

BRECHIN ROAD, MONTROSE
FINALISED DEVELOPMENT BRIEF

1.0 SITE ANALYSIS

1.1 Land at Brechin Road which is the subject of this Development Brief is reserved in the Adopted Angus Local Plan for residential development. The site extends to approximately 30 hectares, is located on the north western periphery of Montrose and has a strong countryside character. The site is bound to the south by the A935 Brechin to Montrose Road and residential properties, to the east by the railway line and to the north and west by the Tayock burn and open countryside beyond. The site is relatively flat with no established landscape framework and is highly visible from the A935 and the railway. The Tayock Burn runs through the site forming part of the western and southern boundaries whilst underground service pipes and overhead cables traverse the south east portion of the site.

1.2 The Adopted Angus Local Plan Proposal M/H1 : Existing Housing Sites identifies the site as having planning permission and reserves the site for residential development. The following policy statement is also contained in the Adopted Angus Local Plan:-

.1.1 Proposal M/H2 : Brechin Road – Development Brief

A Development Brief will be prepared for 30.5 ha of greenfield land at Brechin Road, Montrose and will address the following matters:-

- (a) all necessary on and off site drainage infrastructure and surface water treatment measures must be secured prior to commencement of the development;
- (b) to establish an area to be released as a first phase development for approximately 100 units;
- (c) to establish areas suitable for social and community facilities;
- (d) to establish service protection corridors re-routing of services as appropriate;
- (e) the position and capacity of principal access points and road layout should be designed in accordance with roads and parking standards and take full account of public transport needs;
- (f) establish the means of surface water disposal from housing and

associated development following a flood risk assessment;

- (g) the creation of distinct housing areas separated by landscaping and open space;
- (h) the requirement for structural landscaping to define development areas and soften site boundaries;
- (i) safeguard areas associated with the railway line;
- (j) linkages for pedestrians and cyclists from the development area to school, community and shopping facilities;
- (k) the provision of adequate open space and a maintenance regime; and
- (l) the phasing of land release.

2.0 DEVELOPMENT OBJECTIVES

2.1 The key objectives of this Development Brief are to:-

- provide landowners and developers with clear guidance of the Council's requirements in terms of the form and layout of development;
- ensure housing development is of a high design quality which is sensitive to the peripheral location and countryside character of the site;
- ensure the provision of high quality landscaping and boundary treatment around the periphery and within the site to integrate new development into the existing landscape;
- ensure the creation of a mixed community which meets a variety of housing and other needs and opportunities for associated community facilities;
- ensure appropriate pedestrian, cycle and public transport connections throughout the whole development area and to the town;
- ensure that development is undertaken in a coordinated manner.

3.0 GENERAL REQUIREMENTS

3.1 In taking forward the development of this site there are several technical matters which need to be addressed on a "whole site" basis and which will have an impact for both landowners and the developer. These include:-

- a design statement that outlines how the proposals for the site relate to the character and setting of the surrounding area;
- flood risk assessment;
- establishment of infrastructural requirements including a full drainage assessment for foul and surface water drainage and implications arising from the flood risk assessment;
- full landscape plan outlining the retention of existing natural features, general landscaping proposals including provision of new planting, open space and arrangements for future maintenance;
- access points and internal arrangements for traffic, public transport, pedestrian and cyclist circulation;
- transport assessment including impact on major junctions in the area and accessibility by a choice of transport modes;
- location and phasing of housing areas, open space and any associated community facilities;

3.2 As the site is currently in three different ownerships it will be particularly important to ensure that the various technical matters are addressed in a coordinated manner to ensure that the full development potential of the site is realised. Angus Council will therefore require a co-ordinated approach by landowners/developer(s) to the requirements of this Brief and the principles agreed by the Council as a pre-requisite to progressing a formal planning application. Only by taking this approach will the Council be satisfied that all aspects of the Brief can be concluded. This will involve close co-operation by landowners, developer(s), other appropriate agencies and Angus Council. Further details of these technical matters together with other general requirements are set out below.

4.0 Landscaping and Open Space Provision

4.1 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. A comprehensive scheme of landscaping for the whole site as outlined in Angus Council Advice Note 23: The Specification of Landscaping Proposals for Development Sites will be required. Structural planting should principally comprise native species including native whips with appropriate edge species with variable spacing (averaging one per one metre squared). Some species such as hazel or birch should also be planted in the same hole to produce multi-stemmed specimens. The following elements will be particularly important:-

- 4.2 Western/North Western Boundary – Development will be highly visible on the approach from the west whilst longer distance views will be gained from Hillside to the north. Consequently development proposals should seek to provide a landscape corridor along the northwest boundary of the site incorporating woodland, groups of trees and open space. This is likely to vary in width but should be more substantial south of the Tayock Burn (averaging at least 20 metres) becoming wider at its southern end where the boundary meets the A935. This portion of the boundary should contain significant woodland areas predominantly comprised of native species to provide a strong gateway to Montrose and to link the habitat creation area along the Tayock Burn. Proposals should also incorporate footpaths/cycleways to facilitate public access through the woodland. The northern portion of the boundary should include copses and groups of native trees, linked by a native hedge to soften views of the site from the north.
- 4.3 Tayock Burn – This will be an important green space within the development. It is understood that flooding is likely to occur adjacent to the burn at the southern end of the site. Proposals should seek to increase biodiversity and provide a wetland habitat that would adequately accommodate issues of flood risk. Such habitat creation proposals may typically include habitats such as wet woodland, wet grassland or marsh dependant upon the forecast frequency and level of flooding.
- 4.4 A935 Frontage – The western half of the frontage should include a hedge and/or stone boundary wall to compliment those existing along the south side of the A935 at this point. Whilst the eastern end of this boundary is more urban in character it remains a prominent frontage therefore high quality boundary treatment will be required. The site is visible from the railway bridge on Brechin Road where views into the site are approximately three metres above the site level. Substantial landscaping will be required in the south east corner of the site to screen the impact of development across the site from this point.
- 4.5 Site A (western boundary – north of Littlemill House) – The whole Brechin Road site is made up of three parcels in differing ownerships. Whilst it is preferred that the whole site will be developed as a single project, it is more likely that this area extending to approximately 7.2 Ha, bounded to the west by properties known as Tayock Cottages and Littlemill House and to the east by the railway line will be developed as a first phase. Given the uncertainty over the timing of subsequent phases and in seeking to improve the visual impact of development within the first phase when viewed from the west, Angus Council will require the developer to reserve an area for substantial landscaping along part of the western and north western boundary of the site as shown on the attached plan. Landscaping within the area north of Littlemill House should contain significant native woodland, whilst the remainder of the

northwest boundary should comprise copses and groups of native trees linked by a native hedge. This area will be reserved for landscaping until such time as the Council are satisfied that the more extensive outer landscape corridor required (along the western/north western boundary adjoining the open countryside) will be implemented. Angus Council encourages landowners/developers to work together to ensure that the range of technical matters pertaining to this area including landscaping requirements is implemented in a coordinated manner.

- 4.6 Site A (western boundary – south of Littlemill House) – Sensitive landscaping proposals will be required along this boundary to protect and enhance the amenity of the properties to the west.
- 4.7 Eastern Boundary – Part of the function of landscaping along the eastern boundary will be to provide visual screening and noise attenuation from the railway however the need to prevent trespass and deciduous leaves falling on to the railway line will also be important. Proposals should therefore seek to provide gentle mounding together with conifer/evergreen planting mix nearest the railway line for winter screening and noise attenuation. The provision of spiky plants such as hawthorn and holly should also be included in the mix to help deter access onto the railway line.
- 4.8 Landscaping proposals along this boundary should also take account of the high point in the existing landform within the south east portion of the site. Opportunities for extending structure planting out into the development at this point should be considered.
- 4.9 Internal Landscaping – The provision of additional landscaping within and throughout the site will make an important contribution towards the overall amenity and attractiveness of new development and will provide shelter and screening. Areas of landscaping and open space will require to be incorporated into the development.
- 4.10 Existing Trees and Landscaping – Development proposals will require to include a full survey of the existing landscape features such as trees, hedges, walls and existing ground levels in accordance with Angus Council Advice Note 22: The Survey of Trees on Development Sites. Where these features are worthy of retention they should be incorporated within the layout and enhanced where appropriate.

Public Open Space

- 4.11 Given the potential scale of the 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 should be based on 6 acres (2.43ha) per 1000 head of

population. The site has an estimated capacity of around 350 units. In applying this standard to this number of units and assuming an average household size of 2.5 people the minimum area of open space required across the whole site would be approximately 2ha (20,000 square metres). This level of provision should be comprised of the following elements:-

- 0.16ha (1600 square metres) for equipped playgrounds for all age range of children;
- 1.3ha (13,000 square metres) for general amenity use;
- 0.54ha (5,400 square metres) for casual play space.

As development is likely to proceed on a phased basis this standard will apply to each phase as appropriate.

4.12 To ensure that open space areas are of a high quality, safe and well used open space provision within the site should demonstrate the following characteristics as outlined in Planning Advice Note 65 : Planning and Open Space:-

- well located – linking into the open space network connecting into well used routes and overlooked by buildings, safe from traffic and easily accessible to all;
- quality design – be of a quality design which is fit for the purpose, designed to reduce vandalism, is safe and sustainable. Open space areas which have an individual character making use of existing natural features are to be encouraged;
- adaptable – capable of serving a number of functions and adapting to different uses while promoting a range of benefits such as biodiversity or flood control.

4.13 The long term maintenance of existing and proposed areas of landscaping and open space will be important in sustaining the amenity and character of the development. Angus Council will require the developer(s) to establish measures for the future management and maintenance of open space and landscaped areas.

5.0 Drainage, Waste Management and Services

5.1 Separate systems for foul and surface water drainage will be required. A Sustainable Urban Drainage Scheme (SUDS) will be required to manage surface and storm water run off. Although the main design criteria will be to minimise changes to the existing flow regime of the area by controlling the

quantity and quality of surface water run off, particular attention will require to be given to surface water management at the site to avoid risk of flooding outwith the site. Developers are recommended to have early discussions with Planning, Roads, Scottish Water and SEPA to discuss proposals for comprehensive surface water management of the whole site including arrangements for future maintenance of any surface water drainage system. Above ground SUDS attenuation areas will not generally be regarded as active open space.

- 5.2 Full details of foul water and surface water management for the whole site (including ongoing maintenance arrangements) will require to be submitted as part of any planning application. The management plan should demonstrate that surface water flows would be attenuated to mimic the Greenfield run-off rate. Emphasis on end-of-pipe SUDS techniques such as ponds for wetlands to provide new habitat areas and enhance the setting of the development is preferred. The management plan should incorporate such features subject to appropriate hydraulic assessment and reflect ground conditions and topography to ensure that the SUDS achieve the best fit with the landscape and provide maximum habitat opportunity.
- 5.3 It should be noted that an irrigation pond and pump house are located in the south west corner of the site which are currently used for agricultural purposes. Development proposals affecting the future of this infrastructure should take cognisance of these and make alternative arrangements in consultation with the landowner/farmer.
- 5.4 A flood risk assessment will be required. Early discussion with SEPA is recommended to agree an appropriate methodology and the extent of the assessment. Any planning application should demonstrate that cognisance has been had to the issue of flooding and that no houses within the development are at risk from the 1 in 200 year return period flood event. Planning applications should also demonstrate that no areas outwith the site will be subject to increased flood risk as a consequence of the development. It should be noted that any solutions to address any flood risk may be dealt with as part of the landscaping/habitat creation proposals as outlined in paras 4.2 and 4.3.
- 5.5 Angus Council proposes to change waste management practices and introduce a separate collection of dry recyclates from households in all the Angus towns by 2006/2007. This will increase the number of bins per household to three and the requirement for 3 bin storage should be considered in the housing layout design. In addition in order to encourage the recycling of household waste the developer will require to provide a mini-recycling point. The location of the recycling point should be incorporated into the development layout and address issues of accessibility for residents and waste collection and also minimise environmental impact on adjacent land

uses though appropriate screening.

- 5.6 The south eastern portion of the site currently acts as a route corridor for a number of services including gas mains, high and low voltage electricity apparatus, water main and sewer. The position of these services will ultimately influence the layout of any development. Prospective developers should investigate the possibility of re-routing services where feasible with the appropriate supply bodies. The safeguarding of service corridors will require to be incorporated within the layout of development proposals.

6.0 Access and Circulation

- 6.1 Two access points will be required along the Brechin Road frontage to serve development of this scale. One access point could be located at the east end of the site opposite the St Christopher Travelling People Site whilst the other access point could be located at the west end of the site opposite the cemetery. This however will be dependant upon compatibility with flood attenuation proposals (see para 5.4). The accesses serving the site are likely to require the provision of right turn harbourages.
- 6.2 Attention should be given to pedestrian and cyclists movements and circulation in both the development of the internal roads layout as well as connections to adjacent roads and pathways. Proposals should seek to provide linkages from the site to public transport and integrate with key public places such as schools, town centre and recreational areas and as alternative routes to the main roads where feasible. In particular linkages to the railway underpass located in the north east corner of the site giving pedestrian/cycle access to the Borrowfield area and school should be provided. This should include proposals to enhance the underpass as an access route through improved lighting and resurfacing, together with addressing localised flooding problems at the underpass. Proposals should take into account the need for Network Rail to continue to maintain the underbridge and the permanent way above in a safe and regulated manner. The existing footway to the north of Brechin Road should be widened to 2.0m from the railway bridge westwards for the entire road frontage of the site.
- 6.3 Proposals should also seek to make provision for public transport within the site layout including the provision of lay-bys, turning areas etc. This should be provided within each phase of development as appropriate. Bus lay-bys will also be required on the Brechin Road frontage. Developers should consult Angus Council's Transport Team and Roads Department on this matter at an early stage.
- 6.4 In view of the scale of the development and notwithstanding a phased approach, a Transport Assessment will be required to consider the impact of the overall development proposals on the existing road network and to

demonstrate accessibility to the site by alternative transport modes.

- 6.5 Internal roads should be designed for reduced traffic speeds and with children, pedestrians and cyclists in mind. All matters relating to access, road design, car parking and provision for pedestrians and cyclists must be in accordance with Angus Council's Roads Standards and should be discussed with the Council's Roads Department at an early stage.

7.0 Housing Numbers, Layout and Design

- 7.1 Given the scale and location of the site a Design Statement as outlined in Planning Advice Note 68 : Design Statements will be required to demonstrate how the proposed design solution is appropriate and sensitive to the peripheral location. Development proposals will expect to demonstrate elements and qualities of good design throughout the site to provide a development which:-

- creates a sense of identity – through the use of building forms, street patterns, materials and landscape features;
- creates a safe and pleasant environment – by ensuring that footpaths and open spaces are overlooked and that development is interspersed with open space and landscaping;
- ensures easier movement – through the provision of well lit footpaths, cycleways and bus stops which are suitably connected within the development and to existing routes;
- makes good use of resources by taking full advantage of the south facing aspects of the site and opportunities for energy efficiency and conservation through the design, forms and layout orientation of buildings.

- 7.2 The overall number of housing units will be largely dependant upon housing density and the need to provide areas for landscaping, open space, SUDS, flood plain and roads. Given the scale of the site and its role in providing the long term housing land supply for the Montrose area, a key objective for the site is to ensure a variety of housing types and density to create a balanced and mixed neighbourhood and achieve an attractive design solution. As the site is located on the periphery of the town developers should also consider the mixed use potential of the site. Consequently development proposals should seek to:-

- provide for an appropriate range of house types, tenures and affordability to meet a range of housing needs and avoid having the same height and density of development throughout the site - as the only greenfield site in Montrose development proposals should seek to provide a range of

house types including detached, semi-detached, terraced and where appropriate flatted properties. This should include a mixture of single, one and a half and two storey properties interspersed with areas of landscaping and open space to create areas with a sense of identity. Within the eastern portion of the site housing density should reflect the form of development in the existing built up area of Montrose to the east. House plots adjacent to the western and northern boundaries of the site should be larger taking account of the need for an adequate buffer to provide privacy from public access through the woodland areas. A requirement for affordable and special needs housing will be considered in the context of the emerging Housing Needs Assessment;

- consider a mix of finishing materials – a mixture of complementary external finishing materials for dwellinghouses, garages and road/footpath surfaces will help break up the mass of development and help to avoid a monotonous townscape. Proposals should however seek to create a sense of unity and coherence within individual housing areas and the wider development area. These materials should be sympathetic to this semi-rural location and should respect local and traditional architectural styles;
- consider incorporating elements of mixed use – this may include associated community and leisure facilities and local shopping provision.

7.3 Development proposals should also be sensitive to the peripheral location and countryside character of the site and its visibility from main approach roads and the railway line. Housing design, density and boundary treatment will be especially important along the A935, west/northwest and eastern boundaries. The following elements will be particularly important:-

7.4 A935 Frontage – Houses should be of a low density within a landscaped setting with properties fronting but set back from the A935. Opportunity may exist for individually designed properties where there is some consistency in terms of materials and design principles. Development in this part of the site will however be dependant upon how flood attenuation is proposed to be addressed (see para 5.4).

7.5 Eastern Boundary with Railway Line – Development proposals should address the impact of noise (in accordance with PAN56 'Planning & Noise'), vibration, overlooking and safety from the railway line and demonstrate mitigation measures. Proposals must also comply with Network Rails (formerly Railtrack) general guidance document entitled "Requirements for Constructional Work On or Near Railway Operational Land".

**Angus Local Plan Proposal M/H2
Brechin Road, Montrose
Finalised Development Brief**

-  First Phase of Development
-  Notional Position of Access Points
-  Quality Boundary Treatment
-  Area Reserved for Structural Landscaping
-  Structural Landscaping
-  Copses and Groups of Trees (Schematic)
-  Potential Habitat Creation Area (extent of flooding in site for 1 in 200 year flow and up to 1 in 1000 year tide)
-  Pedestrian / Cyclist Access (Schematic)

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Scale 1:5000

