

**DUBTON FARM, BRECHIN
DEVELOPMENT BRIEF**

**Angus Council
April 2009**

1 INTRODUCTION

- 1.1 Land at Dubton Farm, Brechin which is the subject of this Draft Development Brief is allocated for housing in the Angus Local Plan Review (2009) under Policy B1 as follows:-

B1: Housing - Dubton Farm

Approximately 29 ha of greenfield land in the west of Brechin at Dubton is allocated for residential development together with significant areas of landscaping and public open space.

An initial phase of 100 units will be released within the plan period. The scale of further land release in the period beyond 2011 will be determined by a future Local Plan. Proposals should be in accordance with the development brief which will be prepared for this site which will include details of the following requirements:

- **structural landscaping within and around the periphery of the site, including the provision of community woodland adjacent to the A90(T) to provide effective noise mitigation, define development areas and help to integrate new development into the existing landscape framework and adjacent built up area;**
- **access to be taken directly from the A935 and Pittendriech Road;**
- **provision for public transport and linkages for pedestrians and cyclists throughout the whole site and to key public places such as schools, the town centre, community woodland areas, Brechin Business Park and visitor attraction to the west;**
- **developer investment to upgrade off site sewers;**
- **noise impact assessment focusing on the A90(T) and Brechin Business Park to the west;**
- **provision of associated community facilities;**
- **25% of the capacity of the site should provide LCHO affordable housing.**

2 SITE DESCRIPTION AND CONTEXT

- 2.1 The site is located on the western edge of Brechin and largely comprises greenfield land however a traditional farm house, two cottages and farm buildings are located in the north west part of the site. It is understood that the site is in three different ownerships. The northern part of Dubton Farm is owned by Scotia Homes, the southern part by Dalhousie Estates and the Glebe is owned by the Church of Scotland.

The site boundaries are illustrated in **Fig 1** and can be described as follows:-

- **North -the site is bounded by the A90 Trunk Road which sits on an embankment and overlooks the site.**
- **South - the site is bounded by the A935 which forms a main route to and from Brechin. This route is flanked by beech hedging and trees and thereafter, stone boundary walls as the town approaches. Two residential properties known as**

Oak Villa and Rosebank Cottage are also situated on the southern boundary of the site.

- East - by the existing built up edge of Brechin including the housing areas on Pittendriech Road, North Latch Road and the new development at Bearehill/Rosehill.
- West – by the Brechin Business Park which is reserved for employment use (Use Classes 4, 5 and 6). A landscape corridor that defines the eastern edge of the Business Park incorporates a path which forms part of the Brechin Path Network.

2.3 Overall the site slopes from north to south but a subtle ridge runs east to west across the site which visually divides it into two zones. North of the ridge line the land falls gently northwards towards the foot of the A90(T) embankment whilst south of the ridge line the land falls more steeply down towards the A935. The area of Glebe land located in the south eastern part of the site is undulating in character but falls steeply southwards towards Skinners Burn. An unmade track traverses the northern part of the site which forms part of the Brechin Path Network and provides a link from east to west.

2.4 The site is well located in terms of proximity to the town centre, Brechin High School, Maisondieu Primary School and Brechin Business Park which is one of the main employment areas in town. The site is also well related to the Brechin footpath network that provides recreational walks around the town. Existing public open space and recreational facilities in Brechin are generally concentrated on the eastern side of the town.

Views

2.5 From the A90 (T) and the northern section of Pittendriech Road the northern part of the site is visible. However the ridgeline which extends across the site prevents views of the southern part of the site. Conversely from the A935 to the south views of the southern part of the site are possible but the ridgeline restricts views to the northern part of the site.

2.6 From the paths close to the south west corner of the site development on the ridgeline would be skyline. From the Brechin Path Network at Burghill Wood approximately 2 km to the south of the site views across the entire site are possible.

2.7 Views from the northern part of the site are generally restricted by the embankment of the A90(T) to the north and trees and woodlands to the east and west. However from the ridgeline southwards the site has open and expansive views to the south over the policies of Brechin Castle and Burghill Wood.

3 DEVELOPMENT BRIEF OBJECTIVES

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

- provide landowners and developers with guidance of the Council's requirements in terms of the form and layout of development;

- ensure that new development integrates with the surrounding area in terms of layout , character, form and connectivity;
- ensure the provision of high quality landscaping and open space to integrate new development into the existing landscape;
- ensure the creation of a mixed community which meets a variety of housing needs and opportunities for associated community facilities
- ensure appropriate pedestrian, cycle and public transport connections to the town;
- ensure that development is undertaken in a co-ordinated manner and that a high quality sustainable development is delivered.

3.2 As development of the site will be phased over a number years possibly by different developers Angus Council will seek to ensure that development across the site is co-ordinated and that key technical assessments are undertaken on a whole site basis The outcome of these various assessments will inform the overall scale as well as the form and layout of the new development and will require to be submitted in support of any planning application.

3.3 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.

3.4 The development brief establishes general principles which are applicable to all phases of development and sets out specific requirements for Phase 1 and future phases of development.

4 GENERAL REQUIREMENTS

4.1 To meet the objectives of the brief set out in para 3.1, the following principles will apply to all phases of development and should be taken into account by developers in formulation development proposals for the site:

Design Principles

4.2 Development proposals should seek to provide a housing development with a distinct identity which takes account of site characteristics and context including:

- its location on the western edge of Brechin
- important views into the site from the A90 (T), A935 and footpaths as well as views out of the site across the policies of Brechin Castle and Burghill Woods;
- topography including south facing slope, ridge line and undulating Glebe land;

- landscape character, pattern of development and distribution of built and open spaces found in Brechin;
- boundaries with the A90(T), Brechin Business Park; A935 and existing housing areas.

4.3 Development proposals will require to demonstrate how these aspects have been addressed in the design solution for the site. In particular developers should take account of the following design requirements:

- The principal access road through the site particularly south of the ridge line should be designed to reduce its visual impact. This may be achieved through careful consideration of road alignment and the incorporation of varied landscaping and open space on either side of the road.
- Buildings in the vicinity of the ridge should be no higher than 1¹/₂ storeys.
- Development in the vicinity of the ridge line should be broken up by structural landscaping incorporating woodland and/or groups of large growing trees
- Development proposals should seek to manage the landform and arrange houses to suit the characteristics of the site including views from the A935.
- Development proposals should draw on the characteristics of high quality housing areas in Brechin and allow adequate space for large growing trees within some gardens;
- Development proposals should take advantage of the south facing aspects of the site and opportunities for energy efficiency and conservation through the design, form, layout and orientation of housing;
- A hierarchy of open space areas should be incorporated within the site layout;
- Development on the southern boundary of the site should face the A935 and be set back from the road. Housing along this boundary should be 1- 1¹/₂ storeys in height to reflect the building character of the wider Brechin Castle Policies and provide an appropriate transition between the Castle Estate Policies to the south and the urban area. Landscaping and open space will require to be provided between housing and the A935;
- The majority of the Glebe land should remain open in character, particularly the undulating topography north of the Skinners Burn;
- Dubton Farm Buildings should be retained for housing or an appropriate alternative use.
- Development proposals should seek to ensure that private areas do not abut public areas. This may take the form of perimeter blocks.

4.4 Dubton Farm is a semi-rural site outwith the built up area of Brechin. Existing housing areas on the western edge of the town such as North Latch Road, Airlie Street,

Pearse Street, Argyll Street, and St Andrews Street are of a suburban character in terms of their scale, density and private amenity space. These housing areas incorporate a variety of housing styles (detached, semi detached, terraced), heights (1-1½ storeys) and plot sizes (small houses in small plots, large houses in large plots, terraced/flatted properties with communal gardens). Some properties are set back from the road, others sit on the heel of the footpath, and are bounded by hedging, stone walls and large trees which give them a distinct character. These areas are a key part of the urban character and identity of Brechin and provide examples of the type and character of development which should be provided at Dubton.

- 4.5 Given the scale and the topography of Dubton Farm, the site may lend itself to a range of densities and building heights on different parts of the site. Development proposals should seek to demonstrate that the proposed density is appropriate for the site in terms of the prevailing character of the surrounding area and the characteristics of the site.

Housing Types

- 4.6 Given the scale of the site and its role in providing a long term housing land supply for the Brechin area, a key objective is to ensure a variety of housing types to create a balanced and mixed neighborhood. Consequently developers should seek to provide for an appropriate range of house types, tenures and affordability to meet a range of housing needs. This should include detached, semi detached, terraced and where appropriate flatted properties.

Open Space Design

- 4.7 All open space areas should be of a high quality, safe and well used and will require to demonstrate the following characteristics:
- 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;
 - well designed – be of a quality design which is fit for purpose, designed to reduce vandalism, is safe and sustainable. Open space areas which have an individual character making use of external 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.
- 4.8 As development is likely to proceed on a phased basis this standard will apply to each phase of development as appropriate.

Open Space Maintenance

- 4.9 The long term maintenance of 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.

Community Facilities and Services

- 4.10 The site is well located in terms of access to Brechin Business Park as well as the town centre where a range of local services and facilities are available including shops and schools. Whilst the site is allocated for housing, given the potential scale of development at Dubton, there may be scope for a mix of uses such as small shop, office, café to be provided within the development to enhance sustainability and provide a sense of place. St Ninians Square which comprises a mix of residential retail and commercial uses set around open space has a distinct identity and provides an example of what would be appropriate in terms of the nature and scale of retail/commercial uses at Dubton.

5 PHASING

- 5.1 The Dundee and Angus Structure Plan indicates that provision be made for an additional 320 units in the Brechin/Montrose Housing Market Area in the period to 2011. The Angus Local Plan Review (2009) allocates sufficient housing land within the Brechin/Montrose HMA to meet the Structure Plan requirement. This includes the site at Dubton which is allocated for an initial phase 100 units in the period to 2011.
- 5.2 The overall number of housing units across the whole site will largely be dependant upon a range of factors including achieving an acceptable design solution for the site and the need to provide appropriate areas for landscaping and open space as well as limitations imposed through SUDS, roads and noise from the adjacent uses. However in line with the Local Plan only an initial phase of 100 units will be released for development in the period to 2011. The scale of any subsequent phases at Dubton will be determined by a future local plan review which will consider options and sites across the whole HMA in the context of revised strategic guidance for the period beyond 2011.

Location of Phase 1

- 5.3 Given that the site will be developed in phases over a number of years and that access requires to be taken directly from the A935 and Pittendriech Road it is considered that the initial phase of 100 units within the southern portion of the site with development proceeding north towards the A90 (T) would be a logical approach. This will require the construction of a new access road from the A935 which can be extended as development progresses. This will reduce the impact of increased traffic from the development on existing residential streets and the town centre.
- 5.4 The Business Park is currently detached from the built up edge of Brechin. It is intended that development at Dubton will fill the “gap” between the Business Park and Brechin leading to a consolidated urban pattern and thereby producing a coherent entrance to Brechin via the A935. Given the topography of the site, development of the southern part of the site as the first phase is also desirable in landscape and visual terms. Consequently the structure of the brief and the requirements set out in Sections 7 and 8 are based on Phase 1 being commenced from the south.
- 5.5 Notwithstanding the above, in seeking to accommodate developer interest in the northern portion of the site, proposals to develop land in the north as a first phase may be acceptable subject to meeting the requirements of this Brief including the

construction of a new access road from the A935. Development proposals to start in the north will require to address the following requirements of the Brief:-

- General Requirements (Section 4);
- Phasing (Section 5);
- Whole Site Assessments (Section 6);
- Supporting Information and Assessments (Section 9);
- Development Requirements (Section 10);
- Access and Circulation Requirements (Paras 8.2 & 8.3);
- Public Transport (Paras 8.5 & 8.6);
- Drainage (Paras 8.7 – 8.10);
- Open Space Provision (Paras 8.21 – 8.24 & 8.26);
- Affordable Housing (Para 8.27)

6 WHOLE SITE ASSESSMENTS

- 6.1 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. Where assessments indicate a requirement for off site works a contribution towards any such works will be sought from the developer of each phase on a proportionate basis based on the percentage of the overall site area e.g. where a planning application amounts to 25% of the allocated site the developer will require to make a 25% contribution towards the costs of the off site works. These “whole site” assessments include:

Drainage Assessment and Requirements

- 6.2 A full drainage assessment for foul and surface water drainage for the whole site will be required to establish drainage requirements including any off site improvements.
- 6.3 It should be noted that discussions with Scottish Water undertaken during the Angus Local Plan Review process and indicated that the existing combined foul and surface water sewer require to be upgraded to accommodate additional development at Dubton. These works will require to be funded by the developer(s).

Transport Assessment

- 6.4 Although housing development will be phased over a number of years a detailed Transport Assessment for the whole site will be required. This should assess the impact of the overall development proposals on the existing road network and junctions including the A90(T)/A935 junction and should demonstrate accessibility by sustainable modes of travel including walking, cycling and public transport.

Archaeological Assessment

- 6.5 Consultations with the Aberdeenshire Archaeology Service highlighted the potential for archaeology interest in this part of Brechin. In order to take account of the archaeology of the area the implementation of a programme of archaeological works, with mitigation measures including a Standing Building Survey, in accordance with a written scheme of investigation will be required.

Ecological Assessment

- 6.6 Consultations with Scottish Natural Heritage (SNH) highlighted the possibility of bats which are protected by European Legislation, roosting in and around Dubton Farm including the farm buildings and trees in the north west corner as well as woodland areas adjacent to the site. Development at Dubton Farm also has the potential to impact on other natural heritage interests including Red Squirrels and Barn Owls. An ecological survey to establish the presence of Bats and other natural heritage interests on the site will therefore be required in support of any planning application. Developers are recommended to contact SNH to discuss the scope of the survey at an early date.

7 PHASE 1 – SUPPORTING INFORMATION AND SITE SPECIFIC ASSESSMENTS

- 7.1 The following supporting information and assessments should be submitted in support of any planning application for Phase 1.

Contextual Analysis

- 7.2 A context analysis should be undertaken to inform the preparation of a Design Statement for the site. This should consider the character and qualities of the site and the wider Brechin area in terms of townscape, landscape, open space, landform, views and connectivity.
- 7.3 This analysis should include an assessment of the landscape character within which Brechin lies and how the site at Dubton relates to it. This may include factors such as how built development relates to sloping ground, the role trees play in breaking up the built mass and the relationship of open space within the urban area. Following on from this assessment development proposals will require to be supported by a landscape and open space framework that identifies how landscaping and open spaces will be used to provide a setting for the development, deal with site boundaries and views, provide a sense of identity, a structure for pedestrian circulation and a hierarchy of open space opportunities.

Design Statement

- 7.4 This should be prepared in accordance with PAN 68: Design Statements and should explain the design rationale for development proposals. Drawing on the context analysis set out above, the Design Statement should demonstrate how development proposals integrate with their context and represent an appropriate design solution in terms of layout, (ie streets and spaces, accessibility, safety and security, sustainability, energy efficiency), landscape and open space, scale and mix of housing, architectural details and materials.

Noise and Air Quality Impact Assessments

- 7.6 A Noise Impact Assessment and Air Quality Impact Assessment focussing on the Brechin Business Park will be required to demonstrate that proposed mitigation measures (following the requirements set out in para below) are sufficient to provide an acceptable residential amenity for the proposed housing and to avoid the possibility of restrictions being imposed on existing or future uses on the Business Park.

- 7.7 It is recommended that a methodology is agreed with the Environmental and Consumer Protection division of the Infrastructure Services Department before carrying out the assessments set out above.

8 PHASE 1 - DEVELOPMENT REQUIREMENTS

- 8.1 Along with addressing the General Requirements set out in Section 4 of this development brief, proposals for Phase 1 should take account of the following development requirements:-

Access and Circulation

- 8.2 Phase 1 will require a new vehicular access to be formed on the A935. The provision of a right turn harbourage on the A935 will also be required. To avoid potential conflict between residential and non residential traffic, vehicular access from Brechin Business Park will not be permitted although provision should be made for pedestrian and cycle linkages.
- 8.3 Given the sloping nature of the site the access road should be designed to reduce its visual impact. This may be achieved through careful consideration of road alignment and the incorporation of varied landscaping and open space on either side of the road. The access should be designed to discourage speeds exceeding 20 mph and give priority to pedestrian and cycle movements. This access road will ultimately form part of a through route from the A935 to Pittendriech Road and should be designed to accommodate buses.
- 8.4 Connectivity between the development and the surrounding area as well as internal permeability is essential and development proposals should seek to provide as many connections to existing facilities and communities as possible. Within Phase 1 provision should be made for pedestrian and cycle routes through the site as well as connecting to existing housing areas to the east, to the Brechin Path Network to the west and to the A935 and Castle Street. All connections should be attractive and convenient to use. All matters relating to access, road design, car parking and provision for pedestrians and cyclists must be in accordance with the standards required by Angus Council's Roads Division and should be discussed with the Roads Division of Angus Council's Infrastructure Services Department at an early stage.

Public Transport

- 8.5 Proposals should also seek to make provision for public transport within the site layout including the provision of bus shelters, lay-bys, turning areas etc. This should be provided within each phase of development as appropriate.
- 8.6 Within the initial phase of 100 units a bus turning area which is safe and fit for purpose will require to be constructed upon completion of 50 housing units. Bus lay-bys and shelters will also be required on the A935 frontage. Developers should consult Angus Council's Transport Team and Roads Division on these matters at an early stage.

Drainage

- 8.7 Separate systems for foul and surface water drainage will be required. All foul drainage will require to be connected to the public sewer. 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 site 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.
- 8.8 A management plan setting out 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. Given the desire to increase the physical separation between the Business Park and housing areas on the site, it is considered that the SUDS solution could (subject to all other requirements) at least in part, be located along the western boundary of the site.
- 8.9 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.
- 8.10 To ensure no significant effect on the River South Esk Special Area of Conservation (SAC) during construction, a Construction Method Statement will require to be submitted and agreed. Developers should consult SEPA and SNH to establish the form and range of information to be included.

Recycling

- 8.11 Angus Council domestic waste management practice involves a separate collection of dry recyclate, garden refuse and other household waste. Provision should be made for the separate collection and storage of recyclates within the curtilage of individual houses. In addition, in line with Policy SC 38: Recycling and Composting Facilities of the Angus Local Plan Review (2009), provision should be made for a mini recycling facility within the site. This should be sited in a conveniently accessible location within the development and should be designed in consultation with Angus Councils Environmental and Consumer Protection Division.

Residential Amenity/Use of Business Park

- 8.12 The Business Park is safeguarded in the Local Plan for employment use Classes 4, 5 and 6. Angus Council will seek to ensure that existing or future uses on the Business Park are not compromised and that the amenity of new housing at Dubton is protected. On this basis structural landscaping and open space should be provided along the western boundary of the site to augment the existing landscaped corridor

and provide adequate separation between new housing and employment uses. This should be of sufficient width to accommodate the provision of structural landscaping and a kickabout area as set out in paras 8.14, 8.16 and 8.24 below.

Landscaping

- 8.13 A Landscape Plan will require to be submitted with development proposals showing existing and proposed new landscaping and include details of how these areas will be maintained. However given the characteristics of the site the following principles will be particularly important and should be incorporated into landscaping proposals for Phase 1.
- 8.14 Structural Landscaping - Where this Brief refers to structural planting the following should be assumed. Structural tree planting should be of a stature to contribute to the wider landscape and to affect how the development appears from the wider landscape. Structural planting will typically consist of trees of large growing tree species, planted within parcels of land which are of sufficient size to enable them to reach maturity without unacceptable impacts upon the amenity of nearby residents. The brief also gives guidance on whether structural planting is made up of trees planted as specimens, avenues, lines, groups or woodlands or a combination of these arrangements. The juxtaposition of structural tree planting and housing should therefore be carefully considered in the design process.
- 8.15 Eastern Boundary (adjacent to Bearehill/Rosehill) and the Glebe - The undulating nature of the Glebe contributes significantly to the character of Brechin from the west. This area should remain generally open in character as public open space. However large shrubs along the boundary with Rosehill/Bearehill would assist in protecting the setting of the Glebe.
- 8.16 Western Boundary (Adjacent to Business Park) - Structural woodland planting will be required to increase the physical separation between housing and employment uses and to improve the western boundary of the site. This should typically be in the region of 20m in width and comprise a mixture of native trees and shrubs, but may also contain a proportion of conifers to assist with visual screening year-round. Careful layout will be required to ensure that housing adjacent to this boundary is not adversely affected by lack of daylight or sunlight and to avoid private areas backing onto public spaces.
- 8.17 A935 Boundary – The boundary treatment along the A935 frontage should comprise stone walls, beech hedging and trees to compliment the existing boundaries along this approach road.
- 8.18 Eastern Boundary (adjacent to rear gardens of houses on North Latch /Latch Road) - It is desirable that the layout places houses back to back with existing rear gardens to prevent unsatisfactory transitions from public to private space. Appropriate screening between gardens will be necessary. Existing rear garden boundaries which will become exposed to public view should be avoided.
- 8.19 Roofscape Considerations - When Brechin is viewed from the high ground to the south at Burghill, the roofscape of Brechin is informal, typically slate grey and substantially broken irregularly by large growing trees, either as specimens, groups or woodlands. A satisfactory structural landscaping scheme for Dubton will therefore

attempt to replicate this character. In order to achieve this, adequate space should be allowed for in the layout to incorporate large growing trees within the built area south of the ridgeline to visually break up the built mass when viewed from high ground to the south ground to the south. However in order to create an informal character, trees should not be arranged formally in long rigid lines or avenues.

- 8.20 Northern Boundary of Phase 1- Given the uncertainty over the timing of subsequent phases of development, boundary treatment along the northern boundary should provide a satisfactory visual edge with a 'finished' appearance.

Open Space

- 8.21 In line with Policy SC33: Open Space Provision of the Angus Local Plan Review (2009) open space provision on this site should be based on 6 acres (2.43 ha) per 1000 head of population. In meeting this requirement developers should seek to provide a hierarchy of open space areas which are linked to form part of an open space network through the site.
- 8.22 In terms of the initial phase of 100 units a minimum of 0.6 ha of open space will be required. This should comprise the following elements: -
- 8.23 Children's play space - for all age range of children designed in accordance with the 6 Acre Standard;
- 8.24 Outdoor sport – provision should be made for one kickabout area of minimum 60x40 m with an additional run off area of 5m depth or alternatively, one hard surfaced, fenced multi sports area of at least 800 sq m.
- 8.25 Given the desire to provide physical separation between the Business Park and housing areas on the site, it is considered that the kickabout or multi sports area should be located along the western boundary. This will assist in creating a wider open space network for the area and allow the integration with the existing landscaped corridor adjacent to the Business Park.
- 8.26 Open Space for Public Use - This may comprise different types of open space which are designed for public use and enjoyment such as parks and gardens and civic spaces.

Affordable Housing

- 8.27 Within the initial phase of 100 units, 25 affordable housing units comprising a mix of affordable housing for sale and social rented housing will be required. These should be integrated with housing for open market sale within the development layout. In formulating planning applications, the developer should contact the Housing Division of Angus Councils Neighbourhood Services Department to establish what constitutes affordable housing including details of the specific type and size of affordable housing units required. Guidance on the various ways in which affordable housing can be delivered on the site is set out in Angus Councils Implementation Guide on Affordable Housing. This is available to view at

www.angus.gov.uk/DevControl/SPGAffordableHousingImplementationGuide.pdf

9 FUTURE PHASES – SUPPORTING INFORMATION AND ASSESSMENTS

- 9.1 The following supporting information and assessments should be submitted in support of any planning application for future phases of development.

Contextual Analysis

- 9.2 A context analysis should be undertaken to inform the preparation of a Design Statement for the site. This should consider the character and qualities of the site and the wider Brechin area in terms of townscape, landscape, open space, landform, views and connectivity.
- 9.3 This analysis should include an assessment of the landscape character within which Brechin lies and how the site at Dubton relates to it. This may include factors such as how built development relates to sloping ground, the role trees play in breaking up the built mass and the relationship of open space within the urban area. Following on from this assessment development proposals will require to be supported by a landscape and open space framework that identifies how landscaping and open spaces will be used to provide a setting for the development, deal with site boundaries and views, provide a sense of identity, a structure for pedestrian circulation and a hierarchy of open space opportunities.

Design Statement

- 9.4 This should be prepared in accordance with PAN 68: Design Statements and should explain the design rationale for development proposals. Drawing on the context analysis set out above, the Design Statement should demonstrate how development proposals integrate with their context and represent an appropriate design solution in terms of layout, (ie streets and spaces, accessibility, safety and security, sustainability, energy efficiency), landscape and open space, scale and mix of housing, architectural details and materials.

Noise and Air Quality Impact Assessments

- 9.5 A Road Traffic Noise Impact Assessment should be carried out to demonstrate that noise from the A90 (T) will not adversely affect proposed residential properties along the northern boundary of the site.
- 9.6 A Noise Impact Assessment and Air Quality Impact Assessment focussing on the Brechin Business Park will be required to demonstrate that proposed mitigation measures (following the requirements set out in para 10.13 below) are sufficient to provide an acceptable residential amenity for the proposed housing and to avoid the possibility of restrictions being imposed on existing or future uses on the Business Park.

Contaminated Land Assessment

- 9.7 It is understood that a small area previously used as a sand pit located in the northern part of the site adjacent to Pittendriech Road has subsequently been infilled and levelled. An investigation of this area will require to be carried out to establish the nature of the infill material and any remediation measures required.

- 9.8 It is recommended that a methodology is agreed with the Environmental and Consumer Protection division of the Infrastructure Services Department before carrying out the noise, air quality and contaminated land assessments set out above.

10 DEVELOPMENT REQUIREMENTS – FUTURE PHASES

- 10.1 Along with addressing the General Requirements set out in Section 4 of this development brief, proposals for future phases should take account of the following development requirements:-

Access and Circulation

- 10.2 The formation of the new access with the A935 is sufficient to serve in the region of 200 housing units, thereafter vehicular access will require to be taken from Pittendriech Road. A new access from Pittendriech Road will require to be formed in accordance with the standards required by Angus Councils Roads Division.
- 10.3 The new access through the northern part of the site should link with the southern access road to provide a through route for cars and buses. The access road should be designed to discourage speeds exceeding 20 mph and give priority to pedestrian and cycle movements.
- 10.4 Provision should be made for pedestrian and cycle routes through the site as well as connecting to existing paths to the east (Pittendriech Road, North Latch Road) and west (Brechin Path Network). All connections should be attractive and convenient to use.
- 10.5 All matters relating to access, road design, car parking and provision for pedestrians and cyclists must be in accordance with the standards required by Angus Council's Roads Division and should be discussed with the Roads Division of Angus Councils Infrastructure Services Department at an early stage.

Public Transport

- 10.6 Proposals for future phases should also seek to make provision for public transport within the site layout including the provision of bus shelters and lay-bys. Developers should consult Angus Council's Transport Team and Roads Division on these matters at an early stage.

Noise Attenuation, Residential Amenity and Open Space Adjacent to A90(T)

- 10.7 Given that the A90(T) sits on an embankment, effective noise attenuation is likely to require housing to be located some distance from the foot of the embankment. Notwithstanding, structural landscaping adjacent to the A90 (T) will be required to provide a landscaped barrier and enhance views from the trunk road. Future phases of development will require to provide open space including areas for outdoor sport. Given the potential scale of development at Dubton it is likely that a further kickabout area located within the northern part of the site will be required. On this basis whilst the precise width of the noise attenuation buffer zone will be established by the noise assessment, the distance between the A90 (T) and any new development within the northern part of the site should be sufficient to accommodate structural landscaping as set out in para 10.12 and future requirements for a kickabout area.

Residential Amenity/Use of Business Park

- 10.8 The Business Park is safeguarded in the Local Plan for employment use Classes 4, 5 and 6. Angus Council will seek to ensure that existing and future uses on the Business Park are not compromised and that the amenity of new housing at Dubton is protected. On this basis structural landscaping and open space as set out in para 10.13 should be provided along the eastern boundary of the site to augment the existing landscaped corridor and provide adequate separation between new housing and employment uses.

Landscaping

- 10.9 Development proposals should be supported by a Landscape Plan showing existing and proposed new landscaping and include details of how these areas will be maintained. However given the characteristics of the site the following principles will be particularly important and should be incorporated into landscaping proposals for future phases as appropriate.
- 10.10 Structural Landscaping - Where this Brief refers to structural planting the following should be assumed. Structural tree planting should be of a stature to contribute to the wider landscape and to affect how the development appears from the wider landscape. Structural planting will typically consist of trees of large growing tree species, planted within parcels of land which are of sufficient size to enable them to reach maturity without unacceptable impacts upon the amenity of nearby residents. The brief also gives guidance on whether structural planting is made up of trees planted as specimens, avenues, lines, groups or woodlands or a combination of these arrangements. The juxtaposition of structural tree planting and housing should therefore be carefully considered in the design process.
- 10.11 Ridgeline – The treatment of the ridgeline is considered to be of key importance to ensure that the development is visually contained when viewed from the A90(T) and the A935. This visual containment can be achieved by incorporating woodland and/or groups of large growing trees in the proximity of the ridgeline. This treatment of the ridgeline will also visually break up the site when viewed from the Brechin Path Network at Burghill. In addition it is likely that a satisfactory structural landscaping scheme will incorporate large growing trees within the built area south of the ridgeline to visually break up the built mass when viewed from the high ground to the south. These large growing trees should be arranged as groups, short lines or avenues or, individual specimen trees to give an informal appearance when viewed from outwith the site. These trees and woodlands may encompass areas of open space and should be designed to form part of and link into an open space network through the site.
- 10.12 Adjacent to the A90(T) - Structural woodland planting will be required to provide an attractive boundary to the development when viewed from the A90(T) and to enhance the setting and amenity for residents of new housing within the northern part of the site. This should typically be 30m in width and should comprise a mixture of native trees and shrubs, but may also contain a proportion of conifers to assist with visual screening year-round. The woodland may encompass areas of open space and should be designed to form part of and link into an open space network through the site. Careful layout will be required to ensure that housing adjacent to this boundary

is not adversely affected by lack of daylight or sunlight and to avoid private areas backing onto public spaces.

- 10.13 Western Boundary (Adjacent to Business Park) - Structural woodland planting will be required to increase the physical separation between housing and employment uses and to improve the western boundary of the site. This should be in the region of 20m in width and comprise a mixture of native trees and shrubs, but may also contain a proportion of conifers to assist with visual screening year-round. The woodland may encompass areas of open space and should be designed to form part of and link into an open space network through the site. Careful layout will be required to ensure that housing adjacent to this boundary are not adversely affected by lack of daylight or sunlight and to avoid private areas backing onto public spaces.
- 10.14 Eastern Boundary (Pittendreich Road) - Houses located along the Pittendreich Road frontage should front onto the road. Boundary treatment should reflect the existing suburban mixture of stone walls, hedges and shrubs.
- 10.15 Eastern Boundary (adjacent to rear gardens of houses on North Latch /Latch Road) - It is desirable that the layout places houses back to back with existing rear gardens to prevent unsatisfactory transitions from public to private space. Appropriate screening between gardens will be necessary. Existing rear garden boundaries which will become exposed to public view should be avoided.
- 10.16 Roofscape Considerations - When Brechin is viewed from the high ground to the south at Burghill, the roofscape of Brechin is informal, typically slate grey and substantially broken irregularly by large growing trees, either as specimens, groups or woodlands. A satisfactory structural landscaping scheme for Dubton will therefore attempt to replicate this character. In order to achieve this, adequate space should be allowed for in the layout to incorporate large growing trees within the built area south of the ridgeline to visually break up the built mass when viewed from high ground to the south ground to the south. However in order to create an informal character, trees should not be arranged formally in long rigid lines or avenues.

Retention of Dubton Farm Buildings

- 10.17 Dubton Farmstead located in the north west corner of the site comprises a traditional stone built farm house and garden area, traditional stone cottage and a number of modern farm buildings. The traditional farm house and cottage provide an opportunity for retention whilst removing the large unattractive modern farm buildings. Alternatively they may an opportunity for redevelopment for an appropriate alternative use as part of the overall development proposals. Existing landscape features including stone walls, hedging and trees should be retained and enhanced as much as possible.

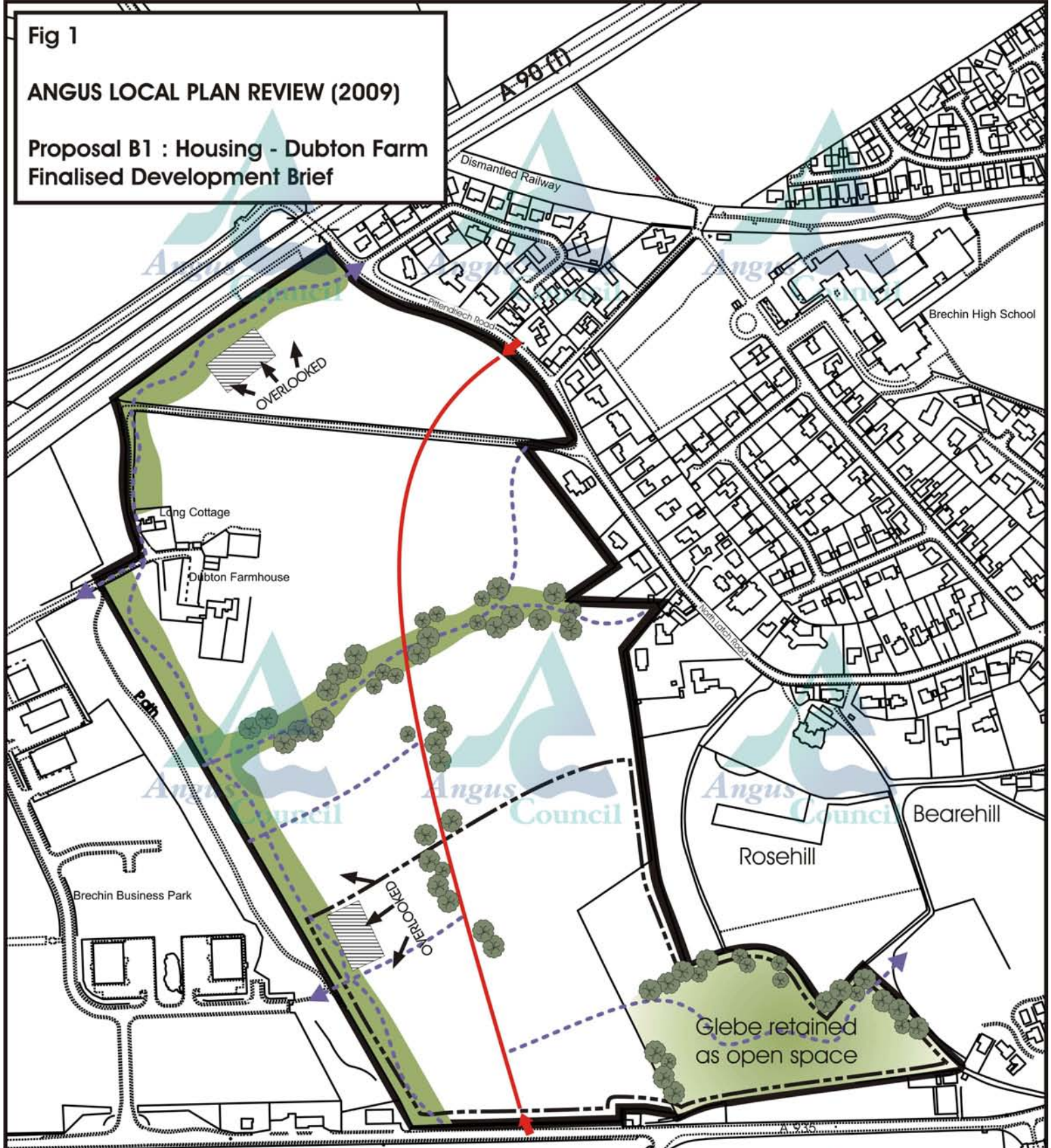
11 FUTURE PHASES - MATTERS FOR A FUTURE BRIEF

- 11.1 The scale of any subsequent phases at Dubton will be determined by a future local plan review. This will consider options and sites across the Brechin/Montrose Housing Market Area in the context of revised strategic guidance for the period beyond 2011. This will require a future review of the development brief for the site which will require to address matters in relation to open space, affordable housing, drainage and, educational requirements.


Fig 1

ANGUS LOCAL PLAN REVIEW (2009)

Proposal B1 : Housing - Dubton Farm
Finalised Development Brief



KEY

-  Notional access points and through route
-  pedestrian / cycle linkages (schematic)
-  Kickabout / multisports area
-  Structural planting
-  Planted ridge line with footpath connections
-  Notional extent of Phase 1