

## **Development Brief Land South of Gardyne Street, Friockheim**

### **1 Introduction**

- 1.1 The recently adopted Angus Local Plan Review 2009 allocates a land to the south of Gardyne Road for housing and community uses. The site will accommodate a variety of house types and tenures, open space, parking and land for new health centre will help to support local services.
- 1.2 The site, Fk2 : Housing – South of Gardyne Street is located to the south of Friockheim. The site comprises the western field south of the road, and is defined by the field boundaries to the east, Friock Wood to the south, by Gardyne Street (B965) to the north and the existing Co-op store/open field to the west. The site is therefore well defined, and is generally level with long views contained by Friock Wood to the south.
- 1.3 Land at South of Gardyne Street, Friockheim, which is the subject of this Draft Development Brief, is allocated for housing in the Angus Local Plan under Policy Fk2 as follows:-

#### **Fk2: Housing-South of Gardyne Street**

*“7.4ha of land south of Gardyne Street is allocated for a development of 40 houses (including 8 affordable), a site for a health centre, open space, and servicing and a car park for the Co-op store.*

*Proposals should be in accordance with the development brief which will be prepared for this site which will include details of the following requirements:-*

- *Provision of a site for a health centre, dedicated car parking and land, to be retained as open space until required, for future expansion of the health centre;*
- *Provision of rear servicing access and dedicated customer parking for the Co-op store;*
- *Two point access from the B965, improvements to Gardyne Street including roundabout, realignment of parking bays, traffic islands and traffic calming to the specification of the Director of Infrastructure Services;*
- *Provision of foul and surface water drainage;*
- *Open space provision including amenity open space, play space and a tree belt along Gardyne Street;*
- *Landscape footpaths and buffer zones around the site; and*
- *Cycle and pedestrian linkages.”*

### **2 Objectives of the Brief**

- 2.1 The key objectives of this development brief are to:-
- provide landowner, local residents and developers with guidance on the Council’s requirements in terms of the form and layout of development;
  - ensure that new development integrates with the village and 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 both the village and surrounding landscape;
- ensure appropriate pedestrian, cycle and public transport connections to the village and its facilities;
- confirm the provision of the many community benefits outlined during the local plan review process, site for a new health centre, additional land set aside for the expansion of the health centre when required, off street parking and service area for the Co-op store, provision of landscaped open space area all set within a comprehensive landscape framework; and
- provision of a considered traffic management scheme providing access to the development site, realignment of parking bays and traffic islands

### **3 Site Analysis**

- 3.1 The allocated site is located to the south of Gardyne Street and comprises 7.4 ha of greenfield land between the built up area and Friock Wood to the south. Gardyne Street is part of the B965 and forms the majority of the current southern boundary of the village of Friockheim. Gardyne Street is the main route through the village and serves as the village centre with most of the community facilities being located on it or close to it. The majority of the commercial premises (including pharmacy, newsagent and convenience store) are located at the western end of the street, close to the development site, where the existing built up area fronts both sides of the street.
- 3.2 The middle section of Gardyne Street is predominantly residential and single sided to the north side of the street with two fields to the south of the street. The eastern approach to the settlement has the primary school located to the north side of Gardyne Street and the village cemetery and park to the south.
- 3.3 The site being considered by this draft development brief is the western field situated to the south of Gardyne Street. The site is bounded to the west by existing development, the telephone exchange and Co-op, south by Friock Wood, and to the east by the stone boundary wall.

### **4 General Requirements**

- 4.1 In progressing the development of this site there are several technical matters which will require to be addressed on a “whole site” basis. These include:-
- The requirement for a design statement which outlines how the various elements of the proposal will relate to the character and setting of the surrounding area.
  - An assessment of the infrastructure requirements, specifically an investigation of the availability of both foul and surface water drainage.
  - Access provision, an assessment of how the access into the site will function and the best possible layout in terms of circulation through the site. A transportation assessment was undertaken and accepted by the Council at the time of the local plan review. Service access to the Co-op will be agreed in consultation with Angus Council, Environmental and Consumer Protection.
  - Overall landscape framework, how the existing landscape will be enhanced to provide the framework for development. This will also consider the requirement for open space and how this will be managed in the long term.
  - A programme of archaeological work, with any mitigation measures will be required.

- 4.2 The site is wholly in the control of single developer, and therefore the proposed elements which will contribute to the cohesive framework for development should be comprehensively developed and efficiently managed.

### **Drainage and Waste Management**

- 4.3 New development requires to provide separate systems for foul and surface water drainage. Initial discussion with Scottish Water indicated that at that time, 2004, there was foul drainage capacity for approximately 40 houses. Further more detailed negotiations will be required to ensure that the foul element of the drainage can be accommodated.
- 4.4 A Sustainable Urban Drainage Scheme (SUDs) will be incorporated into the development to manage the surface and storm water run off. The site comprises a sand and gravel sub base and therefore SUDs is considered both easily achievable and effective. Developers are recommended to have early discussions with officials from Planning & Transport, Roads, Scottish Water and SEPA to agree proposals for comprehensive surface water management of the whole site, including arrangements for future maintenance of any surface water drainage system.
- 4.5 Full details of foul and surface water management for the whole site (including ongoing maintenance arrangements) will require to be submitted as part of any planning application
- 4.6 There is a recycling point opposite the primary school within easy access to the development site. The Environmental and Consumer Protection Department of Angus Council have confirmed that there is road side collection service operating within Friockheim. Provision will be made for the separate collection and storage of recyclates within the curtilage of individual houses. Provision will be made for the separate collection and storage of recyclates within the curtilage of individual houses in consultation with Angus Council, Neighbourhood Services (Environmental Management).

### **Access and Circulation**

- 4.7 The adopted policy requires that there are two access points from the B965, Gardyne Street. These access points will require the part removal of the existing stone dyke and some trees however the majority of this attractive dyke will remain. The stone removed will be used to provide an entrance feature into each of these access points. The proposed new accesses will be:-
- A new priority junction to the east of the existing Co-op; and
  - The existing junction at Westgate will be modified to incorporate a mini roundabout with a fourth arm providing access to the development.
- 4.8 Between the two junctions a new internal loop road will be constructed to allow access and circulation around the residential units, providing access to the new health centre and off street parking, and servicing for use by customers of the Co-op.
- 4.9 The introduction of the proposed mini roundabout to Gardyne Street will help to control vehicle speeds as traffic will be required to slow down as they approach the mini roundabout. The current road layout incorporates a “chicane” which was introduced to control/influence the speed of vehicles. This further allowed the provision of parking bays along the south side of Gardyne Street for use by residents.

The proposed mini roundabout offers an improved method for influencing/controlling the speed of the cars and allows the parking bays to be shifted to the north side of Gardyne Street, directly outside the existing residential houses, to the benefit of the existing residents.

- 4.10 In terms of pedestrian and cycle linkages walk/cycle routes will be established from Friockheim, Gardyne Street, through the development to Friock Woods to the south linking with the existing Angus Core Paths Network. Future development proposals should also accord with the Safe Routes to School Initiative, to facilitate children walking to school.
- 4.11 Specifically the development will provide:-
- Two new roads accesses with agreed sightlines of 4.5 x 60 metres;
  - Retention of the existing bus stop;
  - Provision of new service access to the Co-op store;
  - New pedestrian/cycle link with existing Angus Paths Network;
  - Relocation of current parking bays to the north side of Gardyne Road
  - Off street parking to the west of the local park/amenity area; and
  - Traffic islands on Gardyne Street to assist pedestrian movement. The position of the islands will be agreed with Angus Council Roads Department at the time of the detailed road layout design

### **Landscape Framework**

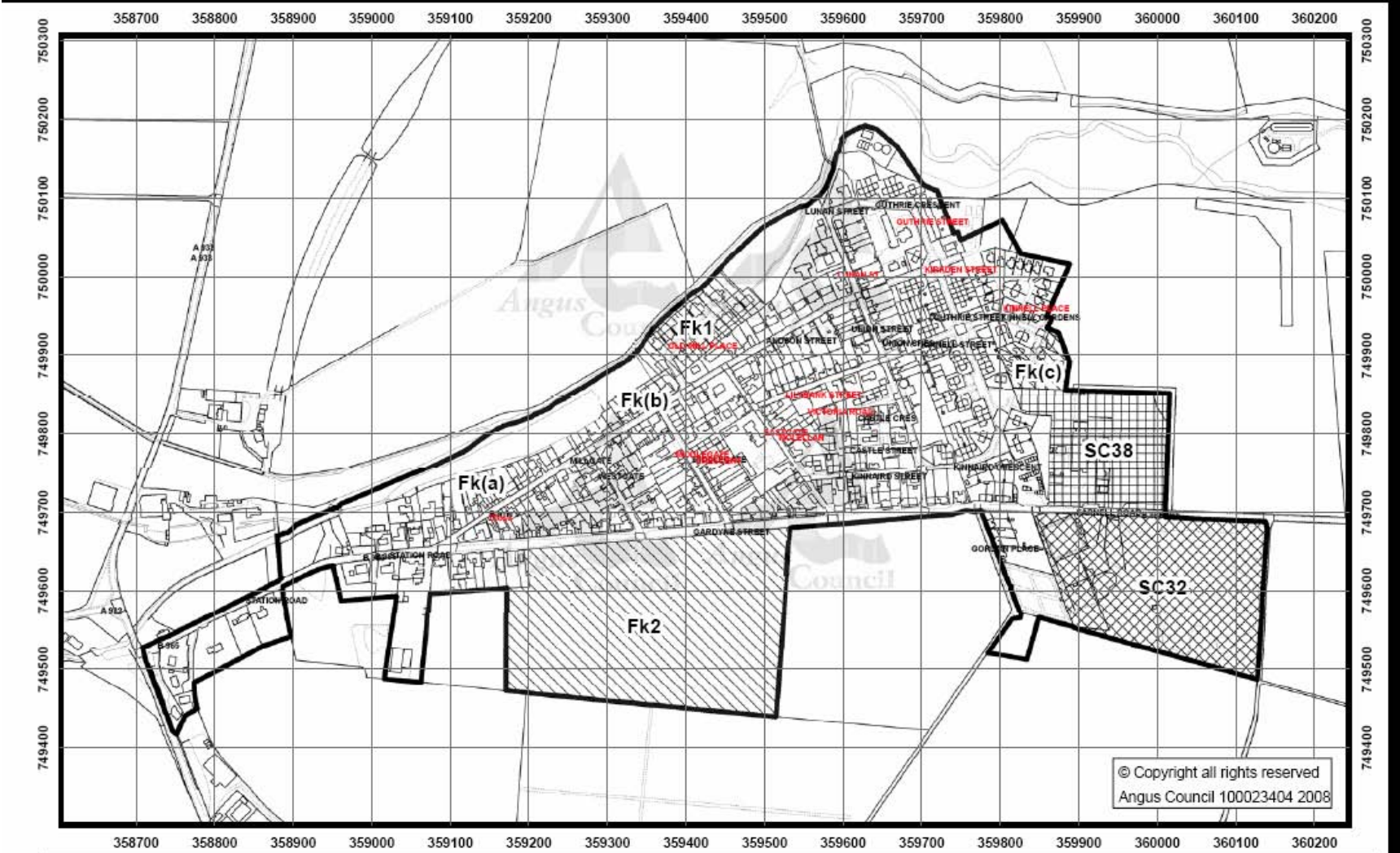
- 4.12 As part of any future planning application a landscape framework will be established to ensure that the development site will sit well in its surroundings. There is an opportunity to link with the existing landscape features, thereby enhancing the existing landscape setting of the site. The design will be developed to reflect the angular layout of the village. The proposal offers the opportunity to provide sustainable growth with the planned expansion of the village focused around the existing and proposed facilities.
- 4.13 The landscape framework will ensure that there is amenity open space immediately to the south of Gardyne Street, providing a focus for the settlement and ensuring that any impact on the residents of Gardyne Street is minimised. This will incorporate play space in agreement with
- 4.14 The attractive stone dyke and trees along Gardyne Street will be retained except to facilitate access. Where it is removed to enable access into the site, attractive entrance features will be created through the use of hard and soft landscaping. The tree belt along Gardyne Street frontage will be retained and, where necessary, enhanced.
- 4.15 A landscape buffer will be on the western edge will provide screening to the coachworks and provide a visual link with Friock Wood. The eastern boundary will comprise the existing stone dyke, post and wire fence with hedging and occasional trees.
- 4.16 A landscape plan for the whole site, detailing trees to be removed, planting scheme and boundary treatments will be submitted as part of any future planning application.

## Community Benefits

- 4.17 Policy FK2 confirms the provision of a number of community benefits and the scheme will ensure the delivery of the following elements
- Identify a site for a new health centre, car parking and additional land to be set aside for the expansion of the health centre when required:
  - Off street parking and service area for the Co-op store: and
  - Provision of landscaped open space area set within a comprehensive landscape framework.

## Housing

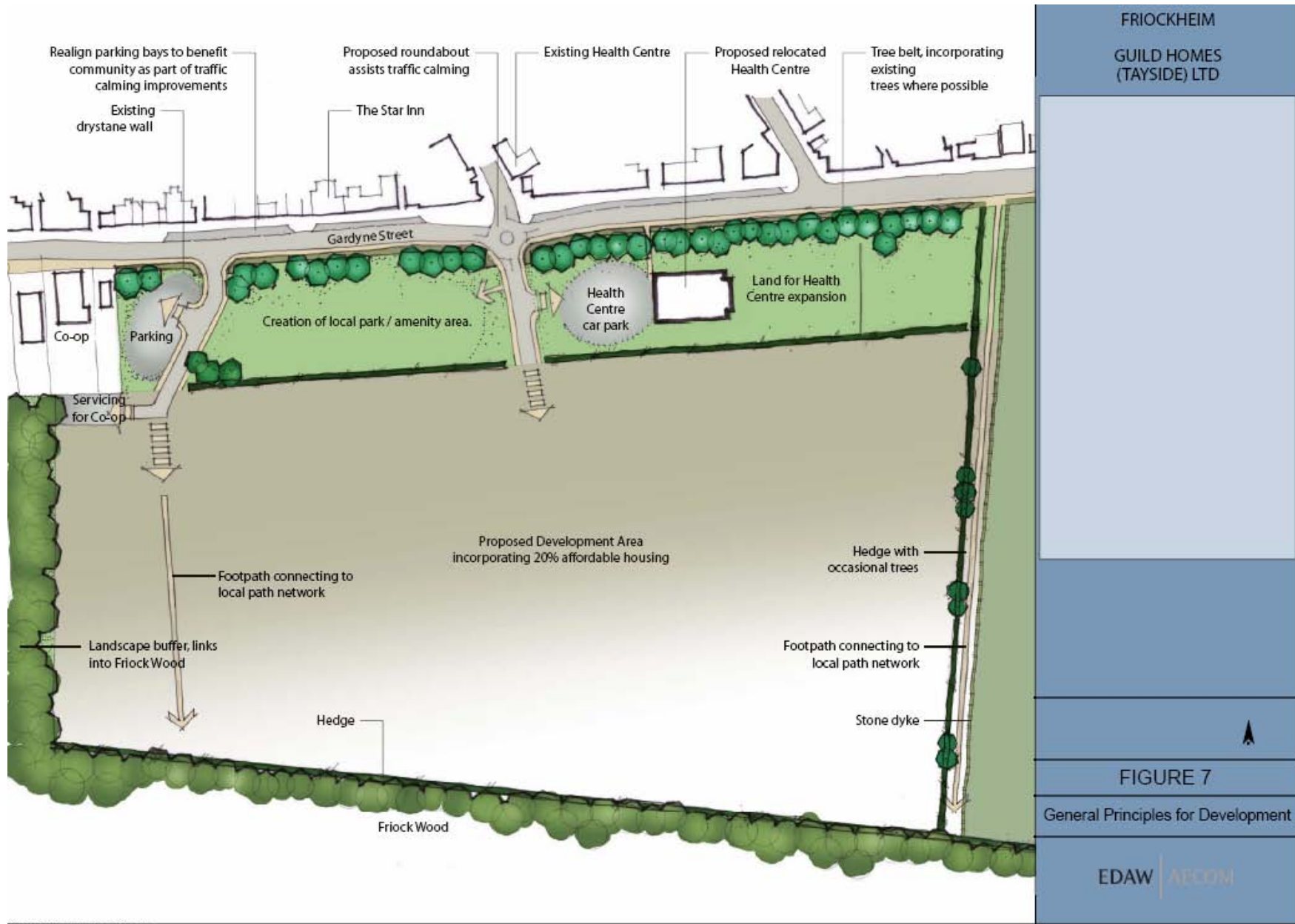
- 4.18 It is intended that the development will provide a range of house type from smaller starter homes to larger family homes. The housing layout will provide larger plots to the south of the site backing on to Friock Woods with the smaller units fronting onto the open space. The affordable housing requirement will comply with Angus Council's adopted policy of 20% within the Friockheim area. Angus Council Housing Division will identify the affordable housing mix, which will be implemented through the development control process, in accordance with the Council's affordable housing guidance.  
(<http://www.angus.gov.uk/devcontrol/SPGAffordableHousingImplementationGuide.pdf>)
- 4.19 A mix of house designs will be used which retain and enhance the character of the village. Single, one and a half and two storey houses will be developed reflecting the range of house types currently found within the village. Two storey properties will be restricted to the southern half of the residential development area.
- 4.20 The housing to the north-west of the site, located immediately to the south of the landscaped strip, will be developed fronting onto the landscaped area providing a village square feature. This will consist of one to one and a half storey terraced/semi detached development between the access loops on the western part of the site. Consideration will be given to a shared surface private access to the south of the proposed access strip.
- 4.21 Careful consideration will be given to the design, density and scale of the houses to ensure they reflect the historic character of Friockheim. The finishing materials will be chosen to be sympathetic to the existing village. A design statement detailing existing village character, and how this will be reflected in materials, colours, house styles and layout will be submitted with any future planning application.
- 4.22 Energy conservation measures will be considered through the detailed design stage and a sustainability statement will be lodged in support of the detailed planning application.



### Friockheim

Angus Local Plan Review





FRIOCKHEIM  
 GUILD HOMES (TAYSIDE) LTD

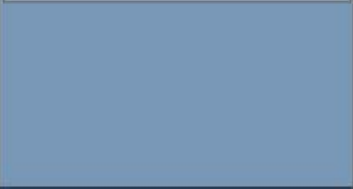


FIGURE 7

General Principles for Development

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