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## APPENDIX 1

### PROPOSAL K2: HOUSING – HILLHEAD, KIRRIEMUIR

#### FINALISED DEVELOPMENT BRIEF

## 1 INTRODUCTION

- 1.1 Land at Hillhead, Kirriemuir which is the subject of this draft development brief is identified in the Finalised Angus Local Plan Review (as proposed to be modified August 2007) for housing development. The site extends to approx 7.6 ha and is a large greenfield infill site located between the existing modern housing at Woodend Drive and the area of the town around Kinnordy Road and Hillhead Terrace. The area bounding the site is mainly residential use with a primary school near by. However along the northern boundary of the site is an established automotive preparation business, which comprises a range of agricultural looking buildings and open storage areas.
- 1.2 The site has been subject to the Local Plan Review process and while there are still matters relating to the phasing of the site to be finally resolved (whether the first phase should be either 40 houses or 80 houses), the principle of development has been agreed. Although the land is in two ownerships the site will be served by one main point of access. Interest in developing the site is strong and a current planning application for a small part of the site has previously been 'sisted' (2004) awaiting the outcome of the Local Plan Review process, while the landowner and developer of the larger portion of the site is seeking to progress a planning submission for the first phase of development. The planning brief will establish the general principles for the implementation of the site for housing.
- 1.3 The Finalised Angus Local Plan Review (as recommended by the Reporter) identifies the site for development of up to 120 houses in two phases as follows:

#### **K2 : Housing - Hillhead**

**7.6 ha of land between Kinnordy Road and Shielhill Road is allocated for around 120 dwellings. A first phase of 40 units will be permitted for development in the period to 2011.**

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

- **vehicular access from Kinnordy Road. Access from Shielhill Road may be permitted if the existing drop off/pick up area to serve Northmuir Primary School can be satisfactorily relocated.**
- **15% of the capacity of the site to provide LCHO affordable housing; and**
- **proposals for the suitable use and maintenance of the land not required for phase 1.**

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## **2 DEVELOPMENT OBJECTIVES**

2.1 The objectives of this brief are to provide guidance to:

- Provide landowners and developers with guidance of the Council's requirements in terms of the form and layout of development;
- Ensure the creation of a development which meets a variety of housing needs, including the provision of affordable housing;
- Ensure appropriate pedestrian, cycle and public transport connections to the town centre;
- Ensure that development is undertaken in a coordinated manner.

## **3 GENERAL REQUIREMENTS**

3.1 In taking forward this site there are several matters which need to be addressed on a whole of site basis which will have an impact for both landowner/developer interests. These include:-

- Drainage and waste management;
- Access and circulation;
- Affordable housing;
- Housing numbers, layout and design;
- Landscape, open space and boundary treatment; and
- Planning obligations.

3.2 Further details on each of these matters is set out in the paragraphs below.

### **Drainage and Waste Management**

3.3 Separate systems for foul and surface water drainage will be required and should be addressed on a whole site basis. Scottish Water announced on 27 September 2006 that they had committed to making drainage connections available for up to 60 house units (or equivalent) per annum over the three years to 2009. The Infrastructure Services Committee at their meeting of 25 January 2007 approved Report 77/07 which established a protocol for dealing with development proposals requiring new drainage connections. As an allocated Local Plan housing site, drainage connection to the public sewer for the first phase of the site should be available from Scottish Water. Subsequent phases of the development must all connect to the public sewerage system. In terms of surface water, a Sustainable Urban Drainage Scheme (SUDS) will be required and storm water run off. Developers are recommended to have early discussions with officials from Planning & Transport, 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.

3.4 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.

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- 3.5 Angus Council domestic waste management practice involves a separate collection of dry recyclate, garden refuse and other household waste. The requirements for three bin storage should be taken into account in the design and layout of the housing.

### **Access and Circulation**

- 3.6 A Transport Assessment will be required and should take account of the following points:-

- The principal point of access will be a new access from Kinnordy Road. In view of the scale of housing development envisaged (circa 120 houses) a road link between Shielhill Road and Kinnordy Road or Cortachy Road will not be permitted. A single access to the required Council standard will be sufficient for the whole site. During the Local Plan Review process consideration had previously been given to the possibility of modifying the school drop off point at Shielhill Road to provide a larger car park/drop off point. Further investigation with Police, Roads and Education will be required to assess both the desirability and feasibility of such a project. While this matter should be progressed by the developer at an early stage, a decision on the technical feasibility of such a scheme may not be required before approval of the first phase of housing development.
- The site is easily accessible to the town centre and local schools and the housing layout should seek to provide pedestrian/cycle linkages to existing paths and road network accessing these points of interest. The perimeter of the site is well served by regular local public transport services. Consequently it will not be necessary to provide new public transport infrastructure within the site. However, improvements exadverso the site should include the provision of three two bay glazed roof enclosed bus shelters at Shielhill Road (eastern edge of the development), Shielhill Road (adjacent to Northmuir Primary School) and Cortachy Road as well as the provision of a two bay cantilever glazed roof shelter on Cortachy Road opposite the north western edge of the development site. This will require the construction of raised kerbs at these new shelters to facilitate access to low floor buses and also require the provision of an electrical supply to Angus Council specifications to the above shelters. It will be important that the footpath is formed along the frontage of the site at Cortachy Road and that new footpaths serving the housing area connect with existing bus stops. Consideration of a pedestrian crossing at Shielhill Road, opposite the school should be given, in consultation with the Roads Division.
- 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 Roads standards and should be discussed with the Roads Division.

### **Affordable Housing**

- 3.7 The proposal requires that 15% of the houses be for affordable housing. Although the site is in split ownership, the affordable housing requirement relates to the whole site and can therefore be met by contributions from either or both landowners. Provided the percentage figure is achieved the distribution can be determined by the

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developers. However the contribution must come from each of the 2 main phases. Deferred contribution until the second phase only will not be acceptable. Angus Council has agreed a separate guidance note for the implementation of affordable housing requirements and developers are advised to consult with the Implementation Guide and staff from Housing and Planning & Transport at an early stage. A legal agreement (section 75) will be attached to a planning permission to ensure delivery of the affordable housing.

### **Housing Numbers, Layout and Design**

- 3.8 Development proposals will be expected to demonstrate elements and qualities of good design throughout the site to provide a development which:
- creates a sense of identity through the mix of house types, road network, materials and landscape;
  - 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 which are connected within the new development and existing routes/places of interest; and
  - takes cognisance of the residential amenity of surrounding areas in developing the design principles.
- 3.9 The overall housing numbers are expected to be around 120 in the period to 2016, developed in 2 phases, with a first phase of 40 (possibly 80) in the period to 2011, with the balance coming in the second phase.
- 3.10 The external frontages of the site – Cortachy Road, Kinnordy Road and Shiellhill Road are important to the setting of the site and developers should ensure that boundary treatment is both of an appropriate style and scale. (see also Landscaping and open space). Development should also take cognisance of the existing automotive preparation area along the north western boundary of the site in terms of impact on house design, orientation and layout.
- 3.11 Sustainability is an important part of the development brief and in developing a layout and house design, positive consideration should be given to energy conservation measures including passive solar design, security and community safety. Developers are required to submit a Design Statement with their planning application which outlines how the proposals for the site relate to the character and setting of the surrounding area and how the development brief has influenced the submitted housing layout.

### **Landscaping and Open Space**

- 3.12 Landscaping: Existing landscape features tend to be at the perimeter of the site, either fronting on to existing roads (eg Cortachy Road and Shiellhill Road) or as a boundary of adjacent land uses ( rear boundary to automotive area; rear boundary of Glenhill private house; public open space at Hillhead Terrace; hedge boundary on driveway to the former Hillhead farm house. Existing landscaping should be retained and strengthened. The provision of additional landscaping within and throughout the site can make an important contribution towards the overall amenity and attractiveness of the new development providing both shelter and screening.

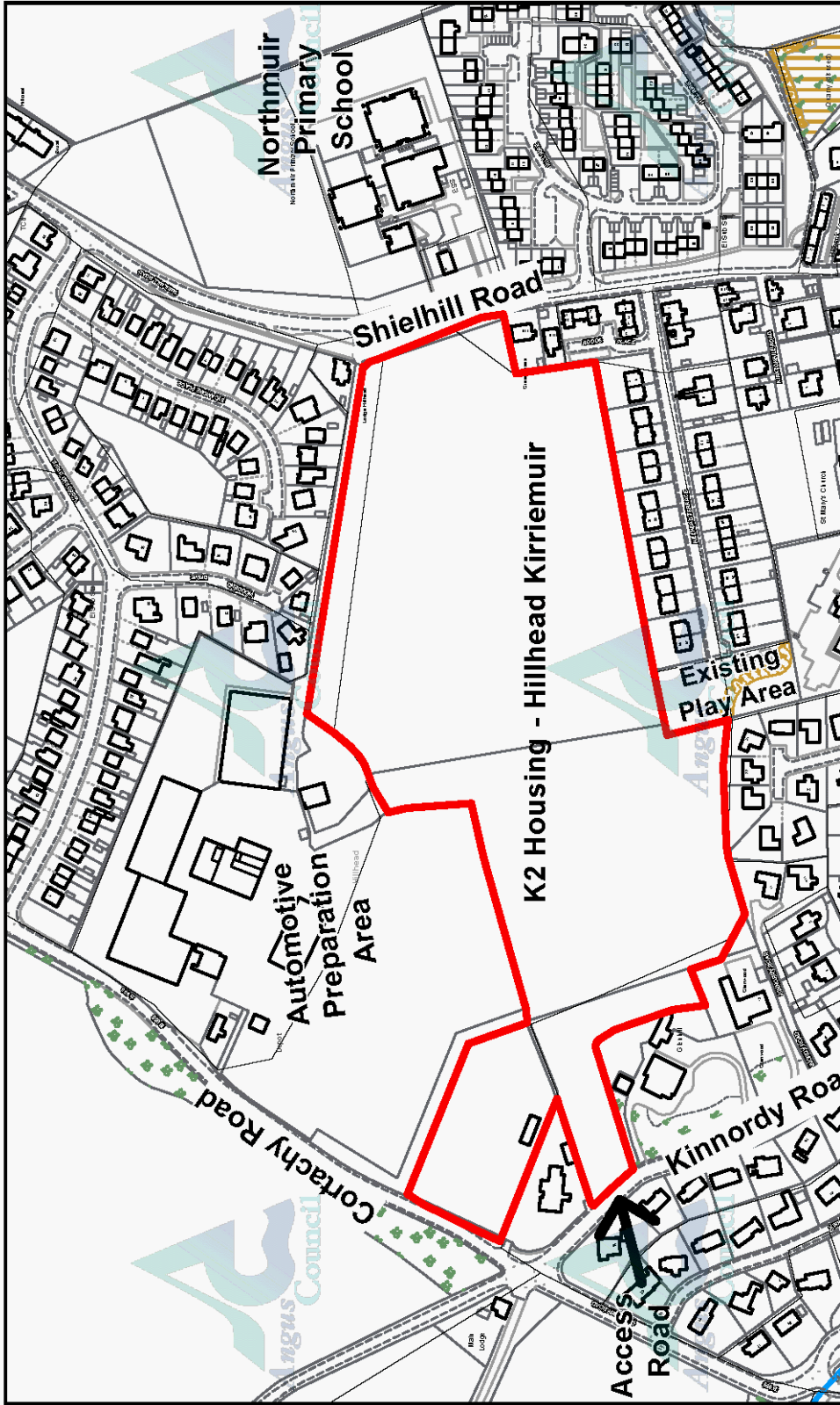
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Particular care should however be taken if introducing new landscaping around the perimeter of the site particularly the section to the rear of Hillhead Terrace. While appropriate additional landscaping can soften new development it is important that the scale and type of landscaping is appropriate for the location and that residential amenity is not compromised in the future. A Landscape Plan will require to be submitted with development proposals showing existing and new landscaping and also include details of how these areas will be maintained, particularly if included as part of garden ground. Guidance on landscaping can be obtained from Angus Council advice Notes: No 22 – The Survey of Trees on Development Sites; No 23 The Specification of Landscaping Proposals for Development Sites.

- 3.13 Public open space: In addition to informal open space areas that will be formed through general site design and landscaping, development proposals will require to provide formal play areas in accordance with Angus Council standards for provision for public open space in housing areas. Developers are advised to contact Leisure Services to establish the scale and nature of provision required for the development.

### **Planning Obligations**

- 3.14 The provision of affordable housing, footpath linkages, public open space and new footpath along that part of the site frontage at Cortachy Road will be required as part of site implementation. In addition the technical feasibility of an improved school drop off and pick up point will require to be further investigated with the developer and Council officials. The affordable housing, new footpath along the short stretch at Cortachy Road and improved drop off/pick up point will be dealt with through use of a legal agreement (Section 75) between the Council and the developer.



**Finalised Angus Local Plan Review**

Drawn By  
L. Atfield

Scale  
1:3000

Date  
26/11/2007

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