

.1 Angus Local Plan : Proposal Ik/H2

INVERKEILOR WEST

Development Brief

The Angus Local Plan allocates two greenfield sites at Inverkeilor for housing purposes. The sites, which are considered suitable for a range of house types and tenures, will both assist in supporting local services and attracting the necessary developer investment to resolve the present drainage infrastructure constraint.

Site IK/H2 is located on the west side of the village between the A92 road and the village edge. Although generally a plateau site with an open aspect, including long distance views, there is a steep drop to the north. The A92 on the western side lies within a deep cutting. The east of the site comprises the rear boundaries of properties fronting Main Road and Teapot Lane.

A separate development brief is available for Proposal Ik/H3 : Inverkeilor South.

The following policy statement is contained in the Finalised Angus Local Plan:-

Proposal Ik/H2: Inverkeilor West

2.6 ha of land between Main Road, Inverkeilor and the A92 is allocated for up to 15 houses. Prior to development commencing, the necessary improvements to the waste water treatment works to enable drainage from sites allocated by this Local Plan must be undertaken to NoSWA's specification. Access to the site will require to be agreed with the Director of Roads and the Director of Planning and Transport. Landscaping and possible noise abatement adjacent to the A92 will be required and should be addressed in a development brief.

The key objectives of this Development Brief are to:-

- co-ordinate development of the allocated housing site, ensuring that improvements required to the waste water treatment plant are programmed and implemented prior to housing development commencing;
- ensure a high quality housing development integrated into and compatible with existing village character;
- establish a landscaping framework for the site.

Site Specific Requirements

Drainage

A pre-requisite to enable development of both this site and proposal Ik/H3 : Inverkeilor South to be implemented is the upgrading of the waste water treatment plant (WWTP) which is currently at capacity.

The technical specification for the upgrade will require to be agreed with NoSWA and financial commitment made to the project before housing development commences. The phasing of the housing would be linked to the WWTP project and agreed with both NoSWA and Angus Council.

Details of surface water treatment will require to be agreed with SEPA and Angus Council and where appropriate a surface water Management Plan submitted.

Access and Circulation

Vehicular access to the site will be a single access point taken from Main Road (south) agreed in consultation with the Director of Roads. Design of the internal roadway must include use of shared surfaces and traffic calming measures and should be designed to give an informal village character rather than an urban estate road appearance.

Details to be incorporated include:

- visibility splay of 4.5 metres x 60 metres in each direction at the junction of the proposed access with the public road;
- two off-street car parking spaces are required per dwelling; and
- opportunity for additional pedestrian links through to Main Road;

Landscape, Open Space and Boundary Treatment

Landscape proposals should seek to establish a quality landscape and tree rich setting within which the low density housing development can be set. The opportunity to retain views and glimpses both into and out of the site should be taken into account in the detailed landscape design. Planting should be predominantly native species and include where appropriate use of hedging (beech or hawthorn) and or a stone wall. Areas of shrub planting e.g. gorse, broom and other shrubs between groups of trees could provide a low maintenance cover for areas of open space.

Key elements of the landscape plan will include:-

- small groups of woodland/shrubs along exposed southern and northern boundaries; Woodland areas should **not** be within the individual house plots (unless subject to a Section 75 Agreement regarding their long term maintenance);
- use of hedging on the western boundary (e.g. Hawthorn hedge, (protected on both sides by rabbit netting) or stone wall/dyke) and that the boundary treatment takes into account A92 road safety;
- service routes should not compromise the effectiveness of woodland planting (preferable that services be located within the built area, not within boundary treatment areas);
- groups of native, specimen trees and boundary hedges would be appropriate at plot boundaries;
- arrangements for maintaining ground and landscaping outwith private plots. (These will need to be acceptable to and be approved by the Planning Authority as part of the initial planning submission);
- boundary treatment abutting existing walls.

Angus Council's Advice Notes give guidance on "The Siting and Landscaping of Built Development in the Countryside", "The Specification of Landscaping Proposals for Development Sites" and "Residential Boundary Treatment" (Advice Notes 12, 23 and 24).

Individual house plots should be sufficient to allow for informal play space. In conjunction with Ik/H3, these allocations provide for a significant expansion to the village. While no formal open space is required within each housing site, upgrading of existing facilities would be more appropriate for the village. Details of proposals (including programming, cost etc.) will be the subject of discussion and agreement with the applicant and the Directors of Planning & Transport and Recreation Services.

Housing Numbers and Design

The Local Plan gives an indication of likely housing density. Although included within the village development boundary the site is of open aspect and given the countryside setting the principles contained in Angus Council's Advice Note 5 "Houses in the Open Countryside" are appropriate. This includes advice on form/scale, siting on sloping sites, walls and use of external materials, windows and door design, roof details and other design features.

The road access and orientation of the houses will be dictated to a large extent by the site levels and landscaping requirements. Particular attention will require to be given to the siting and height of dwellings across the site to take account of impact on adjacent properties and the need to avoid dominance on the skyline when viewed from the approaches to the village. Houses should in the main be single or one and a half storey, particularly those closest to the north and west boundary of the site. Two storey houses (maximum ridge height 8.5 m) will only be considered where there is no landscape impact and loss of amenity to adjoining property.

Given the proximity of the A92 road, developers will also require to consider the possible impact of road traffic noise on the development, and where appropriate mitigation measures should be included in the planning submission. Similarly, the design of the housing layout should have regard to the proximity of part of the site to commercial uses in order to minimise any disturbance to residential amenity.

Roof and external wall finishes should be sympathetic to surrounding development in terms of texture and colour. The rural setting and high visibility of the site should be reflected by the use of relatively subdued hues.

Energy conservation measures, security and communal safety will be important elements in the design of the development and this will require to be demonstrated in any submission for planning permission.

Where the site is being developed as an individual house plot scheme, particular attention will require to be given to ensure that there is consistency and continuity in the use of materials, roof orientation and boundary treatment between houses. Broad principles will require to be agreed between the developer and planning authority at the outline/layout planning stage, in order to guide individual plot submissions.

Checklist

This section should be completed and submitted along with the Planning Application. The purpose of the checklist is to assist the developer to comply with the terms of the development brief and to supply the information requested to enable a full assessment of the proposal by Angus Council. Where any of these requirements have not been addressed, a statement of explanation and justification should be given.

√ for Yes X for No

Roads and Parking

1. Access from Main Street (South)
2. Shared surfaces and traffic calming measures
3. 2 car parking spaces (minimum) per house (curtilage)
4. Emergency Access provision (if necessary)

Landscaping, Boundaries and Open Space Provision

5. Detailed landscape plan (including (including boundary treatment) for site)
6. Predominant use of native species
7. Maintenance arrangements for landscaped areas/trees
8. Provision of and financing for open space provision (in conjunction with site 1k/H3)

Design

9. Principles of Advice Note 5 – Houses in Open Countryside
10. Respect privacy/amenity of neighbouring Properties.
11. Passive solar design (PSD) techniques incorporated into housing layout

9. Door and window openings maximised to southern exposure
10. Single house plot scheme design criteria
11. Noise mitigation measures (where appropriate)

Security and community safety

12. Defined boundaries to site/curtilages
13. Street lighting to roads, footpaths, and where applicable, cycleways

Drainage

17. Upgrade of WWTP implemented prior to development commencing
18. Surface water via separate system
19. Incorporation of BMP's
20. Maintenance arrangements for BMP's

Energy Conservation

21. Statement of techniques used
22. PSD in house design
23. Use of energy efficient and sustainable materials
24. Additional innovation

The following requirements have not been addressed for the reasons given:-

Item	Reason
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Angus Local Plan : Proposal Ik/H3

INVERKEILOR SOUTH

Development Brief

The Angus Local Plan allocates two greenfield sites at Inverkeilor for housing purposes. The sites, which are considered suitable for a range of house types and tenures, will both assist in supporting local services and attracting the necessary developer investment to resolve the present drainage infrastructure constraint.

Site Ik/H3 is a triangular site at the southern end of the village. It is bounded by Main Road/A92 road on the west, the railway on the east and existing properties to the north. The site is currently grass land and generally level.

A separate development brief is available for Proposal Ik/H2 : Inverkeilor West.

The following policy statement is contained in the Finalised Angus Local Plan:-

Proposal Ik/H3: Inverkeilor South

4.9 ha of land between Station Road, Main Road and the railway is allocated for approximately 35 houses. Development of this site will not proceed prior to the upgrading of the waste water treatment works required by Proposal Ik/H2: Inverkeilor North. Access to the site will require to be agreed with the Director of Roads and the Director of Planning and Transport. The southern and eastern part of the site will require significant tree planting and landscaping to screen the development from the railway, A92 and haulage yard at Myreside Farm.

The key objectives of this Development Brief are to:-

- co-ordinate development of the allocated housing site, ensuring that improvements required to the waste water treatment plant are programmed and implemented prior to housing development commencing;
- ensure a high quality housing development integrated into and compatible with existing village character;
- establish a landscaping framework for the site.

Site Specific Requirements

Drainage

A pre-requisite to enable development of both this site and proposal Ik/H2 : Inverkeilor West to be implemented is the upgrading of the waste water treatment plant (WWTP) which is currently at capacity.

The technical specification for the upgrade will require to be agreed with NoSWA and financial commitment made to the project before housing development commences. The phasing of the housing would be linked to the WWTP project and agreed with both NoSWA and Angus Council.

Details of surface water treatment will require to be agreed with SEPA and Angus Council and where appropriate a surface water Management Plan submitted.

Access and Circulation

Vehicular access to the site will be a single access point taken from Main Road (south) agreed in consultation with the Director of Roads. Design of the internal roadway must include use of shared surfaces and traffic calming measures and should be designed to give an informal village character rather than an urban estate road appearance. Consideration should be given to creating a cycle/pedestrian access on to Station Road near the village hall and primary school.

Details to be incorporated include:

- visibility splay of 4.5 metres x 60 metres in each direction at the junction of the proposed access with the public road;
- two off-street car parking spaces are required per dwelling; and
- cycle and pedestrian links;

Landscape, Open Space and Boundary Treatment

The proximity of this site to the main east coast rail line and to the A92 will have an influence on the development of the site. Security and screening will require the formation of landscaped mounding and significant tree planting on the south western and eastern boundaries of the site. Security fencing will be required along the boundary abutting the rail line and siding, details to be agreed in consultation with Railtrack.

Tree planting with native species – gean, birch and rowan for example – will be required in the area south of the junction of Main Road (south) with the A92 and along the eastern boundary extending to the village hall. Landscaped mounding should be used to provide ‘a buffer’ in the area alongside the A92 road, in the south eastern corner opposite Myreside Farm and along the railway boundary for screening purposes and noise abatement. Planting generally should be to a minimum depth of 20 metres and also comprise the south east corner in its entirety. Detailed tree planting proposals and boundary treatment will be subject to consultation and agreement with Railtrack. The northern boundaries abutting the village could appropriately be edged by beech hedging or a stone wall.

Angus Council’s Advice Notes give guidance on “The Siting and Landscaping of Built Development in the Countryside”, “The Specification of Landscaping Proposals for Development Sites” and “Residential Boundary Treatment” (Advice Notes 12, 23 and 24).

Individual house plot sizes should be sufficient to allow for informal play space. In conjunction with Ik/H2 the allocations provide for a significant expansion to the village. While no formal open space is required within each housing site upgrading of existing play facilities would be more appropriate for the village. Details of proposals (including programming, costs etc.) will be the subject of discussions and agreement with the applicant, the Director of Planning & Transport and the Director of Recreation Services.

Any planning application should incorporate proposals for the maintenance of woodland and landscaped areas.

Housing Numbers and Design

The Local Plan gives an indication of likely housing density. This site provides an opportunity to provide a range of house sizes, types and tenures including an element of local needs and therefore this brief is not prescriptive.

A mix of properties will be encouraged which retain the character of the village. Single, one and a half and two storey development will be appropriate. This site should be integrated with the village in terms of access, orientation and layout and take into account landscaping/mounding requirements, noted above.

Roof and external wall finishes should be sympathetic to surrounding development in terms of texture and colour. The rural setting and high visibility of the site should be reflected by the use of relatively subdued hues.

Energy conservation measures, security and communal safety will be important elements in the design of the development and this will require to be demonstrated in any submission for planning permission.

Checklist

This section should be completed and submitted along with the Planning Application. The purpose of the checklist is to assist the developer to comply with the terms of the development brief and to supply the information requested to enable a full assessment of the proposal by Angus Council. Where any of these requirements have not been addressed, a statement of explanation and justification should be given.

√ for Yes X for No

Roads and Parking

- | | | | |
|--|--------------------------|--|--------------------------|
| 1. Access from Main Street (South) | <input type="checkbox"/> | 13. Door and window openings maximised to southern exposure | <input type="checkbox"/> |
| 2. Shared surfaces and traffic calming measures | <input type="checkbox"/> | 14. Noise mitigation measures (where appropriate) | <input type="checkbox"/> |
| 3. 2 car parking spaces (minimum) per house (curtilage) | <input type="checkbox"/> | Security and community safety | |
| 4. Emergency Access provision (if necessary) | <input type="checkbox"/> | 15. Defined boundaries to site/curtilages | <input type="checkbox"/> |
| 5. Pedestrian/cyclist linkages to village | <input type="checkbox"/> | 16. Street lighting to roads, footpaths, and where applicable, cycleways | <input type="checkbox"/> |
| 6. Additional public transport facilities if appropriate | <input type="checkbox"/> | Drainage | |

Landscaping, Boundaries and Open Space Provision

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|--|--------------------------|---|--------------------------|
| 7. Detailed landscape plan (including including boundary treatment) for site | <input type="checkbox"/> | 17. Upgrade of WWTP implemented prior to development commencing | <input type="checkbox"/> |
| 8. Predominant use of native species | <input type="checkbox"/> | 18. Surface water via separate system | <input type="checkbox"/> |
| 9. Maintenance arrangements for landscaped areas/trees | <input type="checkbox"/> | 19. Incorporation of BMP's | <input type="checkbox"/> |
| 10. Provision of and financing for open space provision (in conjunction with site Ik/H2) | <input type="checkbox"/> | 20. Maintenance arrangements for BMP's | <input type="checkbox"/> |

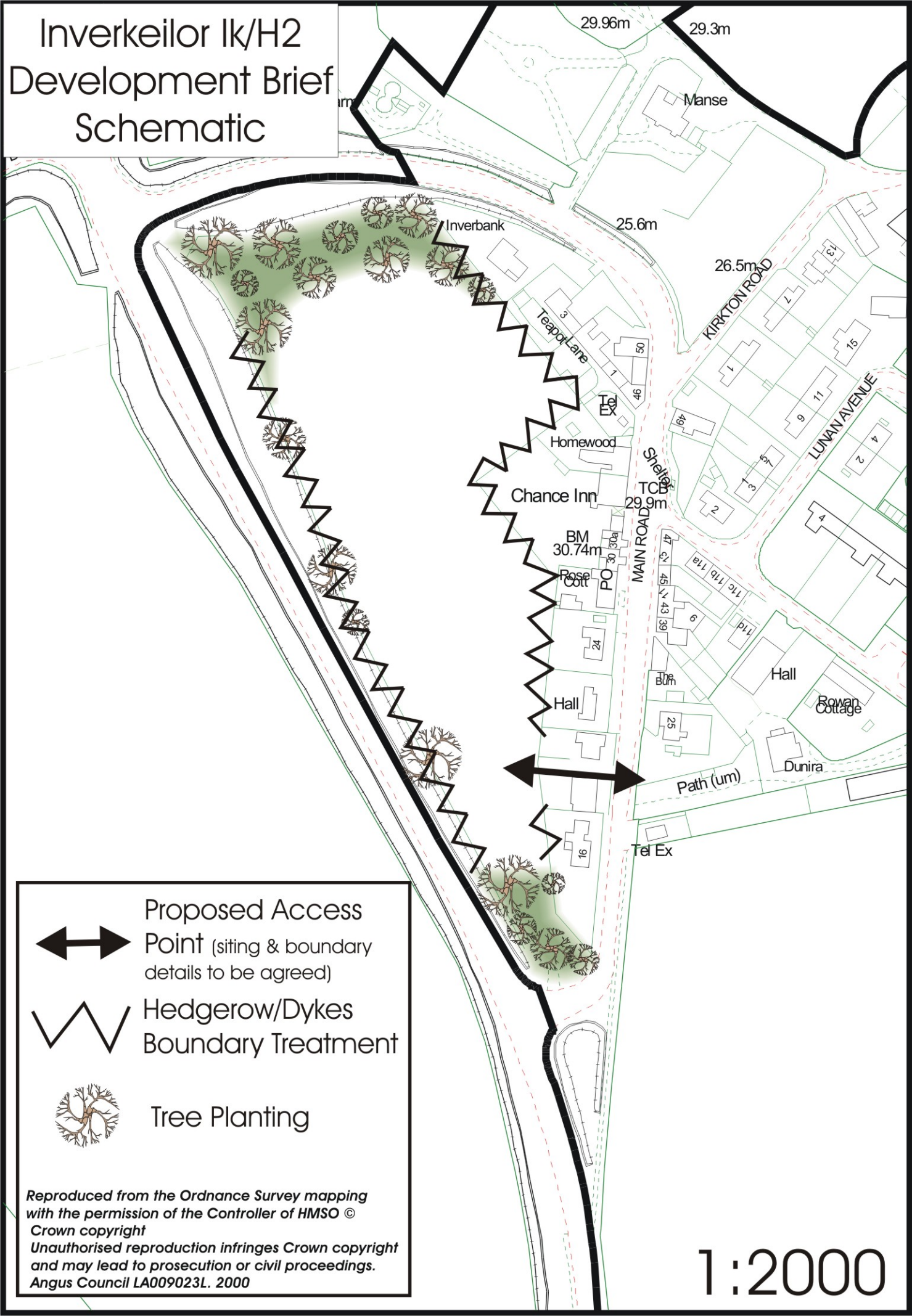
Energy Conservation

- | | | | |
|--|--------------------------|---|--------------------------|
| Design | | 21. Statement of techniques used | <input type="checkbox"/> |
| 11. Respect privacy/amenity of neighbouring properties. | <input type="checkbox"/> | 22. PSD in house design | <input type="checkbox"/> |
| 12. Passive solar design (PSD) techniques incorporated into housing layout | <input type="checkbox"/> | 23. Use of energy efficient and sustainable materials | <input type="checkbox"/> |
| | | 24. Additional innovation | <input type="checkbox"/> |

The following requirements have not been addressed for the reasons given:-

Item	Reason
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Inverkeilor Ik/H2 Development Brief Schematic



 Proposed Access Point (siting & boundary details to be agreed)

 Hedgerow/Dykes Boundary Treatment

 Tree Planting

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