

**JUBILEE PARK, LETHAM
DEVELOPMENT BRIEF**

FINALISED

**Angus Council
February 2012**

1 INTRODUCTION

- 1.1 Land at Jubilee Park, Letham, which is the subject of this Development Brief, is allocated for housing in the Angus Local Plan Review (2009) under Policy L2 as follows:-

L2 : Housing - Jubilee Park

2.3 ha of land between Bractullo Gardens and Letham Primary School is allocated for around 30 houses. 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 0.7 ha of open space/playing fields adjacent to the primary school which could incorporate a small car parking area accessed from Braehead Road;**
- **a footpath/cycleway along the southern boundary of the site linking Woodside Road with the primary school including possible connections to Dundee Road via Bractullo Gardens, Jubilee Park and Old Letham;**
- **vehicular access to serve the new housing from the existing development at Bractullo Gardens and/or Jubilee Park. Vehicular access to the new housing will not be permitted from Old Letham, Woodside Road or Braehead Road;**
- **15% of the capacity of the site to provide LCHO affordable housing.**

Opportunity to provide vehicular access for residents at Woodside Road through this area should also be investigated as part of this development

2 SITE DESCRIPTION AND CONTEXT

- 2.1 The allocated site is located between Bractullo Gardens and Letham Primary School and comprises 2.3 ha of greenfield land. Angus Council owns the western part of the site. The ground owned by the Council is held on the Housing Revenue Account (HRA) and was previously identified for inclusion in a programme of Council-led delivery of affordable housing (Report 500/08 refers). However, the drawing-up of more detailed proposals has yet to be progressed by the Housing Division, and there continues to be some uncertainty regarding the availability of funding for an ongoing programme of Council-led delivery of affordable housing. The land owned by the Council is therefore key to the provision of any access from Jubilee Park or Bractullo Gardens (see Figure 1).
- 2.2 The site is bounded to the north and west by existing residential development, which is a mixture of single storey and one-and-a-half storey properties. Letham Primary School lies to the east of the site, whilst agricultural land lies to the south (see Figure 2). The chicken factory which is the main employer in Letham is located approximately 100 metres to the south west of the site and is covered by Angus Local Plan Review Policy L4: Safeguard of Employment Land.

3 DEVELOPMENT BRIEF OBJECTIVES

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

- provide landowners 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 surrounding area in terms of layout, character, form and connectivity;
- ensure the provision of a high quality landscaped buffer along the southern boundary and open-space associated with Letham Primary School;
- ensure the provision of a mix of housing types and tenures to meet a variety of housing needs;
- ensure appropriate pedestrian and cycle connections to the village;
- ensure that development is undertaken in a co-ordinated manner.

3.2 As the site is in two separate ownerships it is possible that the site will be developed in phases by different developers. Angus Council will therefore seek a co-ordinated approach to development of the site by landowners/developer(s) to satisfy the requirements of Policy L2 this brief. Any planning application for housing should cover the whole allocated site and address the requirements of the brief. Only by taking this approach will the Council be satisfied that all aspects of the development proposed by Policy L2 can be delivered. This will involve close co-operation by landowners, developer(s), other appropriate agencies and Angus Council.

3.3 The Development Brief establishes general principles to guide development of the site and where appropriate sets out specific requirements to ensure that a co-ordinated development of the allocated housing site is achieved.

4 GENERAL REQUIREMENTS

4.1 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:-

- Design Principles
- Drainage and Waste Management;
- Access and Circulation;
- Affordable Housing;
- Housing Numbers, Layout and Design;
- Open Space, Landscaping and Car Park

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

Design Principles

- 4.3 To meet the objectives of the brief set out in paragraph 3.1, the following principles will apply to the development and should be taken into account by developers in formulating development proposals for the site:
- 4.4 Development proposals should seek to provide a housing development which is sympathetic to the character of the existing village including:
- its location on the southern edge of Letham;
 - open views into the site from Braehead Road as well as views out of the site across open paddocks to the south;
 - landscape character, pattern of development and distribution of built and open spaces;
 - boundaries with the existing housing areas and the adjacent Primary School.
- 4.5 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:
- A range of house types including detached and semi-detached properties. Building heights and density should take account of the topography of the site and character of the surrounding area;
 - Buildings should face onto and have direct access to streets and public spaces to provide active frontages and natural surveillance;
 - 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;
 - Private amenity areas should not abut public areas. Rear gardens should be private and generally face other backs within the development and not onto public spaces or routes;
 - Public and private areas should be clearly distinguished through the provision of good quality boundary treatment. Boundary treatment such as low front walls and hedging will be encouraged;
 - Incorporate landscaping within the site design to contribute towards the overall residential amenity and desirability of the new development;
 - Development proposals should accommodate the existing Core Path/Right of Way and arrange houses to take advantage of views into the site from Braehead Road and from the site across the open paddocks to the south;
 - Provide a dedicated area of open space/playing fields adjacent to the Primary School extending to 0.7ha. Boundary treatment between housing and open space is important;
 - Provide pedestrian and cycle routes to improve connectivity to the village. All routes should be safe, attractive and overlooked by buildings.

Drainage and Waste Management

- 4.6 New development requires to provide separate systems for foul and surface water drainage.
- 4.7 A Sustainable Urban Drainage Scheme (SUDs) will be incorporated into the development to manage the surface and storm water run off. 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.
- 4.8 Although there were no known drainage constraints with this site during preparation of the Angus Local Plan Review, Scottish Water have confirmed that Jubilee Park drains to Burnside Road where residents have experienced sewer surcharging and flooding in the past. There is however no indication that existing problems at Burnside Road will be exacerbated by the development of site L2. Notwithstanding this, early discussions with Scottish Water to establish the drainage requirements of the site should take place. This will identify whether a full Drainage Impact Assessment (DIA) is required to ensure that development of site L2 would not exacerbate existing sewer surcharging and flooding problems at Burnside Road, whilst establishing the extent of any renewal / upgrading of local network to accommodate development.
- 4.9 Angus Council's domestic waste management practice involves a separate collection of dry recyclate, garden refuse and other household waste. The requirements for bin storage should be taken into account in the design and layout of the housing in accordance with Angus Local Plan Review Policy ER38: Recycling and Composting Facilities.

Access and Circulation

Access via Bractullo Gardens and/or Jubilee Park

- 4.10 The Council's preference is for the site to be accessed from Jubilee Park and/or Bractullo Gardens.

Access via Woodside Road

- 4.11 The possibility of creating a vehicular link between the eastern residential section of Woodside Road and site L2 should be investigated. This could provide an alternative vehicular access for existing residents on Woodside Road which avoids them passing the chicken factory to Dundee Street. In order to avoid a through route between site L2 and Dundee Street the unmade section of Woodside Road should be closed to through vehicular traffic. Provision should however be made for pedestrian and cycle linkages from Woodside Road to Letham Primary School and Braehead Road.

Access via Old Letham

- 4.12 Although allowing vehicular access to the site via Old Letham is a departure to Policy L2 in the adopted Angus Local Plan Review, Angus Council's Roads Division now consider that there may be a technical solution to provide a suitable and safe access. Before accepting the use of Old Letham to provide

vehicular access to the site it must be demonstrated to the satisfaction of Angus Council that the proposals are in accordance with Section 16 of the Roads (Scotland) Act 1984 and meet in full the standards set out by the Head of Roads, including:

- If access to site L2 was permitted via Old Letham, the current carriageway would need to be upgraded with a carriageway of 5.5 metres wide with 1.8 metre wide footways on each side.
- The bellmouth junction of Old Letham with Blairs Road should have a throat width of 5.5 metres with kerbed radii of 6 metres and visibility sightlines of 2.4 x 40 metres on the each side of the junction.
- The existing carriageway of Old Letham would require to be upgraded to current road standards including the provision of street lighting and positive drainage including SUDS.

Traffic Speed

- 4.13 Given the nature of the site and the close relationship with the Primary School careful consideration should be given for reducing traffic speed with internal roads designed to discourage speeds exceeding 20 mph and give priority to pedestrian and cycle movements.

Connectivity

- 4.14 Connectivity between the development and the surrounding area is desirable and development proposals should seek to provide as many connections to the existing facilities within Letham as much as possible. A footpath / cycleway along the southern boundary of the site would be desirable. Any southern path which would be classified as a 'Safe Route to School' path should connect the development with the playing fields, Primary School and Braehead Road.
- 4.15 Angus Council's adopted Core Path Plan published in November 2010 in order to meet the requirements of the Land Reform (Scotland) Act 2003, identifies a Core Path linking Braehead Road and Dundee Road via Jubilee Park. This path currently forms part of the allocated housing site and is an earth/grass path. The route is a green corridor and forms an important recreational route through the site and should therefore be retained. Section 208 of The Town & Country Planning (Scotland) Act 1997 (as amended) provides opportunity for the stopping up or diversion of footpaths in order to enable development to be carried. Matters relating to the Core Path/Right of Way should therefore be discussed with the Planning & Transport Division at an early stage.
- 4.16 Pedestrian and cycle routes should be investigated. All connections should be safe, attractive and convenient to use. Screen fencing should be avoided fronting on to footpath / cycle connections. 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 also be discussed with the Roads Division of Angus Councils Infrastructure Services Department at an early stage.

Housing

4.17 Affordable Housing – As set out in Policy L2, the affordable housing requirement for this site is 15%. Based on the notional capacity of 30 houses this equates to 5 affordable housing units. 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. The affordable housing should be integrated with housing for open market sale within the development layout. In formulating any planning application, 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

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

- 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;
- 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.

4.19 Given the relatively small scale of the site, a variety of housing types should be provided. Developers should seek to provide for an appropriate range of house types, tenures and affordability to meet a range of housing needs. This could include detached and semi detached properties.

4.20 A sustainability Statement should be submitted with a future planning application to show how energy conservation measures including passive solar design have been considered through the design of the housing layout.

Open Space, Landscaping and Car Park

4.21 Public open space: - Open space and landscaping are integral to creating a high quality residential environment. A dedicated area of open space/playing fields adjacent to the Primary School should be provided extending to 0.7ha. Provision should be made for one seven-a-side sports pitch with an area of approximately 70m x 50m with an additional run-off area of 5m depth as part of the 0.7ha. Opportunities may also exist for a children's play area, which would accommodate children of a range of ages. Developers are advised to contact Leisure Services to establish the scale and nature of provision required for the development.

4.22 Landscaping: - 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. In addition, a Tree Survey will be required with any planning application where existing trees are to be removed.

Existing landscape features are predominantly located around the southern boundary of the site as well as along the Core Path. These are generally in the form of trees and shrubs, dominated by the Cherry and Poplar species. There are also a number of young trees scattered within the field to the west of the Core Path. The existing landscaping should be retained and strengthened where appropriate. The southern boundary of the site should be strengthened with a native Hawthorn Hedge if possible. Occasional groups of trees should also be considered where the housing layout permits. The provision of additional landscaping on the perimeter and within the site can make an important contribution towards the overall residential amenity and desirability of the new development.

4.23 Car Park

The Education Department have indicated that the current staff and visitor car park at Letham Primary School is often congested at drop-off and pick-up time. Consideration should therefore be given to extending the existing car park, whilst also providing a turning circle at a convenient location adjacent to Braehead Road. This would enable the appropriate management of vehicles at peak periods and prevent the exacerbation of current congestion problems. Early discussions should take place with Angus Council's Education Department and Roads Division.

5.0 IMPLEMENTATION ISSUES

- 5.1 There are significant implementation issues in developing this site. Although the site is in mixed ownerships, the access to the site as set out in the Angus Local Plan Review is via land in the control of Angus Council. In order to provide some flexibility, a vehicular access could be provided via Old Letham subject to the various technical and legal matters being resolved.
- 5.2 The area of land adjacent to Letham Primary School required for the provision of open space/playing fields and car parking is in the ownership of a private landowner. Details of land ownership are set out in Figure 1 attached. Detailed discussion will be required by both parties at an early stage to reach agreement on layout proposals and whether the private landowner is required to provide a financial contribution to the Council to access the site or whether this cost may be offset by the requirement to set aside land for use by the Primary School. In addition, there will also be an issue of who will develop the land for school / community purposes. A legal agreement may also be required.

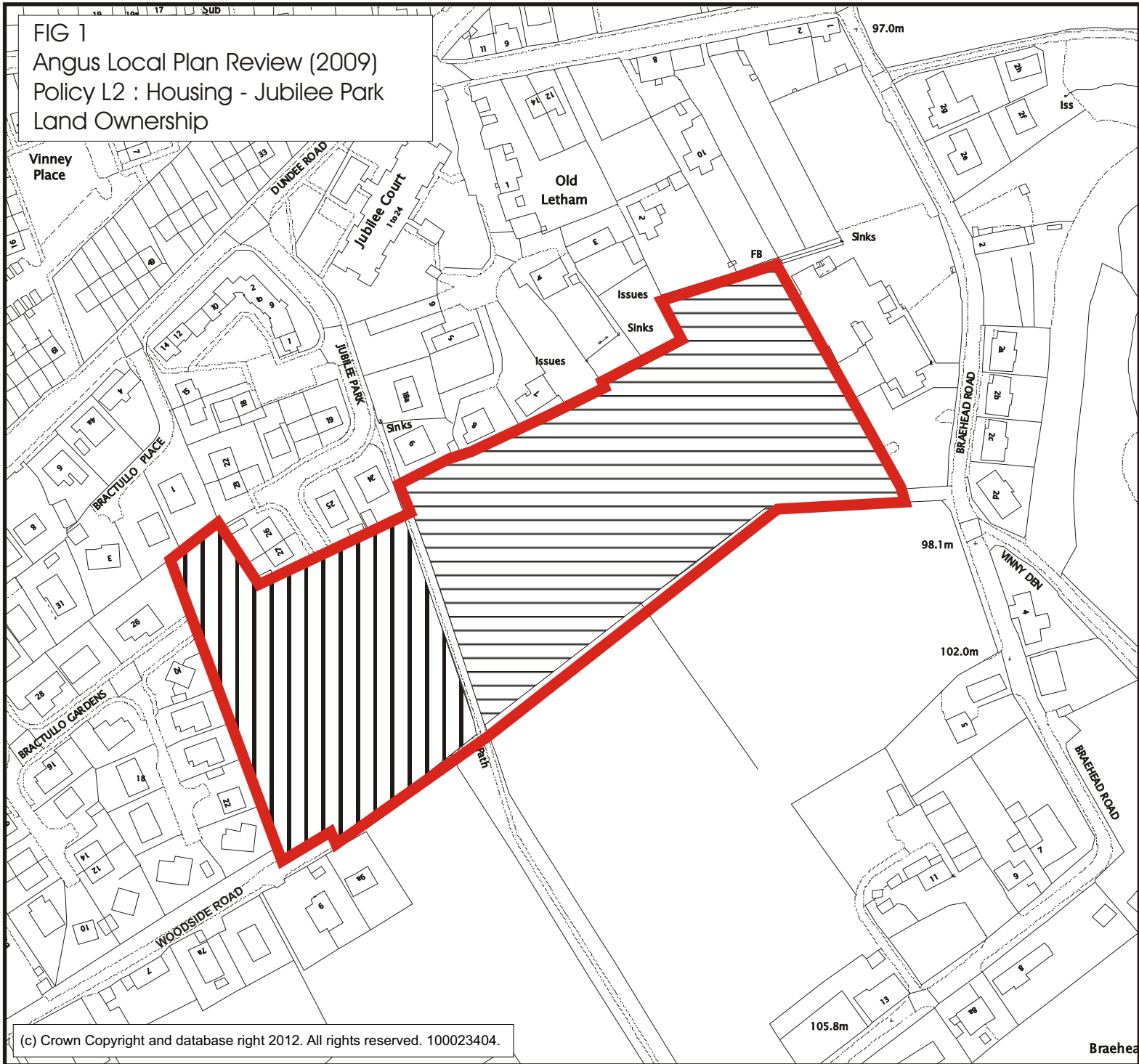
6.0 PLANNING APPLICATION GUIDANCE

- 6.1 Under the terms of the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009 development of Proposal L2 may constitute a Major Development as the site area extends beyond 2ha. The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008 and the relevant provisions of the Town and Country Planning (Scotland) Act 1997 (as amended) by the Planning etc.

(Scotland) Act 2006 set out statutory requirements for pre-application consultation (PAC) between prospective applicants and communities.

- 6.2 Where PAC is required prospective applicants must submit a Proposal of Application Notice to Angus Council at least 12 weeks prior to the submission of an application for planning permission. Only once statutory consultation requirements and any additional requirements as specified by Angus Council have been carried out can an applicant submit an application for a major or national development.
- 6.3 Circular 4/2009 – Development Management Procedures states that the purposes of Pre-Application Consultation (PAC) are to improve the quality of planning applications, mitigate negative impacts where possible, address misunderstandings, and air and deal with any community issues that can be tackled. It also states that prospective applicants should have meaningful, proportionate engagement with those who can represent affected communities.
- 6.4 The statutory minimum consultation requirement is as follows:
 - Consultation with every Community Council any part of whose area is within or adjoins the land where the proposed development is situated;
 - At least one public event is required to be held for members of the public where they can make comments to the prospective applicant on their proposals; and
 - The ‘public event’ must be advertised by the prospective applicant at least seven days in advance in the local newspaper to enable members of Community Councils and other members of the public to arrange to attend the event.
- 6.5 Prospective developers should contact the Planning & Transport Division at an early stage to clarify whether the proposed development would constitute a Major Development under the terms of the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009.

FIG 1
 Angus Local Plan Review (2009)
 Policy L2 : Housing - Jubilee Park
 Land Ownership



LEGEND


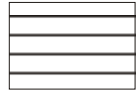

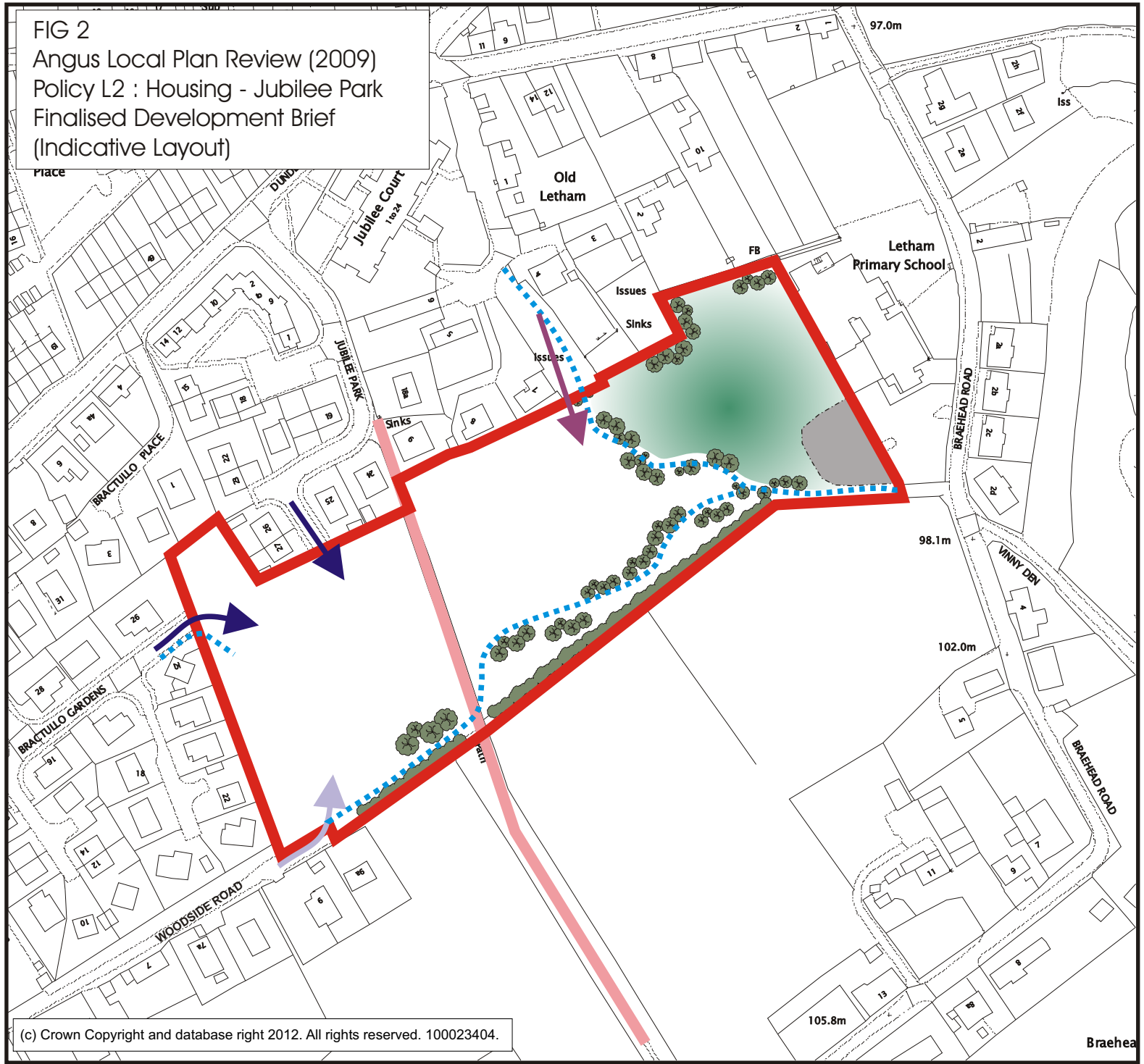








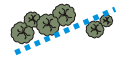

-  Site owned by Angus Council
-  Site owned by private landowner
-  L2 Site Boundary

FIG 2
 Angus Local Plan Review (2009)
 Policy L2 : Housing - Jubilee Park
 Finalised Development Brief
 (Indicative Layout)



LEGEND

-  L2 Site Boundary
-  Core Path
-  Potential access points via Bractullo Gdns and Jubilee Park
-  Potential access points - Old Letham (subject to legal and technical solution)
-  Potential vehicular access for Woodside Road residents only. (No through route)
-  Pedestrian/cycle linkages (schematic)
-  Open space playing fields
-  Possible carpark extension
-  Planted boundary with footpath
-  Hedge

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Braehead