

ANGUS COUNCIL

PLANNING AND TRANSPORT POLICY COMMITTEE

17 OCTOBER 2002

**SUBJECT: FINALISED DEVELOPMENT BRIEF
LAND AT BEAREHILL/ROSEHILL, BRECHIN**

REPORT BY DIRECTOR OF PLANNING AND TRANSPORT

Abstract: This report outlines and comments on the responses to consultation on the draft development brief and finalises the planning requirements that will guide the development of a site allocated in the Angus Local Plan for housing at Bearehill/Rosehill, Brechin.

1 RECOMMENDATION

It is recommended that the Committee –

1. note the response to the consultation draft brief;
2. agree the finalised development brief as detailed in Appendix 1.

2 INTRODUCTION

- 2.1 The Planning and Transport Policy Committee at their meeting of 13 June 2002 approved a draft development brief for Bearehill/Rosehill, Brechin as a basis for consultation (report 708/02 refers).
- 2.2 The draft development brief was circulated to a range of organisations including Brechin Community Council, landowners, Scottish Natural Heritage, Historic Scotland and service providers. Comments on the draft brief were requested by 31 July 2002. The list of organisations circulated and a summary of their responses is outlined in Table 1. A full set of responses is available for reference in the Members' Lounge.
- 2.3 This report summarises and discusses main points arising from the responses and sets out a finalised development brief that will guide development of the site.

3 RESPONSE TO DRAFT DEVELOPMENT BRIEF

- 3.1 Four responses to the draft development brief were received including comments from Scottish Natural Heritage, SEPA, Tayside Police, and Scottish Water. A summary of the responses is shown in Table 1. Most of the comments relate to detailed matters which require only minor rewording of the brief.

TABLE 1 : CONSULTEES AND RESPONSES

| Organisation | Nature of Comment | Response |
|--|--|--|
| Scottish Natural Heritage | Support for retention and enhancement of existing trees and hedging and provision for pedestrians and cyclists. Replacement planting should seek to use native species. | The policies of both Bearehill and Rosehill are characterised by planting schemes which typically include a range of tree and shrub species, many of which are non-native. Therefore a planting scheme comprising a mixture of both native and non-native species may further enhance the setting of the listed building. The specific balance between native and non-native species will be informed by the tree survey to be carried out and will be agreed at the detailed planning application stage. No change required for wording of the brief. |
| Scottish Environment Protection Agency | Need to emphasise requirement for attenuation of water flows to mimic the greenfield run-off rate and for end-of-pipe SUDS to provide new habitat areas. The requirement for ground conditions and topography to be reflected in the management plan should also be stated. In addition, there may be scope to encourage developers to provide a mini-recycling point within the development. | The comments relating to surface water run off and SUDS are noted and agreed. Amendments made to emphasise these requirements. Angus Council supports the principles of sustainable waste management practices, including waste minimisation, reuse and recycling. In order to encourage the recycling of household waste, it is agreed that the provision of a mini-recycling point should be pursued. Amendments made to the brief to highlight requirement for a mini-recycling point. |
| Tayside Police | Reinforcing the importance of "Secured by Design" principles in developing a safe and secure environment. | Noted. No change needed to the wording of the brief. Developers will require to consider this at the detailed design stage |
| Scottish Water | Support general drainage requirements for the site. May wish to include information that there is already public sewerage passing through the site. | Noted and agreed. Brief amended to highlight this. |

- 3.2 While the requirement for SUDS to manage the level of surface water and storm water run off is stated in the draft brief, the wording in the finalised brief emphasises the requirement to control the rate of surface water run off and the preference for the use of end-of-pipe SUDS to provide new habitat areas.
- 3.3 The Council is committed to sustainable waste management including waste minimisation, reuse and recycling in support of the Tayside Area Waste Plan and the Council's Environmental Strategy Action Plan and LA21 Strategy. In seeking to further encourage the recycling of household waste the brief has been amended to require the provision of a suitably located mini recycling point within the site.
- 3.4 A copy of the finalised development brief is attached as Appendix 1.

4 FINANCIAL IMPLICATIONS

- 4.1 There are no financial implications arising from this report.

5 HUMAN RIGHTS IMPLICATIONS

- 5.1 There are no human rights implications arising directly from this report and should any implications arise from the development brief itself these will be dealt with through the development control process in consideration of the relevant applications for planning permission.

6 CONSULTATION

- 6.1 The Chief Executive, Director of Finance, Director of Law & Administration, Director of Roads, Director of Leisure Services, Director of Education, Director of Property Services and Director of Environmental & Consumer Protection have been consulted in the preparation of this report.

7 CONCLUSION

- 7.1 The finalising of the development brief will assist implementation of the Angus Local Plan proposal and also guide developers towards a successful planning submission. This will also require continued dialogue with both landowners and prospective developers to ensure co-ordination and progression of the site wide requirements that will be necessary to enable full development of the site.

NOTE

The following background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973, (other than any containing confidential or exempt information) were relied on to a material extent in preparing the above Report.

- Angus Local Plan – Adopted November 2000
- Report 708/02. Angus Council Planning & Transport Policy Committee, June 2002.

AA/FL/IAL
8 October 2002

Alex Anderson
Director of Planning and Transport

ANGUS LOCAL PLAN : PROPOSAL B/H3**BEAREHILL/ROSEHILL, BRECHIN****DEVELOPMENT BRIEF**

Land at Bearehill/Rosehill which is the subject of this Development Brief is allocated in the Adopted Angus Local Plan (2000) for residential development. The site extends to approximately 7.4 hectares and is located on the western edge of Brechin north of the A935. The site is bounded to the north and east by residential properties, to the south by Castle Street, and to the west by greenfield land which is reserved in the Adopted Angus Local Plan for future expansion of the town.

The following policy statement is contained in the Adopted Angus Local Plan.

“Proposal B/H3: Bearehill/Rosehill

7.4 ha of greenfield land at Bearehill/Rosehill are allocated for development of around 100 dwellings. The scope for exceeding that number will be reviewed at the detailed planning stage. Since the site is of exceptional potential and sensitivity in view of its landscape features and its closeness to the historic centre of Brechin, particular attention will need to be paid to the quality of design. A development brief will be prepared to further detail the following requirements:-

- (a) the creation of a new access taken directly from Castle Street designed to respect the entrance to Brechin in the same spirit as those on the south side of Castle Street. The overall effect should be the creation of a “grand” entrance to the site re-using the stone from the existing boundary wall;
- (b) the development of Bearehill as a first phase and Rosehill as a second phase;
- (c) the provision of an imaginative layout in terms of access, parking and orientation of houses which makes full use of the site features including solar gain and shelter;
- (d) the development respects the variety of densities and building types within the adjacent historic part of the town, and the character and setting of nearby listed buildings;
- (e) the retention, reinforcement and management of existing trees and hedges and the provision of adequate open space;
- (f) a replanting scheme to replace trees lost due to site works;
- (g) the provision of pedestrian links from the development site to school, community, recreation and shopping facilities.”

The key objectives of this Development Brief are to:-

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

- ensure housing development is of a high design quality which respects the character and setting of the site and its proximity to listed buildings and Brechin's 'Outstanding' Conservation Area;
- safeguard and enhance the existing landscape framework;
- establish appropriate cycling and pedestrian linkages to public transport, the town and recreational areas to the west;
- ensure the construction of a "dignified" access from Castle Street.

SITE ANALYSIS

The site benefits from an attractive landscape setting and sheltered position. Enclosed by trees along its western and southern boundaries and the built up area to the north and east the site is visually self-contained. Landscaping features within the site (tree belts and hedging) together with its southerly aspect provide opportunity for discreet housing areas which make full use of solar gain and shelter.

The site is adjacent to the built up area which includes a number of attractive buildings of varied size and density, some of which are listed, whilst the south east corner of the site abuts the Brechin Conservation Area which is designated "Outstanding". Development proposals will therefore require to take into account the character and setting of nearby listed buildings and the historic part of Brechin.

GENERAL REQUIREMENTS

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. These include:-

- a design statement that outlines how the proposals for the site relate to the character and setting of the surrounding area including the nearby listed buildings;
- establishment of infrastructural requirements including a full drainage assessment for foul and surface water drainage;
- general landscaping proposals including provision of open space and arrangements for future maintenance;
- access provision and arrangements for traffic, pedestrian and cyclist circulation, together with links to public transport.

Further details of these technical matters together with site specific requirements are set out in the subsequent paragraphs of this Brief.

As the site is currently in two different ownerships it will be particularly important to ensure that the various technical matters are addressed in a co-ordinated manner to ensure that the full development potential of the site is realised. 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.

SITE SPECIFIC REQUIREMENTS

Landscaping, Open Space Provision and Boundaries

Existing trees and other landscape features such as hedges and boundary walls make an important contribution towards the overall amenity and attractiveness of the site, providing shelter and screening as well as integration with the wider landscape. Development proposals will require to retain, incorporate and enhance the landscape features of the site and the housing layout should respect and maximise the benefits of these features. A full survey of the site including identification of features such as trees, hedges, walls and existing ground levels in accordance with Angus Council Advice Note 22 : The Survey of Trees on Development Sites will require to be submitted as part of any planning application.

The establishment of additional landscaping will help to integrate new development into the existing landscape framework and adjacent built up area. Whilst it is recognised that the formation of a new access from Castle Street will necessitate the removal of some trees along the southern boundary of the site, development proposals should seek to retain as many trees as possible and make provision to replace trees lost due to site works. A comprehensive scheme for landscaping for the whole site as outlined in Angus Council Advice Note 23 : The Specification of Landscaping Proposals for Development Sites will be required.

Public Open Space

In addition to informal open space areas that will be formed through general landscaping proposals, development proposals will require to provide formal play areas in accordance with Angus Council's standards for provision of public open space in private housing schemes as outlined in Angus Council Advice Note 17 : Miscellaneous Planning Policies.

The long term maintenance of existing and proposed areas of landscaping and open space will be important in sustaining the amenity and character of the site. Angus Council will require the developer(s) to establish measures for the future maintenance of landscaping and open space areas within the site.

Boundaries

Boundary treatment generally is a key element of any new housing development and full details will require to accompany any planning application.

A number of listed buildings are located around the northern and eastern perimeter of the site where it adjoins the built up area. Particular care will require to be given to boundary treatment where the site abuts the boundaries of listed properties.

The existing mature trees along the western edge define the site boundary and provide an effective screen for any new development. Proposals should seek to ensure that this boundary is retained and strengthened through additional planting as appropriate.

Drainage and Waste Management

New development proposals will require separate systems for foul and surface water drainage. It is expected that foul water can be accommodated into existing sewers which pass through the site and Castle Street however the developer(s) will require to undertake a full drainage assessment of the whole site (to be agreed with Scottish Water and SEPA) in order to establish drainage capacity arrangements for residential development taking into account landscaping considerations, site layout, phasing and surface water management.

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 area 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. 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.

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. Emphasise 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 seek to implement such features subject to appropriate hydraulic assessment and should reflect ground conditions and topography to ensure that the SUDS achieve the best fit with the landscape and provide maximum habitat opportunity.

In order to encourage the recycling of household waste proposals should seek to provide a mini-recycling point which is suitably located in terms of accessibility for residents and waste collection and should seek to minimise environmental impact on adjacent land uses through appropriate screening.

Access and Circulation

A single vehicular access to the site will require to be taken from Castle Street. This will require the part removal of the existing stone boundary wall and some trees. The southern boundary wall is visually important in the context of the route into and out of Brechin, marking a transition from rural to urban on the way into the town and providing a sense of enclosure. The creation of a new access to the site should not dilute this effect. A quality stone entrance feature will require to be established preferably re-using stone from the existing boundary wall in keeping with the historic part of Brechin.

Attention should be given to pedestrian and cyclists movement and circulation in both the development of the internal roads layout as well as connections to adjacent roads and pathways. Proposals should seek to provide linkages from the site to public transport and key public places such as the school, town centre, community woodland areas and the new Business Park and recreational facilities to the west. Whilst public transport penetration into the site is not feasible, the provision of convenient pedestrian links to bus stops in Castle Street and Airlie Street will be required. In particular the existing track running eastwards alongside Vaynes Park to Airlie Street should be upgraded to provide pedestrian and cycle access to Airlie Street. This would allow access to the bus stop in Airlie Street and provide an alternative link away from busy Castle Street for pedestrians and cyclists. There is an

existing bus stop at Castle Street located approximately 240 metres (towards the town centre) from the proposed entrance to the site. Opportunities for the provision of an additional bus stopping area close to the site entrance will be reviewed.

All matters relating to access, road design, car parking and provision for pedestrians and cyclists must be in accordance with Angus Council's Roads Standards and should be discussed with the Council's Roads Department at an early stage.

Housing Layout, Design, Numbers and Phasing

The Adopted Angus Local Plan (2000) allocates the site for around 100 houses in the period 2001-2006. The development control system allows for a degree of flexibility and a slight variation in the site capacity may be acceptable subject to drainage, density, layout and design that integrates with the surrounding area.

Development proposals should be sensitive to the physical setting of the site and the variety of densities and building types within the adjacent built up area, consequently the layout should provide for a range of densities, house types and affordability. This requirement suggests a series of housing areas where housing density will reduce towards the north western portion of the site (adjacent to Rosehill) reflecting the form of development in the existing built up area.

Particular attention should also be given to the character and setting of the nearby listed buildings and local design characteristics in the surrounding area in terms of the siting, density, scale, massing and use of materials.

In addition, development proposals should take full advantage of the landscape features, topography and south facing aspect of the site and demonstrate through the design, form and layout of development how energy efficiency and conservation are being tackled. Particular attention should be given to the siting of houses, roads, hard areas etc. to minimise damage to trees and to avoid significant adverse impacts on garden areas due to overshadowing by trees. Any planning application will be required to demonstrate that suitable tree protection in accordance with BS 5837 : 1991 "Guide for Trees in Relation to Construction" can be undertaken.

With regard to phasing, the Local Plan envisaged the site being developed as a single project although it is recognised that there are two land parcels in different ownerships. Given that access will be taken from Castle Street, it may be anticipated that an initial phase of development will take place within the southern portion of the site adjacent to Castle Street with development proceeding into the north west portion adjacent to Rosehill.

While phasing of development will be a matter for the developer and Angus Council to agree, only where the full requirements of the brief have been met will consideration be given to progression of the development in two separate phases. Landowners and/or developers will require to satisfy the Council that a phased approach to development will meet the overall objectives established for the whole site.

