

ANGUS COUNCIL

INFRASTRUCTURE SERVICES COMMITTEE – 25 AUGUST 2009  
DEVELOPMENT STANDARDS COMMITTEE – 1 SEPTEMBER 2009

SUBJECT: FINALISED DEVELOPMENT BRIEF FOR SOUTH OF GARDYNE STREET,  
FRIOCKHEIM

REPORT BY DIRECTOR OF INFRASTRUCTURE SERVICES

**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 the site Fk2: Housing – South of Gardyne Street, Friockheim which is allocated in the Angus Local Plan Review for residential development.**

**1. RECOMMENDATIONS**

1.1 It is recommended that the Infrastructure Services Committee:-

- (i) note the responses to the consultation draft brief set out in Annex 1;
- (ii) agree the finalised development brief as detailed in Annex 2; and
- (iii) refer the report to the Development Standards Committee for noting and consideration in assessing development proposals affecting site Fk2 : Housing – South of Gardyne Street, Friockheim.

1.2 It is recommended that the Development Standards Committee:-

- (i) note the content of the development brief as set out in Annex 2, and assess future development proposals for site Fk2 : Housing – South of Gardyne Street, Friockheim in accordance with this brief;

**2. BACKGROUND**

2.1 The Infrastructure Services Committee at their meeting of 2 June 2009 approved a draft development brief for land south of Gardyne Street, Friockheim as a basis for consultation (report 455/09 refers).

2.2 The draft development brief was circulated to a range of organisations including Friockheim Community Council, the landowners, Scottish Natural Heritage, Health Centre, Lothian, Borders and Angus Co-operative Society and service providers. Comments on the draft brief were requested by 24th July 2009. 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. RESPONSES TO DRAFT DEVELOPMENT BRIEF

3.1 The following consultees responded to the draft development brief and their comments are summarised in Appendix 1:

- Aberdeenshire Archaeology Service
- Scottish Environment Protection Agency (SEPA),
- Scottish Natural Heritage (SNH),
- Scottish Water
- Guild Homes (Tayside) Ltd
- Angus Council Education Service
- Angus Council Infrastructure Services (Environmental & Consumer Protection Division)
- Angus Council Infrastructure Services (Roads Division)
- Angus Council Neighbourhood Services (Housing Division)

3.2 The comments received from the consultees either request technical amendments or express support for the brief. All the technical modifications have been incorporated into the finalised development brief, and can be summarised as follows:-

- Aberdeenshire Archaeology Service - the area has considerable evidence of prehistoric activity and that a programme of archaeological work will be required.(Paragraph 4.1)
- SEPA - approve the requirement for adequate recyclates collection and storage at each house and request consultation with the Environmental Management Service on development proposals to agree space requirements. (Paragraph 4.6)
- Angus Council Education Service – wish provision of a light controlled crossing. Whilst the criteria to provide a light controlled crossing are not met, development proposals should accord with the Safe Routes to School Initiative. (Paragraph 4.10)
- Angus Council Infrastructure Services (Environmental & Consumer Protection Division) – request consultation on service proposals for the co-op. (Paragraph 4.1)
- Angus Council Neighbourhood Services (Housing Division) – ensure affordable housing provision meets identified needs at the time of any development proposals. (Paragraph 4.18)

3.3 Comments were received from a Friockheim resident but these relate to the allocation of the site not to the content of the Draft Development Brief. The principle of development of the site was determined through the Local Plan Review process, and this comment cannot therefore be taken into account at this implementation stage.

3.4 Although consulted, no comments were received from:

- Friockheim Community Council
- Friockheim Health Centre
- Lothian and Borders Co-operative Society
- the land owner.

### 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 management process in consideration of the relevant applications for planning permission.

## 6. EQUALITIES IMPLICATIONS

- 6.1 The issues dealt with in this report have been the subject of consideration from an equalities perspective (as required by legislation). An [equalities impact assessment](#) is not required.

## 7. SINGLE OUTCOME AGREEMENT

- 7.1 This report contains the following local outcomes contained within the Single Outcome Agreement for Angus.

### 6. We live longer, healthier lives –

- The health of the Angus population is improved.
- Improved outcomes for people who use community care services are achieved.
- Children and young people in Angus are active with opportunities and encouragement to participate in play and recreation, including sport.
- Harm caused by the misuse of drugs and alcohol is reduced resulting in improved quality of life in Angus.

### 10. We live in well-designed, sustainable places where we are able to access the amenities and services we need –

- Good quality housing is available throughout Angus.
- Crisis response for homeless households is improved.

### 12. We value and enjoy our built and natural environment and protect it and enhance it for future generations –

- The importance and benefits of society of the environment are recognised.

## 8. CONSULTATION

- 8.1 The Chief Executive, Director of Corporate Services, Head of Finance, Head of Law & Administration and Director of Neighbourhood Services have been consulted in the preparation of this report.

**9. CONCLUSION**

- 9.1 The finalised development brief for South of Gardyne Street, Friockheim will assist in the implementation of Angus Local Plan Review site FK2 and guide developers towards a successful planning submission. Ongoing dialogue with any prospective developer will ensure the successful application of this development brief.

**ERIC S LOWSON  
DIRECTOR OF INFRASTRUCTURE SERVICES**

**NOTE:** The 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 are:-

- Report 1147/08, Angus Council Infrastructure Services Committee, 25 November 2008
- Report 102/01, Angus Council, Planning & Transport Policy Committee, January 2001
- Angus Local Plan Review (2009)

**P&T/GWC/ID  
14 August 2009**

## CONSULTEES AND RESPONSES

Consultee	Nature of Comment	Change to Brief Requested by Consultee	Angus Council Response <b>(Modifications are shown in bold)</b>
Aberdeenshire Council Archaeology Service	The area around Friockheim contains considerable evidence of prehistoric activity but few surface features survive. Most of the recorded sites take the form of crop mark features, which means they are only visible from the air as marks in the cereal crops under certain conditions in summer. However buried features will survive beneath the ground. Many of these sites are recognised to be of National Importance and as a consequence are Scheduled Ancient Monuments under the Act of 1979.	Although there are at present no recorded sites within area Fk2 there is a high possibility of features surviving in this area. Therefore any future development will require a programme of archaeological work to establish the presence or absence of archaeology in the area with full mitigation measures.	Comment Noted - add bullet point to paragraph 4.1:  <b>‘A programme of archaeological work, with any mitigation measures will be required.’</b>
Guild Homes (Tayside) Ltd	Support design brief, as prepared in conjunction with Angus Council.		Support Noted.
Scottish Environmental Protection Agency (SEPA)	Foul Drainage 4.3 states that there may be capacity issues regarding the availability of a public sewer connection at the site. It is essential that the feasibility of a connection to the public sewer is confirmed before the development progresses. SEPA promotes connection and appropriate upgrade of the public sewerage system. The development of private drainage schemes in the sewered area does not provide a long term sustainable solution to water drainage provision.		Comment noted.  Scottish Water has confirmed that foul drainage can be accommodated at the waste water treatment works.  SEPA have confirmed that this addresses their concerns.

	<p><b>Surface Water Drainage</b></p> <p>4.4 details that the proposed method of draining the surface water from the site is through the use of Sustainable Urban Drainage Systems (SUDS). This complies with the General Binding Rules (GBRs) 10 and 11 of The Water Environment (Controlled Activities) (Scotland) Regulations 2005 (CAR) (as amended) which stipulate that SUDS be used for surface water drainage at the majority of sites. Details of the requirements of these GBRs can be found in the CAR at <a href="http://www.sepa.org.uk/water/water_publications.aspx">www.sepa.org.uk/water/water_publications.aspx</a></p> <p>CIRIA's SUDS Manual (C967) provides general guidance on designing and constructing SUDS and advocates the treatment train approach to surface water disposal through the promotion of infiltration structures such as porous paving beneath areas of hard standing and soakaways for roof water, conveyancing structures such as swales culminating in a treatment facility such as a pond. The CIRIA SUDS Manual is available at <a href="http://www.ciria.org/downloads.htm">http://www.ciria.org/downloads.htm</a>.</p> <p>A suitable SUDS based system should also be able to provide flow attenuation to satisfy your Council's requirements to ensure that runoff from the development does not increase the risk of flooding elsewhere.</p>		<p>Comment noted. Angus Council will advise any future developer of the available information.</p>
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	<p>SUDS systems may be susceptible to damage because of mud and silt generated during site preparation and construction activity. Work must therefore be phased to ensure minimum risk and temporary silt traps or sacrificial SUDS should be provided where necessary.</p> <p>Waste Management</p> <p>It is noted with approval that section 4.6 identifies that it is proposed to include a requirement for adequate recycle collection and storage at each house.</p> <p>SEPA seeks that your authority increases commitment to minimising waste generated during both the demolition and construction phases by making a site waste management plan a requirement of any planning application for the site.</p> <p>The prevention, minimisation and management of waste is promoted by national planning policy and guidance. This is important for environmental reasons and can also achieve financial savings by reducing wastage and landfill costs. Scottish Planning Policy 10 – Planning for Waste Management recommends that Planning Authorities should consider requiring the preparation of SWMPs as a condition of planning permission in order to manage waste on site. A list of relevant information regarding site waste management plans is attached.</p>	<p>It is recommended that contact is made with your waste management department to ascertain how much space is required for this purpose.</p>	<p>Comment noted.</p> <p>Angus Council will advise any future developer of the available information.</p> <p>Comment noted.</p> <p>Add additional sentence:  <b>'4.6 ... 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).'</b></p> <p>Comment noted.</p> <p>Angus Council will advise any future developer of the site waste management note provided by SEPA, and through the development management process will require a Site Waste Management Plan (SWMP) as appropriate.</p>
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<p>Scottish Natural Heritage (SNH)</p>	<p>SNH have no objection to the proposed development. The following comments are provided for advice only.</p> <p>We support the proposal to create new woodland links between Gardyne Street and Friock Woods. Many animals, insects and plants are unable to cross open spaces and the creation of habitat corridors can be extremely important in maintaining wildlife in a particular area. Friock wood is currently quite isolated from other woodland areas and the creation of a wooded strip along the western boundary of the site and a hedgerow with occasional trees along the site's eastern boundary will help link Friock Wood to other wooded areas within and to the north of the village.</p>	<p>No change requested.</p>	<p>Support noted.</p> <p>Angus Council will ensure any development proposals create habitat corridors.</p>
<p>Scottish Water (SW)</p>	<p>The waste water treatment works will accommodate a foul only connection. The development should incorporate a Soakaway or Sustainable Urban drainage system (SUDS) to manage the surface and storm water run off.</p>		<p>Comment noted.</p> <p>Angus Council will advise any developer to contact Scottish Water to discuss requirements.</p>
<p>Angus Council Education Service</p>	<p>At present the pupil roll at Friockheim Primary School is 143, while the capacity is 222. Accordingly there is not significant pressure on the school roll.</p> <p>One particular issue which will need to be carefully considered would be how pupils who reside in the new development can walk to school.</p>		<p>The additional development vehicular and pedestrian flow on Friockheim would not meet the criteria for the provision of a light controlled crossing, and there was no evidence submitted at the Public Inquiry to require such a crossing. It was, in fact, considered that the roundabout, relocated parking, traffic island and other traffic calming measures would improve pedestrian and traffic safety in terms of access to the convenience store, and in the village generally.</p>



	<p>A light controlled crossing should be provided. This would avoid parents asking for a school crossing patroller which may be difficult to sustain in the village of Friockheim.</p>		<p>Any planning application could be required to consider the issue of safe routes to school, and the development brief amended accordingly to take account of circumstances at the time.</p> <p>Amend the development brief as follows:</p> <p>'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. <b>'Future development proposals should also accord with the Safe Routes to School Initiative, to facilitate children walking to school.'</b></p>
<p>Angus Council Infrastructure Services (Environmental &amp; Consumer Protection Division)</p>	<p>A new service access for the Co-op store is being provided to the rear via the development site.</p> <p>The Co-op currently has two access points, one on the west side is close to an existing house the other on the east side is not directly adjacent to residential premises It is not known which access they use and I do not know what time they normally get deliveries There have been no recorded complaints about the existing delivery arrangements.</p> <p>At other locations ECP have had complaints about noise from service yards affecting nearby residential premises particularly as a result of early morning deliveries and the associated movement of the metal cages used to transport goods and waste.</p>	<p>Amend the third bullet point of paragraph 4.1 to require consideration of the position and use of the service access in relation to existing and proposed housing in consultation with Angus Council, Environmental and Consumer Protection.</p>	<p>Comment noted.</p> <p>Amend paragraph 4.1 as follows:</p> <p>'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. <b>Service access to the Co-op will be agreed in consultation with Angus Council, Environmental and Consumer Protection.'</b></p>

	The use of the new access may exacerbate noise for the existing house to the west and depending upon how close new houses are proposed it may affect them also.		
Angus Council Infrastructure Services (Roads Division)	Supportive of the proposed development.		Comment noted.
Angus Council Neighbourhood Services (Housing Division)	<p>The Housing Division's preference is for the provision of a mix of social rented housing and affordable housing for sale on the site at land south of Gardyne Street. There should be a mix of property types and sizes.</p> <p>Given the scale of housing development proposed for this site, and the guidance provided by PAN 74 Affordable Housing, the affordable housing component must be well integrated with the development as a whole. There should not be a single cluster of clearly identifiable affordable properties within any proposal ultimately prepared for this site, but two or three smaller clusters. Exterior finishes should be comparable throughout the residential development.</p> <p>The housing Division will seek to link the completion of affordable housing to the completion of housing for open market sale, and this is likely to be done via the use of a Section 75 Agreement.</p>	<p>Having considered the information available from the joint Angus Council and Hillcrest Housing Association Waiting List, it is suggested the following mix of property types, sizes and tenures for inclusion as an outline affordable housing specification within the finalised Brief:</p> <p>Social rented Housing 2 x 2-bed bungalows 2 x 3-bed houses 1 x 2-bed wheelchair accessible bungalow</p> <p>Affordable Housing for Sale 2 x 3-bed houses</p>	<p>Comment noted.</p> <p>It is more appropriate that detailed specifications be agreed as part of any future planning application to ensure affordable housing provision meets identified need at that time.</p> <p>Add the following sentence at the end of paragraph 4.18:</p> <p><b>'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. (<a href="http://www.angus.gov.uk/devcontrol/SPGAffordableHousingImplementationGuide.pdf">http://www.angus.gov.uk/devcontrol/SPGAffordableHousingImplementationGuide.pdf</a>)'</b></p>

Resident	Is there no alternative to development south of Gardyne Street.		This site was allocated following the Local Plan Public Inquiry, which considered two possible sites and the Reported recommended south of Gardyne Street as the preferred option. The site is allocated in the Angus Local Plan Review, and the development brief refers only to how development should proceed, not to the principle of site allocation. No change is required.
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## Annex 2

**Draft 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.

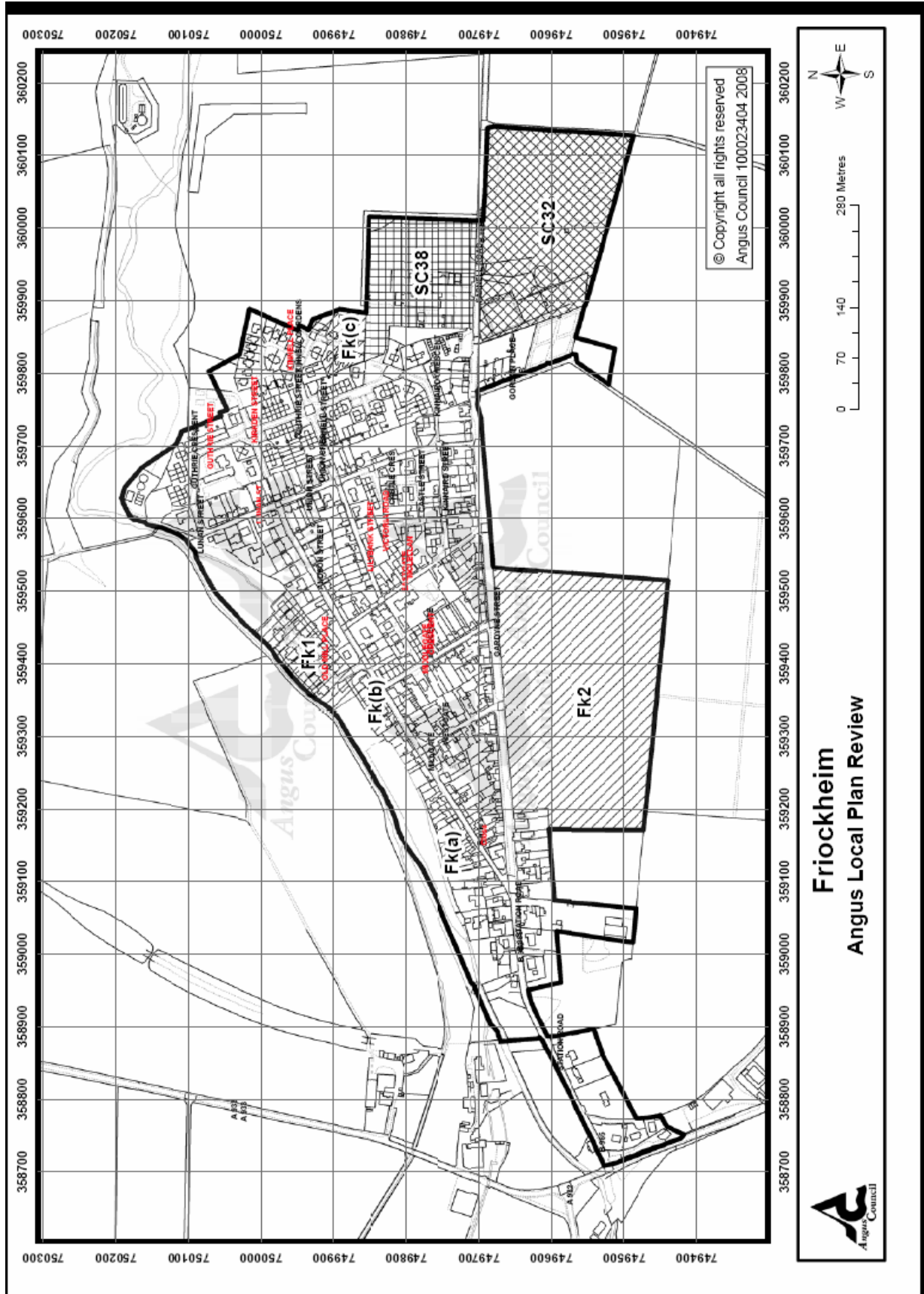
## Community Benefits

- 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

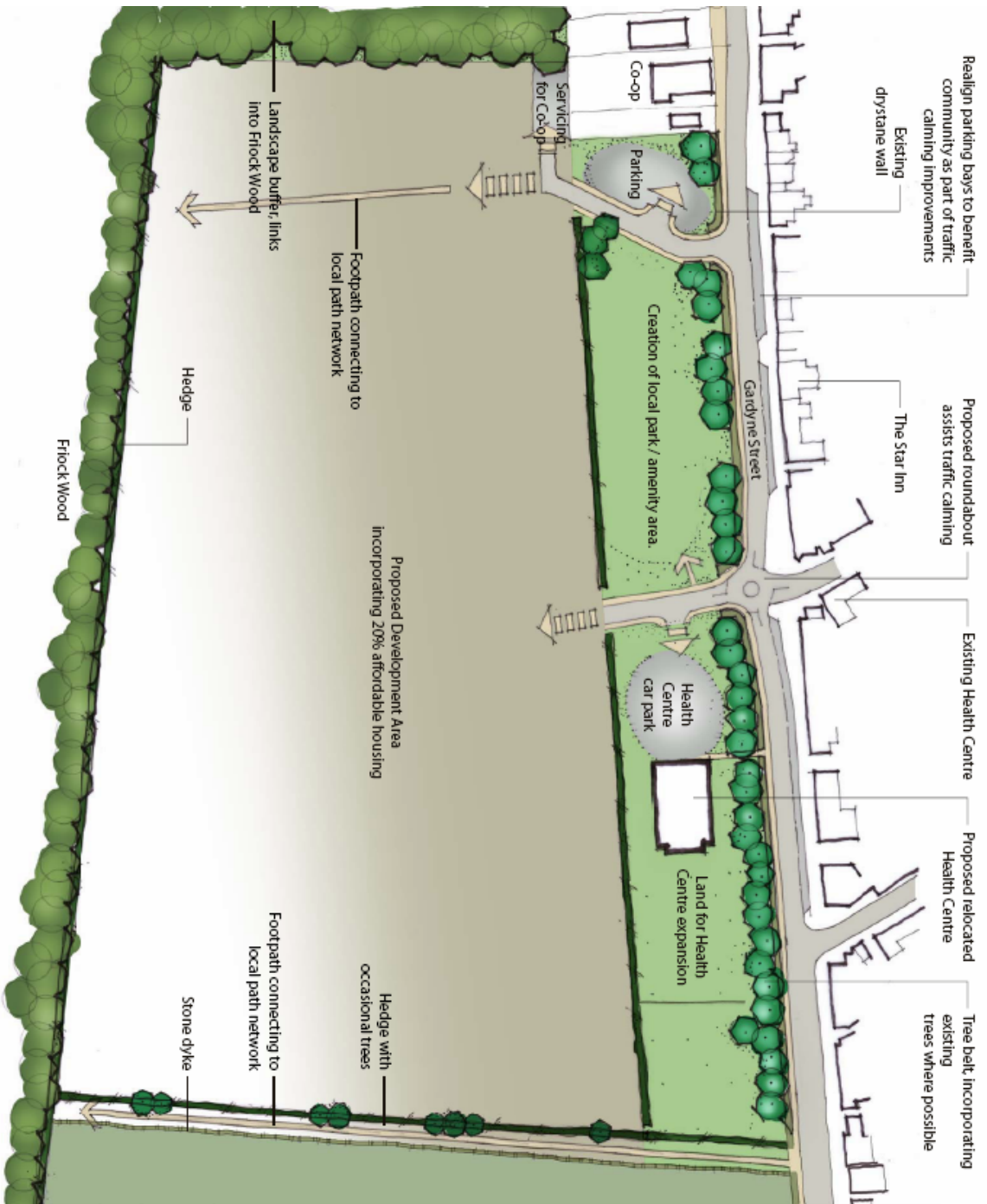
- 4.18 It is intended that the development will provide a range of house type from smaller starter homes to larger family homes. The housing layout will provide larger plots to the south of the site backing on to Friock Woods with the smaller units fronting onto the open space. The affordable housing 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

EDAW | AECOM