Submissions on Proposed Angus Local Development Plan
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**Representations and Suggested Modification to the Proposed Angus Local Development Plan**

We welcome the opportunity to comment on the Proposed Angus Local Development Plan on behalf of Mr. F. M. Batchelor, who has land interests to the East of Friockheim. Mr F.M. Batchelor objects to the omission in the Proposed LDP of an allocation for residential and mixed use development to the East of Friockheim.

The following comments are made within the context of supporting an allocation in the ALDP of land at to the East of Friockheim for residential and community/recreational uses.

The site extends to an area of approximately 10.0 hectares and is considered capable of accommodating around 150-200 houses and improved recreational/community facilities over the initial and longer-term period of the LDP. The site location plan is attached in Appendix 1.

In support of these submissions the Development Concept Framework (DCF) for the site, submitted with representations on the MIR is attached in Appendix 2. Following on from the MIR submissions, further dialogue was held with officers of the Council and design and development proposals advanced, in accordance with Scottish Government policy contained in Designing Streets and Designing Places. The resultant Masterplan for the site and the design concepts for the future development of the land are contained in “Friockheim East Masterplan Framework”, which was subsequently presented and submitted to officers of the Council in November 2013 and is attached in Appendix 3.

Mr F. M. Batchelor is committed to the delivery of new residential development at land to the East of Friockheim and has a proven record of development delivery in this village.

**Subject: Strategy Part 1 – A Presumption in Favour of Sustainable Development**

**Page / policy reference: 6**

The approach of the ADLP to enshrine a presumption in favour of sustainable development reflects national planning policy and is supported, together with the commitment to support proposals which will improve the economic, social and environmental conditions in the area.

**Subject: Strategy Part 2 – Directing the Right Development to the Right Place**

**Page / policy reference: 7**
The strategy for guiding the majority of development to the principal settlements identified including Arbroath, Forfar, Montrose, Brechin, Carnoustie and Kirriemuir is supported and is in accordance with Policy 1: Location Priorities of the TAYplan, approved 2012. The approach is also consistent with the emerging Proposed TAYplan, 2015.

The strategy also seeks to “maintain and protect the diversity and quality of the rural area and encourage local development which supports the population and services of local communities; and provide opportunities for appropriate diversification of the rural economy.” This is supported, however it is considered that the Proposed ALDP fails to secure this in practice for a number of local communities and villages. The Proposed ALDP fails to facilitate even a modest scale of growth in a number of locations where such development would support local services and community life. Site-specific representations are made on the ADLP in this respect in relation to Friockheim.

**Subject: Strategy Part 3 – Creating High Quality Places**

**Page / policy reference: Policy DS1 Development Boundaries and Priorities - page 10**

Supported.


Supported.

**Page / policy reference: Policy DS3 Design Quality and Placemaking – page 13**

Supported.

**Page / policy reference: Policy DS4 Amenity – page 14**

Supported.

**Page / policy reference: Policy DS5 Developer Contributions – page 15**

It is considered that Policy DS3 should make specific reference for the need for contributions to comply with advice contained in Circular 3/2012: Planning Obligations and Good Neighbour Agreements in order to provide further clarity on future requirements. This is without prejudice to commenting further on the referred to proposed statutory supplementary guidance on developer contributions, which should ideally be available for consultation alongside the consultation on the Proposed ALDP.

**Policy Framework Part 1 – Thriving and Connected Part 1**
Subject: Policy TC1 Housing land Supply/Release

Page / policy reference: 19

Housing Land Requirement: General

In general the Policy is supported, together with maintaining a 7-year supply of effective housing land, however, it is considered that the Housing Land Requirement (HLR) should be increased and the following comments are made:

The HLR should be increased by 10-20% to reflect Government Policy as contained in paragraph 116 of SPP, which states:

“Within the overall housing supply target plans should indicate the number of new homes to be built over the plan period. This figure should be increased by a margin of 10 to 20% to establish the housing land requirement, in order to ensure that a generous supply of land for housing is provided. The exact extent of the margin will depend on local circumstances, but a robust explanation for it should be provided in the plan.”

Table 1 of the Proposed ALDP identifies the Housing Land Supply (HLS) for the period 2016-2026. The text in blue illustrates the impact of a 10% to 20% increase on the HLR when a 10-20% allowance is applied.

**Table 1: Housing Land Supply 2016-2026 (10% - 20% Flexibility)**

<table>
<thead>
<tr>
<th>HMA</th>
<th>a</th>
<th>b</th>
<th>c</th>
<th>d</th>
<th>e</th>
<th>f</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Tayplan SDP HLR 2012-26</td>
<td>Actual &amp; programmed completions 2012-2026</td>
<td>Remaining Requirement 2016-26 (a-b)</td>
<td>Programmed Completions 2016-2026</td>
<td>LDP Allocations 2016-2026</td>
</tr>
<tr>
<td>North Angus</td>
<td>1120</td>
<td>1232-1344</td>
<td>208</td>
<td>912</td>
<td>1024-1136</td>
<td>60</td>
</tr>
<tr>
<td>South Angus</td>
<td>1120</td>
<td>1232-1344</td>
<td>113</td>
<td>1007</td>
<td>1119-1231</td>
<td>277</td>
</tr>
<tr>
<td>West Angus</td>
<td>1260</td>
<td>1386-1512</td>
<td>274</td>
<td>986</td>
<td>1112-1238</td>
<td>417</td>
</tr>
<tr>
<td>ANGUS TOTAL</td>
<td>4620</td>
<td>5082-5544</td>
<td>881</td>
<td>3739</td>
<td>4201-4663</td>
<td>1245</td>
</tr>
</tbody>
</table>

By adding on the SPP required flexibility to Table 1 of the Proposed ALDP, the ‘Remaining Requirement 2016-2026’, for the whole of Angus, would be in the
region of 4,201 to 4,663 units, compared to 3,739. The equates to a requirement for 462 to 924 additional units. The increase in the HLR identifies that there is a shortfall in the ‘Total Plan Provision 2016-2026’ of 56-518 residential units. In terms of each Housing Market Area (HMA) this equates to a deficit in North Angus of 34-146 units, a deficit in East Angus of 25-137 units, a deficit in South Angus of 62-174 units and in West Angus there would be an oversupply of 65 units at 10% and a deficit of 61 units at 20%.

20% flexibility is supported in accordance with SPP having regard to potential delivery issues associated with some LDP Allocations and Programmed Completions, which are addressed under site-specific representations. In effect, there is some concern over the deliverability of some of the sites identified in the effective supply and a sufficiently generous HLR will assist in achieving the housing land supply.

Separate submissions have also been made suggesting that the Proposed ALDP should also provide for planned housing growth in some of the villages where this would support service provision and sustain communities.

It is considered that a more generous housing requirement would facilitate such growth and ensure compliance with Scottish Government Policy contained in paragraph 119 of SPP which states:

“Local development plans in city regions should allocate a range of sites which are effective or expected to become effective in the plan period to meet the housing land requirement of the strategic development plan up to year 10 from the expected year of adoption. They should provide for a minimum of 5 years effective land supply at all times. In allocating sites, planning authorities should be confident that land can be brought forward for development within the plan period and that the range of sites allocated will enable the housing supply target to be met.”

The principle of allowing sites to come forward where necessary to maintain a 7-year effective housing land supply is supported, including the early release of sites/houses planned for later phases of the plan. Whilst this scenario could result in a diminishing HLS as the LDP advances, it is considered that a more generous HLR as advocated above would mitigate against this.

Finally, it is also considered that Table 1 should clearly identify the 5-year HLR & HLS and the 7-year target HLR & HLS as required by the TAYplan and national planning policy.

**Suggested Change (Table 1: Housing Land Supply 2016-2026 page 20):**

Suggested change as follows:

A 20% generosity allowance should be applied to the Housing Land Requirement in accordance with the upper range required by Scottish Government Policy and to
assist in alleviating concerns over the delivery of a 7-year effective housing land supply, in the periods identified.

**Subject: Policy PV11 Energy Efficiency - Low and Zero Carbon Buildings**

**Page / policy reference: 60**

The submission of a Sustainability Statement with specified developments is supported.

Whilst developments should strive to achieve the low carbon targets proposed by the Scottish Government, the LDP policies should be balanced against achieving viable developments in this economic climate. The ability of developments to reach zero carbon generating technologies may place a financial burden on developments and the imposition of overly stringent standards could threaten the viability of development.

Alternative legislation is available to ensure a reduction in CO2 emissions in developments and therefore the Policy in the LDP should be of a general nature only encouraging such developments, with specific targets being the responsibility of other legislation and policy documents.

**Suggested Change (Policy PV11 Energy Efficiency - Low and Zero Carbon Buildings):**

Suggested change as follows:

Delete first two paragraphs.

**Settlement Statement: Friockheim**

**Introduction**

We welcome the opportunity to comment on the Proposed Angus Local Development Plan on behalf of Mr. F. M. Batchelor, who has land interests to the East of Friockheim. Mr F.M. Batchelor objects to the omission in the Proposed LDP of an allocation for residential and mixed use development to the East of Friockheim.

The following comments are made within the context of supporting an allocation in the ALDP of land at to the East of Friockheim for residential and community/recreational uses.

The site extends to an area of approximately 10.0 hectares and is considered capable of accommodating around 150-200 houses and improved recreational/community facilities over the initial and longer-term period of the LDP. The site location plan is attached in Appendix 1.
In support of these submissions the Development Concept Framework (DCF) for the site, submitted with representations on the MIR is attached in Appendix 2. Following on from the MIR submissions, further dialogue was held with officers of the Council and design and development proposals advanced, in accordance with Scottish Government policy contained in Designing Streets and Designing Places. The resultant Masterplan for the site and the design concepts for the future development of the land are contained in “Friockheim East Masterplan Framework”, which was subsequently presented and submitted to officers of the Council in November 2013 and is attached in Appendix 3.

Mr F. M. Batchelor is committed to the delivery of new residential development at land to the East of Friockheim and has a proven record of development delivery in this village.

**Support for Principle of Growth**

We agree with the general strategy for the LDP which seeks to guide the majority of new housing and employment development to locations within the principal settlements that have the capacity to accommodate new development integrated with transport infrastructure. We support the identification of Friockheim as an appropriate settlement for growth, which reflects the requirements of the TAYplan SDP, 2012.

The allocation of a healthy supply of land will seek to address the planning issues affecting the Housing Market Area and it is noted that the supply of affordable housing provision continues to be an issue with a growing shortfall of larger properties. There is an on-going need to replace lower-quality and end-of-life affordable housing stock and Friockheim would benefit from a healthy supply of housing to seek to address these issues.

Friockheim is one of the largest villages in rural Angus and the largest in the East Angus HMA and is an important rural service centre providing a range of local services and some local employment. This was recognized in the MIR which also identified “It is geographically central within Angus with good road connections to the surrounding area reflected in the presence of local bus and lorry depots. It has therefore developed a commuter role with residents living in the village and working in larger employment centres.”

The MIR positively identified that Friockheim is in a good location in terms of the existing capacity of infrastructure and services to accommodate new growth. Although an upgrade is required to the waste-water treatment plant, “There are no capacity issues at Friockheim Primary School or Arbroath Academy and new housing could help to maintain pupil numbers at these schools…”. 

**Deliverability of Allocation at FL1: Land South of Gardyne Street**

The MIR identified land to the east of Friockheim as the alternative option for land allocation, however, the Proposed LDP has deferred to double the density on the
preferred option, that is the site already allocated in the Angus Local Plan Review, 2009, to the south of Gardyne Street rather than allocate new or additional land for housing at Friockheim.

Mr. F.M. Batchelor considers that an additional 40 houses at Friockheim in the Proposed LDP is insufficient to satisfy housing need and that the scale of new housing proposed does not reflect the significance of the settlement in terms of its importance in the East Angus HMA or the identified LDP Strategy for directing housing to the principle towns and then the Rural Service Centres (RSC), which Friockheim is. Housing Land Requirement (HLR) and Housing Land Supply (HLS) issues are addressed further below.

The landowner is confident that land to the east of Friockheim is viable and can effectively deliver housing land. The landowner has a proven track record in building and delivering housing land in recent years to the east of Friockheim.

We do not support the increase in the density of the site already allocated in the Angus Local Plan Review, 2009, to the south of Gardyne Street, from 40 to 80 units, with 50 units in the period 2016-2021 and 30 in the period 2021-2026. We have concerns over its location, deliverability and the implications of the allocation for any development coming forward in Friockheim over the 10 years of the plan.

A planning application Ref: 11/00002/PPPM was granted in December 2011 for new housing, open space, a new health centre and public car park for this site, the development has not been forthcoming to date, despite the site having been allocated for almost a 5 year period.

A second planning application ref: 14/00825/MSCM for the Approval of Matters Specified in Conditions for Erection of 80 Dwellinghouses & Garages (11/00002/PPPM) at Site at Gardyne Street, Friockheim for Guild Homes (Tayside) Ltd was resolved to be granted, subject to a Section 75 Obligation, at the Development Standards Committee on 10th March 2015. This will result in the site forming part of the effective housing land supply. However, the approval will only result in an additional 30 units and this supply is not considered to be sufficient.

It is relevant that although the site was allocated for 40 houses in the ALPR, 2009 the site has not been developed to date. These 40 houses should have contributed to the effective supply for the period 2009-2014, but are now just simply being rolled forward and do not constitute a ‘new’ supply. In effect, only the additional 30 houses in the Proposed ALDP represent ‘new’ housing and this is regarded as deficient over a 10-year period given the status of Friockheim as a RSC.

It is considered that the density of the existing allocation was increased rather than extending the site area in the Proposed ALDP in order to avoid issues and concerns over flooding on this site. Appendix 4 includes photographs of the site on 21st December 2012 and indicates that both the existing site and the proposed extension to it, are susceptible to flooding and may not be suitable for new
residential development. Appendix 4 also includes photos of the field to the east of Friockheim, subject to this submission, which, by way of comparison, was freely draining on the same day, with no flood risk.

There is a further concern that the development may not be delivered, in any case, over the 5 year period anticipated. The developer has a number of other sites in the area allocated in the ALDP including 300 houses at Turfbeg, Forfar in the first period of the Plan. This site and others may take precedent in terms of implementation, over this allocation at Friockheim.

Although the permission and allocation suggest that a supply of housing is available, for the above reasons there is some concern over delivery. In any respect, as stated above the additional supply of 30 units up to 2026 is any case considered deficient.

It is therefore considered that land to the East of Friockheim should also be allocated in the ALDP over two periods that is 50 in the period 2016-2021 and 100 in the period 2021-2026, to augment the HLS. The allocation of this site in the second phase of the ALDP would also allow housing to be drawn down as required to meet the HLR in accordance with Policy TC1: Housing Land Supply/Release.

East Housing Market Area: Housing Land Requirement (HLR) & Housing Land Supply (HLS)

Policy 1: Location Priorities B of the Tayplan identifies that land on the edge of principal settlements can be considered and where there is insufficient land or where the nature/scale of land use required to deliver the Plan cannot be accommodated within or on the edge of principal settlements. The TAYplan also emphasises being ready to support the progress of the recovery and requires Local Development Plans to identify sites which are effective or capable of becoming effective to meet the housing land requirement up to year 10, maintain a minimum 5 year effective housing land supply and work towards a 7 year supply by 2015.

Within the North Angus Housing Market Area, TAYplan establishes an 80 unit per annum requirement. Policy 5: Housing of the TAYplan requires a 5 year housing land supply at all times, that is, 400 units (80 units x 5 years) and for LDPs to work towards a 7 year requirement, that is, 560 units (80 units x 7 years).

The HLA, 2014 identifies a 5 year HLS of 395 units and although this falls short of the effective 5 year HLR of 400 units, by only 5 houses, the supply cannot be said to be generous as required by SPP. The HLA indicates that there is a 7-year supply of 491 units and the required TAYplan target is not currently being met.

Whilst Table 1 of the Proposed ALDP identifies that the HLR will be met over the 10 year period of the LDP through allocations in the ADLP, again the supply is not
generous and if a flexibility range of 10%-20% is applied as required by SPP, there would be a HLS deficit in East Angus of 25-137 units.

In order to augment the HLS and ensure the delivery of a range and choice of effective housing land, it is therefore considered that land to the East of Friockheim should also be allocated in the ALDP over two periods that is for 50 units in the period 2016-2021 and 130 units in the period 2021-2026. The allocation of this site in the second phase of the ALDP would also allow housing to be drawn down as required to meet the HLR in accordance with Policy TC1: Housing Land Supply/Release.

Site Specific Representation

Planning Policy Context

The Council historically preferred land to the East of Friockheim for providing new housing land and previously identified this site as their preferred site in the Finalised Local Plan. It was only removed by the Reporter at the Inquiry following strong representations by the developer at Gardyne Street to allocate this land instead. Mr F M Batchelor was not invite to the Inquiry to assist in defending the Council’s preferred position for development at Friockheim East. It is considered that the Council should return to the view previously held, that the further growth of Friockheim should be to the east of the village.

It is considered that the description of Friockheim contained in the MIR supports development to the east, in preference to the south, stating that “Friockheim was a planned village and one of its principal characteristics is the original compact triangular form. ... Recent housing development has taken place at the eastern end of the village where the landscape is generally flat and open, the area having been restored following mineral extraction. ...Gardyne Street currently provides the southern boundary with views across open agricultural land, set against a woodland backdrop of Friock Wood”.

The Council’s description of Friockheim identifies that the landscape to the east is favourable and there is an implication that the southern village boundary provided by Gardyne Street provides for a long-term stable boundary, with southerly open views beyond, which should be retained.

The Council’s site assessment undertaken in relation to the MIR submissions concluded that the site accords with the objectives and location priorities of the TAYplan (approved June 2012), the site accords with the preferred strategy for settlements in the rural area of the Angus Main Issues Report (November 2012) and the site forms part of a preferred or reasonable alternative option included in the Angus Main Issues Report (November 2012). The principle of this site for future housing land would therefore appear to be supported by the Council, subject to the requirement for additional housing land to be released.
The Site

The site to the east of Friockheim extends to an area of approximately 10.0 hectares and is considered capable of accommodating around 150-200 houses over the short, medium and long-term, together with improved recreational/community facilities. It is anticipated that 50 houses could be developed in the short-term, between 2016-2021, with the remaining development potential following thereafter.

This site is capable of comfortably accommodating new development within the local and wider landscape setting whilst also contributing to the effective housing land requirement of the Housing Market Area and sustaining local services and facilities in Friockheim.

The Development Concept Framework for the site is attached in Appendix 2 and the Masterplan Framework attached in Appendix 3.

Development Concept Framework (DCF) and Masterplan Framework (MF)

The Development Concept Framework (DCF) and Masterplan Framework submitted with these representations identify the development context of the site having regard to its wider and immediate setting and intends to provide a context for the future masterplanning of the site having regard the national planning design principles contained in Designing Streets and Designing Places.

The site is well connected both visually and physically to the settlement and can provide for an integrated and well-connected sustainable development.

The easterly growth of Friockheim, not only respects the previous historic growth of the village, but also allows new development to have cognisance of the established characteristics of the ‘planned’ village through the development of design principles guiding the future development of the site though a masterplanning process. It is intended that this process will develop in liaison with the community and other interested parties including Angus Council.

The design-led approach to the future development of this site reflects the requirement to create high quality places which is endorsed nationally, strategically and locally within the MIR.

Infrastructure and Community Facilities

The site is free from infrastructure constraint and is accessible; in summary:

- Access: Satisfactory access can be achieved from the B965 and from Kirkden Street.
- Ground Contamination: No known constraint
Flooding: SEPA Flood Map cautions that there may be localised flooding from the Lunan Water on the northern boundary of the site although this will not affect the development opportunity.

Trees/Woodland: No constraint

Wildlife/Habitat: No known constraint (subject to survey)

Archaeology: No known constraint (subject to survey)

Drainage: Improvements required to the wastewater treatment plant required.

Water Supply: No known constraint

Ownership: No constraint

Right of Way/Core Path: No Core Paths cross the land although connections can be made to adjacent Core Paths 120, 119 and 116. Connections can also be made into adjoining adopted roads and footways which form part of the wider Network.

Path/Cycle Network: adjacent to site on adopted roads and footways

Bus Stop: within 500m

Train Station: approximately 12km (Arbroath)

Availability for Development: Within 0-5 years (Phase 1: 50 - houses approximately) and 5 to 10 years (Phase 2 – 50 – 130 houses approximately).

Suggestion

It is suggested that land to the East of Friockheim should also be allocated in the ALDP for residential development and community uses, with housing phased over two periods, that is, 50 units in the period 2016-2021 and 130 units in the period 2021-2026, to augment the HLS. The allocation of this site in the second phase of the ALDP would also allow housing to be drawn down as required to meet the HLR in accordance with Policy TC1: Housing Land Supply/Release.
APPENDIX 1

Location Plan

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Location plan

Site Number    7E   East of Frindolhem

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APPENDIX 2
Development Concept Framework & Site
Appraisal

(Note: This document has been submitted by disc due to the size of the file)
Land to the East of Friockheim
Submission on Angus Local Development Plan Main Issues Report, 2012

Site Appraisal & Development Concept Framework

December 2012
Contents

- Introduction
- Site Location
- The Vision
- Friockheim: The Village
- Existing Land Uses
- Street Pattern & Direction of Growth
- Townscape Visual Characteristics
- Connectivity
- Landscape
- Topography
- The Site: Relationship to the Surrounding Area
- The Site: Photographic Schedule
- Access, Infrastructure & Services
- Flood Issues
- Planning Policy
- Deliverability
- Indicative Development Concept Framework
- The Submission

Land East of Friockheim
Introduction

This representation is made in relation to the Angus Local Development Plan Main Issues Report, 2012.

The submission is being made on behalf of Mr M. Batchelor on land in his ownership to the east of Friockheim. The land extends to an area of approximately 10.0 hectares and is capable of accommodating around 150 – 200 houses, together with improved recreational/community facilities over the short and longer-term period of the LDP.

The purpose of this submission is to provide a context for the future growth of Friockheim on land to the north of Farnell Road (B965) and to the east of the village, having regard to good practice in terms of achieving sustainable high quality places and delivering effective new housing land for the area.

This Site Appraisal and Development Concept Framework provide the basis for the future masterplanning of the site. The indicative concept framework is illustrative only to provide an indication of the pattern and scale of development which could be accommodated on the site.

There are no doubt a number options for the future development of the site which can be progressed further through the masterplanning planning process and through consultation with the community and other interested parties.

This statement supports the identification of this site for new residential development to provide for the future growth requirements of Friockheim.
Site Location

Land East of Friockheim
The Vision

0 To provide for an appropriate level of growth for the village over the next 20 years, by providing:
   0 High quality new housing.
   0 New affordable housing.
   0 New open space, recreational areas and new footpath connections.
   0 Development which respects and has regard to the townscape characteristics of Friockheim

0 To sustain and support existing services in the village, without placing an unnecessary burden on local resources.
Friockheim – The Village

Friockheim is one of the larger villages in Angus with a population of approximately 800. The village is located centrally within Angus and is an important service centre providing a range of local services and employment. The Angus Local Plan Review, 2009 recognises that the settlement also has a commuter role with many residents living in the village and working in other nearby employment centres.

The village has a distinctive street pattern and character with its historic pattern of growth having taken place from west to east. The development land to the east of Friockheim would continue this historic pattern of growth.

The village’s primary growth occurred at the beginning of the nineteenth century, with the flax spinning mill attracting a number of textile workers. The mill disappeared in the 1960s but the early street pattern is still evident with development being largely and distinctively contained to the north of Gardyne Street. The historic street pattern is characterised by the ‘wedge’ of buildings confined by Gardyne Street and Millgate, with a number of lanes running in a north, south direction connecting the two. As development progresses further to the east, streets also intersect in a westerly to easterly direction.

Open fields run to the south of Gardyne Street, to Friock Wood beyond and the lunan water contains the village to the north.

Friockheim and Kinnell Parish Church forms a focal point and landmark building on the apex of Millgate and Station Road, where it joins Gardyne Street. The village has a convenience store, newsagent and pharmacy, public houses, a number of small businesses and shops which are primarily located on Gardyne Street and Station Road. The village also benefits from community centres, a cemetery, a recreation ground and primary school.

Land East of Friockheim
Friockheim: Primary Existing Land Uses

Land East of Friockheim
Friockheim Street Pattern & Direction of Growth

Beg. 19th Century  End 20th Century

Land East of Friockheim
Townscape Visual Characteristics – Gardyne Street

Land East of Friockheim
Visual Characteristics – Traditional Townscape
Visual Characteristics – Townscape 20th Century

Land East of Friockheim
Connectivity: Roads

Strategic Network

Local Network

Land East of Friockheim
Connectivity: Public Transport

Bus Service: There are a number of bus stops along Gardyne Road, with the same service. The school also has a public and private service.
Connectivity: Core Paths & Site Accessibility

Angus Council: Core Paths

Site Accessibility

Angus Council’s Assessment of Possible Development Areas, 2003, carried out in relation to the preparation of the previous Angus Local Plan, favoured the allocation of this site, and identified the following positive aspects in terms of its accessibility:

- The site is well located to the B965/Gardyne Street and from this the regional road network and beyond;
- Friockheim is located in the centre of Angus within easy reach of Arbroath, Forfar and Brechin;
- Development would be required to be accessed from the B965 east of the school (note: this access is acceptable to Roads at Angus Council);
- The site would be served by existing local bus routes;
- Footpath/cycle links could be designed to feed into the local network.

Land East of Friockheim
Friockheim: Tayside Landscape Character & Visual Quality

Tayside Landscape Character Assessment, 1999
Landscape Character Type: Dipslope Farmland (13)

Key Characteristics:
- Extensive area of land, generally sloping from the north–west to the south–east.
- Dominated by productive agricultural land.
- Low woodland cover, except on large estates and along river corridors.
- Variety of historic sites.
- Dispersed settlement pattern, including some suburban development.
- Limited visual impact of Dundee and Arbroath.

Guidelines for Development (paragraph 5.13.11):
- Focus new development in existing towns and villages, so as to reinforce the historic pattern of settlements.
- Discourage simple grafting of housing estates onto the edge of settlements & encourage more imaginative schemes which respond to the existing patterns of layout, structure, massing and scale;…

Angus Council’s Assessment of Possible Development Areas, 2003 – Landscape & visual Quality:
- The site is generally level, featureless pasture land forming a wedge eastwards from the village…;
- The site is relatively open from the north, east and south (note: a landscape buffer has since been planted along the entire eastern boundary).
- Development would extend Friockheim into open country (note: a landscape buffer has since been planted along the entire eastern boundary).
The Site: Relationship to Surrounding Area

- Existing Landscape Edge
- Site with Planning Permission for 4 Houses
- Existing Brownfield Site
- Built/Hard Edge
- Access Opportunity

Land East of Friockheim
The Site: Photographic Schedule
The Site: Photographic Schedule

Views from Farnell Road

Views from Kinnell Gardens to North, East and South

Land East of Friockheim
The Site: Photographic Schedule

Views to and from Kirkden Road

Views along the Northern Boundary

Land East of Friockheim
The Site: Photographic Schedule

Views to Northeast, East and Southeast of Site

View to West and Northwest

Land East of Friockheim
The Site: Access, Infrastructure & Services Requirements

The site is free from infrastructure constraint and is accessible; in summary:

Access: Satisfactory access can be achieved from the B965 and from Kirkden Street.

Ground Contamination: No known constraint

Flooding: SEPA Flood Map cautions that there may be localised flooding from the Lunan Water on the northern boundary of the site although this will not effect the development opportunity

Trees/Woodland: No constraint

Wildlife/Habitat: No known constraint (subject to survey)

Archaeology: No known constraint (subject to survey)

Drainage: Improvements required to the wastewater treatment plant required.

Water Supply: No known constraint

Ownership: No constraint

Right of Way/Core Path: No Core Paths cross the land although connections can be made to adjacent Core Paths 120, 119 and 116. Connections can also be made into adjoining adopted roads and footways which form part of the wider Network.

Path/Cycle Network: adjacent to site on adopted roads and footways

Bus Stop: within 500m

Train Station: approximately 12km (Arbroath)

Availability for Development: Within 0–5 years (Phase 1: 50 – 100 houses approximately) and 5 to 10 years (Phase 2 – 50 –100 houses approximately)

The site is not at risk from flooding and this is illustrated on the SEPA flood risk map below.

It is relevant, however, that during the heavy rains in December 2012, the yet undeveloped allocated site (FK2) to the south of Gardyne Street, was susceptible to severe flooding.

Land to the east of Friockheim, subject to this submission, drained free of rainwater and as such the site should be preferred for development.

Site FK2 is clearly constrained from effective development due to flood risk.

Land East of Friockheim: Free from Flood Risk (21.12.12)

Flooding on Site FK2: View to Gardyne St (21.12.12)

Flooding on Site FK2: View from Gordon Place (21.12.12)

Land East of Friockheim
Planning Policy

Representations have been made on the Angus Local Development Plan Main Issues Report, supporting the option to extend Friockheim to the East.

The general strategy for the LDP, which seeks to guide the majority of new housing and employment development to locations within the principal settlements that have the capacity to accommodate new development integrated with transport infrastructure, is supported. Friockheim is an appropriate settlement for growth, and the strategy in the MIR reflects the requirements of the TAYplan SDP, 2012.

The submission suggests that this site can accommodate modest growth over the LDP period and beyond, on a site, which is capable of delivering effective housing land over the plan period, whilst sustaining local services.

The site is free from infrastructure constraint and there is a willing land owner and developer. The site offers the opportunity to extend the choice of housing land in this area.

It is submitted that this site should be preferred to site FK2, or an extension to it.
The Site: Deliverability of Friockheim East

The submissions made on the MIR seek the allocation of this site in the new Angus LDP.

Services are available, or can be made available to accommodate the proposed development.

The landowner is willing to develop the land for housing and provide for enhanced recreational and open space provision.

There is available education capacity and the new housing would support the local primary school.

The East Angus Housing Market Area has proved popular for housing and local evidence of this is demonstrated by the recent housing development to the east of the village, by the landowner. No development has taken place to the south of Gardyne Street and this site is not considered to be as attractive as Friockheim East.

The modest expansion of the village to the East intends to embrace the principles of sustainable urban design in the concept layout, for the site, guided through the masterplanning process.

The landowner has a track record of delivering and building houses at Friockheim and there is also additional developer interest in this site.

The following concept development framework, is indicative only, and is intended to be developed further in discussion with the community and other parties through a masterplanning process.
Friockheim East: Indicative Development Concept Framework

Land East of Friockheim
Friockheim East: Submission

This submission accompanies representations made on the Angus Local Development Plan Main Issues Report.

The submission supports the extension of the Friockheim Settlement Boundary to include land to the east, reflecting the natural growth pattern of the village.

It is intended that the site should offer a high quality environment and provide for a sustainable form of development, the details of which will be guided through a masterplanning process in consultation with the community.

It is respectfully requested that this site, that is, land to the east of Friockheim is allocated in the forthcoming Angus Local Development Plan.
APPENDIX 3
Masterplan Framework

(Note: This document has been submitted by disc due to the size of the file)
Friockheim Masterplan Framework
Garry Adam Chartered Architects & Emac Planning LLP
Presentation Overview

Stage 1: Site Appraisal and Development Concept Framework (Submitted to Angus Council)

Stage 2: Further Design Analysis and Masterplan Framework (This Presentation)

The Design Approach
- Friockheim Streetscape Analysis
- Friockheim Townscape Analysis

Masterplan Approach
- The Site & Physical Characteristics
- Accessibility & Connectivity
- Building Blocks & Permeability
- Building Pattern

Masterplan Proposal
- Masterplan Framework
- Indicative Concept Design Principles
- Deliverability & Phasing

Next Steps
- Consultation
- Submission of “Initial Masterplan: Friockheim East”

Friockheim Masterplan
Initial Presentation
Friockheim is one of the larger villages in Angus, and with its central location provides an important role as a service centre. The village is also popular with commuters.

The village benefits from shops, public houses, a community centre, small businesses, a cemetery, a recreation ground and primary school.

The flax spinning mill attracted a number of workers to the village in the 19th century and led to its planned and distinctive pattern of growth.

The village is largely contained to the north of Gardyne Street and to the south of the Lunan Water.

Friockheim and Kinnell Parish Church is a prominent landmark building at the entrance to the village from the west, with the street pattern extending to the east from this apex to provide the distinctive wedge shape of the village, as viewed in this aerial photo.
Friockheim Streetscape Analysis – Street Pattern

- Friockheim is characterised by a distinctive street pattern.
- Streets extend from west to east creating a wedged street pattern.
- Historic growth has continued in an easterly direction within the strong confined street pattern.
- Gardyne Street (to the south) and Millgate (to the north) create the strong outer boundary to the village.
- Secondary streets run in a north-south direction connecting into the two perimeter roads.
- As development progresses further to the east, streets also intersect in an east-west direction.
- The street pattern provides for a high level of permeability through the village.
Friockheim Streetscape Analysis – Pedestrian Network

Friockheim Masterplan
Initial Presentation
Friockheim Streetscape Analysis – Structure & Growth

- Clear block Layout.
- **Dark** Grey: Historic/vernacular development blocks.
- Historical direction of growth: west to east.
- **Light Grey:** More recent development blocks (post 1960s).
- **Post 1960s growth:** west to east, some northerly expansion and some fragmented development to the southeast and southwest.
Friockheim Streetscape Analysis – Pattern of Development

Historical/Vernacular Growth:
- Buildings re-enforce block edges.
- Some fragmented/infill development within traditional block pattern.
- Close association of buildings with street frontage.
- Dense pattern of buildings on street frontage, with relatively spacious rear gardens.

Post 1960s Growth:
- Buildings front street, but are generally set further back with front gardens.
- Buildings generally have more space on either side.
- Cul-de-sac development to east.

Overview:
- Predominantly characterised by permeable grid pattern layout, however, both vernacular and more modern growth have resulted in pockets of non permeable development.
Friockheim Streetscape Analysis – The Site Extending to the East

Friockheim Masterplan
Initial Presentation
Friockheim Townscape Analysis - General

- Compact Streets, with development and houses fronting roads.
- Overall general uniformity in parts of historic townscape.
- Strong edges to streets provides for a clear and legible townscape pattern.
- A comfortable pattern of street enclosure and surveillance is formed by the scale of development and street width.
- Properties closely knit, with some interspersed gaps created through gardens, garages or access.
Friockheim Townscape Analysis - General

- Relief in streetscape created by juxtaposition of some properties at right angles to the street.
- Properties closely knit, with some interspersed gaps created through gardens, garages or access.
- The interruption of the generally harmonious street rhythm creates interest along the various routes within the historic part of the village.
Friockheim Townscape Analysis - General

- The historic village is characterised in places by some infill/backland development.
- This breaks the continuous frontage overall character in some streets, whilst providing interest and diversity in the overall street pattern and townscape.
Friockheim Townscape Analysis – Gardyne Street North

- Gardyne Street creates a strong existing boundary separating the village to the north from the countryside to the south.

- The street is characterised by frontage development along the northern boundary, with a stone wall and open fields to the south.

- The growth of the village has historically taken place to the north of the street, extending in an easterly direction.
Friockheim Townscape Analysis – Gardyne Street South

- The open fields to the south form part of the established historic and current character of the village.
- The only built development to the south of the street, is to the west, where there is a retail/commercial core at the entrance to the village.
- The land to the south of Gardyne Street is susceptible to flood risk.
- Development to the south of Gardyne Street would be segregated from existing land uses established to the north.
Friockheim Townscape Analysis – Lunan Water/Millgate

- The Lunan water creates a strong existing natural boundary between the village and countryside to the north.
- The existing built form has extended along and to the south of this boundary.
- Gaps are provided between residential buildings on the northern boundary of the village allowing access to the route along the burn.
- The Lunan water is delineated by mature trees along part of its boundary with the village.
Friockheim Townscape Analysis – Landscape/settlement edge to east

- The site extends from the eastern edge of the village, with the recreation ground located immediately to the south. The lunan water contains the site to the north and a tree buffer encloses the site along its eastern edge.

Friockheim Masterplan
Initial Presentation
Friockheim Masterplan Approach – The Site
Friockheim Masterplan Approach – Physical Characteristics

Site Area: 9.29 hectares
Access: Satisfactory access can be achieved from the B965 and from Kirkden Street.
Ground Contamination: No known constraint
Flooding: SEPA Flood Map cautions that there may be localised flooding from the Lunan Water on the northern boundary of the site although this will not affect the development opportunity
Trees/Woodland: No constraint
Wildlife/Habitat: No known constraint (subject to survey)
Archaeology: No known constraint (subject to survey)
Drainage: Improvements required to the wastewater treatment plant required.
Water Supply: No known constraint
Ownership: No constraint
Right of Way/Core Path: No Core Paths cross the land although connections can be made to adjacent Core Paths 120, 119 and 116. Connections can also be made into adjoining adopted roads and footways which form part of the wider Network.

Path/Cycle Network: adjacent to site on adopted roads and footways
Bus Stop: within 500m
Train Station: approximately 12km (Arbroath)
Availability for Development: Within 0-5 years (Phase 1: 50 - 100 houses approximately) and 5 to 10 years (Phase 2 – 50 -100 houses approximately)
Friockheim Masterplan Approach – Potential Connectivity (Vehicular, Cyclists & Pedestrians)
Friockheim Masterplan Approach – Building Blocks & Permeability (General Structure)

- Proposed blocks reflect existing scale and general development pattern of village.
- Permeable/grid street pattern repeated.
- Direction of growth reflects historical pattern of development within contained northern and southern boundaries.
- Easterly direction of growth defined by existing landscape tree boundary.
Friockheim Masterplan Approach – Building Blocks & Permeability (Detailed Structure)

- Proposed blocks reflect existing scale and general development pattern of village.
- Permeable/grid street pattern repeated.
- Direction of growth reflects historical pattern of development within contained northern and southern boundaries.
- Easterly direction of growth defined by existing landscape tree boundary.
Friockheim Masterplan Approach – Building Pattern

- Proposed development block arrangement reflects existing built form.
- Street pattern replicates historical grid/permeable street pattern.
- A predominant street frontage replicates existing strong block edges.
- Street pattern allows for varied interior/traditional backland development.
- Proposed interior blocks integrate parking and green space – reflecting existing townscape characteristics.
- Permeability reflects existing townscape characteristics & secures future integration/connectivity.
- Direction of growth reflects historical pattern of development within contained northern and southern boundaries.
- Easterly direction of growth defined by existing landscape tree boundary.
Friockheim Masterplan Proposal – Aerial Concept

Friockheim Masterplan
Initial Presentation
Friockheim Masterplan Proposal – Aerial Concept

The proposal reflects:
- Historical ‘blocks’ of growth
- Historical Street Pattern
- Historical direction of growth.

The proposal offers the opportunity for:
- Integration with the existing settlement pattern.
- Integration with the existing townscape through high quality design.
- Integration with existing land uses.
- Maximising of existing patterns of connectivity.
- The location of the site avoids segregation/severance which result from development to the south of Gardyne Street.
- Phased development accommodating the future growth requirements of the village.
- This site facilitates Scottish Government’s objectives for sustainable growth.
Friockheim Masterplan Proposal – Indicative Design Concept Details 2

- Frontage Development.
- Internal Courtyards.
- Pedestrian access from existing roads.
- Living Streets, with maximum surveillance and shared access.
- Potential for Sustainable Urban Drainage Systems (SUDs).
- Potential for landscape and ecological enhancement.
Friockheim Masterplan Proposal – Indicative Design Concept Details 2

- Frontage Development.
- Living Streets, with maximum surveillance and shared access.
- Potential for Sustainable Urban Drainage Systems (SUDs).
- Potential for landscape and ecological enhancement.
Friockheim Masterplan Proposal – Indicative Phasing

Site Area = 9.29 hectares
Total Units = 179 (60% buildable @ 30 units per hectare (approx.)

Anticipated Mixed Residential Tenure: 20% - 2 bedrooms = 33 units; 35% - 3 bedrooms = 58 units; 45% - 4 bedrooms = 75 units.
Phasing: 60 units (approximately) per 5 year period from commencement

Friockheim Masterplan
Initial Presentation
Friockheim Masterplan Proposal – Next Steps

Next Steps
- Consultation
- Submission of “Initial Masterplan: Friockheim East”
APPENDIX 4
Photographic Schedule: Site FK1 Land South of Gardyne Street
Land to South of Gardyne Street (February 2013)
Land to South of Gardyne Street (February 2014)