

Westfield Loan - Forfar, Angus

Welcome to Scotia Homes public exhibition for our full planning application proposals for a residential development on land adjacent to Westfield Loan in Forfar, Angus. We are keen to hear the views of local people before we consider submitting a planning application to Angus Council.



Chapelpark, Aberdeenshire



Hazelwood, Blairgowrie



Highwood Croy, Inverness

Scotia Homes

Established in 1990, Scotia Homes is a multi-award-winning residential property developer headquartered in Ellon, Aberdeenshire, with a smaller regional office in Kingsmuir, Forfar. Scotia has been building homes across the north of Scotland for over 30 years, setting itself apart by adopting a flexible approach to its developments, having the ability to create both suburban and innovative urban placemaking style developments.

Scotia's flexible approach to development involved a transition from housebuilding to townbuilding, and has gained favourable support from Scottish Government, Local Authorities, customers and stakeholders, and there is an enviable track record of delivering high quality homes, within highly desirable neighbourhoods.

We focus on quality and style, building the type of homes and creating new neighbourhoods within which people wish to live and make their home.

Purpose of this Exhibition

Scotia Homes are delighted to be bringing forward proposals for a residential development, public open space and associated infrastructure, at land adjacent to Westfield Loan in Forfar, Angus.

A Proposal of Application Notice (PoAN) was submitted on the 3rd October 2022 to Angus Council for this planned residential development which will form a key part of the allocated housing Site F4 as identified within the Angus Local Development Plan (LDP). With this public exhibition we look forward to sharing with you Scotia Homes initial design ideas on the delivery of new homes on the land adjacent to Westfield Loan.

This exhibition will provide more information about our proposals for the site, including proposed access points from Westfield Loan, pedestrian route opportunities, landscaping, drainage and conceptual layout for the new homes. The proposal is also being carefully considered in the wider context of the adjacent residential neighbourhoods of south Forfar, to ensure that the new homes and proposed public open space afford an appropriate landscaped setting for the local area.

Scotia Homes are committed to consulting with the local community on the developing proposals and we are keen to hear the views of the community, to assist in informing our scheme in advance of finalising and submitting our full planning application to Angus Council. Please take a moment to review the information presented and complete and submit a feedback form to let us know your views. **Please note the deadline for feedback is midnight on 18th November 2022.**



Site Context (Source: Google maps)

Timeline



Your views are important.
Please complete and return the feedback questionnaire by 18th November 2022.

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The Site

The site lies south of Westfield Loan and west of Dundee Road in Forfar, Angus and is approx. 10.1ha/ 24.9 acres in area.

The site forms part of the larger site allocated for housing in the Angus Local Development Plan (LDP) named 'F4 - Housing, Westfield'. F4 spans across 38.8ha/ 95.9 acres of land and is allocated for residential development of around 300 dwellings in the second phase of the development plan (2021 - 2026).



View west of site from Dundee Road



Future access to site off Westfield Loan



Existing housing along Westfield Loan



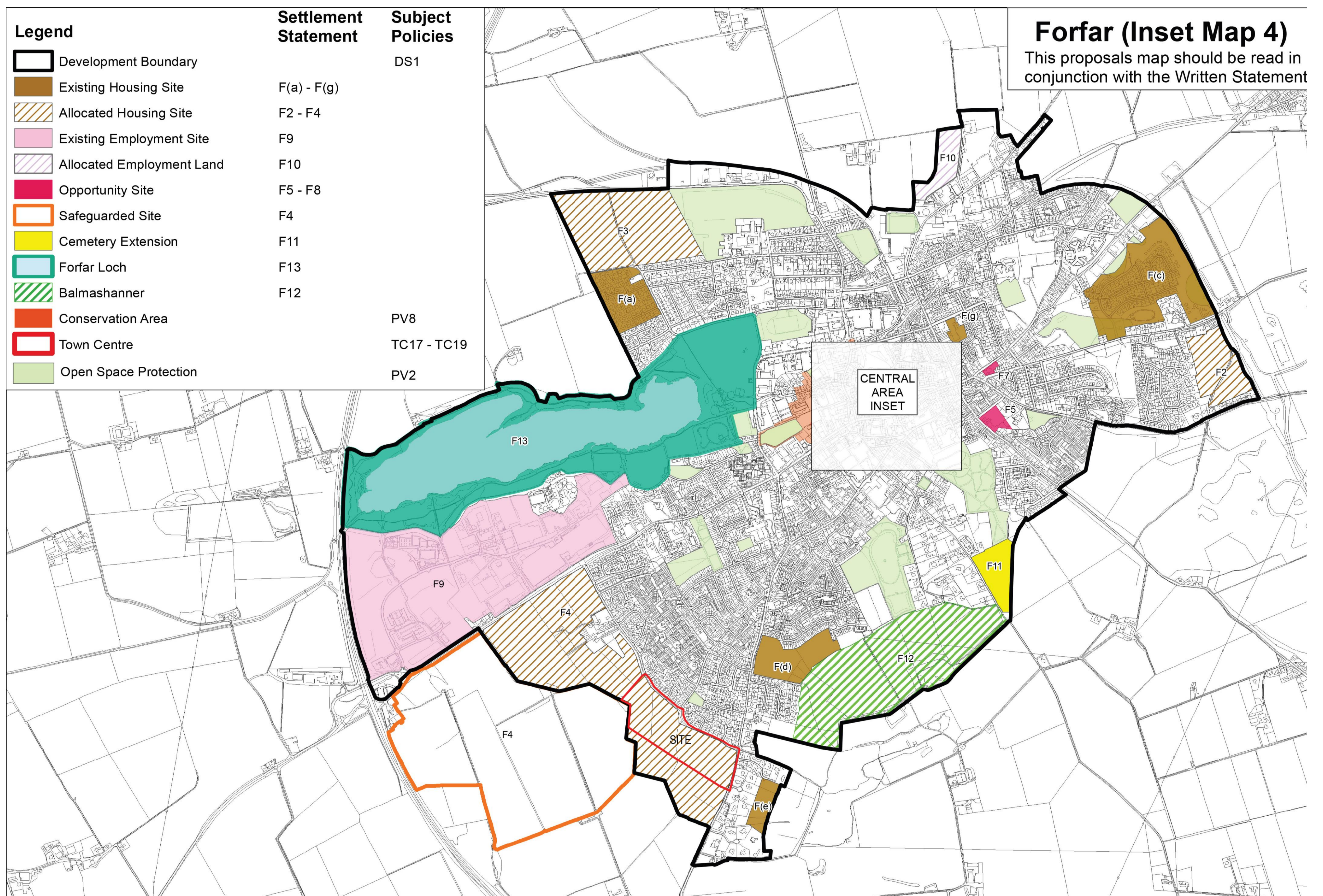
View south over site from Westfield Loan

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Planning Background

During 2013 and 2014 Muir Homes and Scotia Homes Ltd. undertook an extensive programme of stakeholder and community engagement which comprised of a two day community exhibition and stakeholder workshops which resulted in the allocation of Westfield in the Angus Local Development Plan (2016) as 'F4 - Housing Westfield'.

The Angus LDP estimates initial capacity of around 300 dwellings within the 38.3Ha allocated site with varying density from low along Dundee Road to medium/ high towards the west along Westfield Loan to offer a transition between the existing lower density Dundee Road housing and local countryside to the west of the A90.



Westfield Masterplan Framework

A new Masterplan Framework has been prepared by Barton Willmore on behalf of Hermiston Securities and Scotia Homes as a continuation of the previously prepared Development Framework (2013) and the subsequent allocation of the site in the Angus Local Development Plan (LDP 2016) as 'F4 - Housing Westfield'. The document provides an updated concept Masterplan for Westfield Loan which was informed by planning policy requirements, landscape and visual appraisal work and the conclusions of the 2013 Development Framework.

Further information on the masterplan can be accessed at: <https://westfield.consultationonline.co.uk/>



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Site Analysis



Key:

- | | | | |
|--|----------------------------|---|----------------------------|
|  | Application Boundary |  | Water main |
|  | Sun path |  | Gas main |
|  | Core Path 296 |  | Existing burn/ watercourse |
|  | Potential vehicular access | | |

Site Opportunities and Constraints

Opportunities

- Area of high quality housing
- Create areas of large open space
- Retention of existing landscaping

Constraints

- Water main running east—west
- Topography
- Gas main to running north-south to west of site
- Existing housing to north

Surrounding Development



Westfield Loan



Westfield Loan



Dundee Road

Examples of existing housing within close proximity to the site

Concept

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Initial Concept Diagram

The initial design approach looked to be respectful of the existing landscaping and trees present on the site and to reflect the local character and street pattern of the existing surrounding developments; all the while taking into account constraints such as the gas and water mains, existing trees and topography.

The proposal is to create a well connected high quality residential development, with strategic landscaping and pedestrian connections to create new housing which fits within its context and integrates itself within the wider community. Future connections to the south and west are also shown.



Developed Concept Diagram

The landscaping within the concept was further developed to offer a better transition between the existing settlement to the north and the countryside to the south.

To achieve this approach, the eastern portion of the site is shown as being less dense than the north with paths connecting Dundee Road to Westfield Loan via woodlands and landscaped areas. This area boasts larger plots to reflect those opposite the site along Dundee Road.

Existing trees are retained where possible and streets are proposed to be tree lined to enhance and build upon a landscape led approach.



- ① New surface water drainage (SUDs) placed within the lowest area of the site
- ② Footpaths enhancing pedestrian connections within and around the site with opportunities for future connections south
- ③ Proposed landscape buffer along Dundee Road
- ④ Lower density area
- ⑤ Existing trees retained where possible
- ⑥ Emergency access (opportunity for future distributor road)
- ⑦ Existing shrubs and bushes for privacy along Westfield Loan
- ⑧ Opportunity for linear open space/ park

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Further Developed Concept Diagram

The design was then further developed to look at massing, density and access throughout the site.

The landscape led approach is continued with green fingers along meandering footpaths being proposed between the low density units to the west and tree lined street throughout. The area within the watermain standoff offers further opportunities for open space and parks to serve the wider community as well as footpaths to connect the site with future developments to the south and west.

The proposal aims to offer a wide variety of homes from terraces, detached, semi-detached and bungalow units.



Developed concept diagram

- | | |
|--|---|
| ① New surface water drainage - SUDs basin | ⑤ Existing tree belt |
| ② Proposed vehicular access | ⑥ Proposed landscape buffer |
| ③ Emergency access (opportunity for future distributor road) | ⑦ Opportunity for linear open space/ park |
| ④ Connections to future developments | ⑧ Pedestrian connections |

Next Steps

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Thank you for taking your time to review the consultation material. Now you have seen the proposals what are your thoughts?

Please let us know by using any of the following:

Completing a feedback form:

This can be completed and submitted from the website
<https://westfieldforfar.consultationonline.co.uk>

Email:

Aneesa.Miller@libertyone.co.uk

In writing to:

Liberty One
 1 West Regent Street
 Glasgow
 G2 1RW

Consultation Deadline:

Please provide any feedback by **18th November 2022**

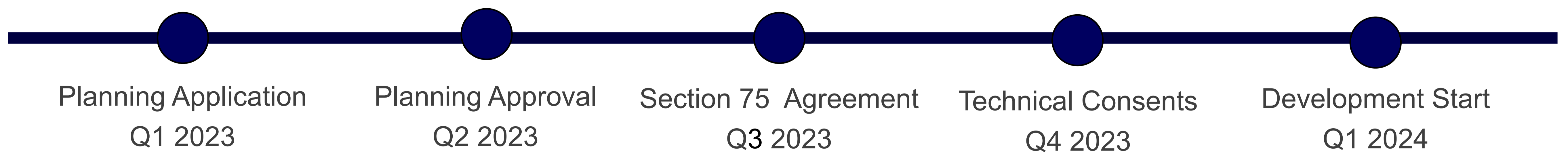
Feedback received during this public consultation will be used to inform the development proposals and Planning Application that will be submitted to Angus Council for consideration.

Next Steps and Next Event

Scotia Homes will look to fully consider the feedback received following this first exhibition whilst continuing to further develop the proposals and will host a further consultation event currently anticipated to be held on 1st December 2022.



Our Timeline



Please note: Comments made at this stage are not representations to the Planning Authority in respect of a Planning Application. On submission of a Planning Application there will be an opportunity to make formal representations to the Planning Authority at that time.