

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.



Chapelark, 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 second public exhibition we look forward to sharing with you Scotia Homes' developed design ideas following feedback from the initial public consultation held on the 1st of November 2022.

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 16th December 2022.**



Site Context (Source: Google maps)

Timeline

- Planning Application
Q1 2023
- Planning Approval
Q2 2023
- Section 75 Agreement
Q3 2023
- Technical Consents
Q4 2023
- Development Start
Q1 2024

Your views are important.
Please complete and return the feedback questionnaire by 16th December 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



Area for potential future access into site off Westfield Loan



Existing housing along Westfield Loan



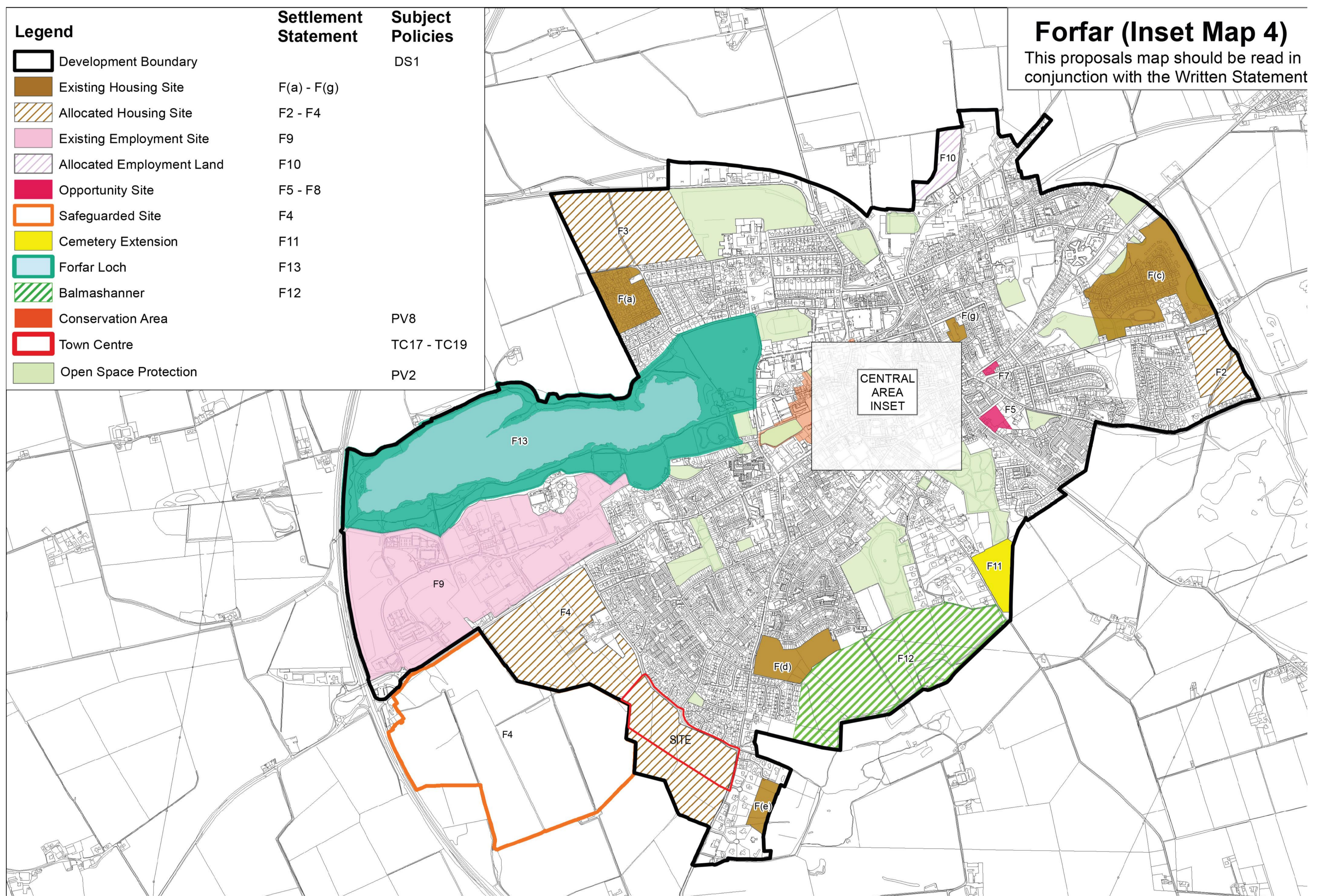
View south over site from Westfield Loan

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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.



Extract Local Development Plan Angus Council (2016)

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/>










Extract of Proposed Masterplan Framework (March 2022)

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Site Analysis



Key:

- | | | | |
|--|--------------------------------------|---|----------------------------|
|  | Application Boundary |  | Water main |
|  | Sun path |  | Gas main |
|  | Core Path 296 (to Balmashanner Hill) |  | 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



Slatefield Place



Dundee Road

Examples of existing housing within close proximity to the site

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

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Concept

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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 |

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November 1st Consultation General Public Responses

Public Comment	Response by Applicant
<p>1. Concerns over access into the site</p>	<p>Comments have been taken on board and three options for the secondary access - marked as emergency access in the first public consultation - have been prepared to appease concern and offer an alternative main access into the site off Westfield Loan to the previous layout.</p>
<p>2. Support for bungalows and larger family homes</p>	<p>A high number of bungalows are proposed on the site and are highlighted on the proposal page. The proposal offers private and affordable homes from 1 to 4 beds.</p>
<p>3. Concerns over loss of green space and footpaths/ trails</p>	<p>The proposal offers usable green space for the wider community, including footpaths throughout to maintain through routes for dogwalkers etc. The site was previously working Arable land.</p> <p>The site will be carefully landscaped and maintained to ensure high quality open spaces and retained beauty of the area.</p>
<p>4. Concerns over existing facilities capacity</p>	<p>Any impact on services and facilities such as schools as a result of the proposed development will be discussed with Angus Council and their developer obligations team through the planning application process.</p>
<p>5. Concerns over increase in traffic along Westfield Loan and Dundee Road</p>	<p>A transport assessment will be included in the planning application submission and will detail the extent of expected traffic generated by the proposal at peak times.</p> <p>An assessment of the potential impact on the Lochland Junction and mitigation discussions are ongoing with Angus Council and Transport Scotland</p>
<p>6. Concerns over biodiversity and local wildlife</p>	<p>Please refer to board 10 which highlights the steps which will be taken to achieve a Biodiversity Net gain on a former agricultural site.</p>
<p>7. Concerns over construction noise and traffic</p>	<p>The proposed development will be subject to necessary Construction Environment Management Plan (CEMP) and will consider noise, hours of construction etc as part of the planning process.</p> <p>A temporary access into the site for construction vehicles could be incorporated to minimise disruption to residents.</p>

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Proposed site layout

Following the first public consultation which was held on the 1st of November 2022, the layout was updated to show more detail in terms of scale, massing, road design, footpaths etc. Please note the secondary access on Westfield Loan remains as per the initial consultation but will be further developed following today's event and feedback on the 3 proposed access options highlighted on the next board.



Proposed Site Layout



Massing diagram

The adjacent diagram highlights the location of private bungalows and the area of affordable housing which accounts for 25% of the total number of units, as per Angus Council's planning policy.

The affordable housing will comprise of a variety of house types from larger, wheelchair accessible bungalows to cottage flats.

Key:

- Affordable housing
- Private bungalows



Example finishes palette - Hazelwood, Blairgowrie

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Junction Options

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Options 1

Potential staggered junction site access on Westfield Loan



Advantages

- Regular staggered junction layout is readily understandable by all road users
- Slows through traffic on Westfield Loan
- Provides direct route into development

Disadvantages

- May require widening on bends to permit passage of larger vehicles using Westfield Loan – if that is necessary there is a disbenefit to other users (longer crossing distances)
- Enables a direct route from Old Halkerton Road into development which may require traffic calming to slow vehicles

Options 2

Potential crossroads junction site access on Westfield Loan



Advantages

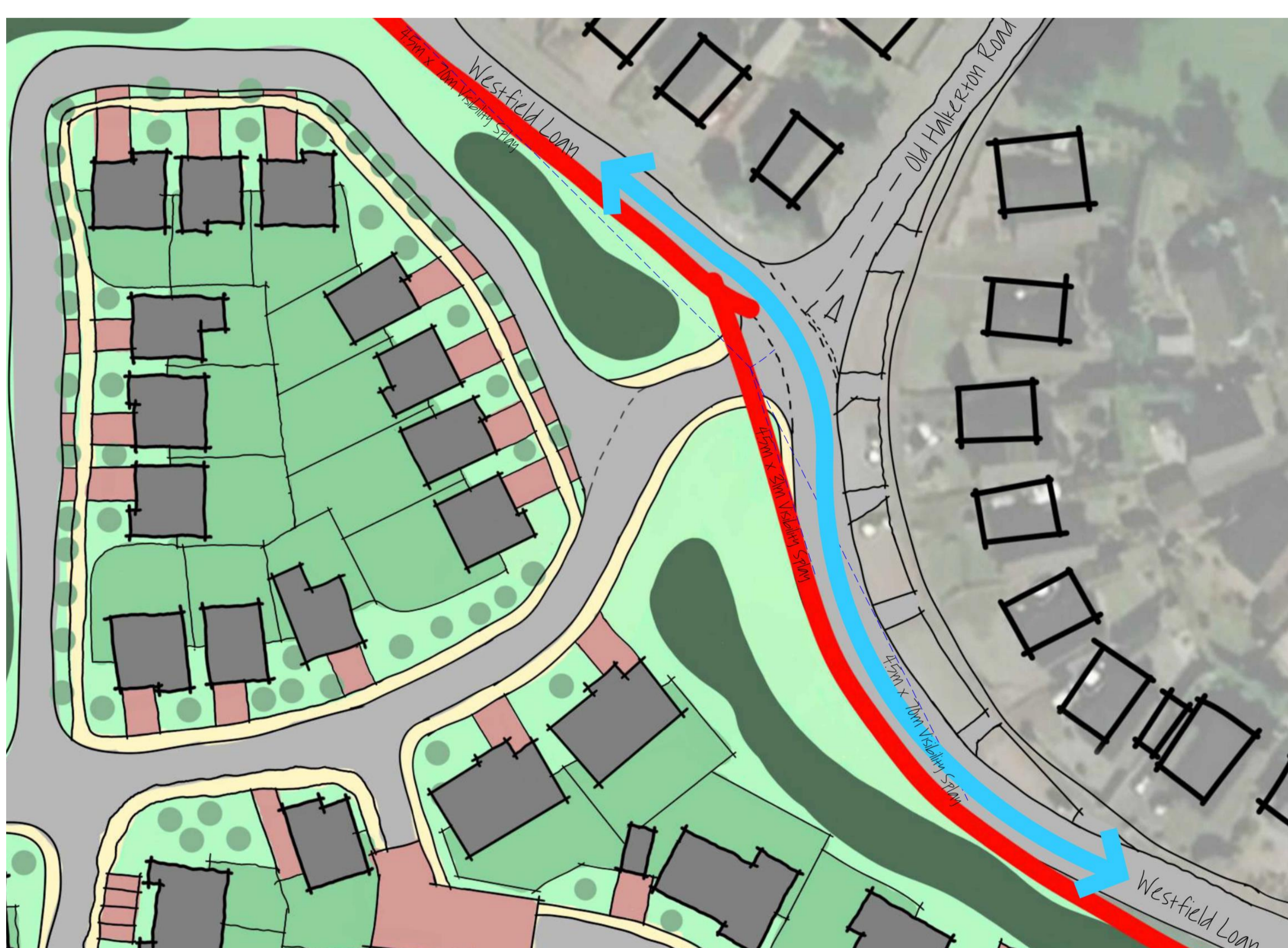
- Simple addition to existing road fabric creates crossroads
- Likely to be more advantageous to non motorised road users
- Causes 'straight across' development traffic to pause

Disadvantages

- Does not interrupt Westfield Loan through traffic
- Alignment of new development access imposes visibility penalty to right on leaving the development owing to alignment of new access road
- Creates slightly more flowing Westfield Loan alignment which may increase Westfield Loan speeds.
- Alignment of new development access may create difficulty for traffic turning in left from Westfield Loan

Options 3

Potential crossroads junction site access on Westfield Loan with 4.5x70m Visibility Splay



Advantages

- Simple addition to existing road fabric creates crossroads
- Likely to be more advantageous to non motorised road users
- Maintains current Westfield Loan alignment
- Causes 'straight across' development traffic to pause

Disadvantages

- Does not interrupt Westfield Loan through traffic

Please note a Transport Assessment (TA) will accompany the application when it is submitted. When discussing the traffic impact arising from development the 'TA' is focussed on peak time car traffic generation. Car ownership is not a reliable indicator of car usage at peak times. Accordingly, local area surveys have been carried out looking at existing peak time car usage and these reveal car based trip rates per house of 0.422 in the morning peak and 0.544 in the evening peak.

Applying these surveyed, local area, trip rates to – say – 125 homes would mean expected peak time car traffic generation of $(0.422 \times 125) = 53$ vehicles in the AM period and $(0.544 \times 125) = 68$ vehicles in the PM peak period.

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We will assess all environmental matters closely and consider them fully as part of any future detailed planning application. Additionally, we also look at the biodiversity of the site and ideally seek to achieve a Biodiversity Net gain in our developments, whereby measurable improvements in the natural environment are achieved. We seek to achieve this through a variety of measures, a few examples of which are noted below:



Shelter

Installation of bat boxes, swift boxes and insect hotels.

Considered lighting

Artificial lighting can impact foraging success and fragment commuting paths for species such as bats

Flowering mixes

Utilising nectar rich lawn mix and wet meadow mix in landscaped areas which encourage invertebrates and therefore food resource for birds



Considered planting

Incorporating a mix of conifer and broadleaved tree and shrub species such as Scot's Pine, spruce, larch, hazel, juniper and willows to provide a year-round source of seed, nut, berry and catkin foraging availability for red squirrel. Tree, shrubs and hedgerow in areas of landscaping can utilise species that produce nectar such as blackthorn, hawthorn, blackberry and dog rose and therefore attract insects and thus increase food availability to birds and bats in the local area



Landscaping Connectivity

Providing linked connective tree lines and areas of woodland on site to the surrounding landscape post development

Hedgehog highways

Leaving small gaps (c.13cm) under fencing panels for hedgehogs to pass through gardens and avoiding/ reducing the use of walls to allow hedgehogs to move more freely around the site post development





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 16th December 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.



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.

Your views are important.
Please complete and return the feedback questionnaire by 16th December 2022.