



MGA ARCHITECTURE

ABERFELL, ARBROATH

Proposed housing development and associated infrastructure, open space and landscaping.
Land at Crudie Farm, Arbirlot Road West, Arbroath

WELCOME

Scotia Homes are delighted to be bringing forward proposals for a residential development, incorporating open space and associated infrastructure at Crudie Farm, Arbroath.

Proposal of Application Notice (PAN) for residential development of 150no. houses was submitted to Angus Council and validated on 22th September 2023.

We are keen to hear the views of local people before we consider submitting a planning application to Angus Council. Your comments are very important to us and will be reported to Angus Council as part of the planning application process. We will also summarise any comments received and set this out in a Pre-Application Consultation Report. An Application for Planning Permission for the proposed development will then be submitted to Angus Council.

This exhibition will provide more information about our proposals, including proposed access points, 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, to ensure that the new homes and proposed public open space afford an appropriate landscaped setting for the local area.



Site location plan submitted with PAN



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.

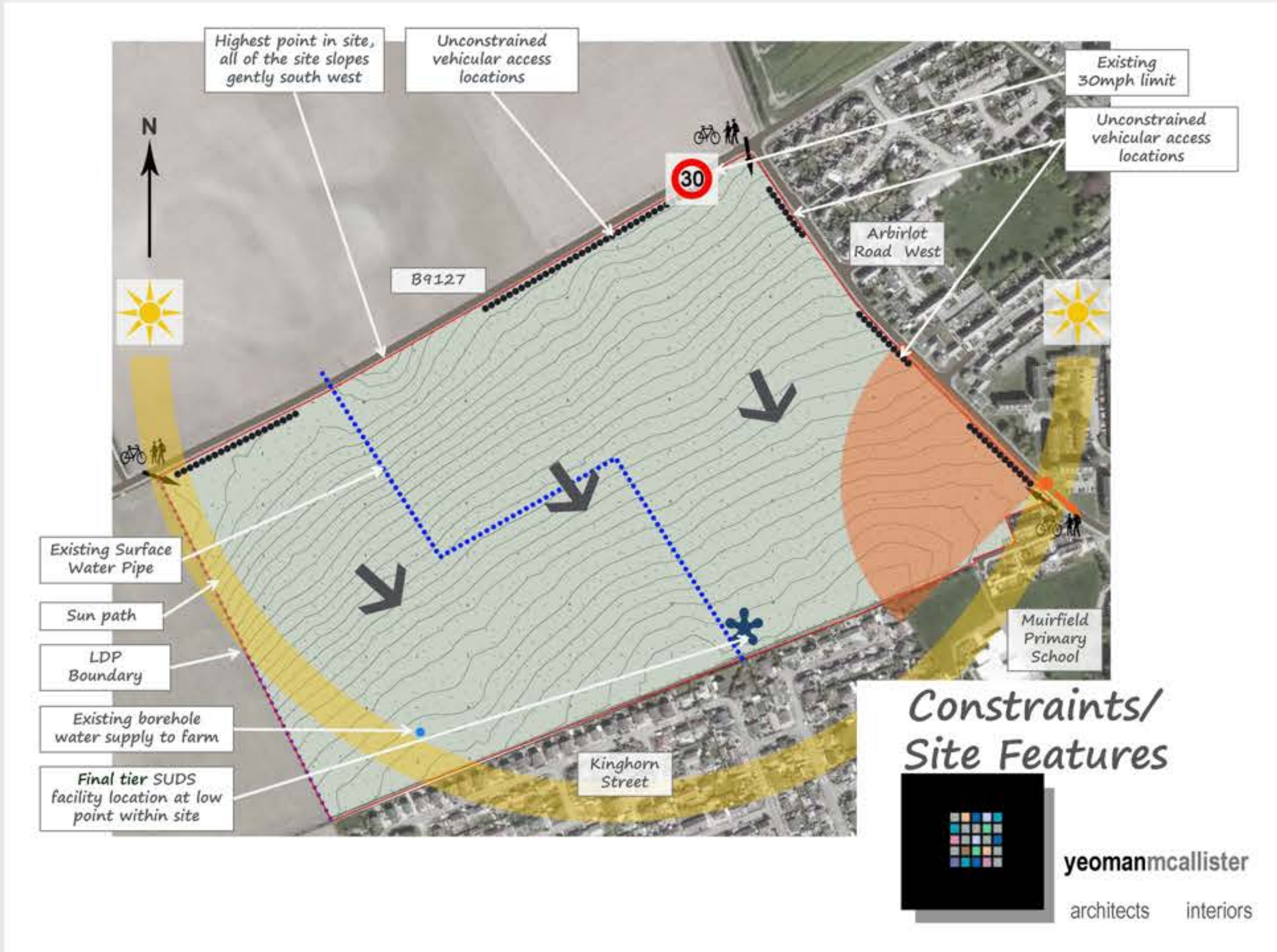
Scotia's flexible approach to development involved a transition from housebuilding to townbuilding, and has gained favourable support from Scottish Government, Local Authorities, customers and stakeholders, and there is an enviable track record of delivering high quality homes, within highly desirable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

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BACKGROUND AND CONTEXT



DEVELOPMENT BRIEF

A Development Brief for the site was prepared by Angus Council and Yeoman McAllister. This provides a guide for the development, informing the Phased planning application. It identifies the site constraints, opportunities and phasing plan shown on this page.

DEVELOPMENT PLAN

In the 2016 Local Development Plan the site is allocated as A2 Housing – Crudie Farm, Arbirlot Road West: 5ha of land at Crudie Farm is allocated for residential development of around 120 dwellings in the period 2021 – 2026.



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PHASE 2 DESIGN DEVELOPMENT



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Initial scheme for Phase 2 was developed in accordance with the Development Brief for the site.
The site layout was further developed in accordance with the emerging masterplan for the whole site and the Angus Council



FUTURE PHASES

An indicative layout has been developed in accordance with the development framework and pre-application advise comments from Angus Council.



AFFORDABLE HOUSING PROVISION

Currently Policy TC3 requires 25% affordable housing. The exact provision to be confirmed by Angus Council, including the housing for particular needs.

- Phase 1 Affordable Housing Provision
- Phase 2 Affordable Housing Provision
- Mainstream Housing

** Affordable Housing provision subject to confirmation by Angus Council

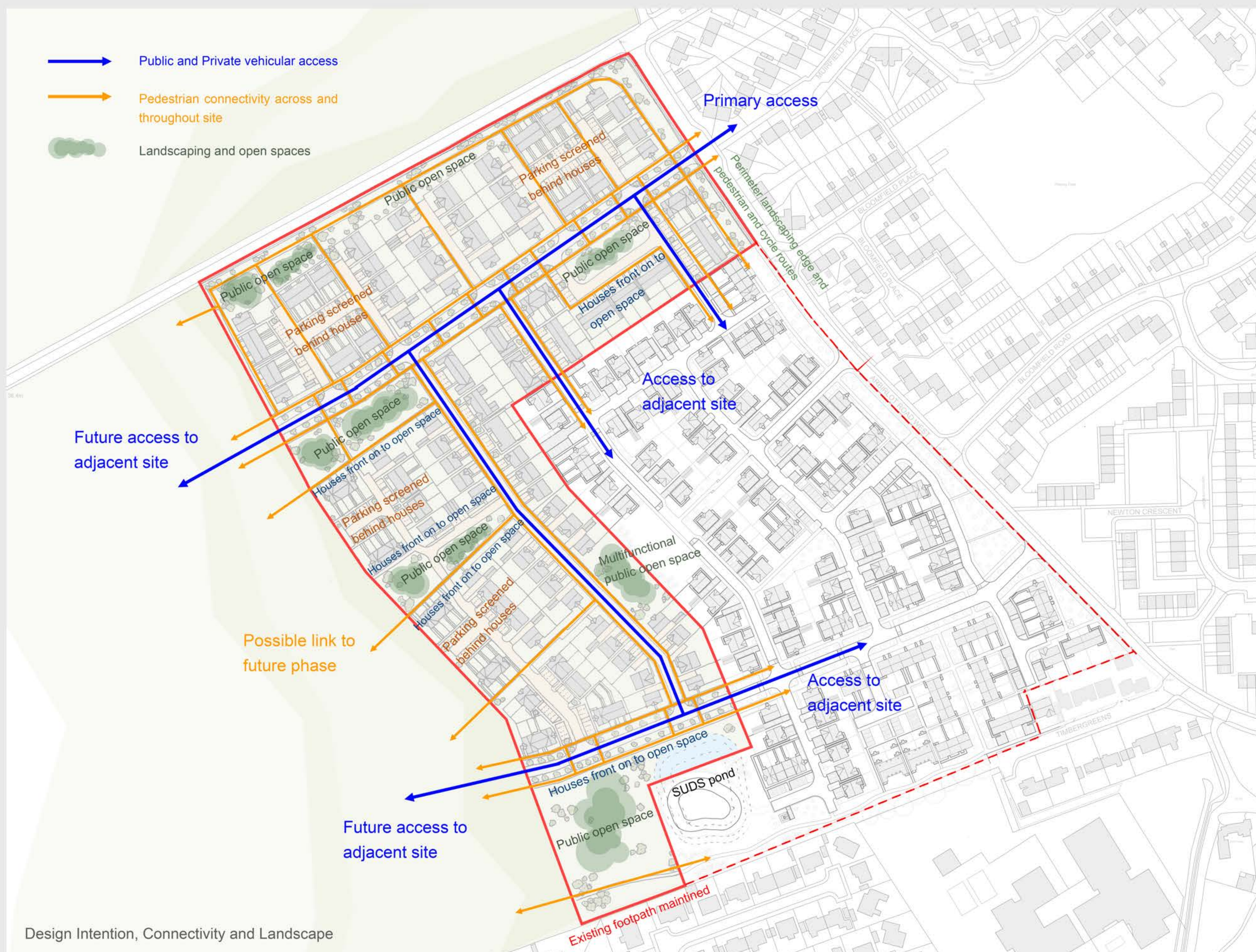
Proposed affordable housing location



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DESIGN CONCEPT



DESIGN INTENTION, CONNECTIVITY AND LANDSCAPE

Wider connectivity is provided by direct vehicular access to Arbirlot Road West with regular public transport links from the site to the town. The proposed pedestrian routes run along landscape corridors and public open spaces with links to the new SUDS systems. There are smaller landscape interventions within the overall streetscape which are intended to help create a sense of place that is both welcoming and pleasant from within, but also provides a pleasant environment and streetscape for passers by. Car parking is provided off street and in car parking courts screened from view. Shared road surface and regular traffic calming features will prioritise pedestrian use and contribute to safety. Prominent frontages within the development are treated to act as key features and act as strong visual key points within the development. Terrace blocks have been located within the development to create variety and visual interest. End terraces also provide further opportunities to form additional points of interest.



BIODIVERSITY

We will 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, including provision of shelter, considered lighting, flowering mixes, landscaping connectivity



HOUSETYPES

A new Scotia's range of housetypes to be used - 'The Collection'. The Collection range is modern in appearance featuring smooth white render, dark grey windows and doors, and feature panels of timber or brick. Some examples are shown above.

NEXT STEPS

Please let us know your feedback on the proposals by using one of the following:

A feedback form can be completed and submitted at www.scotia-homes.co.uk/consultation-planning.

In writing: planning@scotia-homes.co.uk
Scotia Homes, Balmacassie, Ellon, Aberdeenshire, AB41 8FQ

CONSULTATION DEADLINE IS 13TH FEBRUARY 2024.

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.