

The Proposals

The proposals aim to tie into the existing and adjacent access routes from Dundee Road, Northampton Road and Glenclova Terrace, integrating the development into the existing urban fabric.

The new roads generally follow the line of the contours of the site in order to minimise any 'cut & fill' on the site.

The proposed development is for 96 houses and 4 flats. The houses are predominantly single storey detached properties, with some 2 storey detached, semi-detached and terraced.

Development Style

The development has various areas which include streets, shared surface areas and closes. Each of these areas will generally have their own identity, but will be tied together by the consistent use of materials, house types and details. The tying together of the different spaces is intended to provide a sense of place to the occupants and visitors to the development.

The style of the houses being proposed is an interpretation of a modern Scottish vernacular, with rendered walls and pitched roofs finished in a dark tile or slate.

Open Space Provision

The proposed development includes various areas of public open space dispersed through the site. These include areas of existing trees and sloping ground which would be detrimental to develop, or unsuitable to use as garden ground.

The public open space areas combine to a total of 1.56 hectares, which is equivalent to 29% of the overall site area.

Links to Walking Routes

These areas of public open space also form connections and allow for extensions to existing walking routes accessed adjacent to the eastern boundaries of the site. These walking routes lead to rural walks around Forfar, including over and around Balmashanner Hill.

Archaeology

The site was most recently occupied by the Guide Dogs for the Blind, within Alexandra House, which has now been demolished. Historic maps from 1892 & 1937 show no development on the site, and very little around the site. The developer will liaise with an Archaeological Advisor from Angus Council regarding any possible investigation that may be required.

Ecology

A Preliminary Ecological Appraisal of the site was carried out in December 2016. The survey carried out showed no signs of bats, red squirrel or badgers on the site. There were nesting birds noted on the site as well as a small population of roe deer on the site and in adjacent woodland and grassland habitats.

Broad mitigation and good practice measures are recommended by the report in order to minimise the effects of development.

In line with Scottish Government guidance nesting boxes and replacement trees would be proposed to replace any trees removed during development.

SUDS (Sustainable Urban Drainage Systems)

The development site falls generally to the north western corner, adjacent to Dundee Road. Surface water drainage will therefore drain generally to that corner where a system of attenuation and filtration will deal with the water before being discharged to the existing surface water system in Dundee Road. Discharge to that sewer will be at an acceptable rate to be agreed with Scottish Water.

Affordable Housing

In 2010 a design for 120 houses was approved. This included an affordable housing provision of 15%. The current proposals seek to maintain that 15% provision. The housing would be various types including terraced, semi-detached and self-contained flats.

The tenure of the housing would be decided by Angus Council, dependant on their assessment of requirement at the time of development.

Constraints

A water main runs along the south eastern boundary, entering the site at a central point and existing again further east. The potential issues with re-routing an existing water main, along with the position in a relatively steep sloping part of the site mean that the water main will be retained in it's current position under the current proposals.

The scale of the development requires an additional electrical sub-station. This will be located in consultation with the appropriate service provider. Initially this is indicated adjacent to the pedestrian access from the corner of Glenclova Terrace/Airlie Crescent.





View of main site access from Dundee Road - looking east



View of north west corner of site from Dundee Road - looking south east

The Site

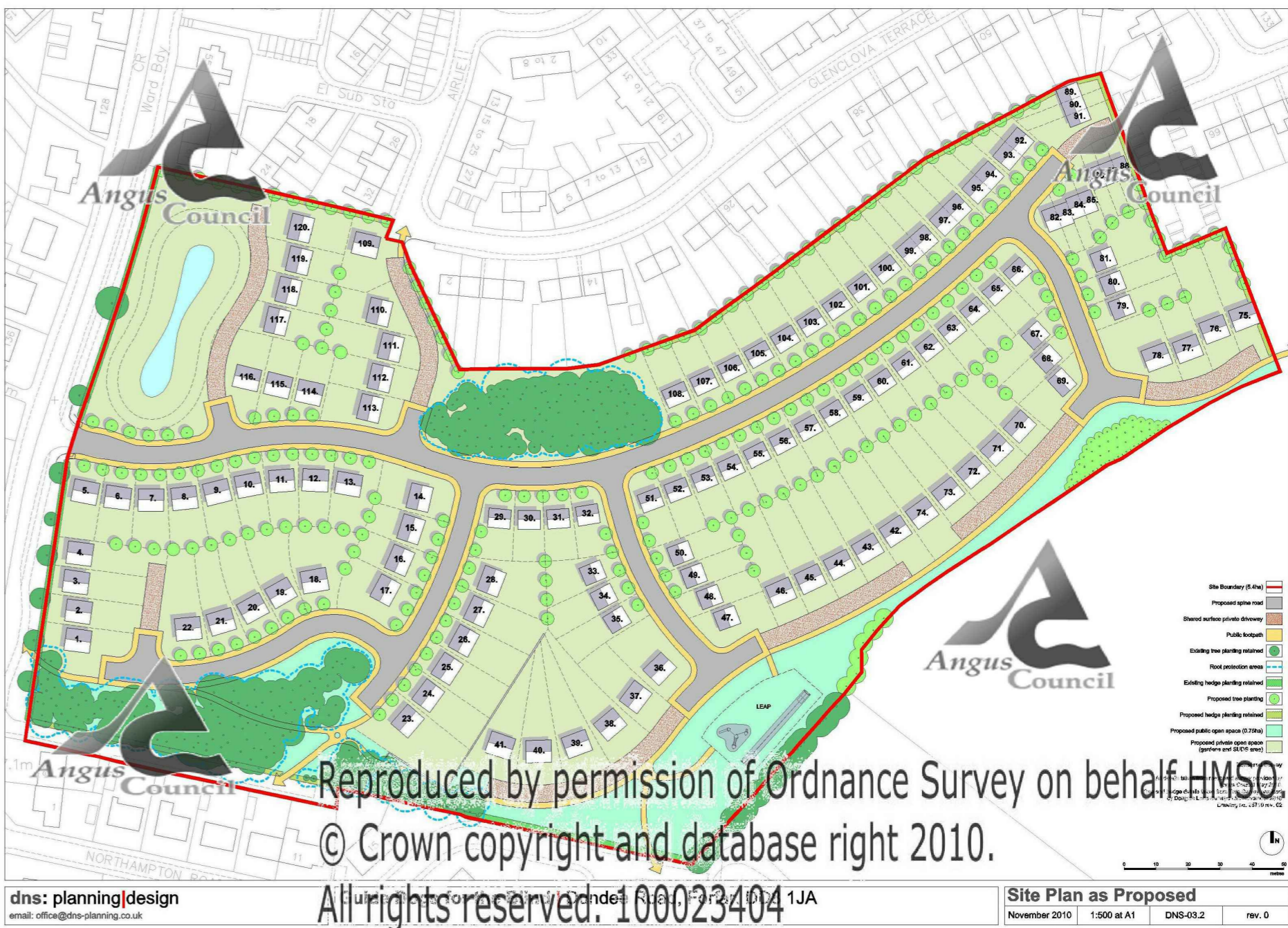
The Site is located to the south west of the centre of Forfar, bounded by Dundee Road to the west, Glenclova Terrace to the north and Northampton Road to the south. Agricultural fields bound the south eastern boundary, with garages to the east end of the site. The main access to the site is from Dundee Road, with other access points from Glenclova Terrace.

The site generally rises gradually from the north west corner to the south east towards Balmashanner Hill.

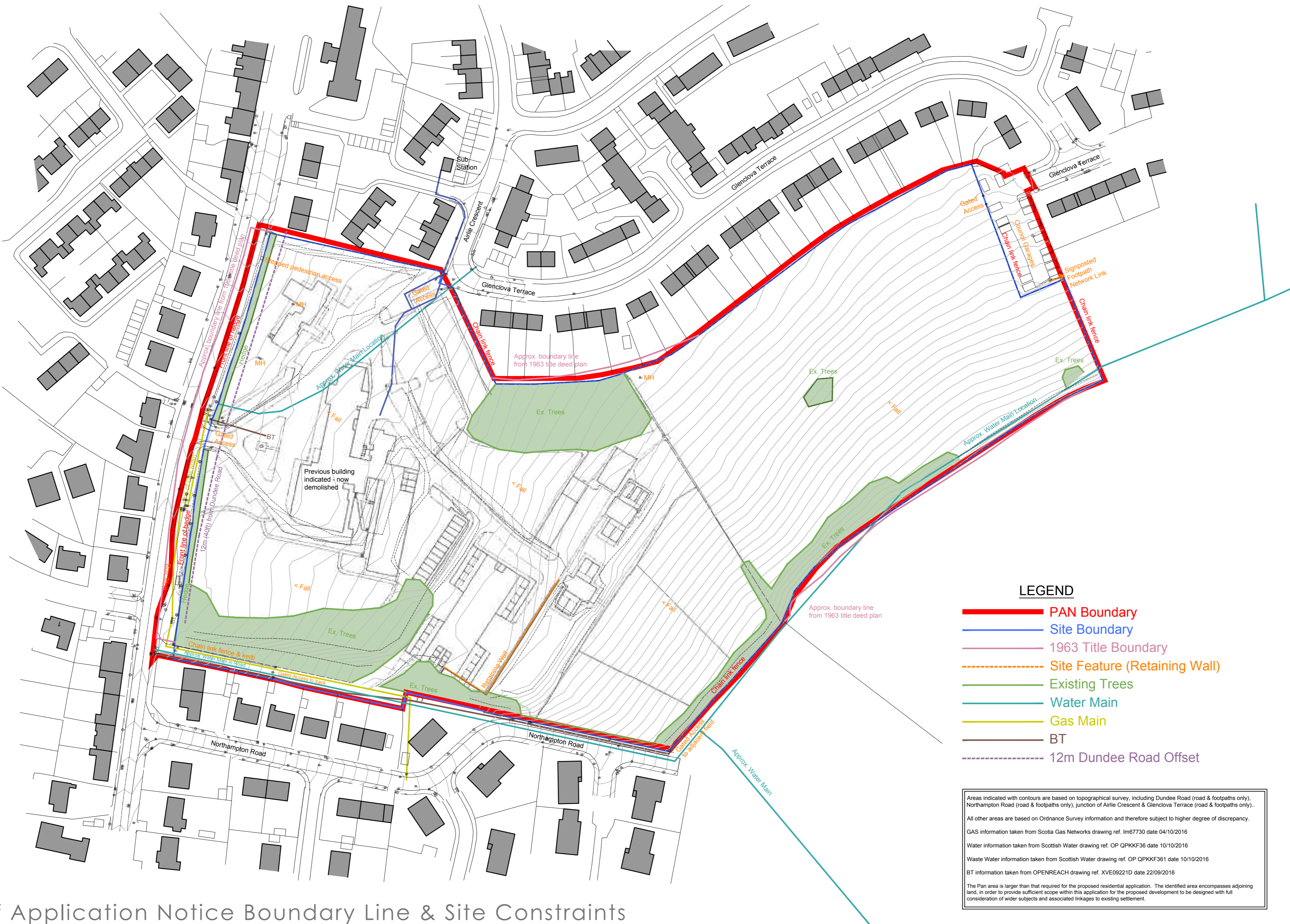
Planning History

The site was most recently occupied by the Guide Dogs for the Blind, within Alexandra House, which has now been demolished. The site had been granted outline planning approval in 2006 to become residential. In 2010 a design for 120 houses was approved. This included a reduced affordable housing provision of 15%. For one reason or another this development has not taken place.

Scotia Homes are now proposing a rationalised design, which is presented here today for public comment prior to a formal planning submission.



Previously approved site plan - 2010

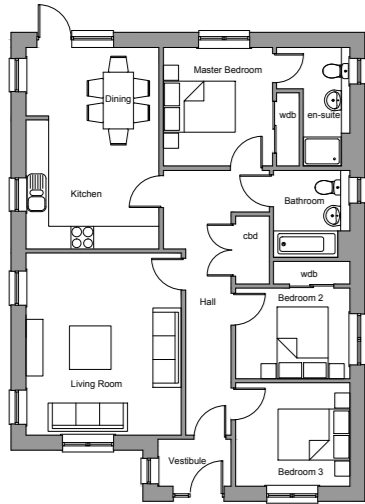


Proposal of Application Notice Boundary Line & Site Constraints

House Types

Scotia Homes have developed a new range of house types with a contemporary Scottish vernacular. The designs are based on the dark tile pitched roofs and light rendered walls of traditional architecture found across Scotland. A contemporary style has been included with dark grey windows and doors.

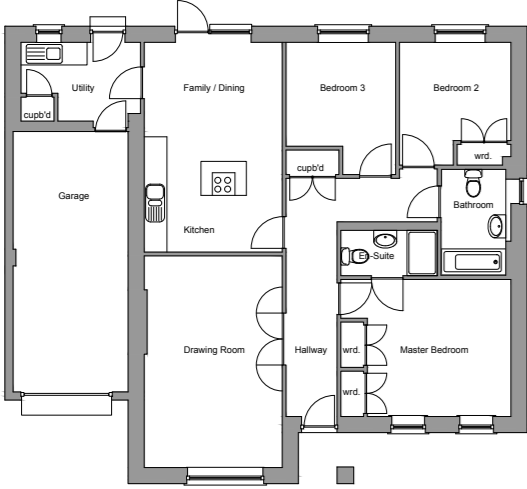
House Type CT95



Ground Floor



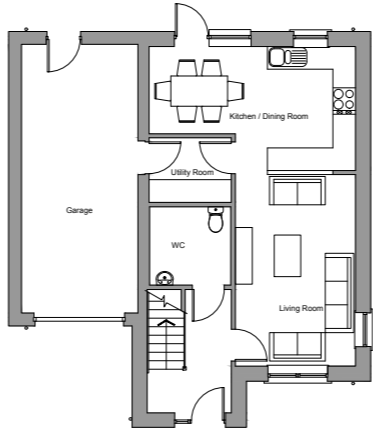
House Type CT105



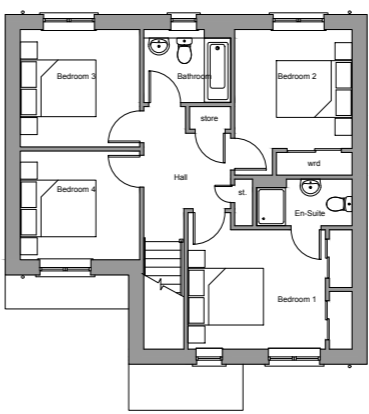
Ground Floor



House Type 115



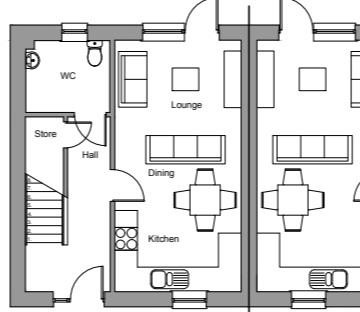
Ground Floor



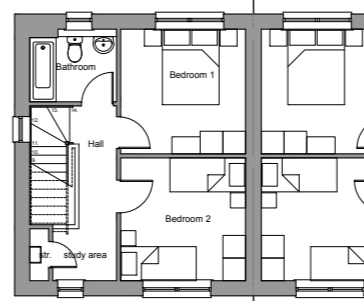
First Floor



House Type S75



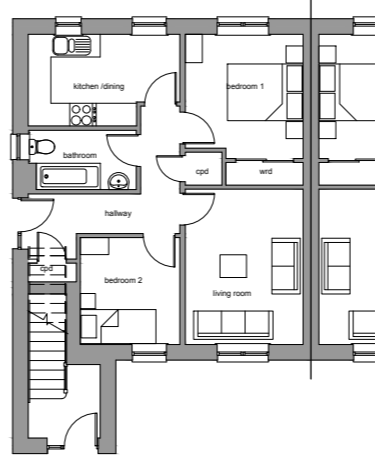
Ground Floor



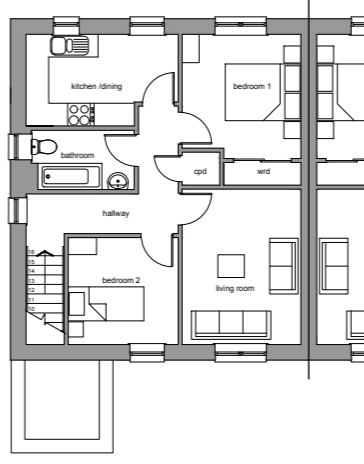
First Floor



Apt. Type 12 & 13



Ground Floor



First Floor



Street Elevation A



Street Elevation B



Guide Dogs

Scotia Homes are working with Guide Dogs to bring forward a long redundant and unsightly site back into full use for the benefit of businesses and residents in Forfar. Should planning be successful the funds from the sale will be reinvested within Guide Dogs enabling them to continue their work transforming the lives of thousands of people with sight loss.

The Next Steps

Scotia Homes would welcome formal feedback on the current sketch proposals. Comment can be made during the public consultation event, or within 7 days in writing to [office@michaelgilmourassociates.co.uk](mailto:office@michaelgilmourassociates.co.uk), or to Michael Gilmour Associates, 22 Rubislaw Terrace, Aberdeen, AB10 1XE.

Comments will be reviewed and where appropriate amendments to the proposals may be made in response to comments received. It is anticipated that the final development proposals will be completed and a formal planning application will be submitted to Angus Council during late Autumn/early winter 2017, and at that point in time statutory public comment will be sought by Angus Council.

Assuming that planning consent is approved, it would be the intention of Scotia Homes to commence works on site in Spring of 2018.