

Land at Westfield, Forfar, Angus

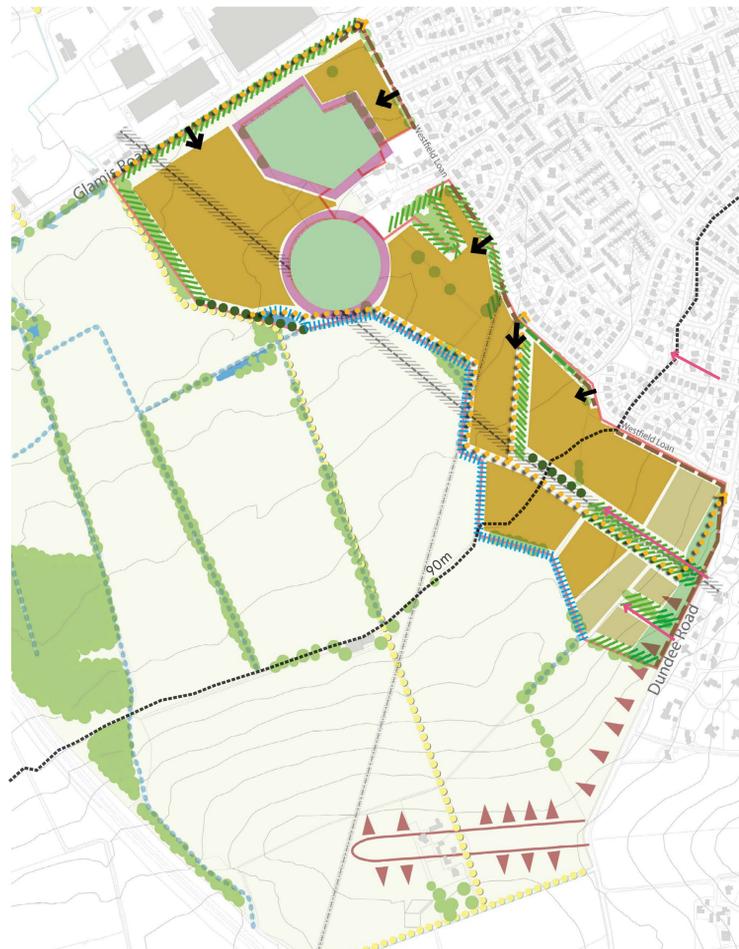
LANDSCAPE AND VISUAL APPRAISAL

Through ongoing dialogue with Angus Council and following the Examination of the LDP (with Reporter's findings), additional site assessment work was undertaken to deal with the primary concern which related to the extent of development in the southern part of the F4 Allocation i.e. the potentially increasing visual sensitivity of land in close proximity to Dundee Road, above the 90m AOD contour.

Therefore, a Landscape and Visual Assessment was undertaken which concluded that while the Council's Landscape Capacity Study states that below 90m AOD there is "high capacity for urban expansion" within the area to the south-west of Forfar and that above c. 90m AOD visual sensitivity is higher "due to a combination of elevation and steepening slopes", the increased sensitivity of the land above 90m AOD does not necessarily imply that there is no development capacity within the land above 90m AOD across the entire area but that this is more visible and constrained by topography. The areas of higher visual sensitivity are those areas "commonly visible in views from the north-west and north".

Based on a more detailed landscape and visual appraisal of the Allocation itself, rather than the broad area to the south-west of Forfar, there are little to no views of the Allocation from the north and north-west and therefore not constrained from development.

- Landscape buffer to existing woodland and tree belts to allow for root protection zones, overhanging and fall distances. Buffer allows for improved health of trees and visual corridors across Site.
- Potential to extend tree planting.
- Retain existing watercourses and associated trees along field boundary.
- Retain / restore existing stone walls and hedgerows where possible.
- Retain Scheduled Monuments, set within Green Infrastructure network of the Site.
- Areas of the Site with high capacity for residential development, subject to incorporating existing landscape features into layout.
- Areas of Site with capacity for low density residential development that reflects the massing and scale of the existing housing to the east of Dundee Road.
- Areas of Site with no capacity for built development due to existing landscape features, and/or landscape and visual sensitivity.
- Massing and layout to allow for occasional open long-distance views over Site.
- Proposed footpath / cyclepath links
- Area of higher ground
- Vehicle access point



SITE ASSESSMENT

Access and Movement

Vehicle access to the Allocated Land can be provided from a minimum of one access point from Glamis Road and four potential access points from Westfield Loan. Whether all of these accesses would be required is a matter for detailed design.

An additional point of access to the Safeguarded Land could be provided to the east of the A90 Roundabout.

A new link road should connect Westfield Loan with Glamis Road.

Landscape Features

Existing mature boundary tree planting along Glamis Road and Westfield Loan should be retained, as well as the tree belts within the Site that define the rectangular field pattern and provide a framework for the green network within the Site. New planting, combined with existing boundary vegetation should be provided to strengthen the capacity of the landscape to accommodate development.

Ecology

Existing landscape features should be retained and improved to provide ecological enhancements.

Heritage

A Scheduled Monument and Scheduled Monument enclosures are located within the Site. These features should be respected through the establishment of a no development and landscape zone to protect their setting in line with Historic Environment Scotland guidelines.

Flooding and Drainage

The Site slopes gently towards the northern boundary, from a high point of approximately 120m AOD at the southern-most boundary towards a low point of 65m AOD at the northern boundary.

Existing drainage ditches run towards the northern Site boundary in a formal arrangement, closely aligned to the existing field boundaries. Where possible, these features could be retained and incorporated into a network of SuDS across the Site.

Utilities

There is a Scottish Water pipeline (trunk main) running north-west to south-east through the Site which has a 29.3m stand-off.

There is also a medium pressure mains gas pipe running from the north-east to the south-west with a 9.3m stand-off.

Both pipes may be retained or realigned in part.

Noise

Noise mitigation measures should be provided, where required, along Glamis Road.

The site-specific assessments help further understand how development at the Site can be delivered. The information here provides technical information relating to the Allocated Land and seeks to identify the most appropriate location for the first phase of c.300 homes. It is underpinned by work done through the 2013 Development Framework plans and incorporates the key findings of more recent and ongoing design, landscape and assessment work.



- Allocated Land (F4 Housing - Westfield)/ The Site
- Scheduled Ancient Monument
- Public Footpath
- Drainage Ditch
- Existing Vegetation
- Area of High Ground
- Land of Increasing Sensitivity to Development
- Waterbody
- Water Main
- Gas Main
- Vehicle Access Point
- Noise Mitigation