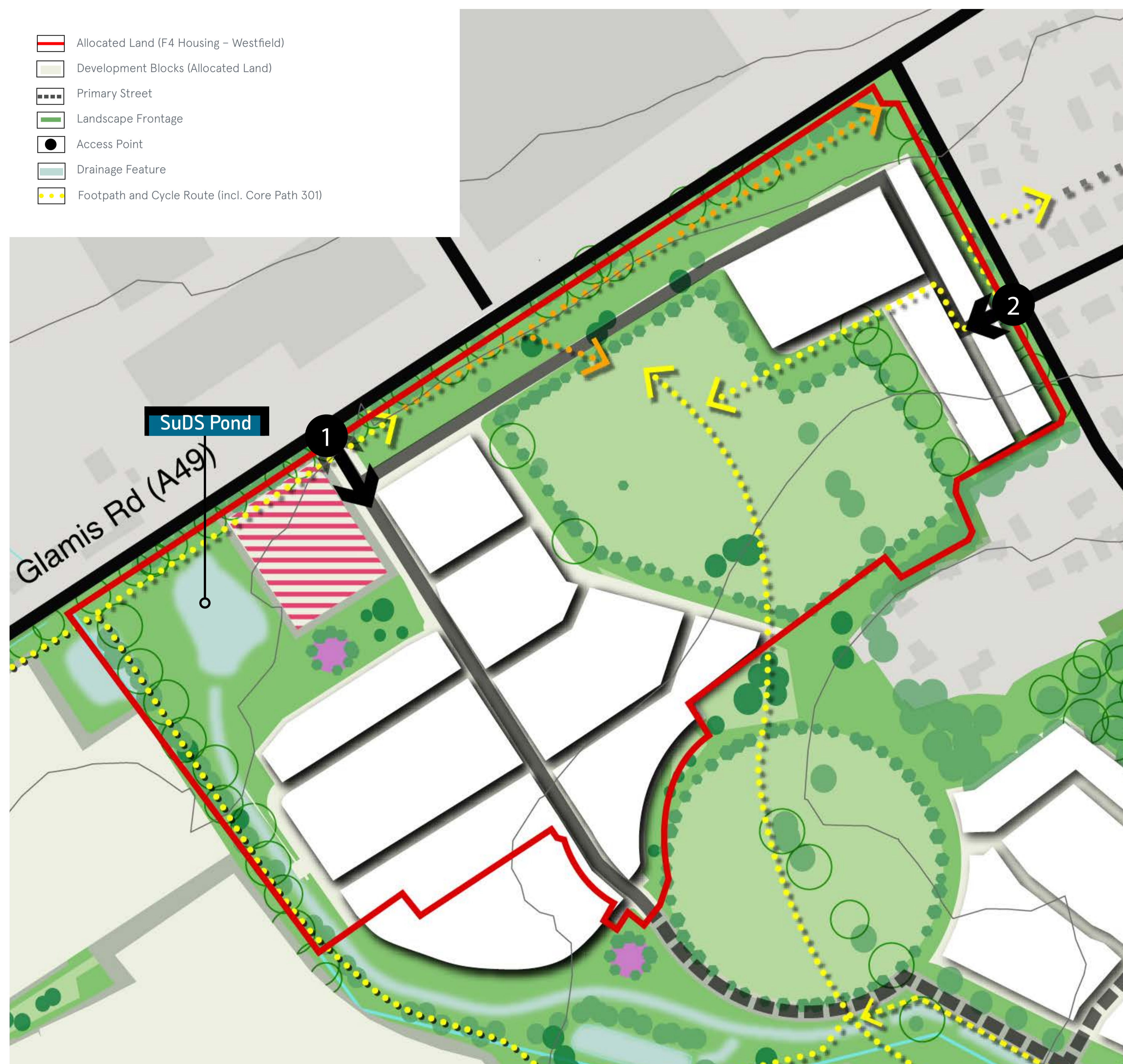


# Land at Westfield, Forfar, Angus

## 2021 MASTERPLAN FRAMEWORK: PHASE 1 MASTERPLANS



### Phase 1(a) – Glamis Road Site/ Muir Homes

This phase has the potential to accommodate c.170 units and a local centre.

**Vehicle Access:** This phase will provide the primary vehicle access point (and primary street - capable of accommodating bus service(s)) to the Site from Glamis Road. An additional secondary point of vehicle access will be provided from Westfield Loan.

**Green Infrastructure:** Development across this phase will principally be formed around the Scheduled Monuments, which will provide a significant area of public open space.

**Drainage:** SuDS will be provided to integrate with the existing drainage ditches that traverse the Site. The sustainable drainage feature (pond) located to the north of the Site, adjacent to the local centre, will be sized to accommodate surface water drainage from Phase 1(a) as well as Phase 2(a).

**Noise Mitigation:** A mitigation feature (land bund) should be provided adjacent to Glamis Road. This should be appropriately landscaped and well-integrated into the landscape strategy.



### Phase 1(b) – Westfield Loan Site/ Scotia Homes

This phase has the potential to accommodate c.165 units.

The development area is effectively split into two development parcels, separated by the linear park formed along the alignment of the existing water main.

**Vehicle Access:** This phase will provide the primary vehicle access point (and primary street - capable of accommodating bus service(s)) to the Site from Westfield Loan. An additional secondary point of vehicle access from Westfield Loan can also be provided, if required.

**Green Infrastructure:** This phase includes a linear park along the route of the existing water main which bisects the Allocated Land.

**Drainage:** SuDS will be provided to integrate with the existing drainage ditches traversing the Site.

The sustainable drainage feature (pond) located to the north of the Site will be sized to accommodate surface water drainage from Phase 1(b) as well as Phase 2(b).

