

Proposed Angus Local Development Plan – Background Paper: Employment Land in Carnoustie

Introduction

The purpose of this paper is to set out for information the chronology of employment land allocations and proposals in Carnoustie. This includes details of land allocations in successive Local Plans and planning applications for employment development in the town. This background paper is presented in two sections: the first relates to the succession of statutory development plans, whilst the second details the submission and determination of employment land applications and permissions in Carnoustie. The paper covers the period from 2000 to the present day.

1. THE STATUTORY DEVELOPMENT PLAN CONTEXT

The Angus Local Plan (adopted November 2000)

The Angus Local Plan (2000) was the first Local Plan to be prepared by Angus Council. It was prepared in the context of the Tayside Structure Plan (1993). The Tayside Structure Plan (1993) required that an additional 1 hectare of general industrial land was to be identified in Carnoustie in order to improve the local supply and provide greater locational choice.

The Angus Local Plan (2000) included C/EMP1: Panmure Industrial Estate which safeguarded this location and emphasised that consideration should be given to environmental improvements / refurbishment of the existing industrial buildings, including improvements to the boundary treatment around the site.

The Angus Local Plan (2000) also included C/EMP2: Employment Land Supply which allocated a new site measuring 4.2 hectares for general industrial land at the western end of Carnoustie, south of Barry Village. This site was restricted to Class 4 (Business), Class 5 (General industry) and Class 6 (Storage and Distribution) uses. Although the allocation of 4.2 hectares of land was larger than the 1 hectare of general industrial land required by the Tayside Structure Plan (1993), it was considered to be justified due to the servicing and development costs of the site.

See Map 1 – Angus Local Plan (2000)

The Angus Local Plan Review (adopted February 2009)

The Angus Local Plan Consultative Draft (2003) was prepared in the context of the Dundee and Angus Structure Plan (2002). Angus Local Plan Consultative Draft (2003) Policy SC12: Employment Land Supply indicated that Angus Council would maintain a supply of employment land of up to 5 hectares in Carnoustie to which proposals for business and industry would be directed.

The draft plan also identified two options for business park allocations in Carnoustie. The first option, C9: Business Park – Barry was included to allow further investigation of the feasibility of implementing the current allocation of 4.2 hectares of land (that was previously included as E/EMP2 in the Angus Local Plan (2000)). The allocation stated that the site was allocated for business and industrial uses (Class 4, 5 and 6) and whilst investigations into the viability of the site were ongoing, there were indications that technical difficulties may prevent its development.

The second option, C10: Business Park – Pitskelly Farm identified a 5.7 hectare site adjacent to Pitskelly Farm as a possible alternative location for a business park of business and industrial uses should the allocation at Barry prove to be unviable.

In addition, the Angus Local Plan Consultative Draft (2003) included the Panmure Industrial Estate as a safeguarded allocation which formed part of the employment land supply.

See Map 2 - Angus Local Plan Consultative Draft 2003

Consultation on the Draft Plan took place between March and May 2003. The Statement of Publicity and Consultation, Volume 2(b) – Responses (2005) sets out the costs of developing the site at the western end of Carnoustie, south of Barry were much higher than initial investigation had indicated and investigation of the site at Pitskelly Farm had confirmed the value that was placed on this area by local residents. Technical difficulties were also identified as the site was investigated further. The Council's consideration and assessment of representations made on the plan and conclusions of investigations on these sites informed the preparation of the Angus Local Plan Review Finalised Plan (published 2005).

The Angus Local Plan Review Finalised Plan (2005) included Policy SC13: Employment Land Supply which indicated that Angus Council would maintain a supply of employment land of up to 5 hectares in Carnoustie to which proposals for business and industry would be directed.

The further investigation of the two business park allocations included in the Consultative Draft resulted in neither site being brought forward into the Finalised Plan. Instead, the rationalisation of Heather Pre-Packs to a single serviced site at Clayholes Farm provided a basis for establishing an area for employment use on the west side of the C62 Balmachie Road. The Angus Local Plan Review Finalised Plan (2005) therefore included C6: Working – Clayholes Farm, an allocation of approximately 5 hectares of land for Class 4 (business), Class 5 (general industry), and Class 6 (storage and distribution uses). The Plan also included the Panmure Industrial Estate as a safeguarded allocation which formed part of the employment land supply.

See Map 3 – Angus Local Plan Review Finalised Plan 2005

Three sets of pre-inquiry modifications were proposed by the Council in September, November and December 2005. Following publication of the Angus Local Plan Review Finalised Plan (2005), the closure of the former maltings on Victoria Street prompted interest in a possible wider renewal for non-business use of the area between the railway, Kinloch Street, Brown Street and the housing at Taymouth Terrace. Such a development would require the provision of suitable land and premises elsewhere in Carnoustie to accommodate the relocation of existing businesses which may wish to move from this area.

A larger area of land than was proposed in the Angus Local Plan Review Finalised Plan would require to be identified to meet the Dundee and Angus Structure Plan requirements and allow for relocation of existing businesses. The third round of pre-inquiry modifications therefore proposed that the development boundary for Carnoustie was to revert to its previous position north of Carnoustie High School. A reassessment of possible sites in the context of the A92 upgrade and improvements to some associated roads pointed to land adjacent to the Upper Victoria Link as being suitable for employment land / business park. This proposal was based on visibility, potential for landscaping, accessibility, relationship with Carnoustie and Monifieth and potential future development pressure. Therefore the 5 hectare allocation of employment land at Clayholes Farm (C6 in the Angus Local Plan Review Finalised Plan (2005)) was deleted and replaced with a 12 hectare allocation of employment land at Pitskelly Farm, Upper Victoria.

The outstanding objections to the Angus Local Plan Review Finalised Plan (2005), and the First, Second and Third set of pre-inquiry modifications (September, November and December 2005 respectively) were the subject of a Local Plan Inquiry which ran between January and March 2006.

The Reporter concluded that there appeared to be agreement that the 5 hectare allocation of employment land at Clayholes Farm should not be considered appropriate. In addition to concerns over the site's size, objections had been submitted which related to vehicular access, noise and visual impacts and proximity to other uses such as Carnoustie High School and both existing and proposed housing.

The Reporter also concluded that there were no potential sites of a suitable scale within the built-up area of Carnoustie available for industrial or business park development and there were only two site options to consider as "contenders" to provide the necessary employment land – the 12 hectare allocation of employment land at Pitskelly Farm, Upper Victoria as proposed by the Council in its Third Round of Pre-Inquiry Modifications (December 2005) or the Panbride / Carlogie site promoted by Montgomery Forgan Associates & Voigt Partnership on behalf of DJ Laing Contracts Ltd.

In support of the Panbride / Carlogie site, the prospective developer had put forward detailed arguments together with a Masterplan layout and associated

documentation to illustrate which site should be preferred to the Pitskelly Farm, Upper Victoria site. Based on the available evidence as well as accompanied and unaccompanied site inspections, the Reporter produced the following observations on the merits of the two sites:

- Size – The Reporter considered that both sites would be able to provide the necessary 12 hectares of employment land to meet future needs and the 5 year supply requirement established by the Dundee and Angus Structure Plan (2002). The Panbride / Carlogie site had a more clearly defined opportunity for future enlargement beyond that (24 hectares), with land immediately to the east already earmarked if required.
- Site Configuration – The Reporter considered that whilst the Pitskelly Farm site had a simple, flat rectangular field layout, the illustrative proposals for the Panbride / Carlogie site showed how the landform, existing mature trees and the proposed realignment of the link road from the A92, through a new cutting, would be used in combination to provide a woodland setting.
- Strategic Location – The Reporter concluded that both sites would be on routes linking junctions of the A92 with Carnoustie, however, there was no dispute that the Pitskelly Farm site was more distant from the town of Carnoustie than the Panbride / Carlogie site.
- Road Access – The Reporter considered that both sites were conveniently situated for road access via new grade-separated junctions on the A92. The Panbride / Carlogie site was considered to offer an added advantage of enabling one of the main road links from Carnoustie to the A92 to be realigned. This link was one that the Council had identified as a project, but had no funds to implement itself in the near future.
- Access to public transport, footways and cycle routes – The Reporter set out that there was no disagreement that whilst the Pitskelly Farm site was close to footways and cycle routes, it was relatively remote from existing bus services – the nearest being 800 metres and 1000 metres from the site. The Panbride / Carlogie site had equally good footway and cycle access but had the added advantage of being situated on an existing bus service route and being closer to the town centre of Carnoustie.
- Visibility in the Landscape – The Reporter considered that the Pitskelly Farm site sat in open landscape with no definition beyond its field boundaries which were insubstantial. The site therefore appeared as an island within agricultural fields and was openly visible from sections of the A92 which would make it difficult to screen effectively. The Reporter agreed with the objectors who were concerned that development of this open field to provide an industrial estate would spoil an area of rural beauty. The Reporter felt that the Panbride / Carlogie site had the benefit of a belt of existing mature trees, many of which could be retained and supplemented to provide effective

screening when viewed from the south and the north. The Reporter also concluded that the site offered the prospect of providing a new gateway to the town where such benefits were not apparent in the Pitskelly site.

- Landscape Features and Scope for Mitigation / Screening – The Reporter considered that there would be insufficient opportunities for mitigation to offset the open aspect of the Pitskelly Farm site through mounding or screen planting. Excessive bunding was considered necessary to adequately screen the site, and the Reporter felt this would not be in keeping with the surrounding rural landscape. The Reporter considered that the illustrative drawings produced to support the Panbride / Carlogie proposals demonstrated how the existing landforms and mature trees can be utilised and supplemented by other measures including site levelling, further planting and the new link road which should ensure that development would not detract from its gateway location.
- Servicing – The Reporter considered that the Pitskelly Farm site possessed servicing difficulties in particular with respect to foul and surface water drainage. The Reporter noted that the Council and landowner recognised these difficulties but remained confident that they could be addressed – at a cost estimated at £750,000 by the Council. This assessment was disputed by the promoter of the Carlogie site who thought the costs would be substantially higher, if they could be satisfactorily addressed at all within acceptable costs and time limits. The Reporter set out that the Panbride / Carlogie site did not present any servicing constraints and could be developed without any abnormal servicing costs, and with easy connections to the trunk sewer and other service providers.

The Reporter concluded that the Council's allocation of 12 hectares of employment land at Pitskelly Farm was not supported and that it would set an unfortunate precedent encouraging further development in open countryside which was not justified, particularly when there was an alternative option at Panbride / Carlogie.

Accordingly, the Reporter concluded that the Angus Local Plan Review should be amended to delete the modified Policy C6: Working – Clayholes Farm and that it should be replaced with an equivalent policy to allocate the 12 hectare Panbride / Carlogie site for employment use, in particular to provide a business park and industrial park as well as an improved link road and a gateway entrance feature to the town, with land to the east of that being earmarked for potential future expansion if required.

At the Angus Council meetings on the 16 November and 14 December 2006 and the subsequent meeting of the Infrastructure Services Committee on the 25 January 2007, Angus Council agreed their response to the Inquiry Reporter's conclusions and recommendations. In relation to employment land provision in Carnoustie, the

Council's decision was to proceed in accordance with the Reporter's recommendation.

When adopted in February 2009 the Angus Local Plan Review included Policy SC16: Employment Land Supply which indicated that Angus Council will maintain a supply of employment land of up to 5 hectares in Carnoustie to which proposals for business and industry will be directed. In addition, in line with the Reporter's recommendation the adopted Angus Local Plan Review (2009) included the allocation of employment land at Carlogie (identified as C7: Land at Carlogie), and safeguarded the Panmure Industrial Estate as part of the employment land supply.

See Map 4 – Angus Local Plan Review 2009

Angus Local Development Plan

At the Infrastructure Services Committee Meeting on 24 August 2010 the Council agreed to commence preparation of an Angus Local Development Plan (Report 582/10 refers). The Committee agreed arrangements for initial awareness raising, stakeholder and community engagement intended to inform the preparation and publication of a Main Issues Report.

An initial consultation exercise was conducted between 5 November and 23 December 2010 and sought views on what people considered to be the most important land use planning issues affecting Angus over the next 5-10 years. In addition the Council invited suggestions on potential sites to meet the future development needs of Angus.

In relation to employment land in Carnoustie, a site was submitted at Carlogie by EMAC Planning LLP on behalf of Angus Estates Limited for mixed land use including housing, retailing, industrial/ commercial, leisure/tourism and other uses (as identified in the Angus Local Plan Review (2009) as C7: Land at Carlogie). A site at Cotside Quarry, Barry was submitted by McCrae and McCrae Ltd on behalf of Mr Archie Clark for light industrial and commercial use. A late response was also received from The Voigt Partnership Limited on behalf of Messers K and D Henderson (landowners) seeking to identify a site at Pitskelly Farm, Upper Victoria for mixed land use including a business park, housing, industrial park, retail, petrol filling station, green space and an extension to the existing cemetery.

The Main Issues Report was approved at the Council's Infrastructure Services Committee meeting on the 9 October 2012 (Report 582/12 refers). The Main Issues Report document was prepared in the context of the TAYplan Strategic Development Plan approved in June 2012. The Main Issues Report was the subject of consultation between 2 November 2012 and 4 January 2013.

The Main Issues Report set out that options for new development within the existing built-up area of Carnoustie would not meet the requirements for future homes or business premises in accordance with TAYplan (2012). An expansion of the town

beyond its current development boundaries was therefore required, although any option must also focus on regeneration within the town itself. Three options were identified for the future direction of growth in Carnoustie:

- Preferred Option – allocate land to the north of Carnoustie in the direction of the A92 and in the areas that are considered to be most accessible and that would offer significant community benefits. This area of ground is very large and could accommodate far more new homes and business premises than are planned for in accordance with TAYplan (2012). Such an approach could maximise the potential for creating extensive new paths and green spaces which would be made accessible from existing neighbourhoods.
- Alternative Option 1 – a northward expansion of the town to the north east, above Panbride Road, including the existing employment allocation at Carlogie Road (identified as C7: Land at Carlogie in the Angus Local Plan Review (2009). This area could be developed for a mix of uses to provide new homes, business premises, retail development and open space. All new development in this location would be predicated on upgrading Carlogie Road. The size of the area would benefit from the preferred materplanning approach for new development. The main difficulty identified with this direction of growth related to the road improvements. The Main Issues Report set out that without evidence to show that the necessary road improvements would be financially viable over the Local development Plan period, there is a danger that no new development could be built in accordance with this option.
- Alternative Option 2 – extending the built-up area to the east and west of the current development boundaries, within the coastal zone. This alternative covered a smaller area of ground and it was considered less likely that it would deliver access and recreational benefits for existing communities.

See Map 5 – MIR Options

There were a total of 9 responses to the question in the Main Issues Report that asked whether the respondent agreed with the preferred option for the future development of Carnoustie. 4 (44%) agreed with the preferred option whilst 5 (56%) did not. There was some concern that insufficient weight was being given to the opportunity for brownfield regeneration and there was some support that if greenfield land was to be released it should be accompanied by a masterplan approach.

A total of 15 responses were submitted in answer to whether the respondent agreed with the preferred option for the development of land in and around Carnoustie. 6 (40%) agreed with the preferred option and 9 (60%) did not.

Following consultation on the Main Issues Report and consideration of the consultation responses, drafting of the Proposed Angus Local Development Plan

commenced. Two sets of Member Officer Group meetings were held in February / March and September / October 2014.

The meetings in February / March sought to confirm the overall spatial strategy proposed in the plan as well as key elements of the policy framework and the location of land for future development in the towns and service centres. The four meetings took place on a geographic basis. All the meetings looked at the overall spatial strategy then at specific areas based on the four housing market areas in Angus. Matters relating to Carnoustie were considered at the meeting for the South Angus Housing Market Area.

The meetings in September / October looked at the detailed wording of the draft plan, which was presented for review so members could raise any issues or clarify matters. The two meetings again took place on a geographic basis.

Whilst there was general agreement in relation to the spatial strategy and policy framework the land allocations in South Angus and Carnoustie in particular were the subject of much debate, reflecting the complex history of proposed development in the town documented in this background paper.

The Draft Proposed Angus Local Development Plan was presented to Angus Council at their meeting on the 11 December 2014 (Report 501/14 refers). The Draft Proposed Plan included an employment allocation at Carlogie (15ha). The Draft Proposed Plan also allocated 17.2ha of land adjacent to the employment allocation at Carlogie for housing development.

In approving the Proposed Plan, an amendment was proposed by a local elected member to delete the housing allocation at Carlogie and allocate land for employment and housing at Pitskelly. The amendment was proposed in order to pursue the Preferred Option set out in the Main Issues Report and to co-locate housing and employment where there was a stated need to do so in terms of the cross funding that such co-location could bring about.

The amendment was agreed by the proposer of the recommendations contained in Report 501/14 and was unchallenged. Having agreed two other amendments to the Draft Proposed Plan, the Council agreed to publish the document for a nine week period of representation in early 2015.

See Map 6 – Proposed Angus Local Development Plan 2015

2. PLANNING APPLICATIONS AND APPROVALS

07/01682/OUT

An application was made in December 2007 for the formation of an employment area comprising Class 4 (Business), Class 5 (General Industry) and Class 6 (Storage and Distribution) uses and realignment of Carlogie Road on land east of Carlogie

Road Carnoustie by The Voigt Partnership on behalf of DJ Laing (Homes) Limited. Angus Council at their meeting of the 1 July 2008 were minded to approve the application subject to the completion of a Section 75 agreement. The application was considered to be in accordance with the allocation made in the Finalised Angus Local Plan Review which was at an advanced stage in its production. The land allocation in the Finalised Angus Local Plan Review was without unresolved 3rd party objection and given the stage the emerging Local Plan Review had reached, it bore significant weight in the consideration of the application.

The Section 75 agreement was not progressed until March 2012. On the 23rd April 2013, however, Angus Council received a letter from the Voigt Partnership formally withdrawing the application on behalf of their clients (DJ Laing (Homes) Limited). A decision notice was issued by Angus Council on the 24 April confirming the withdrawal of the application.

See Map 7 – 07/01682/OUT location plan.

14/00043/PPPM

An application was made in January 2014 for the formation of an employment area comprising Class 4 (Business), Class 5 (General Industry) and Class 6 (storage and Distribution) uses and realignment of Carlogie Road at the Field 300m East of Carlogie Hotel, Carnoustie by Emac Planning on behalf of Angus Estates (Carnoustie) LLP.

At the Development Standards Committee on the 13 May 2014, the committee agreed to defer the application until such time as the alternative application for the proposed development at Upper Victoria was submitted, to allow members to make an informed decision regarding each proposal.

The applicant appealed to the DPEA on the grounds of non-determination. On the 19 August 2014 the appointed Reporter allowed the appeal and granted planning permission in principle subject to conditions.

The Reporter set out that the principle of employment use being acceptable at this location was established in the development plan, and that certainty and confidence in the planning system is not served by revisiting decisions that have already been made through due process, unless circumstances have clearly changed. The Reporter further considered that it was not necessary to delay the determination of the application in order to revisit the comparative exercise of selecting the most appropriate site for employment land in Carnoustie. The Reporter also considered that any uncertainty over the deliverability of the site does not constitute a strong enough material consideration to overturn the clear development plan position.

See Map 8 – 14/00043/PPPM location plan.

14/00573/PPPM

An application was made in July 2014 for planning permission in principle for housing development, including landscaping and associated works (Class 9) and Industrial Estate comprising uses within Use Class 4 (Business) Use, Class 5 (general Industry) and Use Class 6 (Storage and Distribution) including landscaping and associated works at field 250m South of Pitskelly Farm, Carnoustie by the Voigt Partnership on behalf of DJ Laing Homes Ltd and K&D Henderson.

The application was one of four applications brought before a special meeting of Angus Council on 18 December 2014. The special meeting had been called to determine the four major housing applications in the South Angus Housing Market Area given that a shortfall in the 5 year effective housing land supply had been identified. The officer recommendation was to refuse the application south of Pitskelly Farm as it was contrary to the Angus Local Plan Review (2009); it would provide for large-scale housing development outwith a principal settlement as defined by TAYplan and there is an alternative site to provide for an effective 5-year housing land supply in the South Angus Market Area that is sequentially preferable in terms of Policy 1 of TAYplan; the application was contrary to Policy 5 of TAYplan as the development was proposed outwith the Dundee Core Area; the proposed development would result in the irreversible use of prime agricultural land; and approval of the application would prejudice the emerging Angus Local Development Plan.

An amendment was proposed by a local councillor at the meeting which moved to approve the application as the proposed development would contribute towards addressing an identifiable shortfall in the five year effective housing land supply in the South Angus Housing Market Area and would assist in the delivery of employment land in Carnoustie in addition to that currently allocated. The amendment was carried by 13 votes to 8, and the application was approved, subject to appropriate heads of terms for the requisite planning obligations and conditions being submitted to the Council meeting on 12 February 2015.

Angus Council were also minded to approve two other applications at the former Strathmartine Hospital (13/00268/EIAM) and at Victoria Street, Monifieth (13/01184/PPPM) at the same meeting.

On the 6 February 2015 a legal challenge to all three decisions was submitted. This has subsequently been amended and the legal challenge remains in place for the Pitskelly Farm decision only. The Court of Session hearing has been scheduled for the 15 and 16 October 2015 with a decision expected some time after.

See Map 9 14/00573/PPPM location plan.

15/00405/PAN & 15/00922/PPPL

In May 2015 a Proposal of Application Notice (15/00405/PAN) was submitted for the formation of access and construction of new housing of mixed tenure including local affordable, retired, self-build and market housing, open space and structural

landscaping on the field west of Carlogie Road, Carnoustie by Ristol Consulting. The PAN was determined to be acceptable on the 1 June 2015. Subsequently a planning application (15/00922/PPPL) has been submitted in early October for planning permission in principle for the development of 300 residential properties including market, local affordable, retired and self-build, access, infrastructure, open space and paths on the field west of Carlogie Road, Carnoustie by Ristol Ltd on behalf of Angus Estates Ltd & Muir Homes Ltd. The application has not yet been validated.

See Map 10 – 15/00405/PAN location plan.

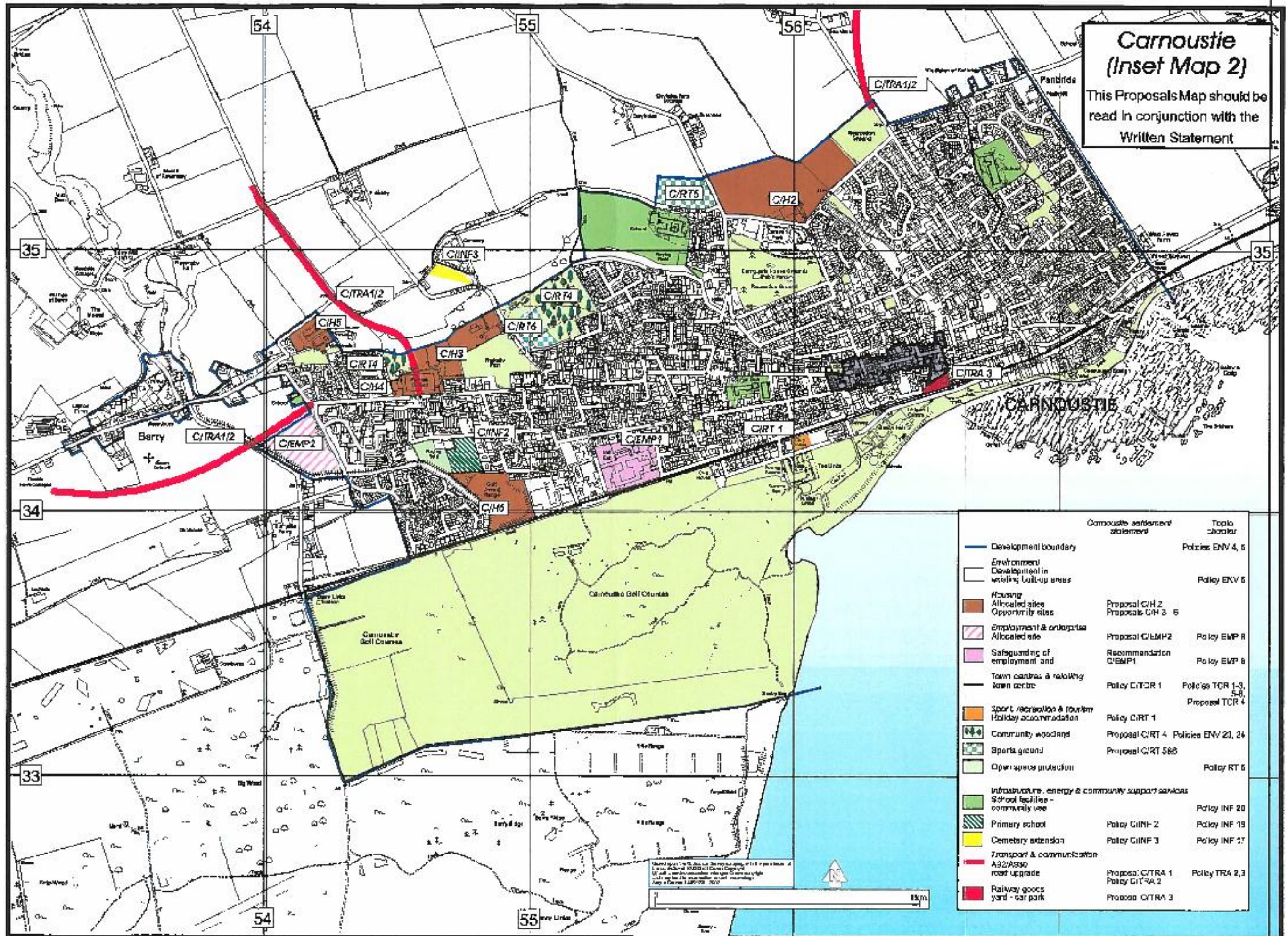
15/00751/EIASCR & 15/00750/FULL

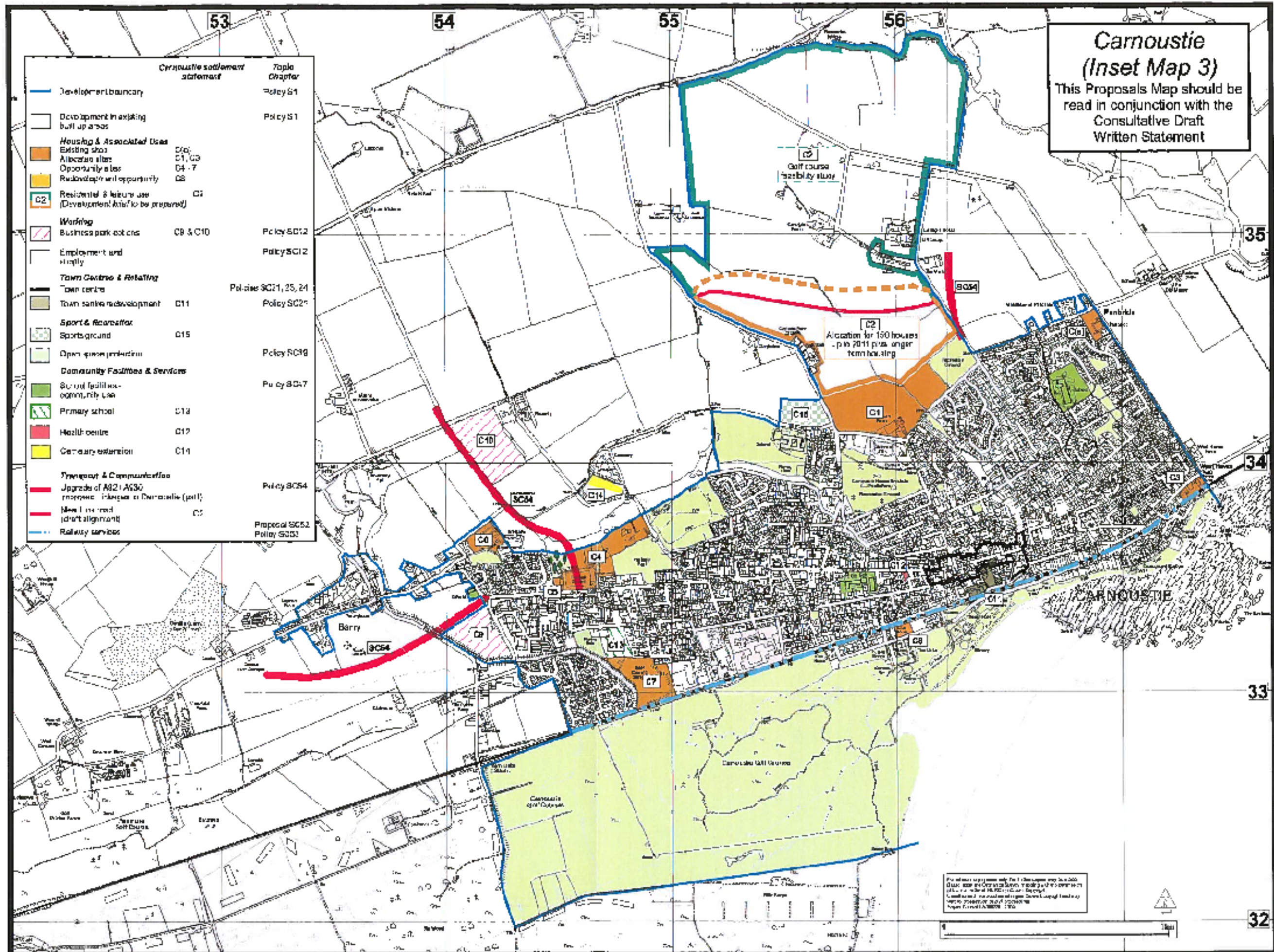
An Environmental Impact Assessment Screening Opinion (15/00751/EIASR) was requested in July 2015 for a proposed Anaerobic Digester Plant on the field 570m Est of Carlogie Hotel, Carnoustie (within the Angus Local Plan Review (2009) allocation and the extant permission 14/00043/PPPM – see above) by Ristol Consulting. Angus Council determined in August that EIA was not required. A subsequent planning application (15/00750/FULL) was submitted in August for the development of an aerobic digester plant, associated infrastructure, landscaping, ground works and the formation of a new access on Westhaven Road, Carnoustie on the field 570m East of Carlogie Hotel by Ristol Consulting on behalf of Clova Renewables. The application is currently pending consideration.

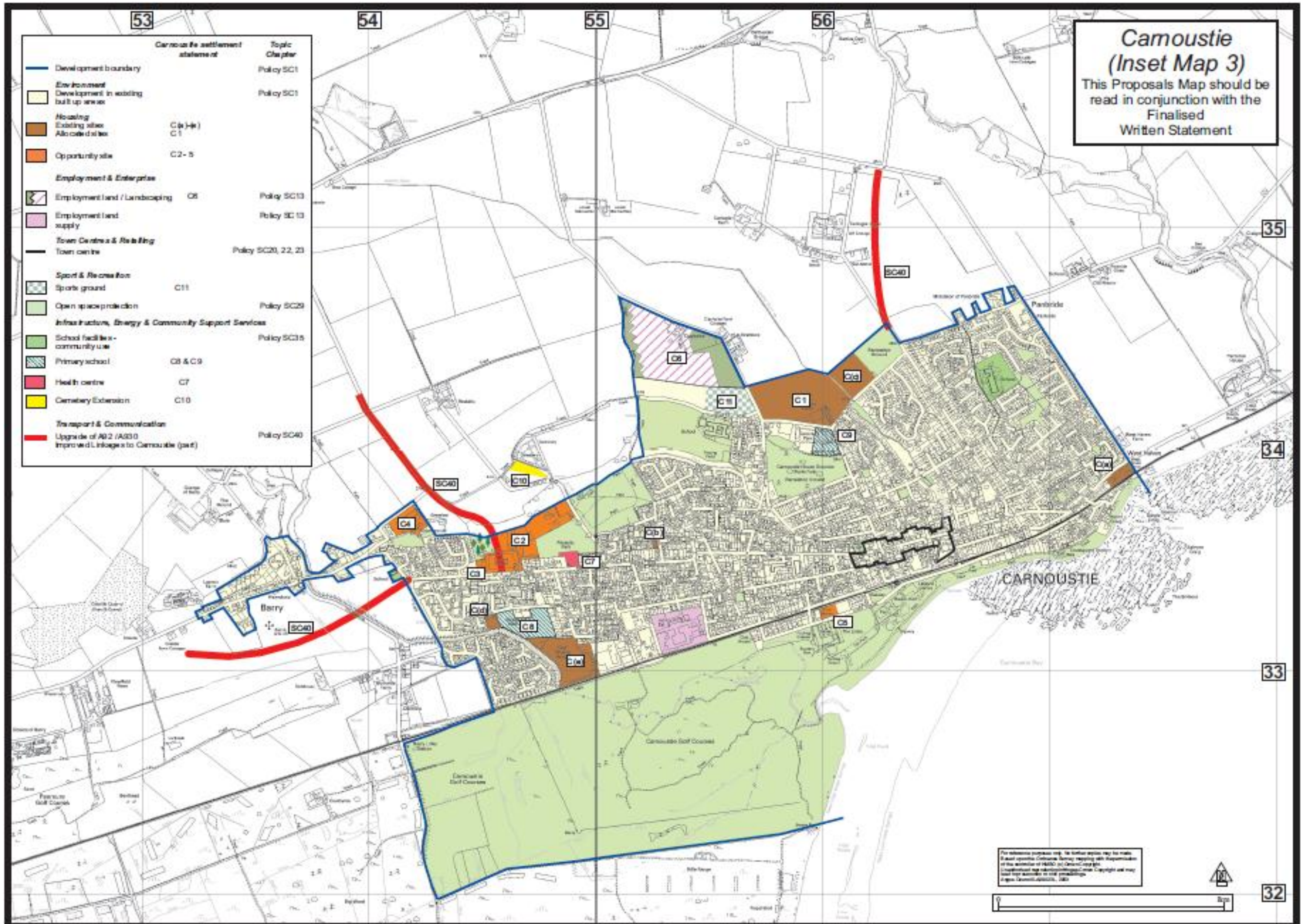
Timeline

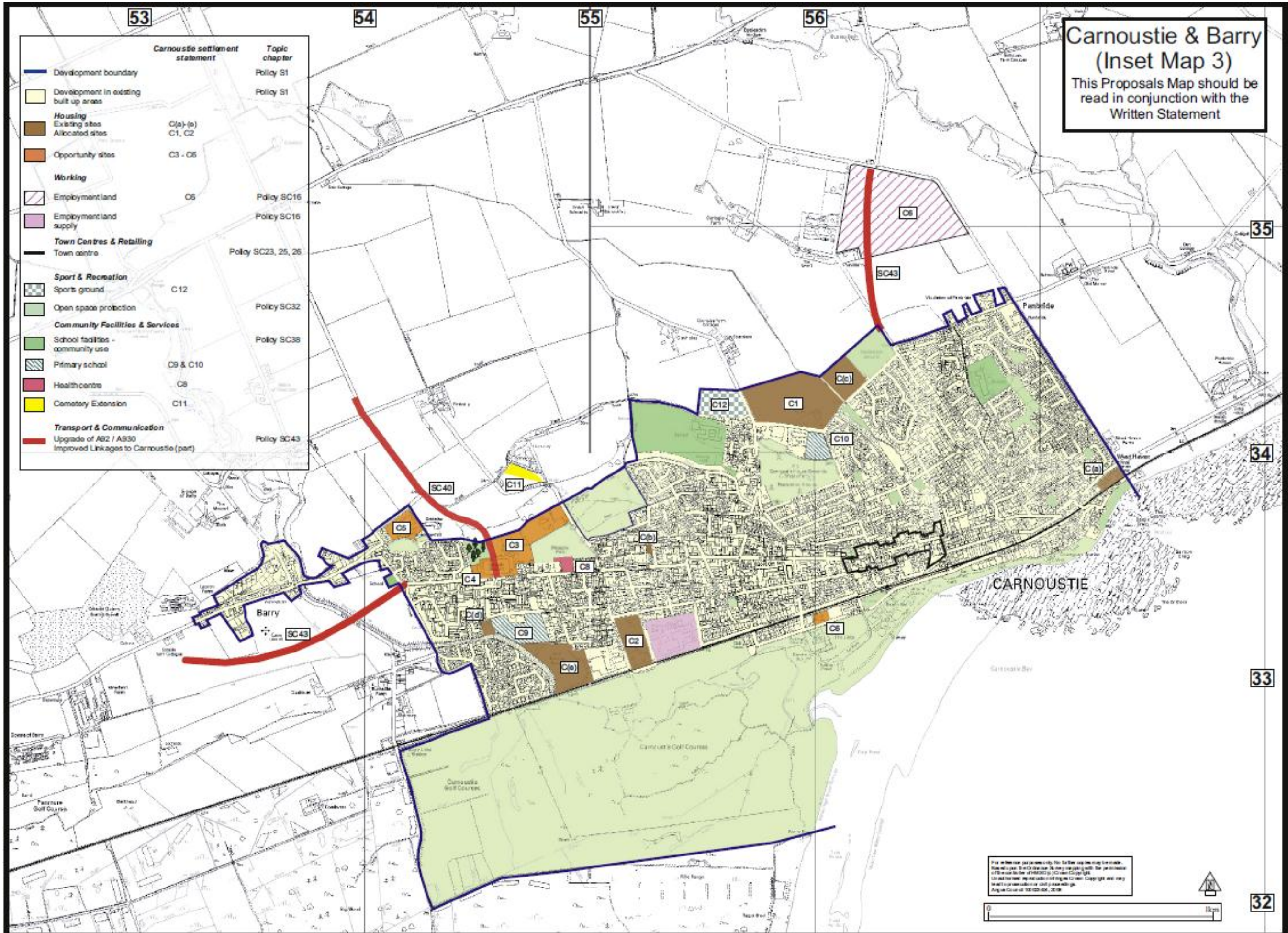
Date	Statutory Development Plan	Pitskelly Farm	Carlogie
Date	Statutory Development Plan	Pitskelly Farm	Carlogie
2000	Angus Local Plan Adopted		
2003	Angus Local Plan Consultative Draft Published	C10: Business Park Pitskelly Farm (5.7ha)	
2005	Angus Local Plan Review Finalised Plan Published		
Dec 2005	Third set of Pre-Inquiry Modifications Published	C6: Employment allocation at Pitskelly Farm (12ha)	
2009	Angus Local Plan Review Adopted		C7: Land at Carlogie (15ha)
Dec 2007			07/01682/OUT submitted – Employment area
Jul 2008			07/01682/OUT minded to grant subject to S.75
Mar 2012			07/01682/OUT intention to progress S.75
Nov 2012	Main Issues Report	Included in Preferred Option direction of growth	Included in Alternative Option 1 direction of growth
Apr 2013			07/01682/OUT withdrawn
Jan 2014			14/00043/PPPM submitted – Employment area
May 2014			14/00043/PPPM Angus Council defer application
Jul 2014		14/00573/PPPM submitted – housing and Employment Area	
Aug 2014			14/00043/PPPM Appeal allowed
11 Dec 2014	Proposed Angus Local Development Plan	C1 Housing – Land at Pitskelly (10ha) C7 Working – Land at Pitskelly (10ha)	C6 Working – Land at Carlogie (15ha)
18 Dec 2014		14/00573/PPPM approved subject to	

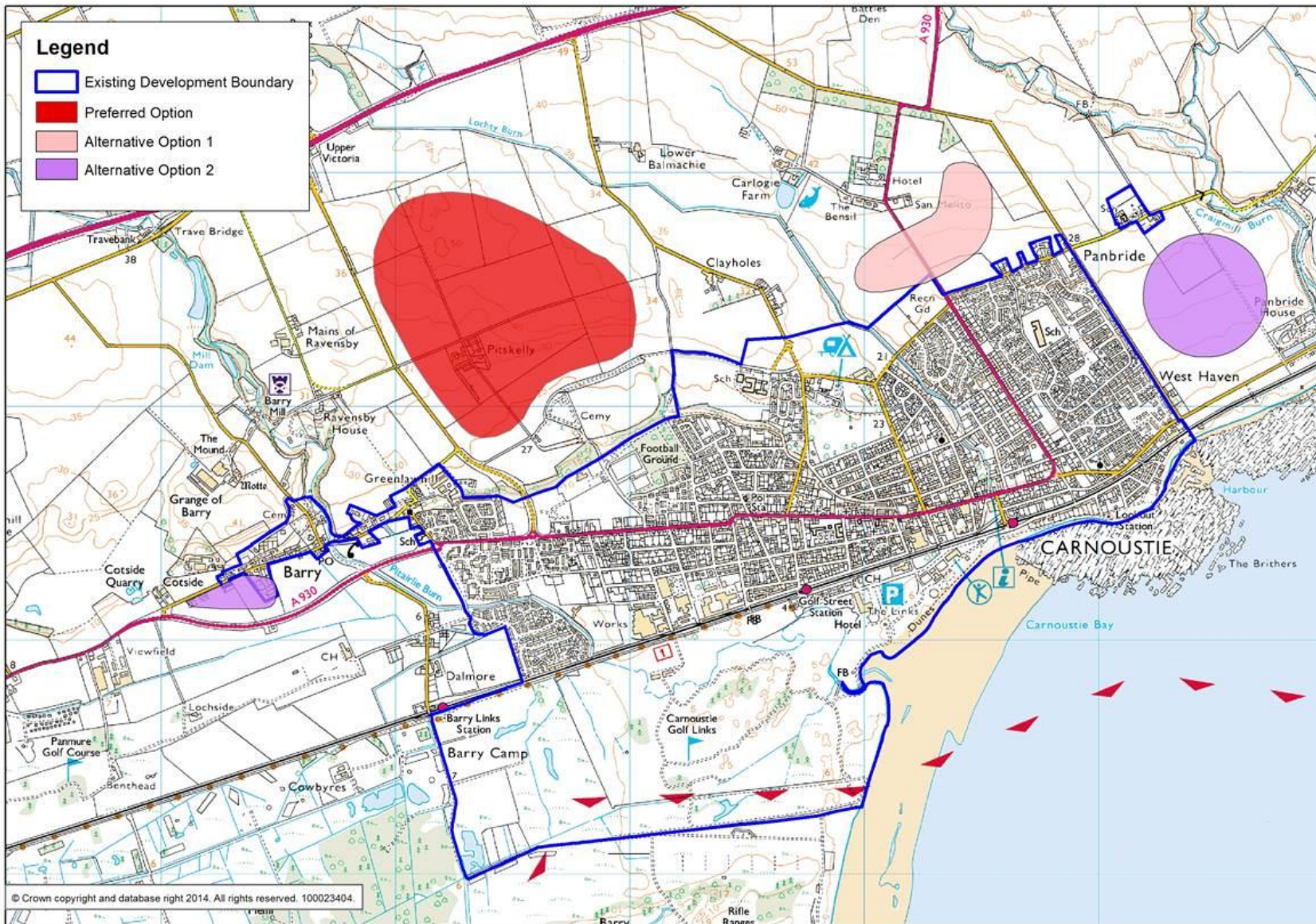
	S.75 and appropriate conditions	
6 Feb 2015	14/00573/PPPM legal challenge submitted	
Feb 2015	Period of Representation on Proposed Plan begins	
May 2015		15/00405/PAN submitted – housing (considered acceptable June 2015)
Jul 2015		15/00751/EIASR submitted – Anaerobic Digester (EIA not required August 2015)
Aug 2015		15/00750/FULL submitted – Anaerobic Digester
Oct 2015	14/00573/PPPM Court of Session Hearing	15/00922/PPPL submitted – not valid

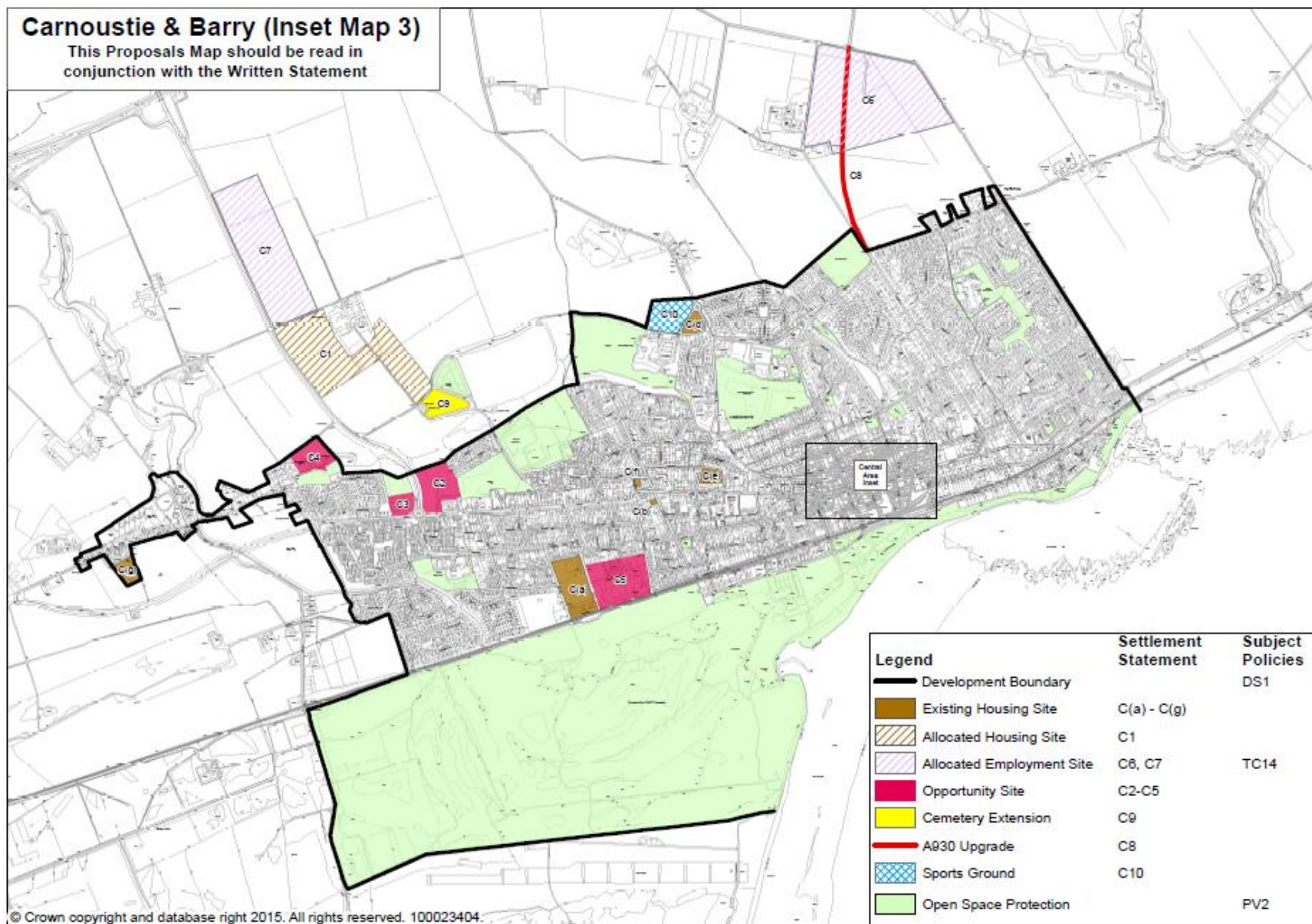


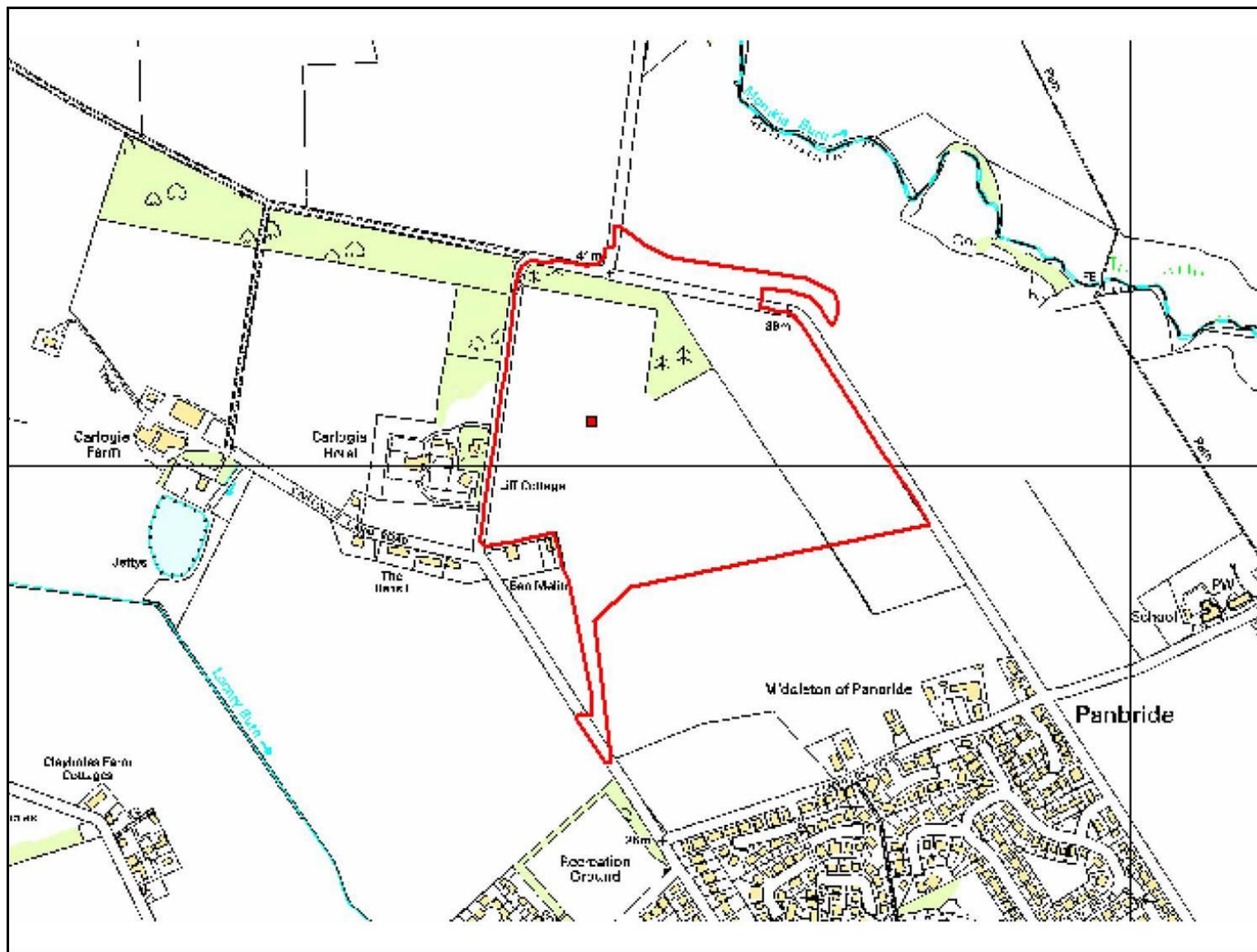


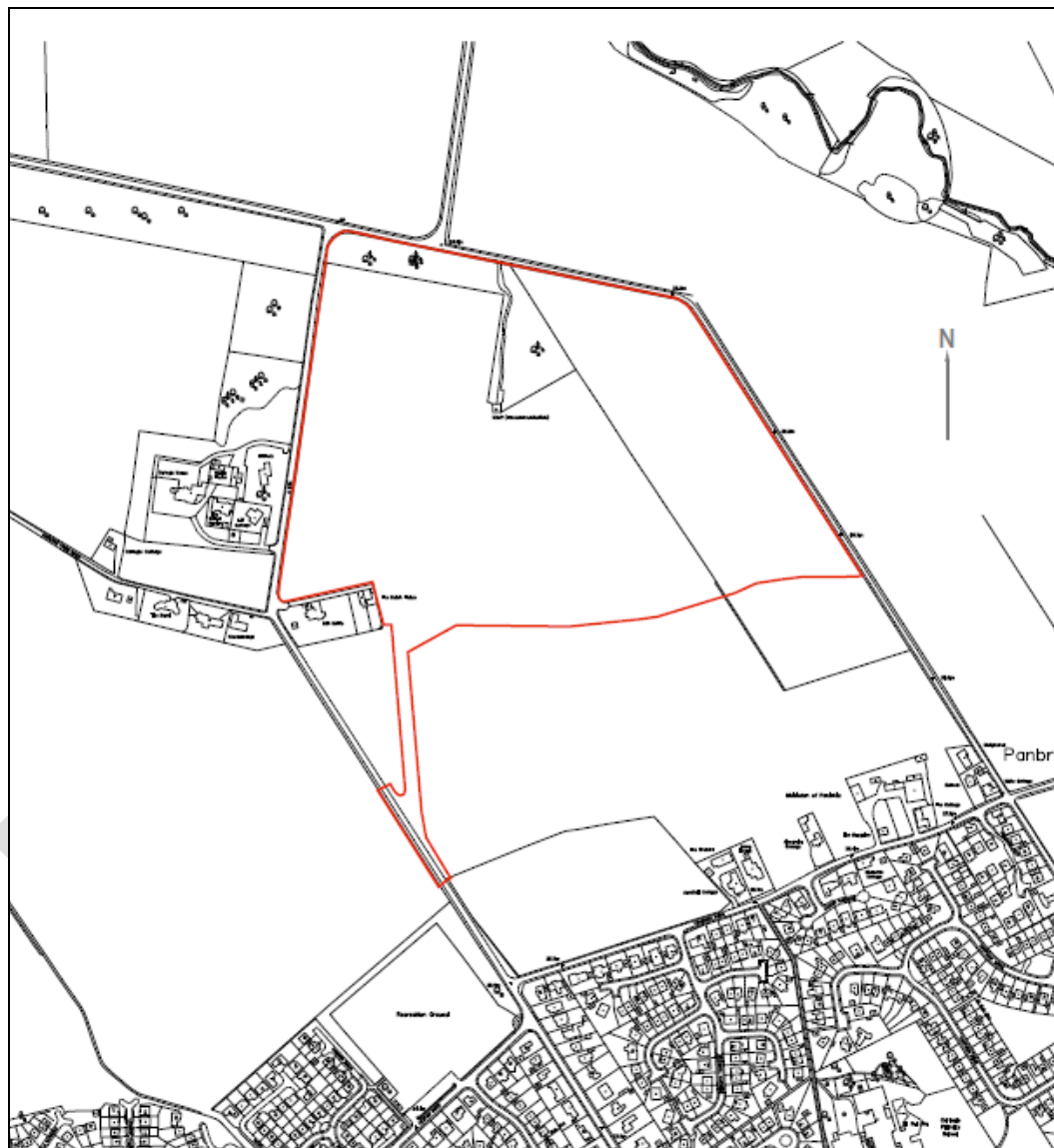


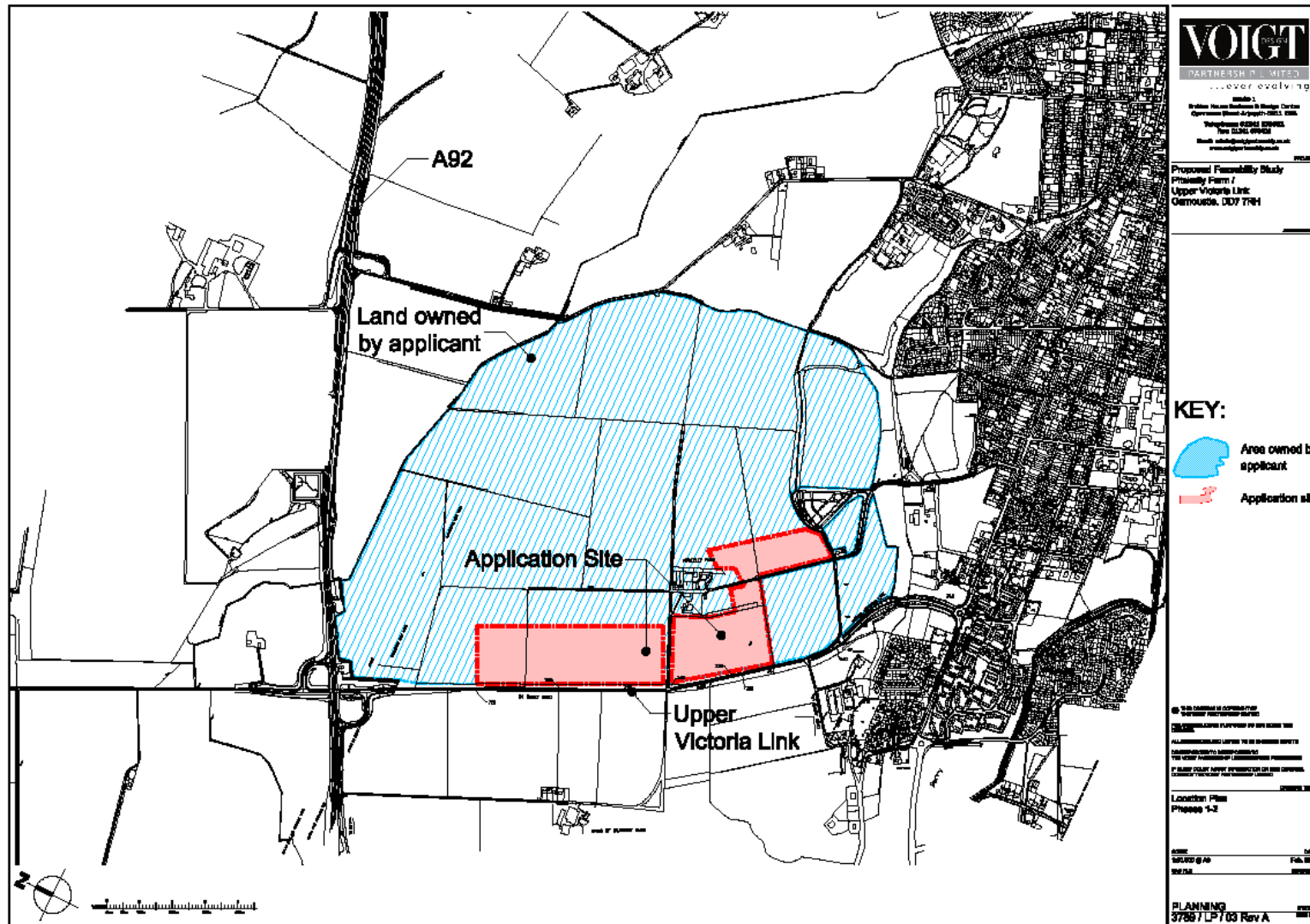












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Proposed Feasibility Study
Preston Farm /
Upper Victoria Link
Ostrouhe, DD7 7RH

KEY:
 Area owned by applicant
 Application site

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Location Plan
Propose 1-2

DATE: 14/03/15
DRAWN BY: [Name]
CHECKED BY: [Name]

PLANNING
3755 / LP / 03 Rev A

