

**ANGUS COUNCIL**

**ANGUS COUNCIL 12 FEBRUARY 2015**

**PROPOSED ANGUS LOCAL DEVELOPMENT PLAN  
ADDENDUM TO CONSULTATION REPORT**

**REPORT BY VIVIEN SMITH – HEAD OF PLANNING AND PLACE**

**ABSTRACT**

This report seeks approval of an addendum to the Consultation Report for the Proposed Angus Local Development Plan.

**1. RECOMMENDATION(S)**

It is recommended that the Council:

- (i) approve an addendum to the Consultation Report agreed at Development and Enterprise Committee on the 20<sup>th</sup> January.

**2. ALIGNMENT TO THE ANGUS COMMUNITY PLAN/SINGLE OUTCOME AGREEMENT/COPORATE PLAN**

2.1 This report contributes to the following local outcomes contained within the Angus Community Plan and Single Outcome Agreement 2013-2016:

- We have a sustainable economy with good employment opportunities;
- Angus is a good place to live in, work and visit;
- Individuals and families are involved in decisions which affect them;
- Individuals are involved in their communities;
- Our communities are safe, secure and vibrant;
- We have improved the health and wellbeing of our people and inequalities are reduced;
- Individuals are supported in their own communities with good quality services;
- Our communities are developed in a sustainable manner;
- Our natural and built environment is protected and enjoyed; and
- Our carbon footprint is reduced.

2.2 The Proposed Angus Local Development Plan sets out the development strategy for the area, and where development should be located. The document has been structured around the Community Planning Partnership's five priorities to demonstrate how the implementation of the Angus Local Development Plan will contribute towards meeting the vision and outcomes for the Angus area.

**3. BACKGROUND**

3.1 At their meeting of the 11 December 2014, Angus Council approved the Proposed Angus Local Development Plan subject to a number of amendments, and agreed to its publication for a nine week period of representation (Report 501/14 refers).

3.2 At the Development and Enterprise Committee on the 20<sup>th</sup> January, a number of supporting documents were approved that will be published alongside the Proposed Angus Local Development Plan for information. These documents included a Consultation Report which set out the Council's response to all comments received on the Main Issues Report. It has come to light that a number of comments received after the consultation closed were omitted from the report. These comments and the Council's suggested response are set out in

Appendix 1. If approved, these will be incorporated into the final Consultation Report when it is published for information alongside the Proposed ALDP.

#### **4. NEXT STEPS AND CONSULTATION**

- 4.1 As set out in Report 501/14 to Angus Council on the 11 December, the Proposed Angus Local Development Plan will be subject to a nine week period of representations, the details of which were set out in the previous report (Report 501/14 refers). Subject to printing and publication arrangements, this will now commence in the final week of February 2015.
- 4.2 Following the close of the period for representations, the Council must consider all the representations received and decide if it wishes to amend the Plan in response. If no modifications are made, a summary of unresolved issues must be prepared and submitted to Scottish Ministers along with the Proposed Plan. They will then determine whether to appoint an independent reporter(s) to undertake an examination in public.
- 4.3 After completing the Examination, the Reporter(s) will present his or her conclusions and recommendations to the Council and to Scottish Ministers. Unlike previously, the Council must accept the conclusions and recommendations before proceeding to adopt the Plan. Only in very exceptional circumstance can the Council choose not to do this.

#### **5. FINANCIAL IMPLICATIONS**

- 5.1 The costs of the publication of the Proposed Angus Local Development Plan and associated documents were set out as part of the previous report (Report 501/14 refers).

#### **6. OTHER IMPLICATIONS**

##### **Risks**

The risks of not progressing the preparation of the Angus Local Development Plan or a delay in the adoption of the Angus Local Development Plan were set out in the previous report (Report 501/14 refers).

#### **7. CONSULTATION (IF APPLICABLE)**

Extensive consultation has been carried out as part of the Angus Local Development Plan process. This will be documented in the Statement of Publicity and Consultation that will be submitted to Scottish Ministers alongside the Proposed Angus Local Development Plan.

**NOTE:** The background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973 (other than any containing confidential or exempt information) which were relied on to any material extent in preparing the above report are:

- Report 501/14 Proposed Angus Local Development Plan to Angus Council 11 December 2014
- Report 33/15 Proposed Angus Local Development Plan – Supporting Documents to Development and Enterprise Committee 20 January 2015

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List of Appendices:

Appendix 1 – Addendum to the Consultation Report

## Appendix 1 – Addendum to the Consultation Report

### General Responses

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**Representation:** 918/001

**Representee:** Jane Roy

**Comment:**

I am considering purchasing Smiddy Croft, Newbigging by Tealing and would like the opportunity to build our two children homes on these outlined sites. I have been informed there is permission for two houses to be built on the Smiddy Croft site but this is not our intention. Could you please inform me as to the process if more information is required.

**Response:**

The Proposed ALDP will allocate sites of five or more houses which would not apply in this case. Employment and residential plots of this scale would be considered under the appropriate development plan policies and are likely to be supported in principle where the proposal accords with policy.

**Recommendation:**

No change.

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**Representation:** 919/001

**Representee:** JAMES PAUL ASSOCIATES

**Comment:**

We have been asked to promote the extension of the Development Boundary in Tealing to incorporate ground in our client's ownership.

At present the Development Boundary runs along the old curtilage of our client's property and does not incorporate ground he purchased three years ago to extend the house garden ground. The additional land extends to 642 square metres as is shown on the plan attached and has now been laid out in grass. A new hedge has been formed along its boundary with the adjacent field. It had, according to the farmer who sold the land, been used as rough grazing for cattle for the last twenty years and the remainder of the field is still used for that purpose. It was previously treed, locally known as Crow Wood, but these trees have been removed a considerable time ago, but stumps remain below ground which we are advised make using the field for cultivation difficult. I attach the original deed plan for the area identifying these trees. It is noted that historically the tree belt ran to the farm track further to the east of our client's property and would have formed the natural boundary to the village.

Our client's reason for purchasing this ground was due to the close proximity of the field boundary to his house and his main bedroom which caused an amenity nuisance as the cattle in the field tended to shelter behind the house in inclement weather which caused a noise nuisance particularly at night and in the early morning when he would be woken up. Moving the boundary removed this problem.

It is noted that the area is characterised by varying sizes of large house plots and the resulting house plot with the additional ground is similar to that in the immediate area.

**Response:**

Comments noted. The policy approach to a landscape capacity based review of settlement boundaries will be incorporated into the Proposed ALDP, its Action Programme and related further guidance.

**Recommendation:**

Noted. Detail to be taken into consideration in the preparation of the Proposed Plan.

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**Representation:** 921/001**Representee:** Firm of WH Johnston**Agents:** JM Planning Services**Comment:**

The last housing to be built in Newbigging was in the mid-2000's with Fernbuild Ltd being granted planning permission for 20 houses on land to the north west of the built up area, now known as Templehall Place. You will be aware also that Newbigging has been the subject of notable developer interest subsequent to that development:-

- Linlathen Developments and Hillcrest Housing Association previously promoted land owned by our client in 2005 to the west of the settlement by way of planning application for 46 houses. Application Reference 05/01455/OUT was refused in March 2006.
- Tighmor/R Watson submitted an application for 30 houses land to the east of the settlement at a similar time. Application Reference 05/01510/OUT was refused also in March 2006.

We understand that these applications were unsuccessful mainly due to the scale of development proposed for the settlement and we recognise that your Council's view has not changed recently due to your Department not considering as suitable for inclusion in the LDP a sizeable development proposal (approximately 70+ houses) on land on the east side of Newbigging promoted by Stephen Homes and the landowner (Watson).

In light of this planning background, we accept that large scale housing is not appropriate for Newbigging. We do however consider that there is scope for a more modest scale of housing that could be accommodated in Newbigging and we would like to present the following options, as shown on the attached plan, for consideration at this time to coincide with your own assessment as part of the landscape capacity study exercise.

Option 1: The development in 2004/2005 at Templehall Place was designed with a road end to stop at the western boundary and planning permission was granted with that potential for the road to be extended into our client's land. Our client owns the land up to that road end and therefore this field becomes a logical place in which to extend, allowing unhindered development as no ownership constraint in the form of a ransom exists.

The provision of land to the west of the Primary School would allow for additional playground space/space for expansion as planning gain.

There is the potential to create a landscaped boundary to the west and south to define the extent of the new built-up area at this location and to form a defensible boundary to prevent future development westwards.

Other Material Considerations: As a means of further justifying the scope for a modest scale of housing in Newbigging, we understand that there is spare capacity in the Primary School and that a modest scale of new housing would help to boost the school roll to ensure that it remains a viably run school at, or closer to, capacity. In terms of drainage, we consider that development can be accommodated either within the existing capacity if small scale or, if additional housing determines an over-capacity, that the means of upgrading could be found. An allocation in the LDP and/or a planning consent would be the trigger to enable funding being committed by Scottish Water for any improvements required to their asset while a developer would pay for the costs of the other parts of the network (new and existing sewers).

In addition, our client would like to offer as part of his proposals, the scope to include land for a shop, since the village shop no longer exists. This would be an additional planning gain for the settlement.

Conclusions: Our client is willing to offer land for development that would benefit the village and the Council in terms of education, drainage and local services. If your Landscape Capacity exercise concludes that there is scope to accommodate a modest scale of housing in keeping with the size of Newbigging, we hope that your Department will consider any one or a combination of the Options we have presented on behalf of our client as being suitable for further consideration and allocation in the Proposed Plan.

**Representation:** 921/002

**Representee:** Firm of WH Johnston

**Agents:** JM Planning Services

**Comment:**

The last housing to be built in Newbigging was in the mid-2000's with Fernbuild Ltd being granted planning permission for 20 houses on land to the north west of the built up area, now known as Templehall Place. You will be aware also that Newbigging has been the subject of notable developer interest subsequent to that development:-

- Linlathen Developments and Hillcrest Housing Association previously promoted land owned by our client in 2005 to the west of the settlement by way of planning application for 46 houses. Application Reference 05/01455/OUT was refused in March 2006.
- Tighmor/R Watson submitted an application for 30 houses land to the east of the settlement at a similar time. Application Reference 05/01510/OUT was refused also in March 2006.

We understand that these applications were unsuccessful mainly due to the scale of development proposed for the settlement and we recognise that your Council's view has not changed recently due to your Department not considering as suitable for inclusion in the LDP a sizeable development proposal (approximately 70+ houses) on land on the east side of Newbigging promoted by Stephen Homes and the landowner (Watson).

In light of this planning background, we accept that large scale housing is not appropriate for Newbigging. We do however consider that there is scope for a more modest scale of housing that could be accommodated in Newbigging and we would like to present the following options, as shown on the attached plan, for consideration at this time to coincide with your own assessment as part of the landscape capacity study exercise.

Option 2: The land to the south-west of Newbigging is also in our client's ownership and could represent a rounding-off of the settlement to mirror the housing on the east side of the main road (Pitairlie Road) by accommodating a modest scale of housing. Again, there is the potential to create a landscape boundary to the west and south-west to define the extent of the new built-up area at this location and to form a defensible boundary to prevent future development westwards and southwards. The land to the west of the Primary School (area hatched red) could also be incorporated within this Option for the purposes as described above in Option 1.

Other Material Considerations: As a means of further justifying the scope for a modest scale of housing in Newbigging, we understand that there is spare capacity in the Primary School and that a modest scale of new housing would help to boost the school roll to ensure that it remains a viably run school at, or closer to, capacity. In terms of drainage, we consider that development can be accommodated either within the existing capacity if small scale or, if additional housing determines an over-capacity, that the means of upgrading could be found. An allocation in the LDP and/or a planning consent would be the trigger to enable funding being committed by Scottish Water for any improvements required to their asset

while a developer would pay for the costs of the other parts of the network (new and existing sewers).

In addition, our client would like to offer as part of his proposals, the scope to include land for a shop, since the village shop no longer exists. This would be an additional planning gain for the settlement.

Conclusions: Our client is willing to offer land for development that would benefit the village and the Council in terms of education, drainage and local services. If your Landscape Capacity exercise concludes that there is scope to accommodate a modest scale of housing in keeping with the size of Newbigging, we hope that your Department will consider any one or a combination of the Options we have presented on behalf of our client as being suitable for further consideration and allocation in the Proposed Plan.

**Representation:** 921/003

**Representee:** Firm of WH Johnston

**Agents:** JM Planning Services

**Comment:**

The last housing to be built in Newbigging was in the mid-2000s with Fernbuild Ltd being granted planning permission for 20 houses on land to the north west of the built up area, now known as Templehall Place. You will be aware also that Newbigging has been the subject of notable developer interest subsequent to that development:-

- Linlathen Developments and Hillcrest Housing Association previously promoted land owned by our client in 2005 to the west of the settlement by way of planning application for 46 houses. Application Reference 05/01455/OUT was refused in March 2006.
- Tighmor/R Watson submitted an application for 30 houses land to the east of the settlement at a similar time. Application Reference 05/01510/OUT was refused also in March 2006.

We understand that these applications were unsuccessful mainly due to the scale of development proposed for the settlement and we recognise that your Council's view has not changed recently due to your Department not considering as suitable for inclusion in the LDP a sizeable development proposal (approximately 70+ houses) on land on the east side of Newbigging promoted by Stephen Homes and the landowner (Watson).

In light of this planning background, we accept that large scale housing is not appropriate for Newbigging. We do however consider that there is scope for a more modest scale of housing that could be accommodated in Newbigging and we would like to present the following options, as shown on the attached plan, for consideration at this time to coincide with your own assessment as part of the landscape capacity study exercise.

Longer term Option: Our client also owns land to the north-east of the settlement, located to the east of the existing garage premises, as shown by the area hatched in black on the attached plan. This land represents a logical infill area as it bounded by a burn/drainage ditch to the north, it relates well to the existing built-up area separated only by a narrow existing right of way/footpath, and therefore a landscape boundary treatment would only be required to the east to form a defensible boundary at that point.

Successful promotion of this land would likely involve other interested parties and hence it is a more long term proposition. Our client also owns the land immediately to the north of the garage. Therefore, a development proposal with willing parties on board could bring additional benefits to the village. Our client would be happy to discuss this further with your Department at an appropriate time.

Other Material Considerations: As a means of further justifying the scope for a modest scale of housing in Newbigging, we understand that there is spare capacity in the Primary School

and that a modest scale of new housing would help to boost the school roll to ensure that it remains a viably run school at, or closer to, capacity. In terms of drainage, we consider that development can be accommodated either within the existing capacity if small scale or, if additional housing determines an over-capacity, that the means of upgrading could be found. An allocation in the LDP and/or a planning consent would be the trigger to enable funding being committed by Scottish Water for any improvements required to their asset while a developer would pay for the costs of the other parts of the network (new and existing sewers).

In addition, our client would like to offer as part of his proposals, the scope to include land for a shop, since the village shop no longer exists. This would be an additional planning gain for the settlement.

Conclusions: Our client is willing to offer land for development that would benefit the village and the Council in terms of education, drainage and local services. If your Landscape Capacity exercise concludes that there is scope to accommodate a modest scale of housing in keeping with the size of Newbigging, we hope that your Department will consider any one or a combination of the Options we have presented on behalf of our client as being suitable for further consideration and allocation in the Proposed Plan.

**Response:**

Comments noted. In accordance with TAYplan (2012), the Proposed Local Development Plan will focus on directing the majority of new development to the principal settlements of Angus. This means that the seven main towns will continue to be the preferred location for the majority of new housing and employment-related development, together with the majority of associated new infrastructure.

Within the Main Issues Report (2012) the preferred option (as identified within Table 1) is to allocate small scale development sites (for housing, mixed use or employment) within Edzell, Friockheim, Letham and Newtyle. With reference to TAYplan (2012), there is some discretion for the Proposed Local Development Plan to determine where development should take place outwith the principal settlements. The preferred option is based upon meeting the development needs of our rural communities by focussing on supporting the larger rural service centres of Edzell, Friockheim, Letham and Newtyle. The preferred option would concentrate the modest levels of development that are planned outwith the principal settlements, within the villages that have the most significant number and range of services, and which already have a relatively large resident population.

Therefore, relevant detailed policies within the policy framework section and within site allocations regarding the policy approach towards development within the rural villages, including a review of existing allocations, will be taken into consideration in the preparation of the Proposed ALDP along with any related Supplementary Guidance. Furthermore, relevant detailed policies within the policy framework section and within site allocations regarding residential development in the countryside and rural employment will also be taken into consideration in the preparation of the Proposed ALDP along with any related Supplementary Guidance.

**Recommendation:**

Noted. Detail to be taken into consideration in the preparation of the Proposed Plan.

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## Chapter 6

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**Representation:** 798/017

**Organisation:** Scottish Natural Heritage

**Representee:** Carolyn Deasley

**Agents:**

**Comment:**

Scottish Natural Heritage particularly agree with the comments in the MIR (para 6.22) that is important to show that new development is appropriately integrated with its surroundings. Scottish Natural Heritage recommend supplementary guidance includes the role of green spaces and networks in contributing to successful places.

**Response:**

Comments noted.

**Recommendation:**

No change. Detail will be considered in preparing the Proposed Plan and related further guidance.

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## Chapter 9

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**Representation:** 881/009

**Organisation:** Scotia Homes Ltd

**Representee:** Emac Planning LLP

**Comment:**

Scotia Homes Ltd is committed to the delivery of new housing and mixed use development at Dubton as identified in Proposal B1 of the Angus Local Plan Review 2009 and as the 'Preferred Option' for growth in the MIR. The commitment to the first phase of housing is demonstrated by the submitted planning application relating to Proposal B1. Scotia Homes' commitment to the delivery of further phases within B1 is demonstrated in their submissions on Dubton at the Raising Awareness stage in the preparation of the LDP. These submissions are attached and together with this letter respond to, and support, Angus Council's preferred options for growth in the published MIR.

Identifying this site as the preferred direction for growth not only continues to endorse the position of the adopted Local Plan, which Scotia Homes has relied on in terms of its future investment in this site, but also allows confidence for Scotia to move forward in implementing and delivering the remaining phase of site B1, as a natural extension to the submitted planning application for the first phase at this site.

As you are aware the Angus Local Plan Review (ALPR), 2009 allocated 29 hectares of land at Dubton, confirming that an initial phase of 100 units would be released within the plan period. The scale of further land releases would be determined by a future Local Plan.

As stated above, a planning application has been submitted to Angus Council (Ref: 09/00675/FUL) for the initial phase identified in the ALPR. The details of the application reflect the requirements of the Dubton Farm Development Brief and the submission demonstrates Scotia Homes' commitment to the delivery of effective new housing for the Housing Market Area on this site.

Angus Council resolved to grant planning permission (Ref: 09/00675/FUL) for the erection of mixed use development comprising 99 residential units and 120sqm of retail/commercial units at Dubton Farm, in July 2010, subject to a S75 Planning Obligation. Scotia Homes Ltd is keen for the S75 to be agreed and the consent issued, in order to allow development to commence. Scotia Homes Ltd is currently actively seeking to agree the terms of the S75 with the Council. It is anticipated that the consent will be issued shortly and that this first phase can commence.

As stated above, Scotia Homes Ltd, fully endorses the 'Preferred Option' for the future growth of Brechin at Dubton. The decision taken at the time of the consideration of the ALPR for future development to take place at Dubton West is still valid. The same planning and environmental considerations apply today to this site and there is no material planning justification which would substantiate a change in approach. The 'Preferred Option' is capable of delivering effective housing land to meet the identified requirement and is within the control of a housebuilder who has a track record of delivering housing locally and who will shortly be building on this first phase of land.

In summary, Scotia Homes Ltd supports the following commitment, assessment and reasons for the continued commitment to site B1 and the identification of this site as a 'Preferred Option' for growth in the new LDP, as provided in Section 7 of the MIR:

- Paragraph 10 considers that the long-term strategy of developing new homes in the western part of Brechin, that is Dubton Farm (Site B1, ALPR) remains viable for the LDP period. This is justified on the basis that (a) the site has been allocated by the current local plan and has capacity for around 400 new homes and associated community facilities, including open space; (b) A developer has indicated an interest in the whole site and their intention is to build new homes during the LDP period (2014-2024); (c) There is also a resolution to grant planning permission for housing on the northern

part of the site, subject to the conclusion of a Section 75 Agreement. **Comment:** This position is confirmed by Scotia Homes Ltd as the interested developer who has also submitted the planning application.

- Paragraph 17 identifies that the preferred option for future development in Brechin is to maintain the existing development strategy and meet the requirements for housing and employment land in the western part of the town, within the existing development boundary. **Comment:** This position is confirmed by Scotia Homes Ltd.
- Paragraph 18 identifies that this option is consistent with the TAYplan in that it directs the development of new homes and business premises to land within the existing development boundary. **Comment:** Scotia Homes Ltd agrees.
- Paragraph 19 identifies that an alternative option would be to abandon the existing strategy and consider the identification and release of land for housing and economic development elsewhere. This option would only be consistent with the TAYplan, and therefore feasible for the Angus LDP to implement, if it were shown that new development would not be viable in the west of the town over the LDP period. **Comment:** Scotia Homes Ltd would confirm that the site at Dubton is viable and as a result there is no justification for an alternative option to be considered.
- Paragraph 19 identifies that if land to the west of the town was unviable other development sites would need to be found outwith the development boundary, given the limited capacity of brownfield sites within Brechin and the potential for these sites to remain undeveloped in the current economic climate. **Comment:** Scotia Homes Ltd considers the designation of land outwith the development boundary of Brechin would not support Scottish Planning Policy objectives for the location of new housing land, when site B1 is viable and available for development.
- Maps A to D show a variety of information that is relevant for defining the options for future development in and around Brechin. **Comment:** Scotia Homes Ltd supports the analysis provided in paragraph 23 that:
  1. The preferred option for the principle of development in Brechin will continue to be focused on land at Dubton Farm (Site B1, ALPR).
  2. This site has previously been assessed against a range of factors (landscape and visual quality, accessibility, proximity to facilities and the availability of infrastructure) during the preparation of the Angus Local Plan Review and was considered to be suitable for new development.
  3. There has been no substantial change in the social and environmental factors affecting this site, so it remains a suitable location for new housing development in the LDP period (2014-2024).

In summary, Scotia Homes Ltd is committed to the delivery of new housing and mixed use development at Dubton as identified in the 'Preferred Option' for growth in the MIR. The commitment to the first phase of housing and mixed use development at site Proposal B1 designated in the adopted ALPR is demonstrated by the submitted planning application and its imminent approval.

Scotia Homes Ltd supports the Council's 'Preferred Option' to continue the commitment to the site, endorsed in the ALPR and will work with Angus Council to secure the effective delivery of housing land and other community and recreational uses over the new LDP period.

**Response:**

Support and comments noted.

**Recommendation:**

No change. This representation will be considered in preparing the proposed Plan.

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## Chapter 10

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**Representation:** 917/001

**Representee:** Mrs Fiona Jarrett

**Comment:**

Read in the Guide + Gazette that local residents are being asked for their views on the big Planning issues that will affect our area, over the next 20 years, in the emerging Local Plan.

I wish to remind the Planning department that at a previous Public Local Inquiry regarding the Carnoustie Local Plan, it was decided that any future developments would be to the WEST of Carlogie Road, and NORTH from the town centre of Carnoustie, NOT to the EAST of the town.

It was also stated that the land north of Panbride Road, in particular, the Middleton of Panbride, would be exempt from development and retained as agricultural working farmland as it is a Conservation Area.

This is Prime Agricultural GREENBELT and should NOT even be considered to be included in the Local Plan for any kind of development.

There are plenty Brownfield sites to be built on in Carnoustie, this Greenbelt farmed land at Panbride should be kept as it is to preserve this scenic area that is enjoyed by many people, as well as being home to many forms of wildlife.

**Response:**

Comments noted. Land to the east of Carnoustie and to the north of Panbride Road was submitted during the Initial Awareness Raising Stage. This site formed Site Reference 1S and was identified as forming part of Alternative Option 2 for the future development of Carnoustie within the Main Issues Report (2012).

The Local Development Plan requires to be consistent with the approved TAYplan SDP (June 2012). The spatial strategy put forward in the ALDP MIR is consistent with TAYplan and seeks to direct an appropriate level of plan led development within the hierarchy of settlements. Proposed land allocations for residential development consistent in scale and location with the provisions of TAYplan will be detailed in the Proposed ALDP.

**Recommendation:**

Comments noted. This representation will be considered in the preparation of the Proposed Plan.

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## Chapter 12

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**Main Issue:**

**Question:** 33

**Answer:** Yes

**Representation:** 920/001

**Representee:** A J Bruce

**Comment:**

As owner of the site at Tillyloss it is noted that part of the site is included within the preferred development option for Kirriemuir in the Main Issues Report, that is to identify small scale infill within the current development boundary.

I have ongoing interest in the purchase of the site from a developer. Positive discussions continue in relation to the joint development of the site. I am keen to facilitate development of this site and to this end wholly support a residential allocation within the forthcoming Draft Angus Local Development Plan.

**Response:**

Support for the preferred option is noted.

**Recommendation:**

Detail to be considered in drafting plan.

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## Chapter 14

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**Representation:** 783/015

**Organisation:** Muir Homes

**Representee:** Peter Brogan

**Comment:**

We write with regard to the land at Brechin Road, Montrose that is currently being promoted through the Angus Local Development Plan by Savills. This site is currently allocated in the Angus Local Plan Review for housing. We support Angus Council's commitment to allocate this site for residential use in the Angus Local Development Plan.

Muir Homes has delivered the first two phases of housing at this site. We can confirm that we are in discussions with the landowners in relation to the development of the remainder of this site. It is our intention to develop the site during the plan period between 2014-2019.

**Response:**

Comments noted

**Recommendation:**

No change.

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