

ANGUS COUNCIL

DEVELOPMENT STANDARDS COMMITTEE – 18 MAY 2021

PROPOSAL OF APPLICATION NOTICE
LAND AT CRUDIE FARM ARBIRLOT ROAD WEST ARBROATH

GRID REF: 362107 : 741007

REPORT BY SERVICE LEADER – PLANNING & COMMUNITIES

Abstract:

This report advises Committee that a Proposal of Application Notice (ref. [21/00258/PAN](#)) has been submitted in respect of a major development comprising a residential development of 146 no. units (25% affordable) incorporating formation of vehicular access, access roads, open space, landscaping, SUDS and associated infrastructure at Land at Crudie Farm, Arbirlot Road West, Arbroath for Scotia Homes. Committee is invited to identify issues which it would like to see addressed in the planning application.

1. RECOMMENDATION

It is recommended that Committee notes the key issues identified at this stage and advises of any other issues it considers should be addressed in any planning application that is subsequently submitted.

2. ALIGNMENT TO THE ANGUS LOCAL OUTCOMES IMPROVEMENT PLAN/CORPORATE PLAN

This report contributes to the following local outcome(s) contained within the Angus Local Outcomes Improvement Plan and Locality Plans:

- Safe, secure, vibrant and sustainable communities
- A reduced carbon footprint
- An enhanced, protected and enjoyed natural and built environment

3. INTRODUCTION

3.1 At its meeting on 19 June 2014, council approved a guidance note on the role of Councillors in pre-application procedures in respect of national and major planning applications (Report 275/14 refers). A key element of that guidance requires officers to present a report to Committee when a Proposal of Application Notice (PAN) is submitted. Such a report will set out what are considered to be the key considerations in the determination of any subsequent planning application and will allow Members opportunity to identify any additional issues that they consider should be addressed when a planning application is submitted.

3.2 A PAN (ref. [21/00258/PAN](#)) has been received. It indicates that an application for planning permission is to be submitted for a residential development of around 146 units incorporating formation of vehicular access, access roads, open space, landscaping and associated infrastructure on land at Crudie Far, Arbirlot Road West, Arbroath. The proposed development site measures around 9.7ha and currently comprises agricultural land. A plan showing the location of the site on which the development is proposed has been submitted and is attached at Appendix 1. No further details relating to the proposed application have been provided at this stage.

- 3.3 The submitted PAN sets out the proposed consultation that the applicant intends to undertake with the local community and the applicant has indicated that a copy of the PAN has been served on the local councillors as well as Arbroath Community Council. Due to the COVID-19 emergency it is not currently possible to hold public meetings and the submitted PAN indicates that all documents pertaining to the development will be published on a publicly accessible website and two live and interactive web-based consultation events comprising a live video webinar with associated chat functionality will be undertaken on 10 June 2021 with one event occurring in the afternoon and the other in the evening.
- 3.4 The applicant's agent has been advised that a planning application cannot be submitted prior to 25 June 2021 (the date 12 weeks from the submission of the valid PAN).
- 3.5 Members are advised that the Scottish Government has put in place legislation to temporarily suspend the requirement for a public event in relation to Pre-Application Consultation (PAC). The Scottish Government has also published guidance on how pre-application consultation should be undertaken without the need for public gatherings. The proposed consultation arrangements are considered to meet with the requirements of the temporary legislation. It is however recommended that a copy of the PAN should be sent to parties that neighbour or are within close proximity to the site. The results of the community consultation will be submitted with any subsequent major planning application in the form of a pre-application consultation report as required by Development Management Regulations.

4. DISCUSSION

- 4.1 Committee is aware that planning legislation requires decisions in respect of planning applications to be made in accordance with the development plan unless material considerations indicate otherwise. Therefore, compatibility with the development plan will be a key issue in relation to any planning application that is submitted for the development of this land.
- 4.2 The application site is located within the development boundary of Arbroath as defined by the [Angus Local Development Plan](#) (ALDP). It forms part of an area of land which is allocated for residential development by Policy A2 of the ALDP. That policy states: -

A2 Housing – Crudie Farm, Arbirlot Road West

5ha of land at Crudie Farm is allocated for residential development of around 120 dwellings in the period 2021 – 2026.

Development proposals should be in accordance with the development brief which will be prepared for the site and should include:

- *a landscaped edge to the town incorporating structure planting and amenity open space;*
- *opportunities for active transport through linkages with the existing path network;*
- *planting throughout the area to enhance biodiversity, the green networks and views through the site and out into the open countryside; and*
- *supporting information including a Drainage Impact Assessment; Sustainable Drainage and Surface Water Management Plan, Flood Risk Assessment and Transport Assessment.*

Additional land is safeguarded for further residential development in the period beyond 2026. The scale of further land release in the period beyond 2026 will be determined by a future Local Development Plan.

- 4.3 Other policies in [TAYplan](#) and the [ALDP](#) will be relevant, including those that deal specifically with residential development within development boundaries and with protection of amenity; natural and built environment; access; infrastructure and developer contributions.
- 4.4 A Draft Development Brief for the land allocation was prepared in accordance with the process for the preparation and reporting of development briefs established in Report [11/18](#). The finalised [Brief](#) was approved by the Development Standards Committee at its meeting on 6 August 2019 (Report [254/19](#) refers).
- 4.5 The A2 land allocation sets out the principal requirements in relation to the site and identifies the matters that require detailed assessment. Having regard to those matters and other development plan considerations the key issues in the determination of any subsequent planning application are likely to be: -
- Acceptability of the proposal to develop housing on a site within the development boundary of Arbroath on land that is allocated for housing development;
 - Acceptability of the extent of land proposed for development and the number of residential units proposed having regard to development plan policy;
 - Suitability of the residential environment that would be created for occupants of the proposed residential units;
 - The acceptability of impacts on residents of existing properties and neighbouring land uses;
 - Built environment considerations, including the acceptability of the proposed layout and design of buildings and open spaces as assessed in the context of the approved site [Development Brief](#) and council's approved [Supplementary Guidance on design quality and placemaking](#);
 - Natural environment considerations, including the impact on habitats and species, and the acceptability of open space and landscaping provision, including subsequent maintenance;
 - Acceptability of the proposed access arrangements for pedestrians, cyclists, and motor vehicles, and the suitability of access and transportation provision in the area generally;
 - Impact of development on existing infrastructure, in particular impacts on the roads and drainage networks, and the education estate having regard to the council's approved [Supplementary Guidance on developer contributions and affordable housing](#);
 - Flood risk and drainage issues, including surface water management and suitability of sustainable urban drainage systems;
 - Provision of affordable housing having regard to the council's approved [Supplementary Guidance on developer contributions and affordable housing](#);
 - Any opinions expressed on the proposal by statutory and non-statutory consultation bodies; and
 - Any third-party representations that raise material planning issues.
- 4.6 Other issues may emerge through publicity of the proposal and through the pre application consultation process associated with any resulting planning application. The above matters are considered to represent the key issues at this pre-application stage that are likely to be determining factors for any subsequent planning application. However, Committee is invited to identify any additional material planning considerations that it would wish to see addressed in a planning application for residential development at the site.

5. OTHER IMPLICATIONS

The human rights implications associated with the proposal will be considered in the determination of any subsequent application for planning permission.

NOTE: No background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973, (other than any containing confidential or exempt information) were relied on to any material extent in preparing the above Report.

REPORT AUTHOR: KATE COWEY

EMAIL DETAILS: PLANNING@angus.gov.uk

DATE: 10 MAY 2021

APPENDIX 1: LOCATION PLAN

APPENDIX 2: PLANNING SERVICE PRESENTATION