



ANGUS HOUSING ASSOCIATION

Sent by email only

Mr Ruari Kelly
Angus Council
Orchardbank Business Park
Forfar
DD8 1AN

21 February 2022

Dear Sirs,

Land at Victoria Street, Monifieth

Angus Housing Association write in support of Taylor Wimpey’s proposal for up to 50 new homes (25% of which being affordable homes) at Victoria Street, Monifieth.

Having held initial discussions with Taylor Wimpey in relation to this proposed development, we fully support the delivery of more affordable homes in this area.

Angus Housing Association have been involved with the delivery of new affordable homes by Taylor Wimpey at the adjacent Victoria Grange development and are supportive of more affordable housing in this location. We believe the proposed development would be well suited to the needs of future Angus Housing Association residents and we would support a similar mix of two and three-bedroom homes to meet the demand that we recognise in the area.

We would expect to deliver these affordable units as social rent homes.

Yours sincerely,



Ron McArthur

Angus Housing Association

Angus Housing Association Limited

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Registration Nos: FSA 1665R(S) SHR HAL65 Scottish Charity SC020981

Property Factor Registered No. PF000129



Comments for Planning Application 21/00781/PPPM

Application Summary

Application Number: 21/00781/PPPM

Address: Field 50M North Victoria Street Monifieth

Proposal: Residential development (Major) including formation of vehicular access, access roads, open space, landscaping, SUDS and associated Infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Mr PAUL ENTERKIN

Address: 27 FAIRFIELD ROAD DUNDEE

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This needs to happen, there is a severe lack of properties within these areas at the moment.

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Case Officer: Ruari Kelly

Customer Details

Name: Miss Claire Harkin

Address: 15 Angus court Monifieth Dundee Dd54uf

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Objection to new housing at Victoria street Monifeith,doctors and schools are already over crowded where are these new residents supposed to go? Victoria grange hasn't even been finished off,the roads,pavements and planted areas are a mess and the construction site doesn't clean up after themselves either leaving mud and rubble everywhere.we also reside in Angus court where the small fence at the bottom of the Culdesac is constantly used as a short cut and adding an extra 40 houses directly opposite to this fence is going to make this matter worse with more youths coming and going.i also think the new proposals are far to near the dual carriageway and class this as being very dangerous.

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Case Officer: Ruari Kelly

Customer Details

Name: Miss Suzanne Mulreany

Address: 11 Angus court Dundee Dd54uf

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:1.road safety issue,entrance to the new phase is to close to the dual carriageway cars come off there at high speed and a child or driver coming out of this new entrance can/will get hurt trying to cross the road/pull out onto victoria street.

2.small fence at Angus court being used as a short cut this new proposal will make matters 100x worse with 40-50 new households using this as a shortcut instead of using the public footpaths.Taylor Wimpey should be rectifying this issue with the 4ft fence in phase 1 at Angus court before considering applying for phase 2 to be started on.the fencing issue is going to have a serious impact on the adjacent properties and the local area,it will increase the noise,nuisance and privacy of local residents specifically Angus court and the houses facing directly onto victoria street.The new residents will also ignore the provided footpaths and use the small fence at Angus court as a quicker shortcut disturbing the residents of victoria grange as they go.

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Case Officer: Ruari Kelly

Customer Details

Name: Mr Ally Gentles

Address: 7 Angus Wynd Monifieth DD5 4UD

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I feel this proposal is adding pressure to an already stretched infrastructure. The local Doctors surgery is struggling to accommodate additional demand, plus school aged children have been made to attend a school further away from the closest primary school. Local amenities are not adequate for the numbers of population already in the area, so adding 50 more houses will put additional strain on the existing setup.

Another issue is that of boundaries - this doesn't actually seem to me to fit in with the existing Monifieth boundary and I'd be interested to see if it fits with the Angus Council local plan.

We're currently a resident in Victoria Grange and have been there for three years now - we still don't have a pavement or satisfactory road to our house, no traffic control measures in place and I had to complain about kerb heights for disabled/pushchair access, so it amazes me that Taylor Wimpey have the audacity to even consider an additional development when they have not satisfactorily provided to the residents in within their current one.

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Case Officer: Ruari Kelly

Customer Details

Name: Mr Andrew Vasey

Address: 9 Angus court Monifieth Dundee Dd54uf

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Objection to Planning Application

I strongly request that planning officers take into consideration the design flaws around fencing, open space and public paths in the developer's previous development at nearby Victoria Grange. These have resulted in severe stress, loss of privacy, property damage and a loss in quality of life for myself and other residents.

Despite being presented with evidence, and the intervention of a local councillor, the MSP and police officers, Taylor Wimpey have refused to correct the design flaws which continue to make life a misery for residents of Angus Court in particular. I fear the same mistakes are about to be repeated and this should not be permitted while issues remain outstanding at Victoria Grange. Please consider the impact the proposals will have on adjacent properties, with higher numbers of people using this as the most direct route from Ethiebeaton though towards Monifieth - this includes noise, nuisance, invasion of privacy, damage to private property and road safety to name but a few.

In addition, I would like to point out the current pressure on healthcare provision in Monifieth and the adverse impact that further new housing will place on medical services. I also note that currently the High School is restricting numbers due to capacity, and the plans for the replacement school only include a modest increase in capacity. The granting of planning permission will therefore leave the new school with the same problems before it is even open

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Case Officer: Ruari Kelly

Customer Details

Name: Mr Daryl Barr

Address: 3 Angus Gardens Monifieth Dundee DD5 4UE

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Application is outside the local development plan. Also, this proposal sits outside the settlement boundary of Monifieth. The area of ground has not been allocated for housing. All of the above is contrary to policies DS1 & DS2.

Furthermore, this proposal will add additional strain to the existing schools and doctors. No comment has been made on how this will be addressed.

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Address: Field 50M North Victoria Street Monifieth

Proposal: Residential development (Major) including formation of vehicular access, access roads, open space, landscaping, SUDS and associated Infrastructure

Case Officer: Ruari Kelly

Customer Details

Name: Mr James Mclaughlin

Address: 3 Angus Court Monifeith Dundee DD5 4UF

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this development as there is already a strain on local doctors/schools and roads and also this is the last remaining piece of brown belt land left in this area

I also have concerns over Angus court getting used as a short cut even more than it is due to the low fence at Victoria street if this development goes ahead

I will also be losing the view I have from my front and rear doors

Also there will be an increase of noise and dust pollution just like what we have had to endure for coming up to 3 years which has ruined all the blinds That are fitted in my home

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Case Officer: Ruari Kelly

Customer Details

Name: Mr Murray Ross

Address: 7 Park View, Monifieth, Dundee DD5 4GA

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this proposed development for the following reasons:

1) There is no defined Angus Local Development Plan in place as the previous ALDP expired in September 2021 and the new one is not due for publication until a later date. So how can Angus council approve such a major development without a clear ALDP in place?

2) The last application for this site was rejected because approval would prejudice the emerging ALDP due to its substantial size and its cumulative effect is considered to be significant. It would predetermine decisions about the scale, location or phasing of new development that are central to the emerging plan. Now that the new ADLP is under review, this statement has never been more pertinent.

3) Previously, an application by the developer for the same size of development was rejected because it was "contrary to Policy S1 of the Angus Local Plan Review as there is no proven public interest for development on a site contiguous with the Monifieth development boundary". So what has changed?

4) The Taylor Wimpy site under the Tayplan legislation the Taylor Wimpy site was to provide enough housing until 2028.

5) The previous application was rejected in accordance with the TAYplan as an alternative site to provide for an effective 5-year housing land supply in the South Angus Housing Market Area was sought that does not give rise to landscape and visual impacts of the same significance as would occur with development of this site. Developing this site would have huge visual and landscape

impacts.

6) It was determined previously that a development on this site would result in the irreversible use of prime agricultural land. "The advantages of development do not outweigh the loss of productive land, the application is contrary to Policy 3 in theTAYplan".

7) Indicative Masterplan - This development is being proposed as part of a wider masterplan to build even more houses and remove more agricultural land.

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Case Officer: Ruari Kelly

Customer Details

Name: Mr Scott Littlewood

Address: 2 Angus Wynd Monifieth DD5 4UD

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: After reading the application documents I object to the proposed plan for the following reasons

1. Removes the rural view we have of surrounding farm land & hills from our property, effecting it's potential value
2. When we purchased our house 3 years ago from Taylor Wimpey we were told that the land would not be built on
3. Proposal is outwith the Angus Planned area DS1
4. Proposal is outwith the boundary of Monifieth
5. Proposed junctions being added to a main access road (Victoria Street) with severe speed changes (70mph -> 40mph -> 30mph) on a bend with trees that are unmaintained and cover the current 30mph sign
6. First proposed junction nearest to the A92 roundabout will cause accidents as vehicles have to react quickly round a blind bend to stationary / slow vehicles as well as bikes crossing. Will cause backups around the main A92 roundabout and other connecting roads
7. Second proposed junction creates a crossroads with main access road to Victoria Grange (Angus Wynd). Crossroads are terrible for causing traffic jams, accidents, delays and increased pollution

8. No mention of noise pollution to new homes from adjacent A92 as cars accelerate to 70mph, already loud for Victoria Grande residents who live slightly further away from the A92
9. Failure to answer the Q&A about effect on local primary schools on the local consultation document
10. Additional strain on local health services and school services that are already stretched
11. No mention of a community centre / cycle hub (ideal location as on main cycle route) / local shop / cafe mentioned in the proposal when raised in a Q&A session. Complete lack of empathy to give back to the community after being supported on the Victoria Grange development
12. Past experience on Victoria Grange, Taylor Wimpey leave the site messy and unsafe for residents. Large stones left lying around, unfinished roads, kerbs & paths left in dangerous condition

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Case Officer: Ruari Kelly

Customer Details

Name: Mrs Felicity Wilson

Address: 18 Masterton Crescent Monifieth Dundee DD5 4UP

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Already not enough space in schools and struggling to get doctors appointments. Green space being eaten up by housing and the facilities in Monifieth not sufficient as they stand. Also more affordable housing isn't required [REDACTED]

[REDACTED]

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Case Officer: Ruari Kelly

Customer Details

Name: Mrs Jodi Hassall

Address: 4 Angus Wynd Monifieth DD5 4UD

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposal falls out with the Monifieth settlement boundary and did not form part of the Angus Council Local Plan.

The local infrastructure of schools, gp surgery and dentists cannot cope with more families moving to the area. The schools are already at capacity. The Taylor Wimpey Q&A regarding schools was a copy paste response of doctors surgeries and not address the question.

Victoria Street 30mph is not adhered to by drivers at present and adding more turn offs into a new bit of the estate will add more dangers to this road.

The noise impact from the Arbroath road will potentially impact on these houses and devalue them and the current development.

The current park is not suitable for all age groups nor is it particularly big so will not accommodate more houses.

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Case Officer: Ruari Kelly

Customer Details

Name: Ms Alison Whyte

Address: 10 Angus Court Monifieth Dundee DD5 4UF

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am not in agreement with the proposed development for various reasons.

It will have a negative impact on the adjacent properties and the local community.

It will increase the volume of fast flowing traffic exiting and entering the A92, especially during rush hour when there is an already high volume of vehicles travelling along Victoria Street. It will be more dangerous for children and cyclists crossing the road and increase the risk of an accident in the area.

It will also increase noise and pollution levels due to a higher volume of traffic and additional construction vehicles accessing the site.

It will reduce the privacy and visual appearance of the surroundings for existing residents and take away a much needed green belt area.

It will put pressure on local amenities, in particular the health centre and schools which are already at full capacity.

It will particularly impact residents in Angus Court given the close proximity of the proposed site and this street could be used as a short cut by climbing over the low perimeter fence to gain access to the housing estate.

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Case Officer: Ruari Kelly

Customer Details

Name: Ms Lesley Thomson

Address: 8 Angus Court Monifieth Dundee DD5 4UF

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My objection to the new phase are heavy traffic flowing onto the already very busy road leading up to the main carriageway which i feel would be an accident waiting to happen, another concern is the short fence at the bottom of Angus Court which is regularly used as a short cut and would be subjected to a lot heavier traffic if phase 2 were to go ahead and would cause even more misery for the tenants of Angus Court, this has been an ongoing problem for the past two years which Taylor Wimpey are very well aware of but have chosen to completely ignore, also the pollution from the building work itself would be very unpleasant to say the least with months of dirt and dust polluting the area making life very unpleasant for the residents directly opposite the building site, also the impact on the already overstretched doctors surgery and schools which serves the area with the influx of new residents, I hope these concerns will be taken into consideration.