

ANGUS COUNCIL

DEVELOPMENT STANDARDS COMMITTEE – 17 OCTOBR 2023

PROPOSAL OF APPLICATION NOTICE – LAND AT CRUDIE FARM, ARBIRLOT ROAD
WEST, ARBROATH
GRID REF: 361946 : 741166

REPORT BY SERVICE LEADER – PLANNING & SUSTAINABLE GROWTH

Abstract: This report advises committee that a proposal of application notice (PAN) (ref: [23/00617/PAN](#)) has been submitted on behalf of Scotia Homes Ltd for a major development comprising a residential development of 150no. houses, garages and all associated infrastructure, open space and landscaping on land at Crudie Farm, Arbirlot Road West, Arbroath. Committee is invited to identify issues which it would like to see addressed in any planning application that is subsequently submitted.

1. RECOMMENDATION

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

2. INTRODUCTION

- 2.1 At its meeting on the 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 note requires officers to present a report to committee when a 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 the opportunity to identify any additional issues that they consider should be addressed when a planning application is submitted.
- 2.2 A PAN (ref: 23/00617/PAN) has been submitted which indicates that an application for planning permission is to be submitted for a residential development of 150no. houses, garages and all associated infrastructure, open space and landscaping on land at Crudie Farm, Arbirlot Road West, Arbroath. A plan showing the outline of the site on which the development is proposed is attached at Appendix 1.
- 2.3 The submitted PAN sets out the proposed pre-application consultation (PAC) activity that the applicant intends to undertake with the local community. The applicant has indicated that public consultation events will be held at the Abbot Street Lounge, Arbroath on 25 January and 15 February 2024 with associated publicity and notification. They also advise that a project website would be made available.
- 2.4 The planning application cannot be submitted within the 12-week period following the submission of the PAN.
- 2.5 The results of the community consultation will be submitted with any subsequent major planning application in the form of a PAC Report as required by Development Management Regulations.

3. DISCUSSION

- 3.1 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. In this respect a number of policies in [National Planning Framework 4 \(NPF4\)](#) and in the [Angus Local Development Plan \(ALDP\)](#) will be relevant to the proposal.
- 3.2 NPF4 seeks to encourage, promote and facilitate the delivery of more high quality, affordable and sustainable homes, in the right locations, providing choice across tenures that meet the diverse housing needs of people and communities across Scotland. It offers support to development proposals for new homes on land allocated for housing in LDPs and limits the circumstances where new homes will be supported on land not allocated for housing. The ALDP allocates land for the period to 2026 and suggests that additional housing land may be brought forward where the housing land audit identifies a shortfall. ALDP allocation A2 identifies 5ha of land at Crudie Farm for a residential development of around 120 dwellings. The ALDP also safeguards additional land at Crudie Farm for the period beyond 2026 and indicates that the scale of further land release in the period beyond 2026 will be determined by a future local development plan.
- 3.3 A [development brief](#) for the A2 area was approved by committee at its meeting on 6 August 2019.
- 3.4 Other policies in NPF4 and the ALDP would be relevant, including those that deal with residential development, amenity, open space, and design quality. General policies that seek to safeguard built, cultural, and natural heritage interests, and that deal with climate change, drainage, flood risk, accessibility, infrastructure, biodiversity enhancement, and developer contributions would also be relevant to determination of the proposed application.
- 3.5 Committee should note that planning permission ([21/00749/FULM](#)) was granted for 146 dwellings on land to the southeast of the site in October 2022 ([Report 336/22](#) refers). That application site amounted to around 6.17ha of the A2 site.
- 3.6 In these circumstances the key considerations in relation to the determination of a planning application will be whether the proposal complies with relevant development plan policies or whether there are other material considerations that justify a departure from those policies. In this respect the main considerations are likely to be the compatibility of the proposal with development plan policy and associated guidance having particular regard to the following matters: -
- Impact of additional large-scale residential development on the wider housing market area, housing land requirements, and the development plan strategy having regard to land-release and phasing policies identified in the development plan and development brief.
 - Acceptability of the loss of prime agricultural land.
 - Acceptability of the proposed layout having regard to the number of residential units proposed in terms of landscape impact, connectivity, density, housing mix, living environment, compatibility with and impact on neighbouring land uses, design quality, and quality of place as assessed in the context of the council's approved [Supplementary Guidance on design quality and placemaking](#) and the approved development brief.
 - Provision of affordable housing having regard to the council's approved [Supplementary Guidance on developer contributions and affordable housing](#).
 - Built environment considerations including impact on the built and cultural heritage of the area, including archaeological interests.

- Natural environment considerations, including the impact on habitats and species, connectivity with existing open space areas, biodiversity enhancement, and the provision of open space and landscaping and acceptability of measures for its subsequent maintenance.
- Acceptability of the proposed access arrangements for pedestrians, cyclists, public transport and other 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 local road and drainage networks, the education estate, and health infrastructure capacity having regard to the council's approved [Supplementary Guidance on developer contributions and affordable housing](#).
- Impact on the water environment, including drainage, flood risk and associated mitigation.
- Any opinions expressed on the proposal by statutory and non-statutory consultation bodies.
- Any third party representations that raise material planning issue.

3.7 Whilst other issues may emerge through the publicity and consultation process associated with any planning application, the above matters are considered to represent the main issues that should be considered at the pre-application stage that are likely to be determining factors for any subsequent planning application. However, Members are invited to identify any additional matters that they would wish to see addressed.

4. OTHER IMPLICATIONS

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

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APPENDIX 1: LOCATION PLAN