

Comments for Planning Application 24/00352/FULL

Application Summary

Application Number: 24/00352/FULL

Address: Red Lion Caravan Park Dundee Road Arbroath DD11 2PT

Proposal: Change of use of land to form extension to caravan park, for the siting of 30 additional caravans, and additional landscaping

Case Officer: Ben Freeman

Customer Details

Name: Ms Lucy Byatt

Address: South Lodge Hospitalfield Arbroath DD11 2NH

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Ben

I have just written one comment relating to the development of the main building at the Red Lion caravan park - now I wish to write another separate comment relating to the the development of the land above the building which was always designated as a play park and not for caravans.

We do have objections to this:-

Noise

Misuse of land adjacent to the park - there is a long history of those using the caravan park wrecking crops.

I need to speak to my board who will know more about what the permissible objections might be.

It is important to know that Hospitalfield House is one of Scotland's most important Arts & Crafts houses of national and international significance and we feel this terrible pressure on the borders of the land of poor quality development. We all just work together to preserve the precious heritage gems that we have in this region and not to make poor planning decisions that will impact the enjoyment of this heritage for the public in to the future.

Again here, just as with the other application, the neighbour notification is very poor - this needs a public consultation so that we understand exactly what is being proposed and what the local impact will be.

Again the site lines have been misleadingly submitted.

Please can we have a public consultation

Best wishes

Lucy



30 Warslap Avenue
Arbroath
DD11 2DG

Mr. Ben Freeman
Planning Department
Angus Council
Orchardbank Business Park
Forfar
DD8 1AN

4th September 2024

Dear Mr. Freeman,

24/00352FULL – Change of use of land to form extension to caravan park for the siting of 25 additional caravans and additional landscaping.

Further to the revised proposals in respect of the above application, submitted to the council on 28th August 2024. This further letter of objection should be read along side my previous one which was dated 1st July 2024.

The applicant has thrown the proverbial 'kitchen sink' at their revision in an attempt to assert their credentials as an ecologically conscious entity. However, far from being the improvement it should have been, it is now considerably more flawed to the extent that is completely unacceptable and must be refused. I have detailed my main areas of objection below.

1. The applicant now proposes to reduce the number of holiday homes (and these are described as 'holiday homes' by the manufacturer and not 'caravans' as asserted by the applicant.) from 30 to 25. However, the nearest holiday home would be located only 20 metres, or 1.6 holiday home lengths from my boundary. In practical terms, this new arrangement is meaningless and all of my prior objections regarding the adverse impact upon my family's residential amenity continue to stand.

The applicant states that the 'caravans may be easily re-located,' which appears to imply that there is space elsewhere within the site from them at present.

2. The applicant is now proposing to plant 13 new trees in the space previously earmarked for holiday homes in an apparent attempt to 'screen the caravans from view.' The problem is, the applicant has specified particularly tall, slow-growing, deciduous trees, some of which are poisonous to humans (*Sorbus aucuparia* / Rowan.) In an area frequented by children, this is unfathomable.

Some of these trees will take 30-50 years to reach maturity and will grow to in excess of 30 metres in height. The applicant has specified *Alnus glutinosa* / Alder, which thrives in wet, boggy conditions and is actually described as a 'swamp dweller' by the Woodland Trust. Rather disconcertingly, the applicant has stated that the proposed site is well drained, with sandy soil and is not prone to flooding.

The flood risk map produced by the applicant appears to suggest that my rear garden is prone to occasional flooding. However, I'm relieved to inform them that this just marks the location of a large man-made pond that used to inhabit my garden, which was filled in by the previous occupant.

Angus Council's Advice Note 13 – Section E, states that;

“Residential caravan sites will require to be well screened and will not be permitted in over-prominent locations. Landscaping proposals should form part of any submission and a garden atmosphere will be required. A prominent open site will not be made acceptable by an indication to plant a screening hedge of trees as these will take many years to mature. Ideally, substantial screening should exist at present or the site be well away from public view.”

Considering all of the above, it is abundantly clear that the planting schedule is patently flawed, poorly conceived and will only result in excessive overshadowing and risk towards the holiday homes and shield the coastal view from them. The root structures will undermine the topography of the site and the foundations of the adjacent boundary wall, including my own, which is believed to be over 150 years old. It will undoubtedly have a detrimental effect upon my family's residential amenity for all of the reasons demonstrated in my previous letter of representation.

3. Notwithstanding the flood risk error described above, the revised proposal is full of factual inaccuracies and omissions, which fundamentally undermine the applicant's position. These include but are not limited to the following:

- The applicant continues to assert that ‘the view from Warslap Avenue will be minimal’ when it has been previously comprehensively demonstrated that it will in fact be maximal. Either the applicant has failed to take cognizance of the prior representations or is simply following the mantra that if a falsehood is repeated often enough, then it will be accepted as fact.
- The applicant has continued to misrepresent their site boundary as detailed in their drawings numbered PLB-203B and Design Statement section 1.2 and has incorporated a section of my land into their own indicative site boundary. The legal boundary of my own land was demonstrated within my prior representation and is not up for debate.
- The applicant continues to assert that the boundary wall is at least 1.5 metres high on their side of it. According to the applicant's *own* charted calculations, this is fundamentally incorrect.

Examples are as follows:

I. North east boundary with 30 Warslap Avenue	-	1.42 M
II. Adjacent to caravan number 8 on the plan	-	1.28 M
III. Adjacent to caravan number 9 on the plan	-	1.25 M
IV. Adjacent to caravan number 10 on the plan	-	1.32 M
V. Adjacent to caravan number 11 on the plan	-	1.12 M

The applicant's false assertion regarding the 1.5 metre wall height informs the basis of their excavation plan, also their visual representations of the proposed site from the Hospitalfield estate. As has been demonstrated above, these plans are now fundamentally inaccurate and must be disregarded.

- The applicant has entered onto my private grounds and also those belonging to my neighbour without permission in order to compile their ecology report. Some of their findings have been detailed within their report for the purposes of defining the baseline for their Biodiversity Net Gain score. Apparently it is acceptable to trample over my flora and fauna and disturb the wildlife I am attempting to attract, in the interests of producing a report proffering their own ecological credentials.
- At no point has the applicant considered the potential natural ecological gain by leaving the proposed site in its current state nor have they calculated the societal detriment arising by way of the loss of this currently open, green, outdoor space – an asset I referred to in my previous correspondence.
- Neither has the applicant accounted for the ecologically damaging effects of generating many tonnes of greenhouse gasses including Carbon Dioxide, Nitrous Oxide and Methane through their proposed excavation across the site. It seems iniquitous that this aspect of their proposed operation has been ignored by the applicant and only serves to undermine their position.
- Furthermore, the applicant's ecology report takes no account of the obvious detriment to the proposed 'nature reserve' the introduction of 25 holiday homes, 25 vehicles, 200 visitors and all of the disturbance these will bring and ignores the presence of the proposed adjacent leisure building which, if consented, will increase vehicular and human traffic exponentially. One only has to survey the lack of any effort to cultivate flora and fauna across the rest of the holiday park to assess the likelihood of success in this area.
- I understand that the Scottish Government has grave reservations regarding the methodology employed in order to produce English Biodiversity Net Gain scores of the type produced by the applicant and states that they are not fit for purpose. If the above activity is representative of this, then the applicant's ecology report must be disregarded in its entirety.
- The applicant's drainage feasibility survey is based upon ground conditions that will not exist once the applicant has commenced their proposed excavation of the site. By removing at least 0.45 M of grassland and topsoil, the stated infiltration conditions will be fundamentally changed. In this regard, the drainage survey may not be relied upon.

The above negative factors simply scratch the surface of what is a fundamentally flawed planning application. Errors and omissions range from serious to bewildering but taken together, forms the basis of a proposal that seeks to build upon previously unused open green space for the simple sake of commercial gain and is 'green washed' it in the hope that it will suitably impress key decision makers. This application must be refused.

Yours sincerely,

P. Cruickshank

11 Warslap Avenue
Arbroath
DD11 2DG

By E-mail.

Mr. Ben Freeman
Case Officer
Angus Council
Orchardbank Business Park
Forfar
DD8 1AN

4th September 2024

Dear Mr. Freeman,

24/00352FULL – Change of use of land to form extension to caravan park for the siting of 25 additional caravans and additional landscaping

Further to the amended drawings submitted by the applicant and made available for public viewing from 28th August 2024. This further letter of representation should be read in conjunction with my original one, dated 1st July 2024.

Whilst the applicant has obviously gone to great lengths to present their revised application in the most comprehensive yet novel format, it is apparent from their revisions that the applicant has in fact proposed no positive amendments and has further diminished their proposal in several key areas, detailed below.

1. Adverse effect upon residential amenity.

By removing only five holiday homes from the initially proposed development and placing the first of these just 20 metres (essentially only 1.64 holiday home lengths) away from the boundary with 30 Warslap Avenue, the applicant has failed to address the key issue which is that the proposed development site is located within a highly prominent area originally designated and currently operating successfully as a buffer zone between the homes in Warslap Avenue and the caravan site in its entirety. There would remain an unacceptable adverse impact upon the residential amenity for all residents at the end of Warslap Avenue, particularly those who reside at numbers 28, 30, 11 & 15, whose visual amenity would also be severely compromised.

Inexplicably and despite evidence to the contrary, the applicant continues to assert that the 'view from Warslap Avenue would be minimal.' In this regard, I would refer you to my previous correspondence dated 1st July 2024.

Again, for inexplicable reasons and despite clear evidence to the contrary, the applicant insists that the proposed holiday homes would not be visible. In fact, the proposed holiday homes will be highly visible from the A92 Dundee Road and also the Westway. They would appear to be located well above, almost on top of the existing holiday homes. ** See appendix 1 - Photos 1 & 2*

The applicant states that the 25 proposed holiday homes may be easily moved and re-located. This statement implies that they currently possess the space to accommodate them elsewhere on-site which begs the question as to why they have not done so in the first place.

2. Revised planting schedule

The applicant has revised their planting schedule to include over 50 new trees, including many to be located within the area they had previously indicated would be occupied by holiday homes. The majority of these trees are of a deciduous species and are extremely slow growing, taking between 20 - 50 years to reach maturity (*e.g. Betula pendula*) - hardly a satisfactory means of creating an effective screen during the season when they are not in leaf. Furthermore, the applicant is proposing to plant trees with the potential to reach over 30 metres in height, right on the boundary with number 30 Warslap Avenue.

They have also proposed to plant Rowan Trees (*Sorbus aucuparia*) within the site. The berries produced by these trees contain parasorbic acid, which is quite capable of causing kidney damage if the berries are ingested in their raw state. These would be particularly attractive yet hazardous to children and are completely unsuitable for a location of this type. Eventually, the roots from the proposed trees will undermine the built-upon ground, affect the soil drainage and also the foundations of the adjacent sandstone boundary wall, which dates from around 1870.

It will be many years before the proposed trees and hedges are mature enough to potentially support the wildlife the applicant purportedly seeks to attract or offers any effective or meaningful screening.

The applicant stated to the 'The Courier' on 14th June 2024 that 'visitors will be able to enjoy the view out to sea and beyond Arboath's West Links' and within their design proposal, that the landscaping is 'to screen the caravans from view.' It is obvious that neither concept will be achievable but the landscaping will only serve to 'screen the view from the caravans' - a tangible loss for the purchasers of these holiday homes and an even greater loss for the homeowners affected by this development.

The proposed development and associated landscaping would fundamentally change the established landscape character and setting of the local and wider environment. In fact, the proposed landscaping isn't even in keeping with the remainder of the applicant's holiday park, which contains no verdure whatsoever, save for the presence of a number of plastic pot plants and topiaries along with mini-statuary placed around the perimeter of a number of holiday homes, presumably in order to make the place a bit more cheery.* See appendix 1 - Photos 3 & 4.

Angus Council's Advice Note 13 (section E) states:

'Residential caravan sites will require to be well screened and will not be permitted in over-prominent locations. Landscaping proposals should form part of any submission and a garden atmosphere will be required. [A] prominent open site will not be made acceptable by an indication to plant a screening hedge of trees as these will take many years to mature. [I]deally, substantial screening should exist at present or the site be well away from public view.'

Furthermore, Advice Note 13 (section F) states:

'Caravans must be situated at least 3 metres from any boundary or vehicular roadway and there must be at least a distance of 6 metres between caravans'

It would appear that holiday home numbers 14 – 17 on the submitted plan do not conform to this requirement as they would be located less than 3 metres from the proposed roadway.

3. Site excavation

The applicant is now proposing a 'sledgehammer and nut' approach to reduce the spot height of the proposed holiday homes. This would be of complete insignificance when assessed against the adverse impact upon the residential amenity of home owners at the end of Warslap Avenue. However, it would be of extreme significance when assessed within the context of the applicant's stated desire to create a Biodiversity Net Gain.

Writing in the Royal Institute of British Architects Journal, (11th August 2023,) James Mickelburgh said:

"Healthy soils can act as a carbon sink absorbing carbon and storing it. Up to 20% of the world's CO2 emissions come from the release of carbon due to ground disturbance; an estimated 133 billion tonnes of carbon have been released from soil since measurements began."

Mr. Mickelburgh goes on to state:

"Site strips and excavations in construction contribute to the release of carbon as they disturb the ground. This increases the rate of decomposition of dead plants and animals, roots and soil organisms and so speeds the release of carbon into the atmosphere. And the existing biodiversity of soil has a critical role to play, contributing to the function of all ecosystems."

He quotes James Gilroy (Lecturer in Ecology at the University of East Anglia,) who added:

"It isn't just topsoil disturbance that needs consideration, it also matters where that soil goes. If soil is left exposed to the air or water on the surface carbon emissions will be much higher."

"Most carbon stored in the ground is in the top 1m, and predominantly the top 0.3m. This is particularly problematic as even on small projects the typical sub-structure working zone lies within these depths."

The applicant is proposing to excavate grassland within the proposed site by over 0.454 mbgl, thereby removing a significant amount of topsoil in the process and destroying the natural habitat of burrowing animals, insects, soil organisms and the tree roots of the habitat they purportedly wish to enhance. This excavation will certainly result in the release of harmful greenhouse gasses in the form of Carbon Dioxide, (responsible for 74% of total soil-derived warming,) Nitrous Oxide (17%) and Methane (9%).

The Climate Trust asserts:

"Grasslands store up to 20% of the world's soil organic carbon (SOC). This pool of carbon is under constant threat of loss through land conversion and soil disturbance."

"The top meter of grassland soils store around 49 tonnes of carbon dioxide equivalents per acre. Once released, it takes many decades for SOC to recover"

*"Avoiding SOC loss in grasslands presents by far the greatest natural climate solution besides reforestation" **

** Climate Trust - Grassland soil carbon is a critical piece of natural climate solutions - 14th February 2020*

According to OneTreePlanted, a non-profit organisation focussed upon global reforestation:

"The average tree absorbs an average of 10 kilograms of carbon dioxide per year for the first 20 years."

In light of the above, it is highly unlikely that the new trees proposed by the applicant would replace the carbon dioxide released due to their prior soil disturbance within 31 years.

4. Drainage Feasibility Survey

It is noted that the above report was compiled in April 2024. Section 3.4.2 notes that recent trial pits revealed ground conditions of *'0.28 mbgl – 0.34 mbgl deep sandy slightly gravelly topsoil overlying orange brown silty fine to coarse-grained sand, with occasional sandy lenses.'* Associated infiltration tests were carried out.

However, given that the report was prepared based upon the ground conditions as at 21st March and 4th April 2024 and the applicant is now proposing to excavate by over 0.454 mbgl, the submitted drainage feasibility report is inaccurate and must be set aside.

5. The applicant's revised Ecology Report.

The applicant's report is very commendable in terms of its extensive nature, dazzling 'green sheen' and copious, yet mainly unattributed reference to legislation, even if some of the report was compiled through encroachment upon private neighbouring ground and using incorrectly drawn site boundaries. The proposed actions purport to produce a Biodiversity Net Gain of 11.15%, which just squeaks by the minimum 10% required by some authorities. However, the baseline used in order to calculate the net gain is highly contentious as the land upon which it is based has been wilfully degraded by the applicant over a number of years, as evidenced within the various reports and photographs they have produced as part of this application. It is also noted that the addition of 2.79 hedgerow units is a notional one and could therefore be open to interpretation. Furthermore, the report takes into account neither the natural increase in site biodiversity were the site to remain 'as is,' nor the social detriment caused by the loss of this open, green, safe space.

Bats are noted by their absence from the site as it would appear that they have chosen not to roost or nest in any of the veteran trees surrounding it.

The Bat Conservation Trust states:

"Artificial lighting can be disturbing to bats as they have adapted to low-light conditions. Artificial lights shining on bat roosts, their access points, flight paths away from the roost and important foraging areas should be avoided.

Excessive noise and vibration (such as loud music) could also potentially disturb bats if they are roosting in the vicinity and should be avoided."

Fiona Mathews, Professor of Environmental Biology at the University of Sussex, states:

"Just like us, bats are likely to find audible road noise an irritation - something they would prefer to avoid rather than it jamming their echolocation. This is important as it means we could expect to see negative effects continue at a considerable distance from the road. We know that lower frequency road noise travels well beyond 50 metres – the scale at which ecological impact assessments are conducted." *

**Article by Stephanie Allan, University of Sussex, 16th April 2020.*

The applicant goes to great lengths to assert that by simply installing trees, hedging, bat boxes and insect trays, they will attract new forms of wildlife to the site. However, the applicant fails to mention, at any point in their application, that this is contingent upon the introduction of 25 holiday homes, up

to 25 motor vehicles, 200 residents and all of the noise, odour and disruption these factors will introduce to the existing site.

It must also be noted that the proposed re-development of the leisure building, which borders the proposed site, will dramatically increase the number of human visitors by several hundred, also vehicular traffic, noise and disruption.

It is therefore highly unlikely that wildlife, including bats, will inhabit the proposed site unless, of course, they have evolved into creatures with a taste for music by Taylor Swift and a diet of mac 'n cheese.

Scottish Government assessment

The Scottish Government's approach to the English methodology of Biodiversity Net Gain metric production is that when assessed against the unique character of Scotland's natural environment, it is fundamentally flawed and not currently fit for purpose in Scotland. There are many examples of dissent, including an extract from a section entitled 'Temporal risk multipliers – The Scottish context:'

"When compared to England, the time a habitat takes to develop in Scotland will vary depending on habitat type and also geographical location. As with the technical difficulty multiplier, variation in environmental conditions across Scotland brings into question the appropriateness of an average time for a habitat to reach a target condition. Variation in elevation, exposure and soil conditions will significantly impact the time habitats take to develop. For example, woodlands and shrub habitats are likely to take longer to reach target condition in Scotland due to harsher environmental conditions." *

**Measuring Biodiversity: Research into Approaches – Scottish Government - 20th September 2023.*

National Audit Office assessment

Most recently, the UK Government's National Audit Office has published their concerns about the veracity of the statutory English Biodiversity Net Gain scheme, noting that:

'Natural England and Defra also lack all the relevant information they need to effectively evaluate the regime and determine whether it's a success.' *

** National Audit Office - Risks to the long-term effectiveness of new biodiversity net gain scheme - 17th May 2024*

As demonstrated above, nothing contained within the applicant's revised documentation improves upon their original proposal. Rather, the opposite is true and the application must be refused.

Thank you for your attention to the above.

Yours sincerely,

N C Henderson

Appendix 1



Photo 1.

Image capture: May 2023. Copyright Google 2024

View towards the proposed development site from the main entrance on the A92. Note the height of the extremely prominent proposed development site at the top of the embankment.



Photo 2:

Image capture: May 2023. Copyright Google 2024

View towards the north-east from the bottom of the Westway, by the entrance to the town. Note the height and extremely prominent location of the proposed development site in relation to Arbroath Infirmary, located at the top of Infirmary Brae, shown to the right of the proposed site.



Photo 3.

Image capture: May 2023. Copyright Google 2024

North-westerly view across the holiday park from the A92 road. Note the absence of landscaping, the close proximity of the holiday homes and the featureless appearance of the remainder of the holiday park.



Photo 4

Image capture: May 2023. Copyright Google 2024

Northerly view across the holiday park from the A92 road. Note the absence of landscaping, other than the artificial plants and statuary surrounding the holiday homes. Also note the extremely prominent location of the proposed site above the holiday homes and level with the roof of the leisure building.

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Address: Red Lion Caravan Park Dundee Road Arbroath DD11 2PT

Proposal: Change of use of land to form extension to caravan park, for the siting of 30 additional caravans, and additional landscaping

Case Officer: Ben Freeman

Customer Details

Name: Miss Romy McIntosh

Address: 28 Warslap Avenue Arbroath DD112DG

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Mr. Freeman,

24/00352FULL - Change of use of land to form extension to caravan park for the siting of 30 additional caravans and additional landscaping.

This is an OBJECTION from Mandy McIntosh of 28 Warslap Avenue, Arbroath DD112DG.

This application contradicts all aspects of current relevant local, regional and national policies and laws. In particular, but not limited to Health & Safety, Environmental and Sustainability (GHG Emission targets). Angus Council members are the elected protectors of these crucial fundamentals to a safe, clean and sustainable future. The local community expect bravery from our councilors and for them to now more than ever show their commitment to our society and the environment and be local guardians, by opposing unnecessary and damaging applications such as this.

Objection Reason Listings.

Change of use

This is totally unnecessary due to the applicant not remotely maximizing the full capacity of the current approved land for caravans. It is clear that the current layout and arrangement can be configured easily to accommodate the increase in capacity, there is no doubt. The area is currently pleasant, nice and natural grassland. Children and nature enjoy in unison the area and a change to accommodate 200+ persons. caravans, cars, vans, trucks, pollution etc. would be a failure of duty to the environment. To be clear I am opposing any increase in the number of caravans in Arbroath and my reasons are explained further in this objection letter.

Health and Safety

Applicant has shown to have a poor culture and a serious lack of competence and ability to

conduct safe operations on the current site. In particular, a severe failure of duty on their premises just a few years ago. It must be absolutely considered that with additional headcount, increased compliance requirements, more reporting etc. that the applicants are even more unlikely to meet Health and Safety criteria and standards and deliver safe operations on this caravan site.

Sustainability

The applicant has a considerable workforce and sizable business portfolio and has a responsibility to the local community and environment yet has apparently no company mission statements on the subject. A company that sells outdoors and open living should be fully aware of their duty and ethical responsibility towards sustainability and not having a mission statement shows a very low level of incompetence. Such lack of knowledge on local, regional and national sustainability and net zero and carbon reduction laws, duties and expectations are incomprehensible in this current day.

Quote: Statement from Angus Councils own environmental policy, Scotland's ambitious climate change targets are a reduction in emissions by 75% 2030. 90% by 2040. Net zero target by 2045.

With Angus Councils own policy in mind, my objections give concern to.

- The planned additional caravans are NOT the most environmentally sustainable caravans on the market and will result in a significant negative impact to angus councils' environmental targets now and onwards to 2030, 2040 and 2045.
- The additional residents' cars, vans, and other modes of transport will increase GHG emissions and not reduce them as per angus councils' environmental targets now and onwards to 2030, 2040 and 2045.
- The additional waste generated will increase GHG emissions and not reduce them as per Angus councils' environmental targets now and onwards to 2030, 2040 and 2045.
- The additional daily activities and travel of the residents will increase greatly GHG emissions and not reduce them as per angus councils environmental targets now and onwards to 2030, 2040 and 2045.

Impact on Wildlife

The proposed area is currently a beautiful habitat, playground and feeding area by a family of foxes and has been for years, with the fox den located within 10 -15mtrs of the proposed land. Hourly, daily and weekly users of this free area are the foxes, dozens of rabbits, numerous deer, rare butterflies, birds and pole cats to name just a few. Any impact to these animals' current use of the land would be a disgrace and disrespectful to our wildlife.

Loss of Privacy

The caravans will overlook my home and garden resulting in a complete loss of privacy within my garden and home. We currently experience significant noise from the caravan site and have serious concerns around the intolerable noise that will be generated by such large numbers of holiday makers. Add to this the abuse we currently must suffer daily at the hands of the youths from the caravans aggressively pointing out to me "it's a shortcut" - "there is no way we are going all the way round". I can only imagine the workload on our already stretched police force if and when I start reporting all trespassers from the caravan site. Approving this application would show

little to no regard for my right to peaceful enjoyment of my home.

Closing Statement

There can be no reasonable and defensible justification to approve this application due to this land being already fully occupied area co-habited by nature, animals, and the children. Think of the irony, a seaside town council promoting and allowing the increase of GHG emission with all that we know today. Global warming < 1.5 deg C should and must now be driven upwards starting at the local council's level.

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Proposal: Change of use of land to form extension to caravan park, for the siting of 30 additional caravans, and additional landscaping

Case Officer: Ben Freeman

Customer Details

Name: Mr James Stewart

Address: 22 Warslap Avenue Arbroath DD11 2DG

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to object to the above proposal to erect 30 substantial residential caravans in close proximity to both the Class A listed, Hospitalfield House but also on land closely neighbouring the residential properties in Warslap Avenue.

This will clearly result in a deterioration of the amenity and privacy of neighbouring occupiers with the potential of up to 240 occupants of the 30 units for a large proportion of the calendar year with the resultant substantial additional noise, movement of vehicles at all hours and general disturbance.

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Customer Details

Name: Mr Lewis McIntosh

Address: 28 Warslap Avenue Arbroath DD112DG

Comment Details

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The proposed area is currently a beautiful habitat, playground and feeding area by a family of foxes and has been for years, with the fox den located within 10 -15mtrs of the proposed land. Hourly, daily and weekly users of this free area are the foxes, dozens of rabbits, numerous deer, rare butterflies, birds and pole cats to name just a few. Any impact to these animals' current use of the land would be a disgrace and disrespectful to our wildlife.

Loss of Privacy

The caravans will overlook my home and garden resulting in a complete loss of privacy within my garden and home. We currently experience significant noise from the caravan site and have serious concerns around the intolerable noise that will be generated by such large numbers of holiday makers. Add to this the abuse we currently must suffer daily at the hands of the youths from the caravans aggressively pointing out to me "it's a shortcut" - "there is no way we are going all the way round". I can only imagine the workload on our already stretched police force if and when I start reporting all trespassers from the caravan site. Approving this application would show

little to no regard for my right to peaceful enjoyment of my home.

Closing Statement

There can be no reasonable and defensible justification to approve this application due to this land being already fully occupied area co-habited by nature, animals, and the children. Think of the irony, a seaside town council promoting and allowing the increase of GHG emission with all that we know today. Global warming < 1.5 deg C should and must now be driven upwards starting at the local council's level.

Comments for Planning Application 24/00352/FULL

Application Summary

Application Number: 24/00352/FULL

Address: Red Lion Caravan Park Dundee Road Arbroath DD11 2PT

Proposal: Change of use of land to form extension to caravan park, for the siting of 30 additional caravans, and additional landscaping

Case Officer: Ben Freeman

Customer Details

Name: Mr Michael Nelms

Address: 15 Warslap Avenue Arbroath DD11 2DG

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Object to the proposed extension to this site due to the possible increase in noise from the site due to the close proximity of additional caravans to the above property. At present the nearest one is about 200 mtrs away at a lower level and causes little disturbance. Having additional caravans at about 100 mtrs away on about the same level we feel that there will be an increase in noise pollution in what is a quiet residential area.

Comments for Planning Application 24/00352/FULL

Application Summary

Application Number: 24/00352/FULL

Address: Red Lion Caravan Park Dundee Road Arbroath DD11 2PT

Proposal: Change of use of land to form extension to caravan park, for the siting of 30 additional caravans, and additional landscaping

Case Officer: Ben Freeman

Customer Details

Name: Mr Neil McIntosh

Address: 28 Warslap Avenue Arbroath DD112DG

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Mr. Freeman,

24/00352FULL - Change of use of land to form extension to caravan park for the siting of 30 additional caravans and additional landscaping.

This is an OBJECTION from Neil McIntosh of 28 Warslap Avenue, Arbroath DD112DG.

This application contradicts all aspects of current relevant local, regional and national policies and laws. In particular, but not limited to Health & Safety, Environmental and Sustainability (GHG Emission targets). Angus Council members are the elected protectors of these crucial fundamentals to a safe, clean and sustainable future. The local community expect bravery from our councilors and for them to now more than ever show their commitment to our society and the environment and be local guardians, by opposing unnecessary and damaging applications such as this.

Objection Reason Listings.

Change of use

This is totally unnecessary due to the applicant not remotely maximizing the full capacity of the current approved land for caravans. It is clear that the current layout and arrangement can be configured easily to accommodate the increase in capacity, there is no doubt. The area is currently pleasant, nice and natural grassland. Children and nature enjoy in unison the area and a change to accommodate 200+ persons. caravans, cars, vans, trucks, pollution etc. would be a failure of duty to the environment. To be clear I am opposing any increase in the number of caravans in Arbroath and my reasons are explained further in this objection letter.

Health and Safety

Applicant has shown to have a poor culture and a serious lack of competence and ability to

conduct safe operations on the current site. In particular, a severe failure of duty on their premises just a few years ago. It must be absolutely considered that with additional headcount, increased compliance requirements, more reporting etc. that the applicants are even more unlikely to meet Health and Safety criteria and standards and deliver safe operations on this caravan site.

Sustainability

The applicant has a considerable workforce and sizable business portfolio and has a responsibility to the local community and environment yet has apparently no company mission statements on the subject. A company that sells outdoors and open living should be fully aware of their duty and ethical responsibility towards sustainability and not having a mission statement shows a very low level of incompetence. Such lack of knowledge on local, regional and national sustainability and net zero and carbon reduction laws, duties and expectations are incomprehensible in this current day.

Quote: Statement from Angus Councils own environmental policy, Scotland's ambitious climate change targets are a reduction in emissions by 75% 2030. 90% by 2040. Net zero target by 2045.

With Angus Councils own policy in mind, my objections give concern to.

- The planned additional caravans are NOT the most environmentally sustainable caravans on the market and will result in a significant negative impact to angus councils' environmental targets now and onwards to 2030, 2040 and 2045.
- The additional residents' cars, vans, and other modes of transport will increase GHG emissions and not reduce them as per angus councils' environmental targets now and onwards to 2030, 2040 and 2045.
- The additional waste generated will increase GHG emissions and not reduce them as per Angus councils' environmental targets now and onwards to 2030, 2040 and 2045.
- The additional daily activities and travel of the residents will increase greatly GHG emissions and not reduce them as per angus councils environmental targets now and onwards to 2030, 2040 and 2045.

Impact on Wildlife

The proposed area is currently a beautiful habitat, playground and feeding area by a family of foxes and has been for years, with the fox den located within 10 -15mtrs of the proposed land. Hourly, daily and weekly users of this free area are the foxes, dozens of rabbits, numerous deer, rare butterflies, birds and pole cats to name just a few. Any impact to these animals' current use of the land would be a disgrace and disrespectful to our wildlife.

Loss of Privacy

The caravans will overlook my home and garden resulting in a complete loss of privacy within my garden and home. We currently experience significant noise from the caravan site and have serious concerns around the intolerable noise that will be generated by such large numbers of holiday makers. Add to this the abuse we currently must suffer daily at the hands of the youths from the caravans aggressively pointing out to me "it's a shortcut" - "there is no way we are going all the way round". I can only imagine the workload on our already stretched police force if and when I start reporting all trespassers from the caravan site. Approving this application would show

little to no regard for my right to peaceful enjoyment of my home.

Closing Statement

There can be no reasonable and defensible justification to approve this application due to this land being already fully occupied area co-habited by nature, animals, and the children. Think of the irony, a seaside town council promoting and allowing the increase of GHG emission with all that we know today. Global warming < 1.5 deg C should and must now be driven upwards starting at the local council's level.

Mr. Ben Freeman
Planning department
Angus Council
Orchardbank Business Park
Forfar
DD8 1AN

01.07.2024

Dear Mr. Freeman,

24/00352FULL – Change of use of land to form extension to caravan park for the siting of 30 additional caravans and additional landscaping.

This is an OBJECTION from Neil McIntosh, Mandy McIntosh, Lewis McIntosh & Romy McIntosh of 28 Warslap Avenue, Arbroath DD112DG.

This application contradicts all aspects of current relevant local, regional and national policies and laws. In particular, but not limited to Health & Safety, Environmental and Sustainability (GHG Emission targets). Angus Council members are the elected protectors of these crucial fundamentals to a safe, clean and sustainable future. The local community expect bravery from our councilors and for them to now more than ever show their commitment to our society and the environment and be local guardians, by opposing unnecessary and damaging applications such as this.

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Impact on Wildlife

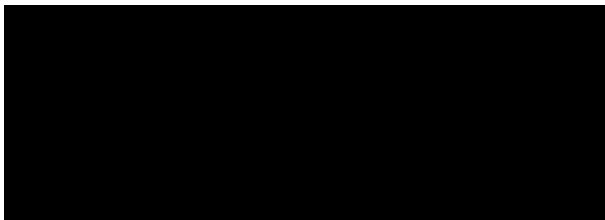
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Closing Statement

There can be no reasonable and defensible justification to approve this application due to this land being already fully occupied area co-habited by nature, animals, and the children. Think of the irony, a seaside town council promoting and allowing the increase of GHG emission with all that we know today. Global warming < 1.5 deg C should and must now be driven upwards starting at the local council's level.



Comments for Planning Application 24/00352/FULL

Application Summary

Application Number: 24/00352/FULL

Address: Red Lion Caravan Park Dundee Road Arbroath DD11 2PT

Proposal: Change of use of land to form extension to caravan park, for the siting of 30 additional caravans, and additional landscaping

Case Officer: Ben Freeman

Customer Details

Name: Mrs Mandy McIntosh

Address: 28 Warslap Avenue Arbroath DD112DG

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Mr. Freeman,

24/00352FULL - Change of use of land to form extension to caravan park for the siting of 30 additional caravans and additional landscaping.

This is an OBJECTION from Mandy McIntosh of 28 Warslap Avenue, Arbroath DD112DG.

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11 Warslap Avenue
Arbroath
DD11 2DG

By E-mail: PLNprocessing@angus.gov.uk

Mr. Ben Freeman
Case Officer
Angus Council
Orchardbank Business Park
Forfar
DD8 1AN

1st July 2024

Dear Mr. Freeman,

24/00352FULL – Change of use of land to form extension to caravan park for the siting of 30 additional caravans and additional landscaping

Further to the above planning application. Whilst additional tourism into the local area is welcome, it must not come at any cost. This application is inadequate and fails to address the impact upon those householders who reside within the immediate proximity of the caravan park. I have summarised my objections to it below.

1. The development proposal is misleading and inadequate

The visual imaging provided with the application is woefully inadequate, having been selectively captured from a low level and egregiously framed to exclude the surrounding built environment. It fails to comply in the most basic terms with the Landscape Institute's 'Visual Representation Of Development Proposals' technical guidance note 06/19, specifically guidance contained within section 3.5.6, table 1 (A) and sections 4.3.1 to 4.5.22. It is negligent to state 'the visual impact of the development as seen from Warslap Avenue, north east of the site is minimal' without providing evidence. The south western end of Warslap Avenue is far closer to the proposed development site than Hospitalfield House. ** See appendix 1, photo number 1.*

The proposed development site to accommodate 30 large residential holiday homes with a capacity of up to 240 people, is located 0 meters from the garden boundary wall of number 30 Warslap Avenue. This would undoubtedly be the property most detrimentally affected by the proposed development and their residential and visual amenity would be inescapably dominated by excessive noise, cooking odours, vehicular movement and loss of privacy. The scenic quality from the entirety of their principal room windows will be significantly impacted and would resemble a holiday park.

It will also have a significant impact upon residential amenity from my own home at 11 Warslap Avenue, where it will be extremely visible from the outlook of both ground floor principal rooms and first floor windows at the front of my home. It should be noted that numbers 22-30 Warslap Avenue are orientated in a southerly direction, with the frontages and all public room windows located on their southern elevations. ** See appendix 1, photo numbers 2 & 3.*

The proposed development will also affect home owners at the end of the cul-de-sacs in Bishoploch Road and Riggend Road. The preservation of the unique setting of the category A -listed Hospitalfield Estate is in the national interest therefore, the applicant should produce, as a minimum, a Residential Visual Amenity Assessment. This should be produced by an independent chartered landscape architect in accordance with the Landscape Institute's Technical Guidance Notes. The assessment should be verified by a different independent chartered landscape architect appointed by Angus Council.

2. Breach of historical environmental protection leading to the loss of residential amenity

I was born and have lived in Arbroath since the mid 1940s and at 11 Warslap Avenue in close proximity to the caravan park since 1967. The caravan park has occupied that site for as long as I can remember, certainly since the early 1950s. In its early days, it accommodated mainly small touring caravans around the business of the Red Lion Garage, which was a car showroom and filling station.

On 29th March 1963, Messrs. William Brand and Son Ltd. acquired from the Hospitalfield Trust the land necessary to extend Warslap Avenue in a south westerly direction, completing numbers 9-15 on the northerly side of the road in 1967. My late husband purchased the first of the available housing plots in 1965. On 24th April 1967, William Brand acquired from Hospitalfield Trust an additional two plots of land on the southern side of Warslap Avenue, completing numbers 20 -30 by 1972.

The land forming the caravan site was originally little more than a rough field and a toilet block, with undulating terrain generally following the natural lie of the land but has evolved into a flatter, more developed site over the years, accommodating much larger mobile homes. The land between the northern boundary of the current caravan site and houses at numbers 22-30 Warslap Avenue was re-graded, with a sizeable, steep, uniform embankment formed at the rear of the caravan site and a 'green belt' created between the rearmost boundary of the caravan site and the stone boundary wall at the end of the gardens of numbers 22 to 30 Warslap Avenue. The occupiers of the houses between 22 and 30 Warslap Avenue purchased from William Brand the segment of green belt adjacent to their garden ground. The specific purpose of the embankment and the green belt (known as 'the field,') was to provide a 'buffer zone' between the caravan site and the residents of Warslap Avenue. The proposed development site forms part of this elevated field. Feu burdens prevented any development within the field and the carrying on of any commercial business or trade.

The embankment between the caravan site and the field may be viewed in the applicant's document entitled 'Red Lion Caravan Park, Arbroath, Ecological Report,' photo numbers 5, 5b and 11.

The applicant's own report entitled 'Archaeological Watching Brief,' submitted as part of their planning application number 22/00129FULL, confirms in paragraph 27 that the embankment and field are 'comprised of modern top-soil that has been imported to cover a made ground.'

It is accepted that in planning terms, the feu burdens may now be extinct and the buffer zone may not be a material planning consideration. Nevertheless, it is a fact that the embankment and field were intended to be a buffer zone affording privacy and a peaceful environment to the occupiers of the houses and caravans alike and have operated as such since 1967. This fact is evidenced by statements made by some of the original owner/ occupiers of numbers 22 to 30 Warslap Avenue in response to a proposed development in the buffer zone at the rear of number 24 Warslap Avenue in 1998.

These comments may be found within Angus Council's report number 756/98, page numbers 25 – 31.

**Also see appendix 1, photo number 4.*

3. Sets an undesirable precedent and creates a significant change to the established character of the wider residential area.

It may be argued that there is no concept of precedent in Scottish planning law. Nevertheless, it should be noted that the applicant of the aforementioned development proposal appealed against Angus Council's refusal to the Scottish Secretary of State, who subsequently refused the appeal as he believed that piecemeal development of the field would set an undesirable precedent. He also noted that the proposed development would likely lead to social disharmony and that the application site was located within close proximity to the Hospitalfield Estate, where the local development plan stated a presumption against significant change.

This presumption is continued within the current local development plan where it is stated that '[all] development proposals will require to be accompanied by a conservation and/or a design statement demonstrating how they contribute to the character and setting of the area' and that this is '[to] ensure any future development proposals are in keeping with this historic property and its landscape setting.'

The reporter to the Secretary of State's decision may be found within Angus Council's document number 510/99.

I would draw your attention to paragraph 3.5 in particular, which deals with the planting of trees and shrubs which, he states, would alter the landscape quality of the field, leading to a significant change to the established character of the wider residential area. The reporter also refers to the concept of the 'buffer zone' and stresses that the substantial difference in level between the field and the caravan park would lead to a loss of privacy for the caravan dwellers.

In this particular case, the applicant now wishes to elevate the position of the holiday homes up the embankment towards the houses and into the curtilage of the Hospitalfield Estate. The occupants of the affected houses must be assured the same right to privacy and residential amenity that has been afforded to the applicant as a result of the Angus Council and Secretary of State's refusal decisions in 1998, which was prompted by representations from the residents of Warslap Avenue.

4. Increase in the existing level of anti-social behaviour

There is a long history of antisocial behaviour emanating from a minority of occupants of the Red Lion Caravan Park towards residents and their property at this end of Warslap Avenue. This includes but is not limited to climbing over private garden ground at the end of the road, including 30 Warslap Avenue, in order to traverse between the western side of the caravan site and Warslap Avenue, on occasion destroying plants, foliage, field crops and wooden fences, entering the private buffer zone at the rear of the homes of numbers 22-30 Warslap Avenue, depositing litter and dog excrement into the field and private gardens, loud music and verbal abuse when challenged. In earlier years, the buffer zone was used by a local farmer for the purposes of grazing sheep and growing crops however, due to interference and damage, this ceased. This antisocial behaviour increases in frequency between the months of May to October.

In the interests of maintaining a harmonious relationship with the caravan site, this anti-social behaviour has been tolerated to a certain degree by the residents of Warslap Avenue. However, trespassing, damage and anti-social behaviour will undoubtedly increase with the addition of large holiday homes accommodating up to 240 residents within the buffer zone and located upon the same topographical landform as the homes at numbers 22-30 Warslap Avenue. Number 30 would be particularly affected, where this high-density residential development would be located 0 meters from their garden boundary wall.

By eroding the 57 year-old environmental protections afforded by the embankment and buffer zone and with the applicant introducing this proliferation of holiday homes, it is highly unlikely that this tolerance would continue. Social discord would undoubtedly increase and residents would be compelled to exercise their legal right to redress under legislation governing health & social care, licensing and trespass.

Thank you for your attention to the above and I look forward to a satisfactory outcome.

Yours sincerely,

N C Henderson

Appendix 1 – Photographs taken from 11 Warslap Avenue.



Photo 1: Outlook from the end of Warslap Avenue across the front garden of number 30 Warslap Avenue and towards the boundary wall between the Hospitalfield Estate and the proposed site. Note the extremely close proximity of the proposed site to the garden at number 30 Warslap Avenue.



Photo 2. Outlook from 1st floor bedroom window across the end of the cul-de-sac, front garden of number 30 Warslap Avenue and the boundary wall between Hospitalfield Estate and the proposed site.



Photo 3: Outlook from ground floor principal window towards the end of the cul-de-sac, across the front garden of number 30 Warslap Avenue and the boundary wall between Hospitalfield Estate and the proposed site.



Photo 4: Outlook from 1st floor window across the garage roofs of 26 and 28 Warslap Avenue, their rear gardens, boundary wall, the field /buffer zone, caravan site, A92 road, railway line and the seafront.

Note the extreme effectiveness of the field and embankment as a buffer zone. No caravans are within the field of vision at all, although 75 caravans are actually located beyond the end of the field at the bottom of the embankment.

30 Warslap Avenue
Arbroath
DD11 2DG

Mr. Ben Freeman
Planning Department
Angus Council
Orchardbank Business Park
Forfar
DD8 1AN

1st July 2024

Dear Mr. Freeman,

24/00352FULL – Change of use of land to form extension to caravan park for the siting of 30 additional caravans and additional landscaping.

Whilst investment in tourism infrastructure in Arbroath is generally commendable, I wish to object to the proposed development. I have provided photographs in support of my representation, which illustrate the proximity of the proposed holiday homes to my family's own home, the homes of our neighbours and the wider residential area. (Appendix 1.)

1.0 The visual proposals are misrepresentative of the development site.

The visual representations contained with the application are inaccurate, falsely presented, out of scale and include significant inaccuracies. Images of the proposed view from Hospitalfield indicate that only a small segment of the holiday home roofs would be visible, which is a gross misrepresentation. The applicant's documentation states that the wall on the southern boundary with Hospitalfield is between 1.5 and 1.8 meters high. In reality, large segments are only 1.2 meters high. The plans for the holiday homes indicate that they measure 3.41 meters high, meaning that a much larger area of these buildings would be highly visible from both the important historical building of Hospitalfield and by residents in the local area. The images taken at ground level have been manipulated to diminish the visual impact of the holiday homes.

2.0 Loss of amenity and the provision of a safe environment for children.

The applicant states that the proposed development site is “largely unused.” This is untrue. This open, green recreational area is an important asset to the play park. It is frequently used by families and their children who play in the secure play area, away from the busy A92 arterial route and is undoubtedly a valuable, free community facility. It is enjoyed by holiday makers and local residents and the removal of this vital space would result in the remaining play area being surrounded by 30 holiday homes, which would undoubtedly be detrimental to the environment.

The Scottish Government is committed to giving every child the best start in life and the benefits of outdoor play in open space to their physical and mental well-being is well documented in policy. National planning framework 4 (Policy 20) states the policy intent to encourage, promote and facilitate opportunities for play, recreation and sport and highlights that physical and mental health are improved through provision and access to outdoor recreation, play and sport facilities. Angus Council Plan (Delivering services for people 2023-28) priorities are to “Care for our people” to “provide the best start in life for children” and “improve physical, mental health and well-being.”

Whilst acknowledging the importance of tourism for Arbroath’s economy, on 20th June, there were 33 vacant pitches within the Red Lion Caravan Park. The applicant has not stated their business case for a further 30 holiday homes, which will result in the loss of the existing, well used, open area of playground.

3.0 Adverse impact upon residential amenity.

Angus Council ‘s Local Development Plan 2016-2026 (Policy DS4,) highlights its role in avoiding over-development, safeguarding the amenity of future occupiers or existing properties near to developments. The planned extension to the caravan park will be detrimental to the character and amenity of the local and wider residential area. It will have an overbearing and adverse impact upon my family’s residential amenity due to reduction in privacy, excessive noise and inescapably poor visual quality. There would be an unacceptable increase in pollution arising from additional light emitting from within the proposed area, cooking odours, fumes and dust from traffic.

3.1 Loss of privacy.

The holiday homes and their associated curtilages would intrusively overlook our home and garden. The fully openable windows of the holiday homes and their curtilages would be in direct proximity to our property and extremely close to the boundary, culminating in a complete loss of

privacy within our garden and home. The north-eastern boundary of the site directly overlooks our property and grossly infringes our privacy.

The area referred to in the application as a “small, wooded area” is actually my family’s privately owned and previously neglected fruit tree plantation, which came with the house when we purchased it a short while ago. It was laid out by a previous occupant in or around 2007 and had become overgrown under the care of subsequent owners. Together with my young grandson, we are in the process of carefully and sensitively reinstating this area of land, cultivating and planting fruit trees to attract cross-pollinators, especially bees, along with an ecosystem to attract wildlife. At the present time we have apple, hazel, pear, quince and sour cherry trees, to name but a few.

The Woodland Trust explicitly highlights the role and importance of carefully restored and managed tree plantations in acting as a haven for wildlife and also their importance in achieving net-zero carbon targets. Any disturbance emanating from within the curtilage of this area will undoubtedly reduce its viability.

3.2 Increase in noise disturbance.

The applicant proposes 30 large holiday homes with the capacity to accommodate up to 8 people each. This clearly indicates the potential for up to 240 holidaymakers and 30 cars located up the embankment immediately adjacent to and level with our garden and quiet residential neighbourhood. We have serious concerns around the intolerable noise generated by such large numbers of holiday makers, with potentially over a hundred new vehicle movements per day, showing little regard for our right to peaceful enjoyment of our home.

3.3 Loss of residential visual amenity.

The applicant’s statement that “the visual impact of the development from Warslap Avenue at the north east of the site, is minimal” is a significant oversight. The houses at 20-30 Warslap Avenue are designed in a ‘back-to-front’ manner, where the front is the elevation facing in a southerly direction towards the coast. Our home is built and angled to fully appreciate the unique open outlook and our principal rooms face directly towards and over the proposed site, the west links, North Sea, St. Andrew’s Bay and towards the coast of Fife.

The Landscape Institute’s “Residential Visual Amenity Assessment (RVAA) Technical Guidance Note considers that when assessing visual amenity, principal rooms and outlook within a residential property may not always be located on the ground floor, and may be located on an upper storey.

Our household comprises three generations of my family and we utilise a sitting room / bedroom on the upper floor. Our lounge and sun room are also principal rooms in daily use and they also currently enjoy the outlook described above. We will no longer be able to enjoy the scenic qualities of the open landscape and coast, but instead, we will have highly visible holiday homes that are inescapably dominant from nearly every aspect of our home, leading to the feeling of living within the holiday park.

It is acknowledged that the “right to a view” may not be a material consideration in planning terms however, I feel that the statement that “visitors will enjoy the view out to the sea and beyond Arbroath’s west links,” published in The Courier newspaper, on 14/06/2024, is insensitive, as this outlook would be denied to the residents of neighbouring homes, were this development to proceed.

3.4 Reduced Security and an increase in anti-social behaviour

There is a frequent and distressing problem with people using my garden as a short cut between Warslap Avenue and the caravan site, with a total disregard towards our private home. When challenged, this usually falls on deaf ears and often results in an onslaught of abuse in return. These incursions involve vandalism including trampling over the crops within Hospitalfield’s agricultural land and plants within the front and rear private gardens of Warslap Avenue, particularly my own. The introduction of such a large number of holidaymakers at the proposed site would undoubtedly increase this anti-social behaviour and pose a greater risk to the security of our home and residential area.

Odorous bags of dog excrement are regularly thrown indiscriminately into our garden and with the siting of 30 holiday homes and up to 240 holidaymakers, this illegal activity will undoubtedly increase in frequency and volume, causing an intolerable risk to the health and safety of my young grandchildren who regularly play around the garden of our home.

4.0 Adverse impact upon a protected nationally significant historical environment

The priorities of Angus Council Plan (Delivering services for people 2023-28) “caring for our place” aims to “enhance our natural and built environment”

There would be a negative impact upon the vital historical and cultural asset to the area that is the Hospitalfield House and Estate. National Planning Framework 4, Policy 7 encourages local development plans to protect and enhance valued historic assets and their visual impact.

The proposed development site was previously part of the Hospitalfield estate and therefore should be regarded as falling within its curtilage. The Angus Local Development Plan states:

“Hospitalfield House and grounds will be protected from development that would be detrimental to the historic character and landscape setting of the property.”

The plan also states that it:

“[is] a prominent feature in the local landscape and a unique private open space within Arbroath. The ALDP seeks to maintain this unique character and all development proposals will require to be accompanied by a conservation and/or a design statement demonstrating how they contribute to the character and setting of the area.”

It further states that the policy is:

“[to] ensure any future development proposals are in keeping with this historic property and its landscape setting.”

30 holiday homes and associated landscaping placed within the curtilage of Hospitalfield House would have an undoubtedly detrimental impact upon its historic setting, unique landscape environment and the amenity of its employees, residential artists, and visiting members of the public.

The combination of the above highlights that fact the proposed development has been inaccurately presented. It fails to recognise and does not respect the character and unique setting of the local and wider residential and historical environment.

Yours sincerely,

P Cruickshank

Appendix 1 – Illustrative images



Image 1: General outlook to the south west showing the proximity of 30 Warslap Avenue to the proposed development site. Date: August 2022. Photo credit – Thorntons.



Image 2: Outlook to the south west across 30 Warslap Avenue showing the proximity of the proposed development site. Date: August 2022. Photo credit – Thorntons.



Pic 3: Outlook to the south east across the rear gardens and buffer zone between numbers 22-30 Warslap Avenue showing the difference in level between the field and caravan site. Date: August 2022. Photo credit – Thorntons.



Pic 4: Outlook to the south west from 30 Warslap Avenue's fruit tree plantation boundary across the proposed development site. Note the undulating terrain. Date: June 2024.



Pic 5: Southerly outlook from upper sitting room across the proposed development site.

NOTE: The 'Jig platform' located in the play area in the background measures 3.4 meters high – the same height as the proposed holiday homes. Date: June 2024.



Pic 6. Close-up outlook of the above. NOTE: The 'Jig platform' located within the proposed development site is 3.4 meters high – the same height as the proposed holiday homes; Date: June 2024.



Pic 7: Note the visible proportions of the 3.4 meter high play structures in relation to the boundary wall. Also note that they are at a lower side of sloping land. Date: June 2024.



Pic 8: Closer outlook of the 3.4 meter high play equipment in relation to the boundary wall.



Pic 9: South westerly outlook from the ground floor lounge window across the proposed development site. Note the visibility of the 3.4 meter high play structures at the far side of the site, located approximately 80 meters beyond the boundary wall. The proposed holiday homes will be much closer to the wall. Date: June 2024.



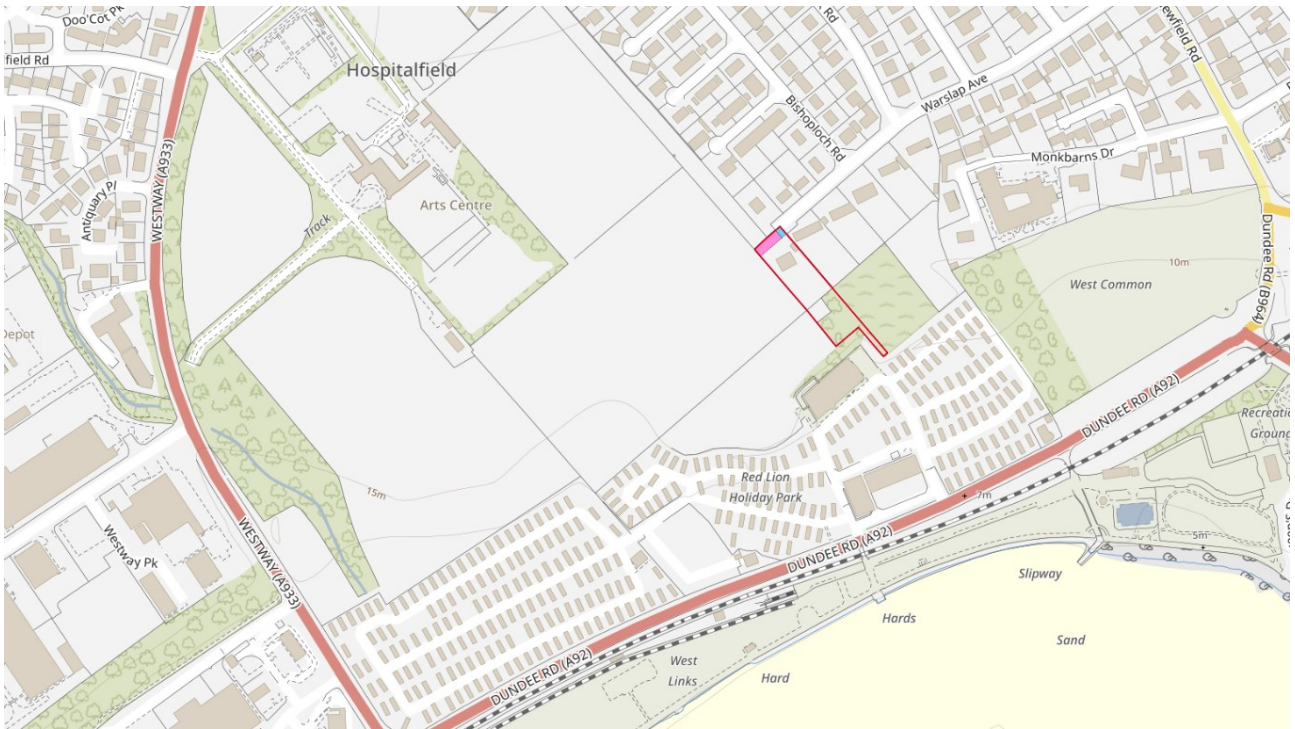
Pic 10: Closer representation of the outlook from the ground floor lounge illustrating the 3.4 meter height of the existing structures in relation to the boundary wall. Note that the structures are approximately 80 meters beyond the wall. Date: June 2024.



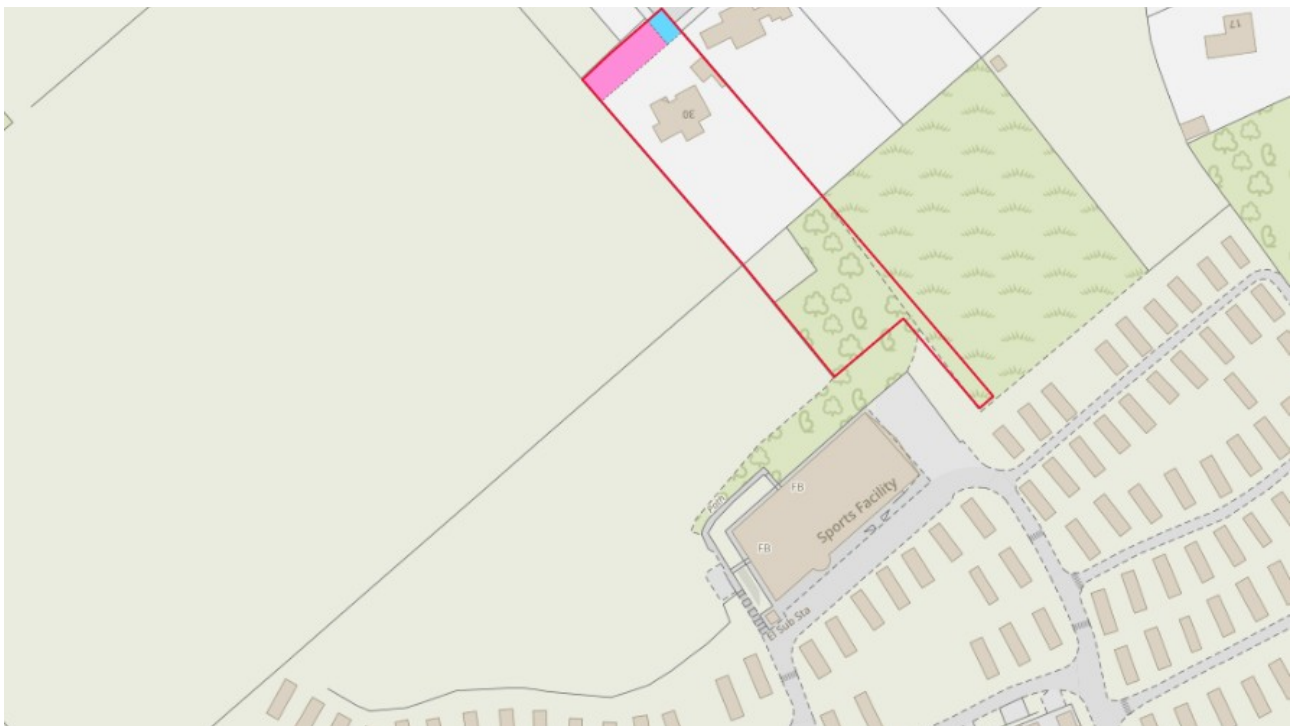
Pic 11: South westerly outlook from the sun room over the development site.



Pic 12: Illustration of the height of the boundary wall referred to by the applicant as being a minimum of 1.5 meters high. The lady in the foreground is 1.57 meters high. Note the proximity of the neighbouring homes in Warslap Avenue and the even lower section of wall to the far right hand side. Also note the orientation of the principal room windows and the sun room at 30 Warslap Avenue. Date: June 2024.



Pic 13: Wide-area plan illustrating the location of 30 Warslap Avenue (boundary shown in red) in relation to the caravan park, the proposed development site and the Hospitalfield Estate. Photo credit: ScotLIS.



Pic 14: Localised plan illustrating the boundary of 30 Warslap Avenue in relation to the proposed site. Photo credit: ScotLIS.