

ANGUS COUNCIL

DEVELOPMENT STANDARDS COMMITTEE – 9 FEBRUARY 2021

PROPOSAL OF APPLICATION NOTICE  
FIELD OPPOSITE STRATHVIEW WESTFIELD LOAN FORFAR

GRID REF: 344709 : 749245

REPORT BY SERVICE LEADER – PLANNING & COMMUNITIES

**Abstract:**

This report advises Committee that a Proposal of Application Notice (ref. [21/00035/PAN](#)) has been submitted in respect of a major development comprising a residential development of circa 125 units (25% affordable) incorporating formation of vehicular access, access roads, open space, landscaping, SUDS and associated infrastructure at Field Opposite Strathview, Westfield Loan, Forfar for Scotia Homes. Committee is invited to identify issues which it would like to see addressed in the planning application.

**1. RECOMMENDATION**

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

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

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

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

**3. INTRODUCTION**

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

3.2 A PAN (ref. [21/00035/PAN](#)) has been received. It indicates that an application for planning permission is to be submitted for a residential development of around 125 units incorporating formation of vehicular access, access roads, open space, landscaping and associated infrastructure on land opposite Strathview, Westfield Loan, Forfar. The proposed development site measures around 8ha and currently comprises agricultural land. A plan showing the outline of the site on which the development is proposed has been submitted and is attached at Appendix 1. No further details relating to the proposed application have been provided at this stage.

- 3.3 The submitted PAN sets out the proposed consultation that the applicant intends to undertake with the local community and the applicant has indicated that a copy of the PAN was served on the local councillors as well as Royal Burgh of Forfar Community Council. Due to the COVID-19 emergency it is not currently possible to hold public meetings and the submitted PAN indicates all documents pertaining to the development will be published on a publicly accessible website and a live and interactive web-based consultation event will be undertaken on the evening of 25 March 2021.
- 3.4 The applicant's agent has been advised that a planning application cannot be submitted prior to 15 April 2021 (the date 12 weeks from the submission of the valid PAN).
- 3.5 Members are advised that the Scottish Government has put in place legislation to temporarily suspend the requirement for a public event in relation to Pre-Application Consultation (PAC). It has also published guidance on how pre-application consultation should be undertaken without the need for public gatherings. The proposed consultation arrangements are considered to meet with the requirements of the temporary legislation however it is recommended that details of the format of the proposed public event be provided. It is also recommended that a copy of the PAN should be sent to parties that neighbour the site. The results of the community consultation will be submitted with any subsequent major planning application in the form of a pre-application consultation report (PAC Report) as required by Development Management Regulations.
- 3.6 A previous Proposal of Application Notice (ref: [13/01121/PAN](#)) was considered in December 2013 in respect of a residential development and associated development on a 49ha site located to the west of Westfield Loan. The area considered in that PAN incorporated the land subject of this PAN. The public consultation event proposed in that Notice was undertaken.

#### **4. DISCUSSION**

- 4.1 Members are aware that planning legislation requires decisions on planning applications to be made in accordance with the development plan unless material considerations indicate otherwise. Therefore, compatibility with the development plan will be a key issue in relation to any planning application that is submitted for the development of this land.
- 4.2 The application site is located within the development boundary of Forfar as defined by the [Angus Local Development Plan](#) (ALDP) and forms part of An area of land which is allocated for residential development by Policy F4 of the ALDP. That policy states: -

##### **F4 Housing – Westfield**

*38.8 Ha of land west of Westfield Loan is allocated for residential development of around 300 dwellings in the second phase of the plan (2021 – 2026).*

*The development should commence at the north of the site with access from Glamis Road. No development will be allowed until a full assessment of the potential impact on the A90 junctions (including Lochlands) is completed and any resulting mitigation is agreed with Angus Council and Transport Scotland.*

*Development proposals should be in accordance with a masterplan prepared for the site and should include:*

- *design and site layout which takes account of the existing landscape character, pattern of development and character of neighbouring uses and buildings;*
- *the protection of scheduled ancient monuments within the site and how these will*

- be managed;*
- *a landscape framework, preserving existing woodland and hedges and setting out structural planting and landscaping within and around the site to enhance biodiversity and to create an appropriate town edge;*
- *appropriate developer contributions, towards education infrastructure;*
- *the potential for a new distributor road linking Dundee Road and Westfield Loan with Glamis Road, taking account of any potential impact on the A90 junctions (including Lochlands) in conjunction with Angus Council, TACTRAN and Transport Scotland;*
- *the provision of open space and SuDS as necessary;*
- *opportunities for active travel through improved linkages with the existing path/Green Network; and*
- *supporting information including a Flood Risk Assessment, Drainage Impact Assessment, Sustainable Drainage and Surface Water Management Plan, Contaminated Land Investigation Report and a Transport Assessment which should include assessment of the West Port junction and analysis of the traffic flows and junctions along East and West High Streets.*

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

- *provision of a new Primary School.*
- *an area of land south of Glamis Road for further business / employment development.*

*Development proposals should not result in adverse impacts, either alone or in combination with other proposals or projects, on the integrity of the River Tay SAC, in accordance with Policy PV4 Sites Designated for Natural Heritage and Biodiversity Value.*

- 4.3 Other policies in [TAYplan](#) and the ALDP will be relevant, including those that deal specifically with residential development within development boundaries and with protection of amenity; natural and built environment; access; infrastructure and developer contributions.
- 4.4 Committee should note that a planning application (ref: [19/00707/FULM](#)) for a residential development of 175 dwellings including formation of vehicular access, access roads, open space, landscaping, SUDS and associated infrastructure on a 12.85ha area of the F4 land allocation in the vicinity of the A94 Glamis Road is currently pending consideration.
- 4.5 The F4 land allocation sets out the principal requirements in relation to the site and identifies the matters that require detailed assessment. Having regard to those matter and other development plan considerations the key issues in the determination of any subsequent planning application are likely to be: -
- Acceptability of the proposal to develop housing on a site within the development boundary of Forfar on land that is allocated for housing development;
  - Acceptability of the number of residential units proposed on the overall land allocation having regard to development plan policy;
  - Acceptability of the masterplan for the overall land allocation having regard to development plan policy;
  - Suitability of the residential environment that would be created for occupants of the proposed residential units;
  - The acceptability of impacts on residents of existing properties and neighbouring land uses;
  - Built environment considerations, including the acceptability of the proposed layout and design of buildings and open space as assessed in the context of the council's approved [Supplementary Guidance on design quality and placemaking](#);

- Natural environment considerations, including the impact on habitats and species and the acceptability of open space and landscaping provision, including subsequent maintenance;
- Acceptability of the proposed access arrangements for pedestrians, cyclists, and motor vehicles, and the suitability of access and transportation provision in the area generally;
- Impact of development on existing infrastructure, in particular impacts on the roads and drainage networks and the education estate having regard to the council's approved [Supplementary Guidance on developer contributions and affordable housing](#). This should include an assessment of capacity at A90 junctions and other junctions including West Port;
- Provision of affordable housing having regard to the council's approved [Supplementary Guidance on developer contributions and affordable housing](#);
- Any opinions expressed on the proposal by statutory and non-statutory consultation bodies; and
- Any third-party representations that raise material planning issues.

4.6 While 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 and that are likely to be determining factors for any subsequent planning application. However, Committee is invited to identify any additional material planning considerations that it would wish to see addressed.

## 5. OTHER IMPLICATIONS

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

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

**REPORT AUTHOR: KATE COWEY**  
**EMAIL DETAILS: [PLANNING@angus.gov.uk](mailto:PLANNING@angus.gov.uk)**

**DATE: 1 FEBRUARY 2021**

**APPENDIX 1: LOCATION PLAN**  
**APPENDIX 2: PLANNING SERVICE PRESENTATION**