

ANGUS COUNCIL

DEVELOPMENT STANDARDS COMMITTEE – 15 NOVEMBER 2022

PROPOSAL OF APPLICATION NOTICE – FIELD OPPOSITE STRATHVIEW, WESTFIELD  
LOAN, FORFAR

GRID REF: 346325: 749238

REPORT BY SERVICE LEADER – PLANNING & SUSTAINABLE GROWTH

**Abstract:** This report advises Committee that a Proposal of Application Notice (PAN) (ref: [22/00692/PAN](#)) has been submitted in respect of a major development comprising of residential development incorporating 25% affordable homes open space and landscaping 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 that is subsequently submitted.

**1. RECOMMENDATION**

It is recommended that committee notes the key issues identified at this pre-application stage and advises of any other issues it considers should be addressed in the 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 in the Angus Local Outcomes Improvement Plan and Locality Plans: -

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

**3. INTRODUCTION**

- 3.1 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.
- 3.2 A PAN (ref: [22/00692/PAN](#)) has been submitted which indicates that an application for planning permission is to be submitted a major development comprising of residential development incorporating 25% affordable homes open space and landscaping at Westfield in the southwest of Forfar. The proposed development site would measure around 10 hectares and the land currently comprises of farmland. A plan showing the outline of the site on which the development is proposed is attached at Appendix 1.
- 3.3 The submitted PAN sets out the proposed pre-application consultation (PAC) which the applicant intends to undertake with the local community. The submitted

information indicates that two in person engagement events are to be held, one on the 1 November and the second on 1 December 2022 at the East and Old Parish Church, Forfar. In addition to these events a virtual exhibition is to be made available online at a proposal specific website. It is indicated that notification of the PAN was also sent to the Royal Burgh of Forfar Community Council, as well as a number of local Councillors. The proposed consultation arrangements are generally considered to meet with the requirements of relevant legislation, but the prospective applicant has been asked to notify neighbouring property of the consultation.

- 3.4 The applicant's agent has been advised that a planning application cannot be submitted prior to 7 January 2023 (the date 12 weeks from the submission of the valid PAN).
- 3.5 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.

#### **4. DISCUSSION**

- 4.1 Committee is aware that planning legislation requires decisions in respect of planning applications to be made in accordance with the development plan unless material considerations indicate otherwise. In this respect a number of policies in TAYplan and in the Angus Local Development Plan (ALDP) will be relevant to the proposal.
- 4.2 TAYplan requires local development plans to identify sufficient land to meet the housing land requirement and to ensure the maintenance of a minimum 5-year effective housing land supply.
- 4.3 The land to which the proposal relates is allocated in the ALDP for residential development by Policy F4 'Housing-Westfield'. The policy states: -

*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.*

- 4.4 Other policies in TAYplan 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 land contamination, accessibility, infrastructure, and developer contributions would also be relevant to determination of the proposed application.
- 4.5 In this case the land is located within the West Angus Housing Market Area (HMA) where there is a housing land requirement for an average 88 homes per year. The land that is subject of the PAN is allocated for residential development in the local development plan and it forms part of the established and effective housing land supply. The agreed 2021 Angus Housing Land Audit identifies a shortfall of 138 units (or 1.6 years' worth of land) in the 5-year effective housing land supply for the West Angus HMA. The shortfall in the 5-year effective housing land supply would be a significant material consideration.
- 4.6 In addition, Scottish Planning Policy (SPP) will be relevant, including the criteria it identifies for determining if a proposal contributes to sustainable development.
- 4.7 Committee should note that a planning application (ref: [19/00707/FULM](#)) for a residential development of 175 dwellinghouses 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.
- 4.8 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 relevant 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: -
- Compatibility of the proposal with the F4 allocation requirements, including its masterplan approach to development of the larger site;

- Acceptability of measures to deal with land contamination, including risk from anthrax burial;
- 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, density, housing mix, living environment, compatibility with and impact on neighbouring land uses, design quality, and quality of place;
- Acceptability of open space provision and landscaping, including subsequent maintenance;
- The impact of development on built and cultural heritage including archaeological interests and designations in the area;
- The impact of the development on natural habitats and ecology, including the River Tay special area of conservation;
- Provision of affordable housing in accordance with relevant policy requirements;
- Impact on the water environment, including drainage, flood risk and associated mitigation;
- Impact of the development on existing infrastructure and in particular impacts on the roads and drainage networks, the education estate and health infrastructure capacity;
- 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. This should include an assessment of capacity at A90 junctions and other junctions including West Port;
- Any third party representations that raise material planning issue; and
- The planning history of the site, including the findings of DPEA Reporters in relation to the principle of residential development at this general location;
- Scottish Planning Policy and its support for development that contributes to sustainable development.

4.9 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.

## 5. 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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**DATE: 8 NOVEMBER 2022**

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