PROPOSED ANGUS LOCAL DEVELOPMENT PLAN REPRESENTATION FORM

First name (Required): Maria

Surname (Required): Francké

Organisation (if relevant) (Required): Maria Francké Planning on behalf of Kinpurnie Estate

Address line 1 (Required): PO Box 7638

Address line 2 (Required): Glasgow

Town / city (Required): Glasgow

Postcode (Required): G42 2HB

Email (Required): maria@15mr.net

Telephone (Required): 07539 389078
PROPOSED ANGUS LOCAL DEVELOPMENT PLAN REPRESENTATION FORM

Subject (Required):
Proposed housing land allocation

Page / policy reference (Required):
Policy Framework - Part 1: Thriving and Connected - Housing
Lundie Development Boundary Map

Please state fully and clearly the grounds of your representation and the terms of any modification you propose to the Proposed Angus Local Development Plan as published (Required):

We object to the Council's failure to allocate Land at Lundie as a housing site.

It is respectfully requested that the Land at Lundie (as outlined in the attached location plan and indicative layout plan) is allocated for residential development (circa 5 units).

Introduction
This submission has been prepared by Chartered Town Planning Consultants, Maria Francké Planning on behalf of Kinpurnie Estate. It is submitted in response to Angus Council’s publication of its Proposed Local Development Plan (LDP) and seeks the inclusion of a potential residential site within the LDP. The extent of the proposed site is shown within the attached location plan.

Policy Background
Scottish Planning Policy (SPP, 2014) introduces a presumption in favour of development that contributes to sustainable development. It outlines (at paragraph 29) that development decisions should be guided by a number of key principles, including (in part): making efficient use of existing capacities of land and infrastructure; supporting delivery of accessible housing; protecting, enhancing and promoting access to cultural heritage; and protecting, enhancing and promoting access to natural heritage, including green infrastructure, landscape and the wider environment.

In order to facilitate the delivery of new homes, the SPP sets out (at paragraph 110) that the planning system should (in part): identify a generous supply of land for each housing market area within the plan area to support the achievement of the housing land requirement across all tenures, maintaining at least a 5-year supply of effective housing land at all times.

The proposed LDP is broadly aligned with the principles of the SPP in terms of the consideration of development proposals and the provision of an effective housing land supply.
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Proposed Site Allocation
The attached indicative layout plan shows the proposed development of 5 detached properties on land to the south of the Saw Mill Cottage, Lundie.

The boundaries of the proposal site have been altered since submissions made at the LDP Main Issues Report stage back in 2013. The area of land to the south of the highway has been deleted from the submission and the site north of the highway has been extended to incorporate land to the east of the Smithy Cottage.

We are of the opinion that development of an appropriate scale, design and massing can be achieved on the site without causing detriment to the existing character, amenity and rural setting of the village, conservation area and surrounding landscape. Some of the key features and considerations of the development proposals are set out below:

Logical Extension to Settlement
The site is located directly to the west of the existing Lundie settlement boundary, to the south of the Saw Mill Cottage and east of the Smithy Cottage. The existing housing and tree lined boundaries to the north, south and west all contribute to demonstrate that the site has strong existing physical boundaries and would represent a small and sustainable extension to Lundie village. There are currently no sites allocated within the village for new housing over the plan period. The inclusion of this small site contiguous with the settlement boundary will help to support the continued viability of Lundie village providing housing choice for new and existing residents.

Minimal Landscape and Visual Impact
We are of the opinion that development of an appropriate scale, design and massing can be achieved on the site without causing detriment to the existing character, amenity and setting of the village and surrounding landscape.

Allocation of the site will consolidate the settlement pattern at this location without the need for significant landscape remodelling or compromising the landscape and visual character of the surrounding conservation area.

Although only indicative, the site, bounded by trees and existing residential properties can easily accommodate 5 residential units that would be of a similar scale, design and massing of existing local development and would avoid obscuring the views of the wider landscape and conservation area context.
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**Accessible**
The site is highly accessible to the local road network, seamlessly linking it to the village, surrounding settlements and key arterial routes. Furthermore, local and commutable surrounding settlements contain employment, shopping, leisure/recreational and support facilities. The release of this site would therefore accord with the objectives and strategy of the emerging development plan and is in accordance with the guidance set out in SPP.

**Effectiveness & Deliverability**
Effectiveness is a fundamental issue and has been given added importance by the Scottish Government. Recent local plan examinations have also focussed on the effectiveness and delivery of proposed housing allocations.

Planning Advice Note (PAN) 2/2010 indicates that for a site to be considered as effective, it must be demonstrated that within the 5-year period beyond the date of the audit the site can be developed for housing (i.e. residential units can be completed and available for occupation), and will be free of constraints.

We have assessed the proposals against criteria contained within the PAN 2/2010 and can confirm that the site meets each criteria as follows:

- **Ownership**: The entire site (and land necessary to facilitate access to the site) is within the ownership and control of Kinpurnie Estate.

- **Physical**: the site is located free from constraints related to slope, aspect, flood risk, ground stability and vehicular access which would preclude development.

- **Contamination**: There are no known issues relating to contamination on the site and as such this matter is not a constraint to development.

- **Deficit Funding**: No public funding is required to make residential development economically viable and therefore this matter is not a constraint to development of the site.

- **Marketability**: There are no site constraints regarding marketability of the site. Crucially, and in terms of marketability and effectiveness, the site is being promoted by a company with a proven record of bringing forward development sites in the Angus area. This is a key consideration in support of the release of the site which will ensure the delivery of a continuous 5 year supply of effective housing land, in line with SPP.
Infrastructure: We understand that there may be limited waste water drainage capacity available within Lundie village. Although specific details would be considered at the planning and design stage, this matter would likely be addressed through the provision of a suitable septic tank and soakaway system for the five houses and would not preclude development. The site is free of any additional infrastructure constraints that would preclude development.

Land Use: The site represents a logical extension to Lundie and will consolidate the settlement pattern at this location without compromising the landscape and visual character of the surrounding area. Development will complement existing neighbouring residential development and provide a range and choice of housing and help maintain a good supply of housing land. There are no site constraints regarding land use.

Summary & Conclusions
The allocation of this site in the LDP would help the Council meet its housing land requirements on a well-located, accessible site without compromising the conservation character, amenity and landscape value of the surrounding area. The site is effective and there are no significant constraints that would prevent its development.

We object to the Council's failure to allocate land at Lundie as a housing site. It is respectfully requested that the settlement boundary is extended and the site is allocated for residential development (Circa 5 units).

We would welcome the opportunity to expand upon this Statement and take part in any subsequent local development plan examination to support our Client's position and respond to any comments submitted by the Council or any third parties.

The representation you have made on this form in relation to the Proposed Angus Local Development Plan, including your name and agent details (if applicable), will be available to the public for inspection and may be shared with other parties involved in the preparation of the Local Development Plan. Your representation may also be available to anybody in terms of the Freedom of Information (Scotland) Act 2002 and the Environmental Information (Scotland) Regulations 2004. Please note that personal contact details you have provided will be removed from any publication or material made publicly available, but you may be contacted in respect of your representation either by Angus Council or other parties involved in the preparation of the Local Development Plan.
I confirm that the information, which I have provided above, is correct and I authorise Angus Council to use the information for the above purposes.

SIGNED

DATE 30/4/15
Newtyle Property Co

Erection of 5no Houses

Sawmill Cottage
Lundie

Location Plan

Location Plan

PMS1649/100

Planning

03.04.15

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DO NOT SCALE - IF IN DOUBT ASK