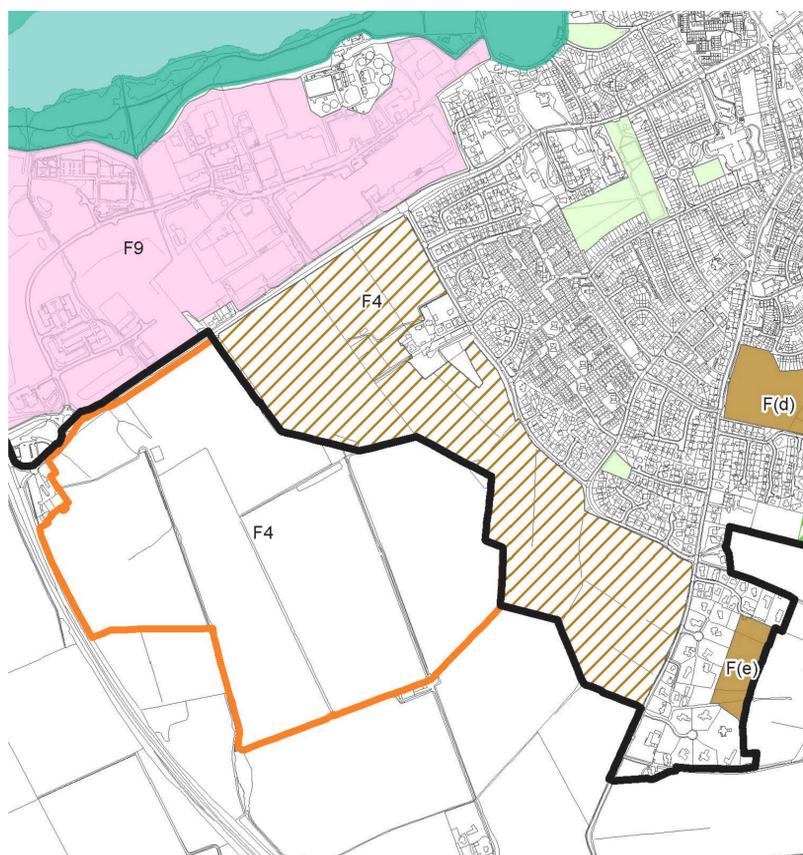


# Land at Westfield, Forfar, Angus

## ANGUS LOCAL DEVELOPMENT PLAN



The preparation and submission of the Westfield Development Framework to Angus Council in 2013 and further dialogue during the plan making process, was significant in the decision to allocate the site within the Angus LDP Proposed Plan and finally the adopted Angus LDP.

Housing allocation 'F4 Housing – Westfield' provides some 38.8ha of land at Westfield Loan for residential development in the second phase of the LDP (2021 – 2026) and additional Safeguarded Land for further residential development in the period beyond 2026.

Policy 'F4 Housing – Westfield' in the 2016 Angus LDP, identifies the Allocated Land at Westfield Loan as having the potential to deliver around 300 dwellings (across 38.8ha).

### Settlement Statement

- F(a) - F(g)
- F2 - F4
- F9
- F10
- F5 - F8
- F4
- F11
- F13
- F12



## LDP EXAMINATION - REPORTER'S FINDINGS

As part of plan making process the Proposed Plan went through Examination, with the Report of Examination published in June 2016, within which the Reporter provided comments and recommendations. The outcome of this process was that the LDP was adopted in September with Site 'F4 Housing – Westfield' allocated for development.

The Reporter recognised that the Site had been subject to a range of strategic assessments including environment, transport and landscape.

The Reporter made reference to the Council's Landscape Capacity Study which concluded that the area of Westfield, north towards Glamis Road, is of low visual sensitivity whereas sensitivity increases on higher ground above 90m AOD (above ordnance datum), south towards

Dundee Road, and has greater landscape value. The Reporter agreed with this overall assessment and that the development of the allocated area, which avoids the higher ground, would relate well to the existing urban area.

Importantly, the Reporter simply acknowledges the sensitivities and did not seek to reduce the allocation extents of Site F4 where it clearly stretched beyond the recognised 90m AOD. Furthermore no restrictions were placed on development within the F4 allocation relative to density and so in respect of this the design approach should follow LDP policy in that there should be regard for the amenity, character, appearance and pattern of development of the surrounding area.

## FURTHER STAKEHOLDER ENGAGEMENT 2020

In March 2020 an updated Masterplan Framework was prepared for the site allocation 'F4 Housing - Westfield' which took account of the range of feedback from the LDP process and subsequent examination.

The intended purpose of the updated framework was to form the basis for subsequent planning applications on the allocated land such that they would be delivered in a holistic manner through a transparent and evidenced based process.

As such, the updated framework process was discussed with Angus Council and between March and November 2020 a draft document was consulted upon with a range of other stakeholders. The feedback informed a series of revisions to the masterplan and framework as well as additional technical assessments (see next board).

Council & Stakeholder Comments	Our Response
<p><b>General:</b></p> <ul style="list-style-type: none"> <li>» The purpose of a masterplan as required by Policy F4 Housing: Westfield of the adopted Angus Local Development Plan is to provide an overall approach to development of the allocated area which takes account of the particular characteristics of the site and provides clarity on matters which relate to the whole area.</li> <li>» It is acknowledged that the 2020 document is an update of the earlier 2013 framework but would clarify that the 2013 framework has no formal or statutory status. It was not endorsed by the Council and the development plan Reporter did not suggest that it provided a suitable masterplan for the site.</li> </ul>	<p><b>General:</b></p> <ul style="list-style-type: none"> <li>» The Concept Masterplan and the Masterplan Framework demonstrated the infrastructure required to deliver c.300 dwellings and how these areas of development are informed by site assessment and integrate with other potential development areas within site allocation F4.</li> <li>» The Reporter did not state that it was unsuitable and actually noted/referenced its existence within the Report on the Examination.</li> </ul>
<p><b>Scale of Development:</b></p> <ul style="list-style-type: none"> <li>» The draft 2020 Masterplan Framework suggests that the allocated site is capable of accommodating 625 units, referring to 300 as a 'first phase' with an additional c.300 dwellings to follow as part of a future phase. Policy F4 of the adopted LDP identifies the site for 'around 300 dwellings' in total, in view of the site's particular characteristics, the Policy does not refer to the allocated area as a phase of development.</li> </ul>	<p><b>Scale of Development:</b></p> <ul style="list-style-type: none"> <li>» The 300 dwelling allocation was determined by short term transport constraints and the number of houses required by TAYplan for the West Angus HMA. Furthermore, the adopted LDP and Reporter notes that any further development on the safeguarded land must come forward at a later date when future LDP proposals are to be considered.</li> </ul>
<p><b>Landscape and Transport:</b></p> <ul style="list-style-type: none"> <li>» Whilst an acceptable design solution may lead to exceeding the allocated number houses to some degree, we do not feel that landscape and transport matters have been fully considered in determining the development areas and densities currently proposed. Until the masterplan is revised to take into the landscape issues identified and is informed by the transport assessment required, the Council cannot progress in endorsing the masterplan in any way or using it as anything other than promotional material from a developer in the assessment and determination of a planning application.</li> </ul>	<p><b>Landscape and Transport:</b></p> <ul style="list-style-type: none"> <li>» The masterplan framework indicates capacity of 300 units to be delivered within the plan period and is supporting by a Transport Assessment.</li> <li>» The 90m AOD does not preclude development but simply requires to be more sensitively dealt with as indicated in the Reporter's findings which notes this sensitive level.</li> </ul>
<p><b>Density:</b></p> <ul style="list-style-type: none"> <li>» The land at Westfield presents an opportunity for a unique, low density development creating a transition from the existing settlement edge towards the countryside.</li> </ul>	<p><b>Density:</b></p> <ul style="list-style-type: none"> <li>» Nowhere in the LDP or Reporter's findings is the suggestion of "low density" inferred or suggested for Westfield. The current LDP states that proposals should be brought forward "subject to achievement of a design solution which provides a satisfactory residential environment and has regard for the amenity, character, appearance and pattern of development of the surrounding area."</li> </ul>