

Issue 27	Dundee Housing Market Area Settlements	
Development plan reference:	Longforgan, page 131-132 H25 - South Longforgan, page 131 H26 - South Longforgan, page 131	Reporter: Hugh M Begg
Body or person(s) submitting a representation raising the issue (including reference number):		
Mr & Mrs J McConville (00091) Pam Linton (00135) Dr & Mrs Andrew Reid (00304) N Rattray (00305) Kenneth & Laura Dorman (00320) Daphne Gibson (00324) Mr & Mrs I Day (00367) Iain & Kirsty Fisher (00371) Mr & Mrs James Sinclair (00400) Leigh & Doreen McGowan (00435) Neil Cuthbert (00445) Karen Slater (00450) Alistair & Fiona Simond (00453) HM Spence (00490) Ann Brown (00507) Angus Brown (00511) Alan Muir (00513) Ian Francis (00566)		Geoff Weir (00579) Mr & Mrs Alan Macdonald (00673) Marjorie Bryce (00674) Mr & Mrs J Stonier (00682) Stuart Smith (00739) The Co-operative Group (00809) Mr & Mrs M Stewart (00823) John Byers (00825) Wlodzimierz Szepielow (00851) Mr & Mrs G Johnstone (00856) Mr & Mrs I Wood (00867) Ian Murray (00926) A & J Stephen (Builders) Ltd (03068) The Rennie Family Trust (09052) George Martin Builders (09071) Longforgan Community Council (09338) G S Brown Construction Ltd (09817)
Provision of the development plan to which the issue relates:	Designated and new sites in Longforgan	
Planning authority's summary of the representation(s):		
H25 and H26: South Longforgan Karen Slater (00450/1/001, 00450/1/002 & 00450/1/003); Alan Muir (00513/2/001, 00513/2/002 & 00513/2/003); Mr & Mrs J McConville 00091/1/001 & 00091/2/001); Pam Linton (00135/1/001); George Martin Builders (09071/2/001 & 09071/2/002); Dr & Mrs Andrew Reid (00304/1/001 & 00304/1/002); N Rattray (00305/1/001 & 00305/1/002); Kenneth & Laura Dorman (00320/1/001 & 00320/1/002); Daphne Gibson (00324/2/001 & 00324/2/002); Mr & Mrs I Day (00367/1/001 & 00367/1/002); Iain & Kirsty Fisher (00371/1/001, 00371/1/002 & 00371/1/003); Angus Brown (00511/1/001 & 00511/1/002); Longforgan Community Council (09338/2/001 7 09338/2/002); HM Spence (00490/1/001 & 00490/1/002); Alistair & Fiona Simond (00453/1/001 & 00453/1/002); Leigh & Doreen McGowan (00435/1/001 & 00371/1/003); Geoff Weir (00579/1/001 & 00579/1/002); The Rennie Family Trust (09052/2/001 & 09052/2/002); Ian Francis (00566/1/001); Mr & Mrs J Stonier (00682/1/001 & 00682/1/002); Marjorie Bryce (00674/1/001 & 00674/1/002); Mr & Mrs Alan MacDonald (00673/1/001 & 00673/1/002); Stuart Smith (00739/1/001 & 00739/1/002); Mr & Mrs M Stewart (00823/1/001 & 00823/2/001); John Byers (00825/1/001 & 00825/1/002); The Co-operative Group (00809/1/001); Mr & Mrs I Wood (00867/1/001 & 00867/1/002); Ian Murray (00926/1/001 & 00926/1/002); Mr & Mrs G Johnstone (00856/1/001 & 00856/1/002); Wlodzimierz Szepielow (00851/1/001 & 00851/1/002); Ann Brown (00507/1/001 & 00507/1/002); James Sinclair (00400/1/001);		

Ian Francis (00566/1/002); Neil Cuthbert (00445/1/001): Local residents and Longforgan Community Council make a number of points in opposing the development of the above sites. These have common themes and are grouped together under the following headings.

The impact on the village

The development of the sites will detract from the amenity of the southern edge of the village and change its linear character. The central part of the village is a Conservation Area and the development of the sites will detract from its appearance. The existing development at Rosamunde Pilcher Drive was designed to be the edge of the settlement and new development to the south will detract from this. An appeal for residential development to the immediate west of H25 was refused on the grounds of the amenity and its impact on the village (S4_Doc_242). The development is contrary to the terms of PAN 71 (S4_Doc_707). There is not enough detail available on the proposal to properly comment. The development will introduce play areas into a quiet residential area. The development will result in the loss of agricultural land. There is substantial opposition to the development; Longforgan Community Council (09338/2/001) submitted a petition with 360 signatures against the development.

Alternative sites

There are other better sites on the west side of the village, or at Eastbank farm or at the Co-op premises at Woodend (west side of village) (S4_Doc_012) or in other villages such as Inchtute or Errol.

The junction on the A90 could accommodate more development. More development will support the existing and improved services in the village.

Traffic issues

The access to H25 and H26 are inadequate. The development of the sites will lead to more congestion in the village particularly in Main Street which is already congested. Station Road is not suitable for more traffic.

Development Strategy

The development is contrary to Policies 1 (S4_Doc_067), 5c (S4_Doc_062) and 3 (S4_Doc_064) of TAYplan and will have negative impact on the delivery of the Dundee Western Gateway. There is no demand for the houses.

Community Facilities

The community facilities offered as part of the development proposals are not wanted and are too large for the community. Any development should come from a community led masterplan. The consultation mentioned at paragraph 5.28 .1 did not take place. There was no consultation on H26 at MIR Stage due to community councillors being unfamiliar with planning procedures.

H26 flooding

The site lies in a flood plain.

TAYplan Policy 1 (S4_Doc_067); TAYplan Policy 5C (S4_Doc_062); planning application 08/01889/IPM (S4_Doc_246)

A & J Stephen (Builders) Ltd (03068/16/0010 & 03068/16/002): The requirement to contribute to the wider core path network is unreasonable and contrary to Circular 1/2010 (Core_Doc_097).

Longforgan: New sites

George Martin Builders (09071/2/003); Kenneth & Laura Dorman (00320/1/003): The A90 road junction could accommodate additional residential development in Longforgan. To minimise the impact of required new housing it should be constructed to the west of the new interchange (S4_Doc_012). This would also support the present services and facilities in the village. No reason has been provided for the deletion of MIR site I (the site being promoted by the respondent). The 5hectare site at MIR Site I is suitable and effective and could accommodate 40 homes with land to the south given over to a new primary school. The Council's education dept has concerns about school provision to support H25 and H26. There are no known infrastructure constraints for Site I.

G S Brown Construction Ltd (09817/15/001): Site 601 (S4_Doc_012) provides a logical extension to Longforgan in an area of known demand.

The Rennie Family Trust (09052/1/001): The allocation of land at Eastbank (S4_Doc_012) Farm, Longforgan for 100 homes and a village park would reflect the SPP (2010) paragraphs 46, 70, 79, 80, 84, 85 and 149 (S4_Doc_300 S4_Doc_320, S4_Doc_294, S4_Doc_099, S4_Doc_084, S4_Doc_293, S4_Doc_322). It does not run counter to TAYplan Policy 5C (S4_Doc_062) consistent with the Council's proposed allocation of H25 and H26.

The Co-operative Group (00809/1/002): Put forward a land release in favour of a more sustainable brownfield site within the existing settlement boundary at the Cooperative land at Woodend on the western side of Longforgan (S4_Doc_012). This reflects Proposed LDP paragraph 4.3.12 (S4_Doc_492) and Scottish Planning Policy aims to focus development on brownfield land. The site does not have the same development constraints as others and does not suffer from flooding, contamination or other issues that would affect its effectiveness. Delivering 12 to 16 homes including affordable housing on this site would not compromise the delivery of strategic development areas in TAYplan. The site also has existing access off Janet Forbes Avenue.

Modifications sought by those submitting representations:

H25: South Longforgan

Alan Muir (00513/2/001 & 00513/2/003); Karen Slater (00450/1/001 & 00450/1/002); Mr & Mrs J McConville (00091/2/001); Pam Linton (00135/1/001); George Martin Builders (09071/2/001); Dr & Mrs Andrew Reid (00304/1/001); N Rattray (00305/1/001); Kenneth & Laura Dorman (00320/1/001); Daphne Gibson (00324/2/001); Mr & Mrs I Day (00367/1/001); Iain & Kirsty Fisher (00371/1/001); Angus Brown (00511/1/001); Longforgan Community Council (09338/2/001); H M Spence (00490/1/001); Neil Cuthbert (00445/1/001); Alistair & Fiona Simond (00453/1/001); Leigh & Doreen McGowan (00435/1/001); Geoff Weir (00579/1/001); The Rennie Family Trust (09052/2/001); Ian Francis (00566/1/001); Mr & Mrs J Stonier (00682/1/001); Marjorie Bryce (00674/1/001); Mr & Mrs Alan MacDonald (00673/1/001); Stuart Smith (00739/1/001); The Co-operative Group (00809/1/001); Mr & Mrs M Stewart (00823/1/001); John Byers (00825/1/001); Mr & Mrs I Wood (00867/1/001); Mr & Mrs G Johnstone (00856/1/001); Włodzimierz Szepielow (00851/1/001); Ann Brown (00507/1/001): Delete the site.

Ian Murray (00926/1/001): Improve Infrastructure prior to development of H25.

A & J Stephen (Builders) Ltd (03068/16/001): Change one developer requirement for H25 penultimate bullet point of 5.28 to reflect Circular 1/2010 (S4_Doc_097) as it is unreasonable to expect contributions to wider core path network.

H26: South Longforgan

Alan Muir (00513/2/002 & 00513/2/003); Karen Slater (00450/1/001 & 00450/1/003); Mr & Mrs J McConville (00091/1/001); George Martin Builders (09071/2/002); Dr & Mrs Andrew Reid (00304/1/002); N Rattray (00305/1/002); Kenneth & Laura Dorman (00320/1/002); Daphne Gibson (00324/2/002); James Sinclair (00400/1/001); Mr & Mrs I Day (00367/1/002); Iain & Kirsty Fisher (00371/1/002); Ann Brown (00507/1/002); Longforgan Community Council (09338/2/002); H M Spence (00490/1/002); Alistair & Fiona Simond (00453/1/002); Leigh & Doreen McGowan (00435/1/002); Iain and ;Geoff Weir (00579/1/002); The Rennie Family Trust (09052/2/002); Ian Francis (00566/1/002); Mr & Mrs J Stonier (00682/1/002); Marjorie Bryce (00674/1/002); Mr & Mrs Alan MacDonald (00673/1/002); Stuart Smith (00739/1/002); The Co-operative Group (00809/1/001); Mr & Mrs M Stewart (00823/2/001); John Byers (00825/1/002); Mr & Mrs I D Wood (00867/1/002); Mr & Mrs G Johnstone (00856/1/002); Włodzimierz Szepielow (00851/1/002); Angus Brown (00511/1/002): Delete H26.

A & J Stephen (Builders) Ltd (03068/16/002): Change one developer requirement for H26 in the penultimate bullet point of 5.28 to reflect Circular 1/2010 (S4_Doc_097) as it is unreasonable to expect contributions to wider core path network.

Kirsty Fisher (00371/1/003): Extend the school on to site H25 and reduce the capacity of H25 to 25 homes.

Ian Murray (00926/1/002): Improve Infrastructure prior to development of H26.

Longforgan: New sites

George Martin Builders (09071/2/003); Kenneth & Laura Dorman (00320/1/003): Allocate new land to the west of the village (S4_Doc_012) for residential use and the site for a new primary school as identified in MIR site I. The site would hold 40 homes with the primary school or 80 homes without it.

G S Brown Construction Ltd (09817/15/001): Add site 601 (S4_Doc_012).

The Rennie Family Trust (09052/1/001): Allocate land at Eastbank Farm (S4_Doc_012), Longforgan for 100 homes and village park.

The Co-operative Group (00809/1/002): Identify brownfield site at Woodend (S4_Doc_012) for 12 -14 houses

Summary of responses (including reasons) by planning authority:

The following responses are supported by the Council's Delivering Infrastructure Background Paper (S4_Doc_440) which outlines the key infrastructure requirements and proposed timescales to deliver the strategic development areas.

H25 and H26: South Longforgan

Karen Slater (00450/1/001, 00450/1/002 & 00450/1/003); Alan Muir (00513/2/001, 00513/2/002 & 00513/2/003); Mr & Mrs J McConville (00091/1/001 & 00091/2/001); Pam Linton (00135/1/001); George Martin Builders (09071/2/001 & 09071/2/002); Dr & Mrs Andrew Reid (00304/1/001 & 00304/1/002); N Rattray (00305/1/001 & 00305/1/002); Kenneth & Laura Dorman (00320/1/001 & 00320/1/002); Daphne Gibson (00324/2/001 & 00324/2/002); Mr & Mrs I Day (00367/1/001 & 00367/1/002); Iain & Kirsty Fisher (00371/1/001, 00371/002 & 00371/1/003); Angus Brown (00511/1/001 & 00511/1/002); Longforgan Community Council (09338/2/001 & 09338/2/002); H M Spence (00490/1/001

& 00490/1/002); Alistair & Fiona Simond (00453/1/001 & 00453/1/002); Leigh & Doreen McGowan (00435/1/001 & 00435/1/002); Geoff Weir (00579/1/001 & 00579/1/002); The Rennie Family Trust (09052/2/001 & 09052/2/002); Ian Francis (00566/1/001 & 00566/1/002); Mr & Mrs J Stonier (00682/1/001 & 00682/1/002); Marjorie Bryce (00674/1/001 & 00674/1/002); Mr & Mrs Alan & MacDonald (00673/1/001 & 00673/1/002); Stuart Smith (00739/1/001 & 00739/1/002); Mr & Mrs M Stewart (00823/1/001 & 00823/2/001); John Byers (00825/1/001 & 00825/1/002); The Co-operative Group (00809/1/001); Mr & Mrs I Wood (00867/1/001 & 00867/1/002); Ian Murray (00926/1/001 & 00926/1/002); Mr & Mrs G Johnstone (00856/1/001 & 00856/1/002); Włodzimierz Szepielow (00851/1/001 & 00851/1/002); Ann Brown (00507/1/001); James Sinclair (00400/1/001); Ann Brown (00507/1/002); Neil Cuthbert (00445/1/001):

Impact on the village

The old linear form of the village is the designated conservation area. More recent expansion has been to the east, west and south of the historic core. Site H25 is effectively an infill development between the most recent village expansion and the edge of the conservation area. Site H26 extends the village southwards towards farm steading buildings and will provide development on the southern side of Westbank Road. Though only one side of the road has been developed it creates a stark hard urban edge and a better southern boundary could be provided through the required masterplan. The application which was the subject of the appeal referred to was refused primarily for reasons based on the existing local plan policy rather than village amenity issues and is also a more prominent site than H26 particularly when viewed from Castle Road. (S4_Doc_242). The masterplan will be required to take account of the principles set out in PAN 71 (S4_Doc_707) in relation to the proximity of the conservation area. Further details will be available through the masterplanning process to allow comments. However the LDP cannot be expected to contain details that are more appropriate to be dealt with by the masterplan or planning application process. The development will lead to the loss of prime agriculture land but as this is part of a settlement strategy it complies with national policy SPP paragraph 97 (S4_Doc_108). The same issue applies to almost every potential site in the Carse and the alternatives sites and locations suggested are also prime land. The Council acknowledges the level of opposition to the development of the site but does not place a prohibition on its development particularly when the sites represents a reasonable areas for development and development through a masterplan will result in some community facilities being provided. Both sites are within the control of one developer and are presented in the Plan as a joint package including the provision of recreational land in H26 and land required for a school extension in H25. If these sites are not retained as housing proposals the land required for a school extension to facilitate the growth of the village, may not be forthcoming.

Alternative sites

Alternative sites suggested are considered below.

Traffic Issues

Station Road (approximately 5 metres) and Main Street (approximately 7 metres) are both narrow but carry relatively low volumes of traffic; parked cars can slow traffic down but the streets cannot be described as congested. The level of development proposed (75 houses by 2024) will not lead to unacceptable levels of additional traffic in the village.

Development Strategy

The strategy of TAYplan (Core_Doc_099) is to presume against housing land release in the area surrounding the Dundee Core where it would prejudice the delivery of the

Strategic Development Areas. Longforgan lies within the Dundee HMA but outside the core area and any *significant* land release would conflict with this policy and not be consistent with TAYplan. The LDP is consistent with TAYplan by allowing only a limited housing development at Longforgan (75 maximum by 2024) and allowing only 25 houses to be built in any 3 year period as a Specific Developer Requirement.

Community Facilities

There is some uncertainty relating to community aspirations over community facilities. There is some support for improved community facilities and there is ongoing dialogue with the Council over this. However it is fair to say that no consensus has emerged over what the new community facilities should be and where they should be located. Further discussions are required on this subject and this will be one of the roles for the masterplanning process. However as outlined in the participation statement there has been a significant programme of information dissemination and engagement particularly with community councils and this statement is not accepted.

No modification is proposed to the Plan; however if the Reporter is minded to recommend modifying the Plan the Council would suggest preference is given to retaining site H25 over the slightly more visually intrusive H26. If H25 is not felt suitable for housing development the settlement boundary should be retained to allow for the school extension. The feasibility of the relocation of the primary school has not been sufficiently investigated. The cost of doing so would be relatively large in comparison to the small scale development expected to support the relocation. The only viable option apparent is an extension to the existing school.

The suitability of the alternative sites is dealt with below.

H26: South Longforgan: Flooding

The site is not shown as lying in a flood risk area on Scottish Environment Protection Agency's 1:200 year indicative flood maps (S4_Doc_350) and there are no known watercourses on the site. The Scottish Environment Protection Agency has not indicated that flooding is an issue with the site.

No modification is proposed to the Plan.

A & J Stephen (Builders) Ltd (03068/16/001 & 03068/16/002): Additional development in the village will put further pressure on the core path network within the site and the wider village. Appropriate improvements should be defined through the masterplanning process.

No modification is proposed to the Plan.

Longforgan: New sites

George Martin Builders (09071/2/003); Kenneth & Laura Dorman (00320/1/003): The site on the west side of the village (S4_Doc_012) was shown in the MIR (site I) (S4_Doc_228) but the Council decided that as site H26 was in a better location. The reason for this was because it has the potential to create better linkages to the village than a peripheral site located on the western edge of the village. Power lines run across the northern part of the site and would constrain development. However the site has reasonably good landscape containment and the southern half of the site has some development potential.

If the Reporter is minded to include this site in the Plan as an alternative to H26 then the Council consider that H25 should also be retained as it is required to secure the necessary extension to the school.

G S Brown Construction Ltd (09817/15/001): The site on the southern edge of the village (S4_Doc_012) is the most visually intrusive particularly impacting on the setting of the conservation area and long distance views to the church steeple

No modification is proposed to the Plan.

The Rennie Family Trust (09052/1/001): The site at land at Eastbank Farm (S4_Doc_012), is very open and occupies land which rises up towards the village. There is no containment on the southern or eastern boundaries and the site is not felt to be a suitable location for further expansion.

No modification is proposed to the Plan.

The Co-operative Group (00809/1/002): The site put forward by the Co-operative Group at Woodend (S4_Doc_012) lies within the settlement boundary and 12 -14 houses could be considered an acceptable level of infill development.

No modification is proposed to the Plan.

Reporter's conclusions:

Longforgan

1. As preliminary matters, Longforgan is not listed within any of the three tiers of principal settlements identified in TAYplan Policy 1: Location Priorities. The housing land strategy has been dealt with elsewhere in this report. The council states that H25 and H26 are within the control of one developer and they are presented in the plan as a joint package on pages 131 and 132 including the provision of recreational land in H26 and with reference to community, educational and play facilities made in the site-specific development requirements.

2. Policy 4 of TAYplan identifies the Dundee Western Gateway as a Strategic Development Area. Policy 5: Housing C requires that local development plans shall: *"ensure that there is presumption against land releases in areas surrounding the Dundee and Perth Core Areas, including the Carse of Gowrie, where it would prejudice the delivery of Strategic Development Areas or regeneration within core areas or conflict with other parts of this Plan."* Longforgan's location means it is potentially affected by that Policy 5 presumption.

3. Longforgan is located within the Dundee Housing Market Area. The Glossary to the Proposed Plan indicates that, for the purposes of this local development plan, a market area is relatively self-contained in terms of people's choice of location for a new home i.e. a large percentage of people settling in the area will have sought a house only in that area. The Housing Market Area Refresh Exercise 2012 carried out by the TAYplan Strategic Development Plan Authority concluded that the original housing market areas defined in 2001 and reinforced in 2008/09 remain robust (page 40).

4. Longforgan is located within the Carse of Gowrie some 5 kilometres from the Dundee Western Gateway. For practical purposes, the settlement functions as a suburb of

Dundee on which it is dependent for all regional, and most local, services. Table1: Strategic Development Areas identifies the Dundee Western Gateway as delivering 750+ homes by 2032. H25 and H26 are allocated in the local development plan to deliver 75 houses by 2024. That allocation would deliver 10% of the Western Gateway total and it would be built out 8 years earlier than the Western Gateway. It is inevitable that the total of completions, taken together with their timing, would prejudice the successful delivery of the Dundee Western Gateway. Moreover, encouraging new development in Longforgan which would prejudice development in the Dundee core area would not produce an efficient settlement pattern because it would increase rather than reduce the need to travel in order to access regional and many local services.

5. Scottish Planning Policy (SPP) at paragraph 97 states that development on prime agricultural land should not be permitted unless it is an essential component of the settlement strategy. The council has acknowledged that development of the package of H25 and H26 will lead to the loss of prime agriculture land. As far as H26 is concerned, there is no reason to suppose that either increased traffic or flooding are insuperable hurdles to development of the site. However, the proposed settlement boundary required to accommodate the proposed allocation is much less satisfactory than the delineation shown in the local plan because it breaches irrevocably that southern limit, advances into prime agricultural land, and replaces a road with field boundaries which have no basis in the topography of the vicinity and, may in any event, be transitory. No such difficulty arises with H25.

6. For the reasons noted above, H25 and H26 cannot form an essential component of the settlement strategy of this local development plan. It follows that it would be contrary to the policy of Scottish Ministers to allocate these sites for residential development.

Longforgan: New sites

7. The policy considerations which run against the allocation of H26 apply also to the site on the west side of the village, to the site on the southern edge of the settlement; and to the site at Eastbank Farm.

8. The merits of a residential development on the brownfield site at Woodend, which lies within the settlement boundary, can be tested by way of the development management process.

Reporter's recommendations:

1. Delete sites H25 and H26 from the Plan.