

Issue 41	Strathmore and the Glens Area - Alyth and New Alyth	
Development plan reference:	9.2 – Alyth and New Alyth, page 279-281 E30 - Mornity, Alyth, page 280 H59 - Glenree, Alyth, page 280	Reporter: Timothy Brian
Body or person(s) submitting a representation raising the issue (including reference number):		
Mr & Mrs Thomson (09022) Dr F Gilmore (09142) Church of Scotland General Trustees (09167) Alistair Buttar & Hazel White (09289) Lomond Land (09415) G S Brown Construction Ltd (09817) Mansell Homes (10164)		
Provision of the development plan to which the issue relates:	Alyth Town Boundary and sites within Alyth and New Alyth	
Planning authority's summary of the representation(s):		
<p><u>Alyth Settlement</u> Mr &amp; Mrs Thomson (09022/2/001): Re- draw boundary to exclude land at Isla Road/Annfield Place (S4_Doc_048). Land is ineffective because of flood risk; it is not in the control of a volume house builder, and in marketability terms, unsuitable.</p> <p>Alistair Buttar &amp; Hazel White (09289/25/002): Supportive of inclusion of their land (Isla Road/Annfield place) as providing opportunity for it to contribute to the effective land supply for residential development. Support for the Plan.</p> <p>Mr &amp; Mrs Thomson (09022/2/004): Settlement boundary redrawn to exclude land at.....Alyth Glebe (S4_Doc_048) - non-effective site, prone to flood risk, isn't in the control of a volume house builder, and in terms of marketability, unsuitable</p> <p>Church of Scotland General Trustees (09167/3/001): Support for the Plan (inclusion of Alyth Glebe land).</p> <p>Mr &amp; Mrs Thomson (09022/2/002): Support paragraph 9.2.1 .....(assume mean 9.2.2, penultimate sentence) land at Airlie View should come forward as appropriate for development. Support for the Plan.</p> <p><u>E30 Mornity</u> G S Brown Construction Ltd (09817/9/001): Site should be zoned for residential use. This site has been zoned for industrial use since the 1980's and there has been no interest in it for that purpose since then. The site has therefore been sterilised for an unreasonably long period and the time has come to recognise that, in the interest of the community and the owner, it should be put to beneficial use i.e. housing.</p> <p><u>H59 Glenree Alyth</u> Lomond Land (09415/3/001): Site does not represent a natural extension to the consented site to the south, as that site has been identified since 1998 but has not been</p>		

built out, so unlikely to contribute to the housing land supply in the short term. The ridge top which runs along the northern edge is consented site H13 in the 1998 local plan is a more natural boundary to Alyth, and a more logical extension would be westwards towards Westfield farm, but south of the ridgeline, which site is in control of an active house builder.

Mansell Homes (10164/1/001): site is effective and capable of delivery within the early plan period. Support for the Plan.

#### New Sites

Dr F Gilmore (09142/1/001): Site to South of Meethill Road (S4\_Doc\_048) is deliverable in a shorter time scale, and more suited to residential development than some other areas identified.

Mr & Mrs Thomson (09022/2/003): Seek to have land at Meethill Road (S4\_Doc\_048) identified as housing site to replace 2 areas at Alyth Glebe and Isla road/Annfield place. Site is effective and appropriate.

Lomond Land (09415/2/001): Site at Westfield farm (S4\_Doc\_048). Development of southern part of site would appear to comply with the spatial strategy. It is accessible to Alyth and within walking distance of the town including the primary school, it is not at risk of flooding, site could be developed in a short time frame.

Alistair Buttar & Hazel White (09289/25/001): Identify site at Isla Road/Annfield Place (S4\_Doc\_048) as a specific housing site for 100 houses. Access and services can be achieved and the site had support at the MIR stage (S4\_Doc\_213) and (S4\_Doc\_538). Site is in single ownership.

#### **Modifications sought by those submitting representations:**

##### Alyth Settlement

Mr & Mrs Thomson (09022/2/001 & 09022/2/004): Re-draw boundary to exclude land at Isla Road/Annfield place and also exclude land at Alyth Glebe (S4\_Doc\_048).

##### E30 Mornity

G S Brown Construction Ltd (09817/9/001): Change site E30: Mornity to residential from employment use.

##### H59 Glenree

Lomond Land (09415/3/001): Delete housing site H59.

#### New Sites

Dr F Gilmore (09142/1/001): Include site to south of Meethill Road (S4\_Doc\_048) in Plan.

Mr & Mrs Thomson (09022/2/003): Seek to have land at Meethill Road, (S4\_Doc\_048) (site2) per attached plan replace 2 areas at Alyth Glebe and Isla Road/Annfield place and identified as a housing site.

Lomond Land (09415/2/001): Include site at Westfield farm Alyth (S4\_Doc\_048).

Alistair Buttar & Hazel White (09289/25/001): Identification of site at Isla Road/Annfield Place (S4\_Doc\_048) as a specific housing site for 100 houses.

**Summary of responses (including reasons) by planning authority:**Alyth Settlement

The designation of the housing sites H59, 60 and 61 and employment site E30 are considered to meet the Spatial Strategy of TAYPlan (S4\_Doc\_067) which requires development to be concentrated within Tiered settlements within the area.

Alyth is identified as a 3<sup>rd</sup> Tier settlement and provides an opportunity to provide a modest contribution to housing and business land provision within the overall LDP area. The Council is required to allocate sufficient housing and business land to ensure an adequate land supply for the plan period.

Land Annfield Place/Isla Road

Mr & Mrs Thomson (09022/2/001); Alistair Buttar & Hazel White (09289/25/001): This area (S4\_Doc\_048) has been included within the settlement boundary for Alyth to allow for an element of choice as a development site. The eastern part of the site lies close to the SEPA potential flood risk area (1:200 year event), so the exact extent of the developable area cannot be determined without a Flood Risk Assessment, it is therefore not appropriate to allocate it as a site for a specific number of houses at this time without such an assessment. Its proximity to the town centre however, and easy access link which could be accommodated from Annfield Place suggest that in the event of any of the designated sites not coming forward, provided a Flood Risk Assessment is undertaken which identifies the developable area, and any necessary mitigation measures identified therein are implemented, then this site could make a meaningful contribution to development as a windfall site.

No modification is proposed to the Plan.

Alyth Glebe

Mr & Mrs Thomson (09022/2/004): This area (S4\_Doc\_048) has been included within the settlement boundary for Alyth to allow for an element of choice as a development site. The site lies outwith the SEPA (1:200 year event) potential flood risk area, and there is no known flood risk to this area. However, access to the site is restricted, so it is likely that only small scale development will be possible, but this could take the form of plots with larger garden areas, and so contribute to the overall mix of development within Alyth town. This site could increase the element of choice and contribute to the windfall sites available within the town.

No modification is proposed to the Plan.

E30 Mornity

G S Brown Construction Ltd (09817/9/001): It is acknowledged that the site has been identified as an opportunity site on the adopted Eastern Area Local Plan since 1998, (Alyth map and site I2 pg 39) (S4\_Doc\_539) and has not yet been developed. It is appropriate, however, for a site to be identified within Alyth to provide for employment uses in the new Local Development Plan, and this site is well positioned, has good access and services for such use, being immediately adjacent to an existing employment use, and on the southern side of the town, thereby negating the need for traffic to negotiate the narrow streets of the town centre. It could be developed quickly and easily for employment use should the need arise. It is the only site identified for such use within Alyth.

No modification is proposed to the Plan

H59 Glenree

Lomond Land (09415/3/001); Mansell Homes (10164/1/001): The development of H59 is a natural extension of the consented site 07/01505/FUL (S4\_Doc\_541) which lies immediately to the south (part of site H13 on the adopted Eastern Area Local Plan 1998, pg37 (S4\_Doc\_540)), the core path which runs along the northern boundary provides a natural limit to development, and the two sites are likely to be developed in conjunction with one another. Because of the dip in topography which exists between the existing and proposed sites some re-grading of the area will take place, and the identification of the proposed site will aid this process. The development of this site will not create any additional access onto the road network, but would be accessed through the site to the south. The site relates well to the town and the existing landscape framework will be further enhanced by planting and provision of a buffer strip along the western most boundaries. The site lies within 400metres of the town centre and is therefore within walkable distance of facilities there.

No modification is proposed to the Plan.

New Sites

Dr F Gilmore (09142/1/001); Mr & Mrs Thomson (09022/2/003): The areas suggested for inclusion in the town boundary as development sites are not required as sufficient alternative sites have been identified. The inclusion of either of these would generate additional traffic which would be channelled through a 'pinch point' within the town's street system at Hill Street/Bank Street/Toutie Street to the detriment of public safety. Both of these sites would also extend the town towards the site at Alyth Golf course which has outline consent (ref 09/01345/IPM (S4\_Doc\_542)) for 216 houses and associated hotel and business units (Plan assumes that 50 of these houses will be built in Plan period), and the two sites at Meethill road would result in joining of the town with this development. As these sites do not meet the preferred strategy of the Plan they have not been assessed through the SEA process. It is considered important to maintain the character of Alyth by retaining a separation and further expansion in an eastwards direction is not considered appropriate at this time.

Lomond Land (09415/2/001): The site at Westfield Farm is further from the town than H59, and although the added distance is not great, it feels more remote and it becomes increasingly unlikely that residents would walk to the town centre. The development of this area would require further access/accesses to be created onto an already narrow road which does not have pavements. The Alyth Den SSSI and River Tay SAC (S4\_Doc\_543) lie immediately to the south of the site and the development of this site could have a detrimental effect upon these. As the site does not meet the preferred strategy of the Plan it has not been assessed through the SEA process. There are sufficient sites identified closer to the town centre and its associated facilities such that this site is not required at this time.

No modification is proposed to the Plan.

Alistair Buttar & Hazel White (09289/25/001): Dealt with under Land at Annfield Place/Isla Road above.

No modification is proposed to the Plan.

**Reporter's conclusions:**Alyth settlement

1. The land at Isla Road/Annfield Place is already surrounded by established housing on three sides, and its development for housing would represent a logical rounding off on the south east side of Alyth. It is within easy reach of the town centre and local services, including Alyth Primary School. Because the site lies close to the identified flood risk area it is not appropriate to allocate the site for housing. However, given that the site is likely to be suitable for residential development subject to the outcome of a flood risk assessment, there is no reason why the land should be excluded from the settlement boundary.

2. The land at Alyth Glebe is a small undulating field on the northern edge of the town, but close to the town centre. It is bounded by existing development to the west, south and east, so its development for housing would not represent an incursion into the countryside. The main constraint on the development of the site is access (rather than flooding), which is likely to limit the number of houses which can be built on the land. In those circumstances it is appropriate to include the site within the settlement boundary, but not to allocate the land for housing.

E30: Mornity

3. It is important that the Proposed Plan balances the development of new housing with the provision of employment land, to give residents the opportunity to live and work in the town. The allocated site of 0.45 hectares is well located for that purpose, as it abuts the B952 on the south side of the town and already has neighbouring employment uses. Although it has not been developed to date there is no indication that it is unsuitable for employment uses. The site should therefore remain as an employment allocation in the Proposed Plan.

H59: Glenree Alyth

4. This allocated housing site lies on the north west edge of the town, and would represent the logical extension to, and rounding off of, the approved development on the lower land immediately to the south. The site would have strong landscaped boundaries to the west and north, and could accommodate a limited development of 35 houses. The site is within walking distance of the town centre, and could be accessed through the permitted development to the south. The site should be retained as a housing allocation in the Proposed Plan.

New sites

5. The suggested alternative sites on Meethill Road are located on the north eastern extremity of Alyth. The site to the north of Meethill Road is generally level, whereas the site to the south slopes down to Losset Road. Both sites are accessed from the town centre via a network of narrow roads with inadequate footways. If either or both of the sites at Meethill Road were developed for housing there is a risk that the town would coalesce with the approved development at Alyth Golf Club to the east of the town. It would therefore be inappropriate to include the sites at Meethill Road within the settlement boundary, or to allocate them for housing.

6. The suggested site at Westfield Farm is an elevated field to the west of the approved housing development at Strathmore Rise. The field is separated from the town by a strong belt of trees, and the site would be accessed by a narrow approach road without footways. Whilst it could probably be developed without adversely affecting the nearby SSSI and SAC, housing on the site would be an unnecessary incursion into the attractive countryside surrounding the town and the access would be unsuitable. Other, better sites have been allocated for housing development in the town, and there is therefore no need to release this site in the Proposed Plan.

**Reporter's recommendations:**

No modifications.