

Issue 47	Strathmore and the Glens Area – Coupar Angus	
Development plan reference:	H65 – Larghan, page 166 E32 - Coupar Angus West, page 165 E33 - East of Scotland Farmers Ltd, page 165	Reporter:
Body or person(s) submitting a representation raising the issue (including reference number):		
Michael Gallagher (0012) Dave Macdonald (0016) Mrs L Mowat (0383) Galbraith Group (0555) Scottish Environment Protection Agency (SEPA) (0742)		
Provision of the development plan to which the issue relates:	Settlement summary and allocated sites in Coupar Angus	
Planning authority's summary of the representation(s):		
<p><u>H65 Larghan</u></p> <p>Michael Gallagher (0012/01/001): Wording in the LDP is unclear as changes are mentioned at Larghan Park but the site is on the other side of Forfar Road.</p> <p>Mrs L Mowat (0383/01/001): The site should be removed from the plan completely or reduced to the size of the western field leaving the rest open space or community woodland. The site is too far from the town centre and the local infrastructure would not be able to support the development. The area is currently prime agricultural land and development would affect wildlife habitats as well as neighbouring houses. Coupar Angus relies on the 2 Sisters food plant and should this close there would be surplus housing. The area around the food plant should be allocated for housing and the use of empty houses and plots should be prioritised.</p> <p>Galbraith Group (0555/01/003): Supports the allocation of the site. The site complies with TAYplan spatial strategy (CD022; pages 8-9) and the landowner is taking steps to determine whether market interest exists for the site.</p> <p><u>E32 Coupar Angus West</u></p> <p>SEPA (0742/01/092): SEPA requests that a Flood Risk Assessment included as a site specific developer requirement. A potential flood risk has been identified at this site and the inclusion of a developer requirement with regards a FRA will ensure that developers are fully informed of the flood risk issues affecting the site at the earliest opportunity thereby preventing delay and frustration later in the planning process. It will also ensure that flooding issues are taken into account prior to submitting a planning application and potential developers recognise that the developable area of the site may be constrained by flood risk.</p>		

E33 East of Scotland Farmers Ltd

SEPA (0742/01/096): SEPA requests that a Flood Risk Assessment included as a site specific developer requirement. A potential flood risk has been identified at this site and the inclusion of a developer requirement with regards a FRA will ensure that developers are fully informed of the flood risk issues affecting the site at the earliest opportunity thereby preventing delay and frustration later in the planning process. It will also ensure that flooding issues are taken into account prior to submitting a planning application and potential developers recognise that the developable area of the site may be constrained by flood risk.

New Sites

Dave Macdonald (0016/01/001): Requests the allocation of a 0.55ha site at Beech Hill Road (MD010) which currently has in principle planning consent (17/00958/IPL). Allocating the site in the Plan would be beneficial for stakeholders who may not be aware of this development opportunity.

Modifications sought by those submitting representations:

H65 Larghan

Michael Gallagher (0012/01/001): No specific change was sought.

Mrs L Mowat (0383/01/001): Delete site or reduce its size. Consider area around 2 Sisters food plant for housing (no site boundary provided).

E32 Coupar Angus West

SEPA (0742/01/092): Add Flood Risk Assessment to the site specific developer requirement.

E33 East of Scotland Farmers Ltd

SEPA (0742/01/096): Add Flood Risk Assessment to the site specific developer requirement.

New Sites

Dave Macdonald (0016/01/001): Allocate a 0.55ha site at Beech Hill Road which currently has in principle planning consent (17/00958/IPL).

Summary of responses (including reasons) by planning authority:

H65 Larghan

Michael Gallagher (0012/01/001): Larghan is the area of the town where the development site is situated and the map shows its exact location to avoid any confusion.

No modification is proposed to the Plan.

Mrs L Mowat (0383/01/001): Coupar Angus is a tier 3 principle settlement in TAYplan

(CD022; pages 8-9) and is expected to accommodate some growth. The town has good facilities for its size and the Proposed LDP provides employment land for the expansion of the two main local employers. Site H65 has been carried forward from the adopted LDP (CD014; page 286) and is the only allocated housing site in the settlement. It has a positive landscape setting and access can safely be achieved from Forfar Road.

The Proposed Plan requires the retention of the existing landscape framework. New open spaces will link to this network and complement the provision at Larchan Park which is across the road from the site. Any negative impact on neighbouring houses can be avoided or minimised through the production of a masterplan and the use of planning conditions.

Due to the closure of its branch in the West of Scotland, the 2 Sisters food plant is offering staff to relocate to Coupar Angus which would generate additional demand for housing. The area directly to the west of the existing premises is proposed for the extension of employment use while the land south to the food plant, across the A94 may have the potential to accommodate additional housing. This area is currently within the settlement boundary however further work is required to establish the effectiveness of this site. It would be premature to allocate it in the Plan at this stage before a feasibility study is completed.

No modification is proposed to the Plan.

E32 Coupar Angus West & E33 East of Scotland Farmers Ltd

SEPA (0742/01/092 & 096): Both sites are subject to low or medium probability flooding in parts and site E32 has two small areas with high probability surface water flooding. A Flood Risk Assessment may be required at the planning applications stage in line with Policy 50.

No modification is proposed to the Plan. However if the Reporter is minded to accept the modification the Council would be comfortable with making this change as it would not have any implications for any other aspect of the plan.

New Sites

Dave Macdonald (0016/01/001): In the adopted LDP (CD014; page 286), the settlement boundary was extended to include this site (MD010) which is considered to be appropriate for small scale development. The site is relatively small in size and its capacity is also constrained by the access onto Beech Hill Road which is not wide enough to accommodate a larger development. The site is expected to accommodate less than 10 units; therefore it has become a windfall site rather than an allocation in the Plan. If a developer wished to progress the site, there would be a presumption in favour of residential development which is in line with the existing in principle consent and the Local Development Plan's policies.

No modification is proposed to the Plan.

Reporter's conclusions:

Reporter's recommendations: