

David Wren Architect Ltd

33/2, Church Street, Broughty Ferry, Dundee. DD5 1HB

info@davidwrenarchitect.co.uk

mobile 07881400919

Brax, Woodville nr Arbroath.

Supporting Statement for Residential development of a Brownfield site for Geddes Group.

“Regeneration or Redevelopment of Brownfield Sites Regeneration or redevelopment of brownfield sites will only be permitted where the development delivers significant visual or environmental improvement through the removal of derelict buildings, contamination or an incompatible land use; the mere fact that a site is brownfield in nature is not a sufficient reason for its redevelopment.”

Angus Council CHSG p8

To be read in conjunction with previously submitted documents and drawings.

It is the applicant's contention that residential development here can provide a significant visual improvement at this location depending on the quality of house design and landscaping to be agreed at a 'Full Application' and that given that this is an Application in Principal, it is only the Principal that need be decided.

Previous and Current land Use:

The Geddes Group who own and use the site run various businesses that include farming, quarrying, and construction and over the years this site has supported all these uses. Re-organisation of the Groups operations have led to this site becoming largely redundant and currently in 'use' simply because it's there.

Contamination:

The Council have accepted under a previous application that the eastern part of the site would require investigation for potential contamination, in the event that residential development were permitted. As the agricultural and commercial use has in the past extended across the whole site, then it is understood that such a requirement also extends across the whole site. As such residential development is likely to improve conditions on the site, though the Applicant's submission does not rest on this alone.

Incompatible Land Use:

The shared access between the 'working' site and cottage is an historical anomaly and one that would be improved through residential development. We note that it accepted Council Policy to encourage through Planning, the removal of such conflicting uses.

Road Access:

Ref previous documents.

Flood Risk:

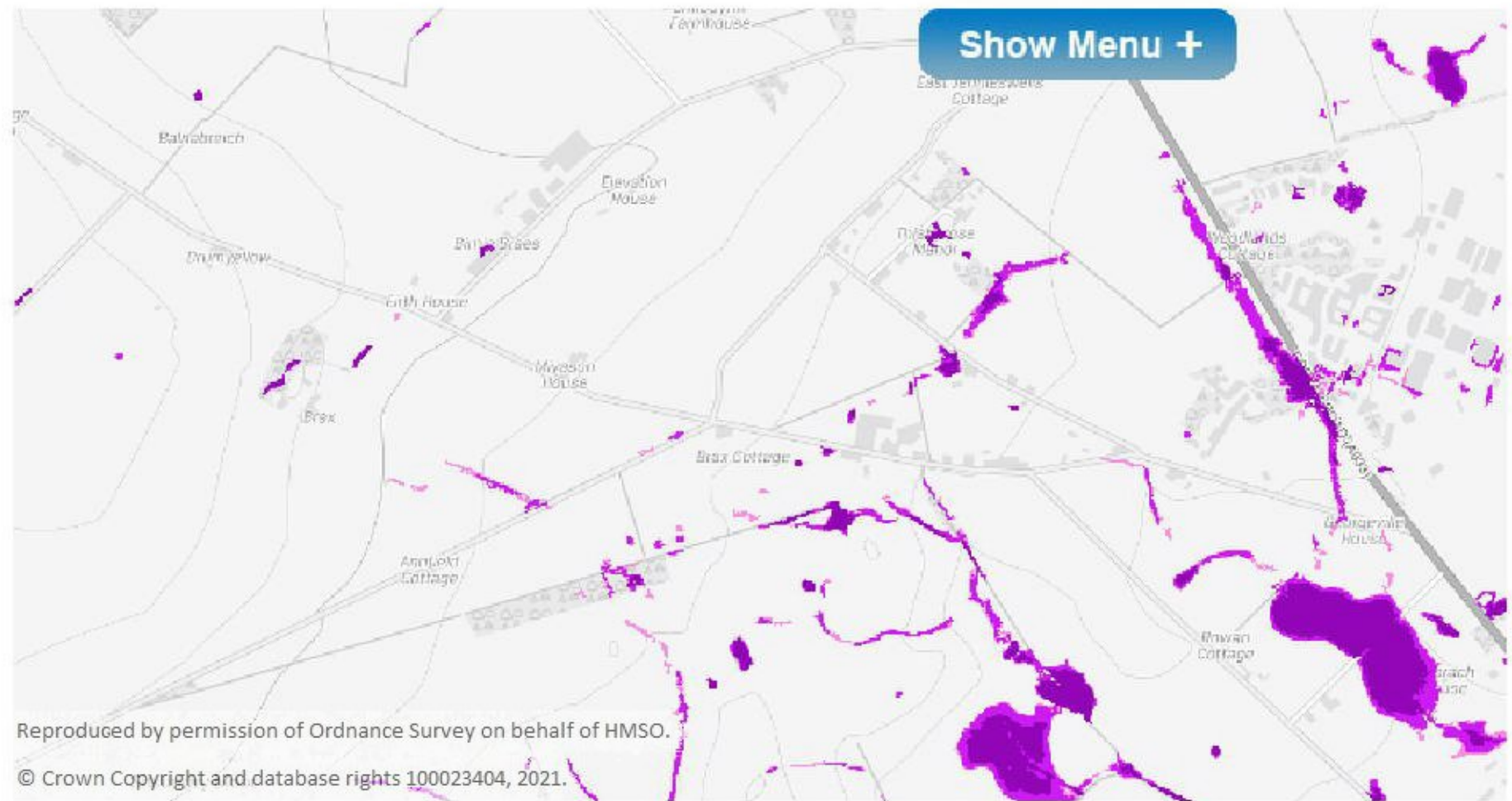


Fig 1 Brax centred and not shown at risk from SEPA flood map

History:

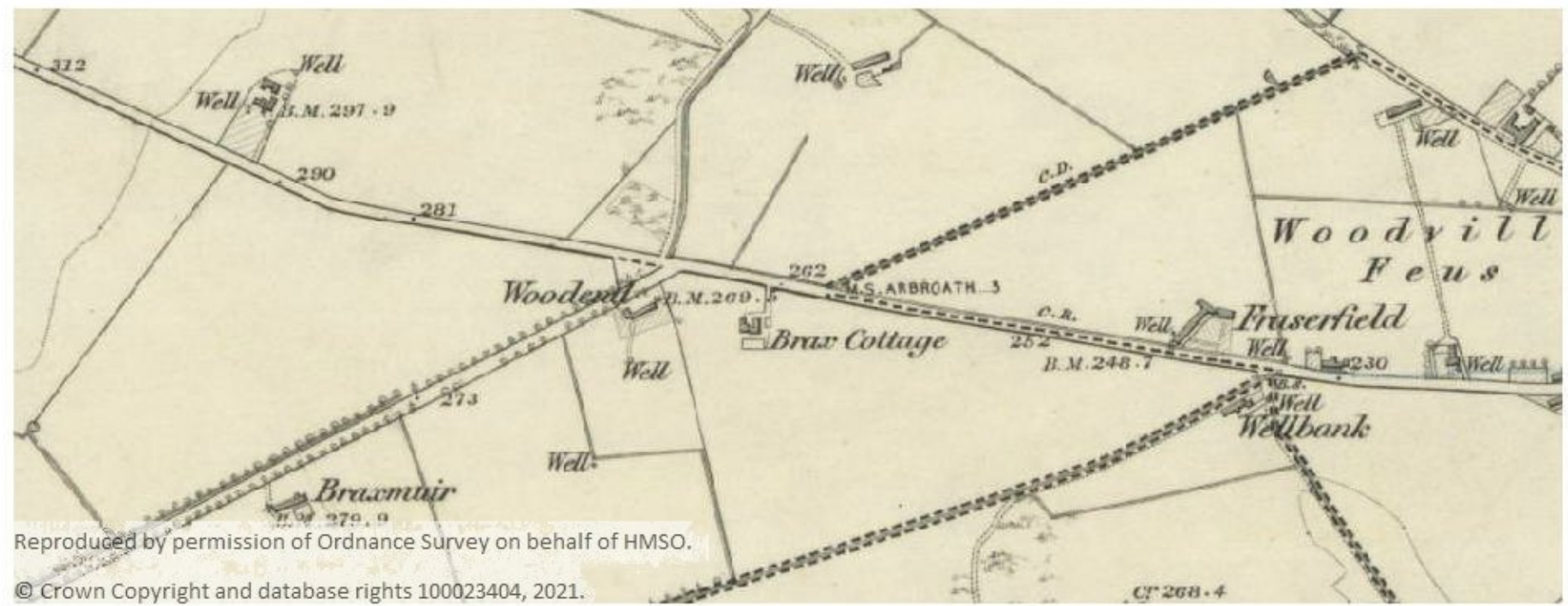


Fig 2 NLS Old Maps 1865 OS

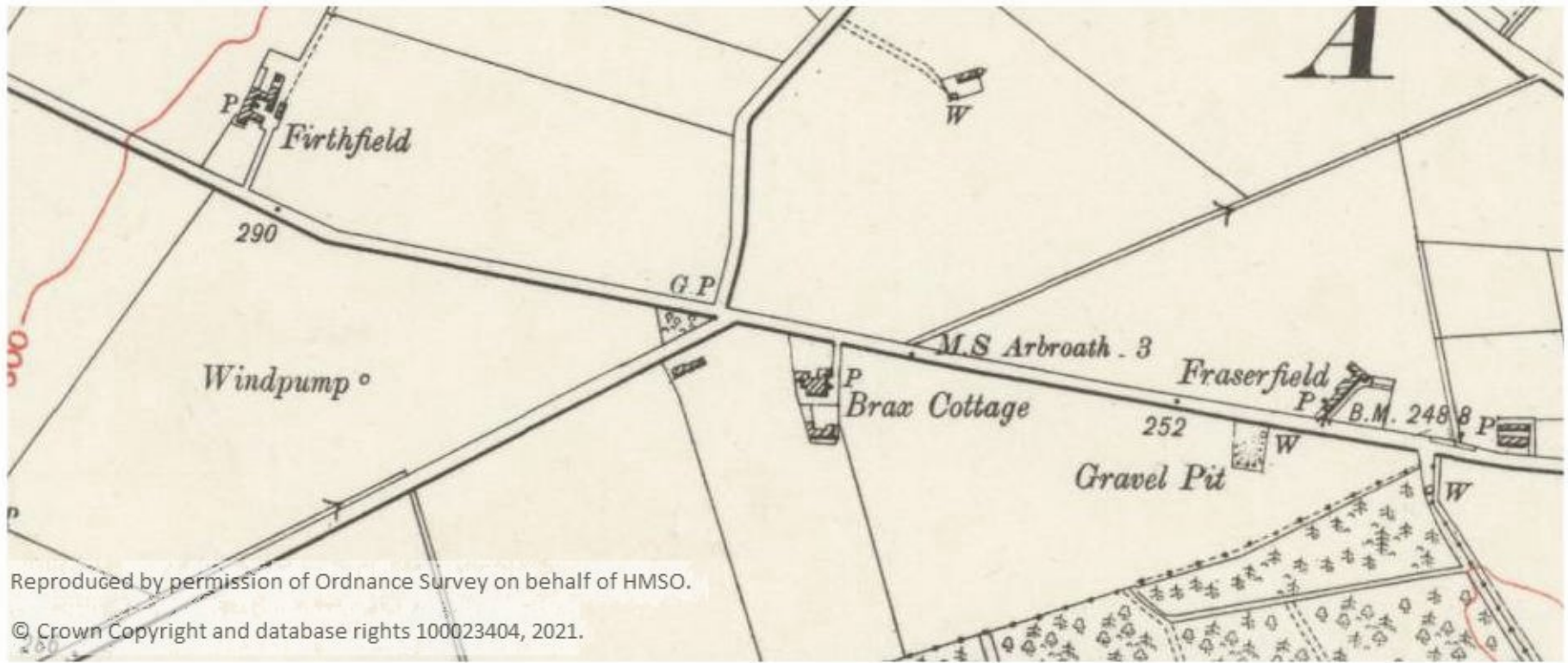


Fig 3 ibid 1921

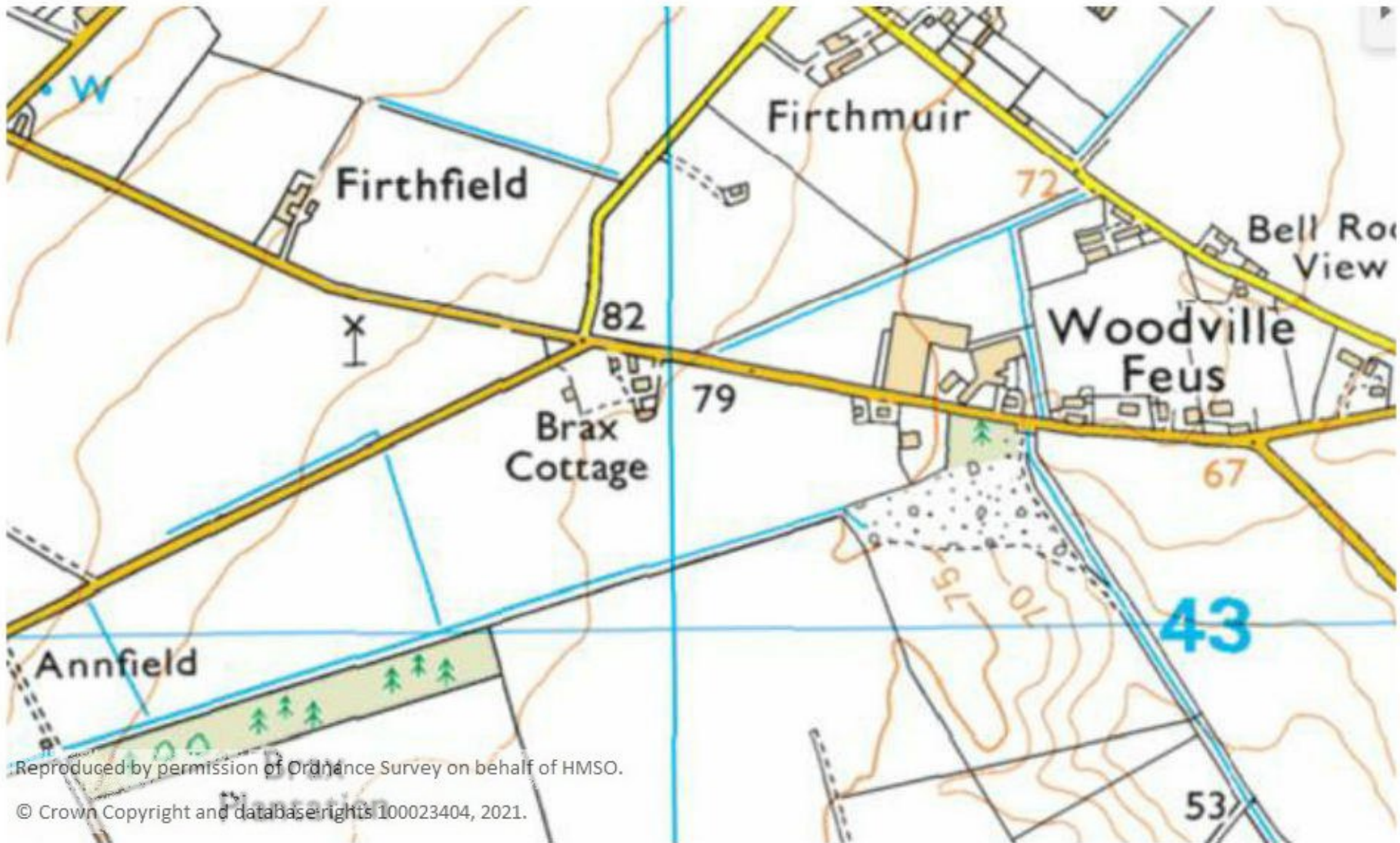


Fig 4 current OS



Fig 5

Illustrations show various stages of development at this site.



Fig 6 extract from the online Canmore map shows no sites of historic interest at this site

Other Building Groups Locally:



Fig 7 small group of contemporary houses nr Millfield, this and Fig 8 illustrate a reasonably common form of development in this part of Angus ie small clusters of 3,4 or 5 houses in open countryside



Fig 8 small group of houses nr Swirlburn

David Wren 19.12.20 1.2