WELCOME

TAYLORWIMPEY.CO.UK

Taylor Wimpey

This second consultation event is intended to inform you about proposed residential development on an area of land to the north of Victoria Street, Monifieth. This development will form an extension to our successful Victoria Grange development.

This online event follows our first consultation event in July 2021 and forms part of a formal Pre-Application consultation process, the purpose of which is to seek your views on the proposed development.

Our team is available to answer your questions via an online chat event which will take place on 18th August 2021 between 1.30pm-3.30pm and 5pm-7.30pm. You can access the chatbox at www.orbitconsultations.scot/victoria-street or via our website.

You are invited to leave comments and a feedback form is provided on our website:

www.taylorwimpey.co.uk/victoria-street

If you would like some time to think about your comments you can send them to us using the contact details at the end of

ABOUT TAYLOR WIMPEY

TAYLORWIMPEY.CO.UK

Taylor Wimpey

Taylor Wimpey was formed by the merger of George Wimpey and Taylor Woodrow in 2007. We have a history dating back to the 19th Century. We are one of the largest homebuilders in the UK, completing over 15,700 homes each year.

Planning sustainable communities

More than building homes

Green spaces

Energy efficient homes

We embrace diversity and inclusion in our policies and practices

Engaging with local people

"Our aim is to be the nation's leading residential developer for creating value and delivering quality. We are passionate about working with local people, businesses, local authorities and our customers to build aspirational homes"

For more information, visit:
taylorwimpey.co.uk

Taylor Wimpey lays the foundations for thriving communities

15,719
homes built in 2019

£447m
invested in areas in which we built

Improvements to public transport

Landscaping, sports and play areas

Taylor Wimpey

We are a national company, working locally across the UK through our 23 regional offices. Each of our regional offices employs people from within its local area.

Our address and some key facts

Taylor Wimpey East Scotland
1 Masterton Park, Fife, Dunfermline, KY11 8NX

Number of staff directly employed including office personnel, site managers, sales executives and staff on site.

289

Contributions and expenditure made in 2019 through planning agreements for the provision of physical and community infrastructure, facilities and services.

£7,000,000

Number of private homes completed in 2019.

623

Number of affordable homes completed in 2019.

69

Taylor Wimpey
- a national company and local homebuilder

Support and funding for charities

21
employees on apprentice schemes

Educate kids in how to stay safe

WORKING IN YOUR COMMUNITY

TAYLORWIMPEY.CO.UK

Taylor Wimpey

We do much more than build homes. As a considerate, responsible developer, we have a commitment to local communities.

IN 2019 OUR EAST SCOTLAND BUSINESS CONTRIBUTED

£5,850,000
FOR EDUCATION

£434,000
FOR PUBLIC OPEN SPACE AND TOWN CENTRE IMPROVEMENTS

£2,570,000
FOR AFFORDABLE HOUSING

£18,000
FOR HEALTH CARE IMPROVEMENTS

£714,000
FOR TRANSPORT AND TRAVEL IMPROVEMENTS

Local football team kicks-off further sponsorship from our development in Monifieth

We are keen to support the local community and we are very proud to have sponsored Monifieth Athletic Football Club's 2009 team, local to our neighbouring Victoria Grange development, for a number of years.

Our support of Monifieth Athletic FC is one of the many contributions being made by us toward community facilities and infrastructure in the wider area.

We give a lesson in safety to local school children in Monifieth

Children at Seaview Primary enjoyed our lesson about health and safety as construction at our Victoria Grange development got underway.

Scott Haxton, Head Teacher said:

"I was delighted to welcome the team from Taylor Wimpey into our school. It's great that Taylor Wimpey understands the importance of our children's safety and created such an interactive and proactive approach to appeal to our pupils."

SITE CONTEXT

TAYLORWIMPEY.CO.UK/VICTORIA-STREET

Taylor Wimpey

Taylor Wimpey owns the area of land to the north of Victoria Street, Monifieth. Our existing development has proved extremely popular and we hope to secure a modest extension to that development through this application.

The site is bounded to the north by the A92 and to the south by Victoria Street.

PAN APPLICATION BOUNDARY

EXISTING TAYLOR WIMPEY SITE

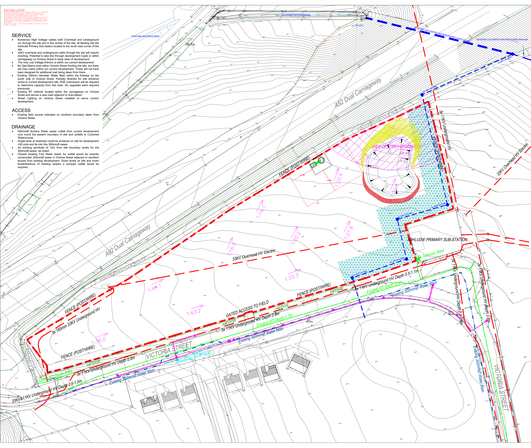
CONSTRAINTS AND OPPORTUNITIES

TAYLORWIMPEY.CO.UK/VICTORIA-STREET

Taylor Wimpey

This plan shows some of the constraints and opportunities relevant to the site. We are considering these in order to develop an appropriate and sustainable layout for the proposed extension to Victoria Grange.

To help us with this process, we would welcome your comments on the points that we have provided and any additional points you may have.


SERVICE
Telephone high voltage cables both Overhead and Underground are located in the vicinity of the site. Underground cables include Fibreoptic Bus stations located to the south east corner of the site.
OFW overhead and underground cable through the site which is to be diverted to the south east corner of the site and underground or Victoria Street to make clear of development.
Gas main in Victoria Street and Victoria Grange Road.
No Gas Mains which Victoria Street forming the only Gas Main in the area. Victoria Grange Road and Victoria Street have been designed for additional load being taken from them.
Gas Mains in Victoria Grange Road and Victoria Street are the same as in Victoria Street. All MOB connections are to be made in accordance with the requirements of the Gas Supplier and Regulations.
Electricity Supply Substation within the vicinity of Victoria Street and access is from open space to the eastern.
Gas Mains in Victoria Street located to serve current development.
ACCESS
Existing field access indicated on southern boundary taken from Victoria Street.
DRAINAGE
Adopted Surface Water sewer crystal from current development to the north western boundary of site and enters in Victoria Street.
Adopted Foul Sewer in Victoria Street and Victoria Grange Road. Foul sewer and its line follows Victoria Street.
Adopted Foul Sewer in Victoria Street. Secondary waste for the Victoria Grange.
Adopted Foul Sewer. Foul sewer for outlet sewer to nearby sewers.
Adopted sewer in Victoria Street adjacent to southern boundary of site. Adopted Foul Sewer in Victoria Street. Foul sewer and connections of existing sewers in proposed outlet sewer to Victoria Street.
A63 Dual Carriageway
A63 Dual Carriageway
132 Overhead Lines
132 Overhead Lines
132 Overhead Lines

Q&A - KEY POINTS

TAYLORWIMPEY.CO.UK/VICTORIA-STREET

Taylor Wimpey

Following our first online public consultation event on 21 July 2021, and feedback via our 'Have your say' forms on our website, we have compiled the most frequently asked questions or key points that have been raised with us.

Question 1. Why are more houses needed here?

Answer: The Council have a requirement to ensure an adequate supply of new housing land exists at all times. This requirement is based on the demand for homes in the area. Due to the success of our development at Victoria Grange, Angus Council will soon run out of land for new homes, leaving the land at Pitskelly in Carnoustie as the main source.

This, in our view, does not provide the diversity required to meet the housing need for Angus Council and usually, a review of the Local Development Plan would allocate additional land for new homes.

In this case, the current Local Development Plan will soon become out of date and its replacement will not be ready in time to meet the existing demand. Our modest proposals contain between 40 and 50 new homes which can offer a small extension to an existing development, allowing the Council to meet the short-term demand for new homes and maintain its requirement to ensure a generous and sufficient amount of new land is available for energy efficient homes in the area.

We would expect the next Local Development Plan to allocate more housing sites to meet the anticipated housing demand over the next ten-year period.

Question 2. Why are some of the new homes 'affordable homes' ?

Answer: Angus Council will require that 25% of all new homes on the development are affordable homes. This was the case with our current development at Victoria Grange and we will engage with both Angus Council and relevant Housing Associations to ensure the tenure of those affordable homes meets the needs of the local area.

Question 3. What is an 'affordable home'?

Answer: Affordable Housing can include Social Rented, Shared Equity and/or Mid-Market Rental homes. Delivery of the affordable housing is usually through a Registered Social Landlord such as Angus Housing Association who have delivered new affordable homes in our current Victoria Grange development.

Question 4. Will this development have an impact on GP surgeries in the area?

Answer: This is a relatively modest proposal of 40 – 50 new homes and we expect the local health board to be able to cope with the small increase in residents generated from the development. As part of the application process with Angus Council, the local GP Surgery will be informed of the proposals to allow them to plan accordingly.

Question 5. What effect will this development have on the capacity of the local Primary School (Seaview)?

Answer: This is a relatively modest proposal of 40 – 50 new homes and we expect the local health board to be able to cope with the small increase in residents generated from the development. As part of the application process with Angus Council, the local GP Surgery will be informed of the proposals to allow them to plan accordingly.

Question 6. What effect will this development have on the capacity of the local secondary school (Monifieth High School)?

Answer: This is a relatively modest proposal of 40 – 50 new homes. Nonetheless, we will liaise with the Council's Education Service in respect of any potential mitigation that might be required if there are capacity issues. The number of pupils likely to be generated will be assessed against current and future school projections to ensure adequate capacity can be programmed into the secondary school estate.

Question 7. Is this development likely to be affected by noise and pollution from the A92?

Answer: Given similar proximities of existing residential development to the A92, we don't believe that this is an issue that would impact on our ability to provide these new homes. As part of our engagement with Angus Council we will investigate this further and will submit Noise and Air Quality assessments at the relevant time to support our planning application.

Question 8. Traffic

Will this development have any negative impact on the surrounding road network?

I have concerns over the two proposed access points being added to Victoria Street, the first being very close to the main roundabout.

Will the new access point be opposite the existing entrance on Victoria Street, if so would there be traffic lights/crossing installed?

Has there been noise analysis done if these homes will be right beside a trunk road?

Answer: This is a relatively modest proposal of 40 – 50 new homes. A Transport Statement will be prepared which will assess the potential effects of the proposals on the road network and will consider that wider transportation issues such as pedestrian routes, accessibility, cycling and so on.

We propose to make a number of new active travel connections on to the existing cycle path to the north as well as to Victoria Road. This will promote active travel, rather than vehicle travel, and will also promote the use of those networks for recreation and healthy living.

Question 9. What impact is there likely to be on traffic and services into the existing Victoria Grange development if the overhead powerlines are going to be re-routed? Will people working from home need to notify their employer there may be a disruption to power and other utilities?

Answer: We will work closely with all service and utility providers to ensure that any work that is carried out is done so with as little inconvenience or disruption to the local community and our neighbours as possible. Should there be any service disruption during those works, the service providers will make you aware with advance notice.

Question 10. Will there be any visual impact on my existing property?

Answer: Whilst this is not strictly a planning consideration, we propose to retain the established planting / landscape framework to the south of the development as far as possible. There will however be an element of clearance works requirement to facilitate the access and connections to Victoria Road. Retaining the majority of this established landscape will improve visual amenity and reduce any impact of the new development on existing residents whilst also improving biodiversity and natural habitat.

Question 11: If the new houses are planned to be family homes, would Taylor Wimpey consider adding a larger playpark as the one on the existing development?

Answer: Whilst this is only an application for Planning Permission in Principle, we would expect our detailed application to provide for a range of homes to meet the existing market demand. These would likely include two-bedroom mid-terraced units up to four-bedroom detached homes.

The application for Planning Permission in Principle will only cover the land within the red line boundary and we would not be able to change any aspect of the existing development as part of these proposals.

Any local play facilities would be determined through dialogue with Angus Council during the next stage of the planning process, once Planning Permission in Principle has been approved and we are confirming the detail within our proposals.

Question 12: What is the expected timeline for the planning/development and completion of the new site?

Indicative Timeline is as follows and is subject to gaining planning permission:

July/August 2021 – Pre Application Consultation and Preparation

September/October 2021 – Planning Application submitted to Angus Council

February / March 2022 – Planning Application Decided (approved)

March / April 2022 – Submission of detailed design applications to Angus Council

June/July 2022 – Approval of detailed designs

August 2022 – Start on site.

November 2022 – First house completions.

April 2024 – Development completed and all houses built.

Question 13: Would the new site delay any existing remaining work required at Victoria Grange?

Answer: No, our award-winning site team is fully focussed on completing all outstanding works to our current development and our planning application will not affect the programme of final works at Victoria Grange.

Question 14: Is there a list of guide prices for these new proposed homes?

Answer: No, we do not have indicative prices at the moment. If you would like to be kept updated about the development and register for this type of information when it becomes available, you can register your interest on our website: www.taylorwimpey.co.uk/victoria-street.

Taylor Wimpey

Your views are important to help us develop our scheme and are very much appreciated. As we finalise our plans, we will review any comments received.

What happens next?

The response to this exhibition will help shape the content of the planning application. We will take account of all comments made through the preparation of a Pre-Application Consultation (PAC) Report, which will summarise all of the feedback received and how this has influenced the final proposals. This Report will be submitted as part of the planning application.

Opportunity for Involvement

We welcome your comments on our proposals, and we would be grateful if you could provide feedback. Please ensure that your comments are received no later than 1st September 2021, and we will respond to any questions or requests for clarification by 8th September 2021.

Simply email your comments to:

David Wardrop - david@wardropstrategic.co.uk

Alternatively, you can write to us:

Wardrop Strategic Planning Ltd
Cupar Business Centre
East Road
Cupar
KY15 4SX.

Please also take the opportunity to complete our 'Have your say' questionnaire on our website

www.taylorwimpey.co.uk/victoria-street

Thank you for looking at our proposals, your views make a real difference

Comments should not be made to Angus Council. Any comments made to the prospective application are not comments to the planning authority. If a planning application is submitted to Angus Council, normal neighbour notification and publicity will be undertaken at that time and you will have the opportunity to make formal representations regarding the proposal.

What is Taylor Wimpey East Scotland already doing in your area?

692 *homes built in 2019*

289 *staff employed by TW East Scotland*

Supported Seaview Primary's playground improvements