

Design and Access Statement

Proposed dwelling within vacant ground off Bracany Park, Fogwatt

This proposal relates to vacant private ground within the ownership of the applicant in the existing housing development of six dwellings accessed off the A941 via the private road called Bracany Park. The land is a gap site surrounded by six dwellings Bracany, Crossways 1 and 2, no 3 Bracany Park, Woodfield and Dalriada. It is not designated amenity ground and is simply an area which has not been developed to date.

The land is considered in our opinion to comply with all planning policies, being within the existing settlement boundary, and in relation to IMP1 should not have an adverse impact on surrounding property.

There is however reference within the current and proposed Local Plans an exclusion stating that 'for safety reasons, no further housing development shall be permitted which proposes to use the access point onto the A941 at Neil Millers garage'. The proposed site would utilise this access. Transportation have been contacted and been asked to clarify the particular road safety reasons. The Roads Engineer has confirmed that:

'The road safety reasons relate to the increase in turning movements at the access associated with new development, which in turn leads to an increased likelihood of conflicts and risks of accidents.'

There is a history of accidents within Fogwatt, including accidents involving turning movements at the Neil Millers Garage access.'

The applicant has stayed in Fogwatt for 45years and for over 20years resided at Westwinds which is the property nearest to the junction. During that time there has to his knowledge not been any accidents resulting from turning at that junction, and has highlighted that any accidents at Fogwatt on the A941 during that period have occurred due to the poor visibility at the junction of the A941 with Glen Elgin Road to the north of the junction leading to Bracany Park. There was also an accident recently adjacent to the garage showroom but again it has been advised that it did not relate to the particular junction referred to within the Local Plan.

Sight visibility from the junction is good and on initial inspection would seem to be compliant. It is certainly considerably better than the junction with Glen Elgin Road where visibility is restricted to the north.

There are currently 20 dwellings which utilise the junction in addition to the garage. The most recent development Birch House was built two years ago although planning permission was granted earlier in 2007, prior to the exclusion included within the Local Plan 2008.

The applicant has referred the issue of the junction within the Local Plan to Councillor Howe, who has suggested that the applicant should submit a pre-application enquiry so that the proposed site can be considered including the access issue, and possible upgrading to satisfy any concerns.

This would be the only additional site which could be developed using this access.