

ANGUS LOCAL PLAN REVIEW

Adopted 19 February 2009

Certified a True Copy

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Head of Planning & Transport

**Angus Council
February 2009**

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PREFACE

The Angus Local Plan Review was adopted with modifications by Angus Council on 19 February 2009 and sets out the basis for assessing future land use and development proposals in the period to 2011. This consolidated version of the Local Plan includes the adopted modifications resulting from two Public Local Inquiries and other minor technical changes.

Copies of the Adopted Angus Local Plan Review are available for reference at all Public Libraries and ACCESS Offices throughout Angus. In addition the documents are available at Planning and Transport, Forfar and can also be viewed on the Council's web page at www.angus.gov.uk/localplan

For further information or assistance please contact

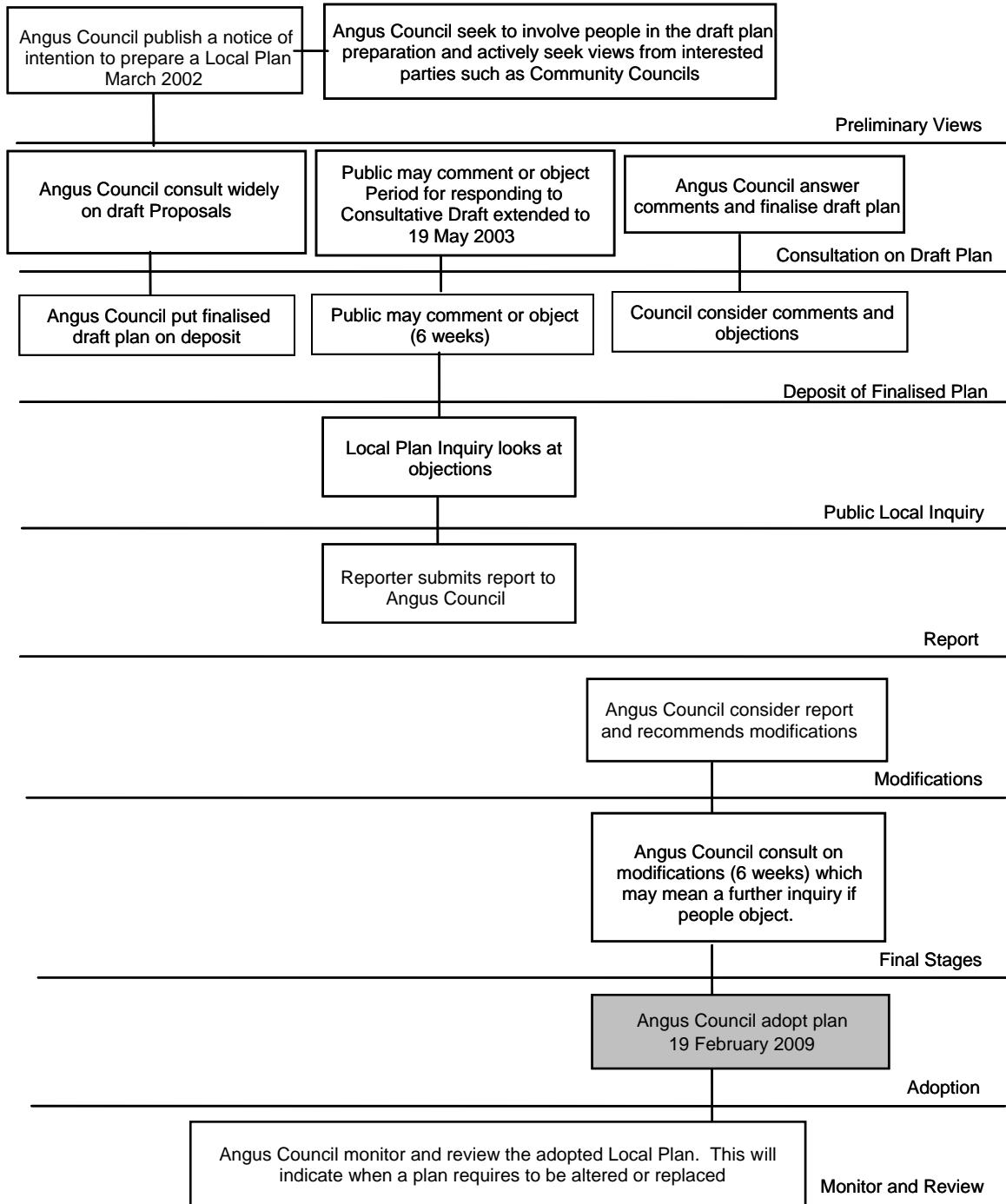
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Diagram 1 : Stages in Producing the Angus Local Plan Review



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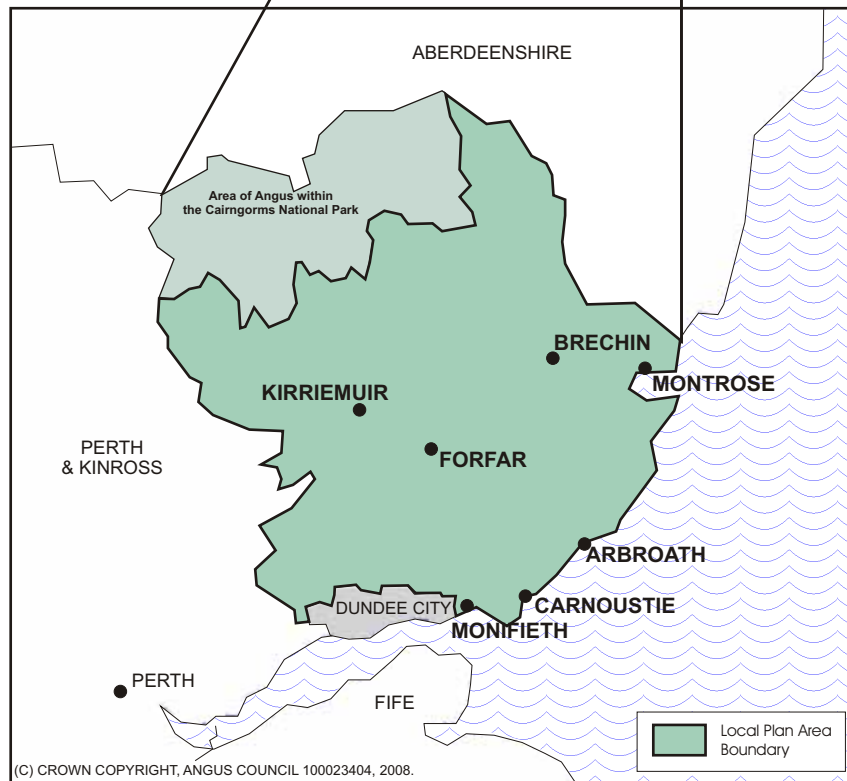
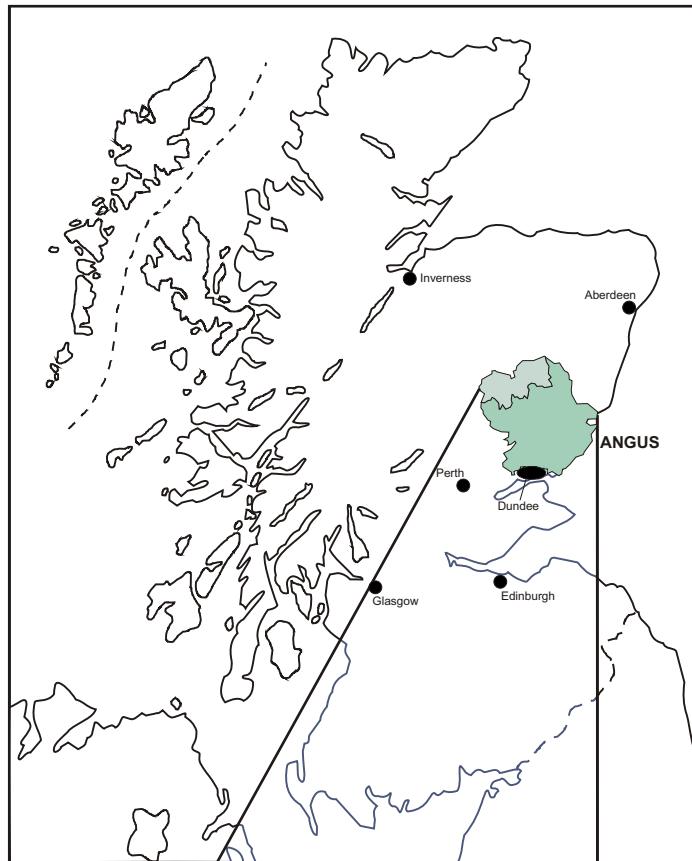
PART 1: Introduction and Strategy

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Local Plan Area

The National Context



Note: The Angus Local Plan Review excludes that part of northern Angus which lies within the designated boundary of the Cairngorms National Park. The existing adopted Angus Local Plan (November 2000) will apply in this area until it is superseded by a new Cairngorms National Park Local Plan.

INTRODUCTION

The main functions of the Local Plan are to:-

- *apply and further detail National Guidance and strategic policies in order to indicate the intended future pattern of land use and development;*
- *stimulate, encourage and promote development where appropriate;*
- *indicate land where there are opportunities for change;*
- *indicate specific proposals for the development or change of use of land;*
- *provide a sound basis for development control; and*
- *show how all those with an interest in Angus can contribute towards the preparation and implementation of the Plan.*

1.1 The first Angus Local Plan, adopted by Angus Council in November 2000, provides guidance for the development requirements of Angus in the period to 2006. Much of the general policy framework remains valid but needs to be rolled forward to provide an up to date and effective policy base.

1.2 The Angus Local Plan Review will provide the detailed policy framework to guide future development, land use and investment in Angus for the period to 2011. The Local Plan has been prepared to meet the requirements of the Town & Country Planning (Scotland) Act 1997, take account of strategic planning guidance published by the Scottish Executive as Scottish Planning Policy, National Planning Policy Guidelines and Planning Advice Notes, and conform to the Dundee and Angus Structure Plan. The Local Plan has also had regard to other statutory and non-statutory policy statements including Angus Community Plan, Local Agenda 21 Strategy for Angus and Angus Local Transport Strategy.

1.3 Together with the Approved Dundee and Angus Structure Plan, this Angus Local Plan Review when adopted will comprise the Development Plan. This provides the framework for the development and use of land, protection of the environment and guidance for making decisions on planning applications.

1.4 In terms of the requirements of the Environmental Assessment of Plans and Programmes (Scotland) Regulations 2004, Angus Council was granted an exemption by Scottish Ministers on 26 March 2006 from the requirement to undertake Strategic Environmental Assessment of the Angus Local Plan Review.

PURPOSE OF THE PLAN

1.5 The main purpose of the Angus Local Plan Review is to guide development and changes in land use, in a sustainable manner that can best serve the needs of communities throughout Angus. The Local Plan shows how policies and proposals for changes in land use and activities fit together with existing development as part of a coherent strategy in support of a Vision of Angus.

LOCAL PLAN AREA

1.6 Angus is a diverse, attractive and generally prosperous part of Scotland, characterised by a network of interrelated communities including seven towns, a large number of villages and smaller settlements set in a varied rural landscape. Geographically, the area is made up of the coastal plain, the lowland of Strathmore and the Glens and upland area that form part of the Grampian mountains, each of which make a vital contribution to the overall character and distinctiveness of Angus. Part of upland Angus is now within the Cairngorms National Park boundary, and is excluded from this Angus Local Plan Review. It will be covered by a new Cairngorms National Park Local Plan to be prepared by the National Park Authority. Until that Plan is in place the existing Angus Local Plan (adopted 2000) will continue to provide planning guidance for this part of Angus.

Cairngorms National Park
The Cairngorms National Park officially opened on 1 September 2003. It is the UK's largest national park extending to 3,800 square kilometres (1,400 square miles). It stretches from Granton on Spey to the heads of the Angus Glens, from Ballater to Dalwhinnie and Drumochter.

1.7 Within Angus each town and village has its own identity although there are clear and strong inter-relationships between them and indeed an interdependence. The linkages between the constituent parts of Angus and with other areas, including Aberdeen and Dundee, relate particularly to transport, housing market areas, employment opportunity and economic/commercial links. There are also important shopping and social movements both within Angus and to adjacent areas.

FORMAT OF THE PLAN

1.8 The Local Plan consists of a Written Statement and Proposals Map (including Inset Maps).

1.9 The Written Statement outlines the overall planning strategy together with policies, proposals and recommendations for the development and use of land and buildings.

1.10 The Local Plan Review provides firm guidance for the period to 2011 and also looks towards 2016.

1.11 The Written Statement is presented as follows:

- **Part 1:** Introduction and Strategy sets the general context and background against which the Local Plan Review has been prepared. Contributing to the vision of Angus and the promotion of sustainable development this section also outlines the overall strategy and approach to development, together with general policies.
- **Parts 2 and 3** establish the policy framework that will manage and guide sustainable development in Angus. This is set out under Building Sustainable Communities (Part 2) and Environment and Resources (Part 3).
- **Part 4** outlines detailed policies and proposals for the Angus towns and villages presented in settlement statements comprising both text and Proposals Map. For villages where no specific proposals are being put forward, only a village boundary map is shown. Both towns and villages are set out in alphabetical order and a comprehensive index of settlements is provided at the start of Part 4 (page 109).
- **Part 5** discusses measures necessary to implement the Plan and also how to assess, measure and review the performance of the Plan.

HOW TO USE THE PLAN

1.12 Users of the Local Plan wishing to look at the Council's general strategy should refer to Part 1 of the Plan. Policies and proposals for building sustainable communities and managing the environment and use of resources are set out in Parts 2 and 3. In support of the principles of sustainable development the Plan establishes key linkages between various elements of policy and the user may require to review several parts of the Plan in considering a particular development issue or proposal.

1.13 Users of the Plan requiring information on a specific site, location or area should:

- refer to the Proposals Map and town and village inset maps; and
- take account of general policies in Part 1, specific policies and proposals set out in Parts 2 and 3, and where appropriate the relevant settlement statement set out in Part 4.

VISION & AIMS

1.14 The Angus Community Plan supported by the Local Agenda 21 Strategy for Angus sets out A Vision of Angus. This recognises and embraces the promotion of sustainable development as a means of improving the quality of life in Angus while at the same time making a contribution to tackling global problems and ensuring that the quality of life of future generations is safeguarded.

A VISION of

Angus

Angus will be a place where a first class quality of life for all can be enjoyed, in vibrant towns and pleasant villages, set in attractive and productive countryside.

1.15 In support of the Vision, this Local Plan sets out the land use planning response and policy framework which will contribute to ensuring that the physical, social and economic needs of all communities in Angus are provided for in a sustainable manner.

1.16 The Aims set out in the margin are based on broad themes of sustainable development which underpin the strategy and policies of this Plan addressing a range of issues arising in Angus for:

- Living and Sustainable communities;
- Working and a sustainable economy;
- Accessing services and sustainable transport;
- Environmental Integrity and sustainable resources.

1.17 These Aims are fully compatible with the Guiding Principles of the Dundee and Angus Structure Plan thereby ensuring a complementary approach which encompasses both Strategic and Local Community Interests.

STRATEGY

Sustainable Development

“Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.”

Brundtland Commission 1987

Community Planning

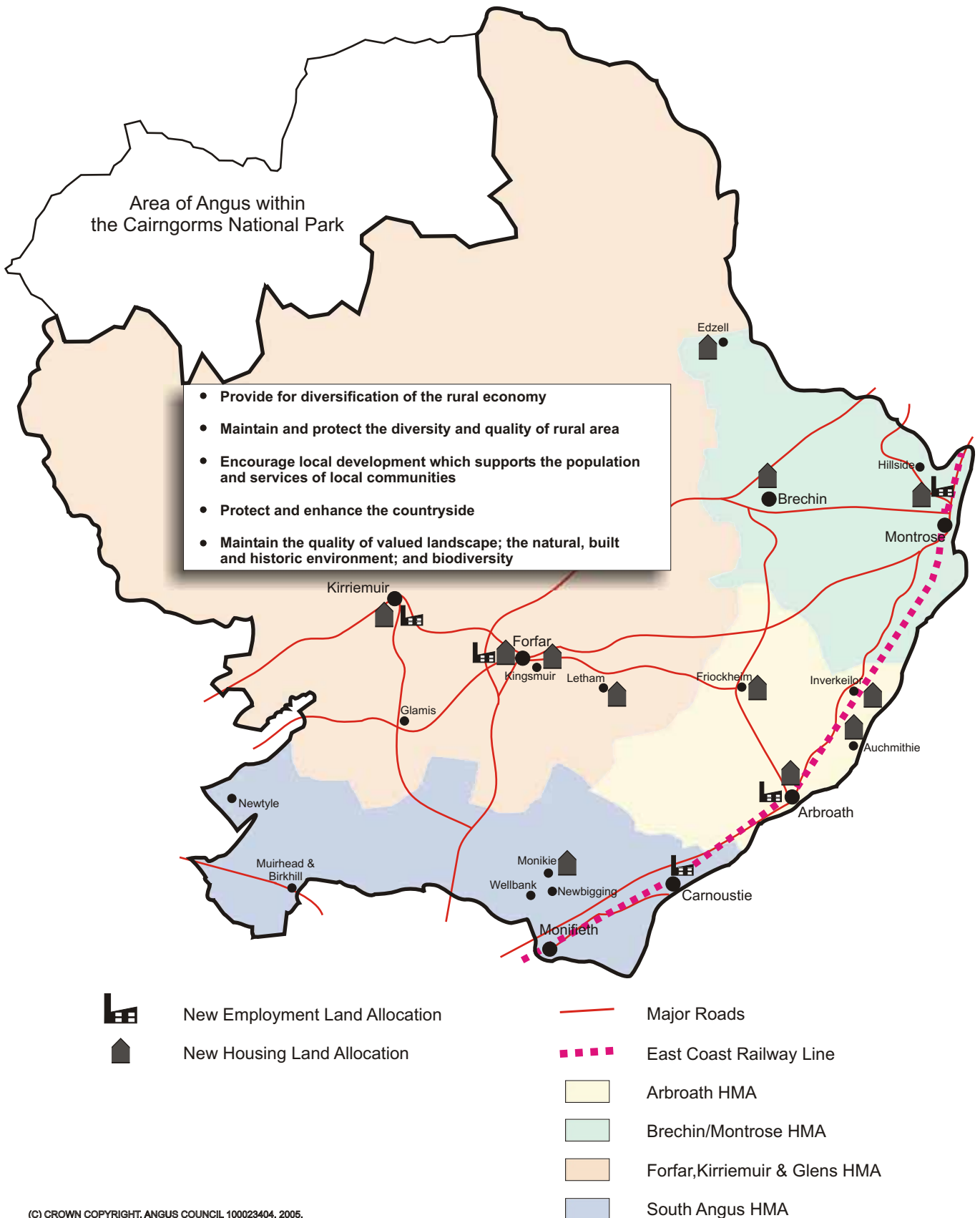
“Community planning is essentially about providing better links between national, regional, local and neighbourhood priorities, more effective joint working and flexible solutions driven by the needs and priorities of local communities. The planning system is the main means of delivering those aspects of the Community Plan which impact on the development and use of land.”

Scottish Planning Policy 1: The Planning System (2002)

Aims of the Angus Local Plan Review

- **Integrate land use and transport to improve accessibility for everyone between home, work, leisure and services with a view to reducing unnecessary travel.**
- **Create the conditions for a vibrant and diverse economy providing increased and varied job opportunities.**
- **Promote urban renewal and community regeneration and address rural and urban disadvantage to reduce poverty and inequality.**
- **Give priority to the reuse of previously developed sites where appropriate.**
- **Promote environmentally sustainable use of existing and planned infrastructure and service capacity to support and facilitate development.**
- **Provide for local housing need, and ensure access to affordable housing.**
- **Encourage the continued development and maintenance of viable and vital communities with an appropriate range of essential facilities.**

Figure 1.1 Development Strategy



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DEVELOPMENT STRATEGY

1.18 The development strategy of the Local Plan seeks to meet the stated aims of the Plan and sets the context within which the policies and proposals of the Plan provide for the sustainable development of Angus and the protection of the wider environment.

The Development Strategy of the Local Plan is to:

- Draw on the inherent strengths and synergy of the close network of Angus towns and villages, and consolidate the role of the seven towns as locally accessible centres serving a diverse rural hinterland;
- Guide and encourage the majority of development, including local housing and employment opportunities, to locations within the larger settlements that have the capacity to accommodate new development well integrated with transport infrastructure.
- Provide opportunities for diversification of the rural economy;
- Maintain and protect the diversity and quality of the rural area and encourage local development which supports the population and services of local communities;
- Support the protection and enhancement of the countryside; and
- Maintain the quality of valued landscapes; the natural, built and historic environment; and biodiversity.

Local Plan Aims (continued)

- *Promote community safety and reduce community severance caused by road traffic.*
- *Promote access to the countryside for residents and visitors.*
- *Promote the use of renewable energy and resources, the efficient use of energy and the reuse, recovery and recycling of waste.*
- *Reduce pollution from developments and traffic.*
- *Protect and promote the quality and diversity of the built and natural environment, including the heritage, biodiversity and landscape of Angus.*
- *Plan for climate change by maintaining existing undeveloped coasts, and protecting flood plains from development.*

DEVELOPMENT PRIORITIES

1.19 One of the principal objectives of the Development Strategy is to direct the majority of new development to the main settlements. Each of the seven towns in Angus – Arbroath, Brechin, Carnoustie, Forfar, Kirriemuir, Monifieth and Montrose provides a central focus for a wide range of services and facilities, and serves a diverse rural hinterland with a network of smaller settlements. The towns are the natural focus for the majority of new development, where there is opportunity to accommodate new homes and business opportunities well related to and connected with existing land uses and transport networks.

1.20 In **Arbroath** the Local Plan maintains the focus on the regeneration of brownfield and opportunity sites within the built up area. Greenfield housing sites are also identified to extend the distribution and choice in the housing land supply. The Local Plan promotes development opportunities within Arbroath to take advantage of improved accessibility provided by the upgraded A92. This includes identifying and safeguarding future employment land at Elliot and encouraging new development and investment which reinforce the town as an important retail and service centre and further develop the town's visitor potential.

1.21 For **Brechin** the Local Plan seeks to stimulate investment by encouraging economic regeneration and increasing the opportunities for housing development by allocating additional greenfield land to the west. Measures that sustain the role of the town centre and enhance its historic character and general environment are supported.

1.22 In **Carnoustie and Barry** the Local Plan seeks to consolidate development opportunity from both existing brownfield and greenfield sites, taking advantage of the enhanced accessibility provided by the improvements to the A92 road. In addition the Local Plan includes a new provision of employment land to accommodate the needs of local companies.

1.23 The Local Plan confirms **Forfar** as a focus for development in Angus. Whilst continuing to promote the redevelopment of a range of central sites for housing and other uses the Local Plan allocates a range of sites within the town for residential development. This proposal incorporates residential development, community facilities, business opportunities and recreational open space. Sites for residential development are also identified in the east of the town. Taking advantage of the town's strategic location at the junction of the A90(T), the development of high quality business and employment uses on land at Orchardbank is also promoted.

1.24 To consolidate the role of **Kirriemuir** the Local Plan identifies sites to provide for local housing and employment needs. Proposals that sustain and enhance Kirriemuir as a local service centre, complement its tourist role as a "Gateway to the Glens" and maintain its character and heritage will also be supported.

1.25 In **Monifieth** the Local Plan seeks to consolidate its mainly residential role by limiting the supply of sites for housing to opportunities within the town rather than promoting further greenfield land release. Opportunities to enhance the environment and improve the physical fabric of Monifieth, including the town centre will be encouraged, together with the development of the Angus Coastal Path.

1.26 To meet the housing needs of **Montrose, Ferryden and Hillside** the Local Plan promotes the regeneration and reuse of vacant and underused land and buildings including proposals that would maintain and secure the future of listed buildings at Sunnyside Hospital. The Local Plan also allows for the release of greenfield land in the north west of the town for residential development together with significant areas of landscaping and open space. Additional employment land is identified in the north of Montrose to consolidate and build on its economic strengths while taking account of the fragile Links areas which are essential features of the town's character and identity.

1.27 The **Angus countryside** encompasses a diverse rural area ranging from coastal lowlands and farmed countryside around towns, to remote upland areas. It contains a wide variety of landscape character, land uses and population levels, with differing levels of access to a range of services and facilities. Parts of rural Angus have lost people and local services, and the rural economy is changing significantly. The Local Plan encourages diversity in the rural economy and enables new housing development which can support rural services and facilities particularly in remoter areas.

GENERAL POLICIES

BACKGROUND

1.28 Several of the policies in this part of the Plan may be relevant to some development proposals. Development boundaries differentiate between built-up areas and the countryside and are used as a tool to guide the application of policies in the Plan which apply to particular locations. The policies on integration of land use and transport, design matters, environmental protection, safeguard areas and Development Guidelines provide guidance for the consideration of relevant development proposals in the first instance before referring to detailed policies and proposals elsewhere in the Plan.

DEVELOPMENT BOUNDARIES

1.29 Angus Council has defined development boundaries around settlements to protect the landscape setting of towns and villages and to prevent uncontrolled growth. The presence of a boundary does not indicate that all areas of ground within that boundary have development potential.

Development boundaries:
Generally provide a definition between built-up areas and the countryside, but may include peripheral areas of open space that are important to the setting of settlements.

Policy S1 : Development Boundaries

- (a) Within development boundaries proposals for new development on sites not allocated on Proposals Maps will generally be supported where they are in accordance with the relevant policies of the Local Plan.**
- (b) Development proposals on sites outwith development boundaries (i.e. in the countryside) will generally be supported where they are of a scale and nature appropriate to the location and where they are in accordance with the relevant policies of the Local Plan.**
- (c) Development proposals on sites contiguous with a development boundary will only be acceptable where there is a proven public interest and social, economic or environmental considerations confirm there is an overriding need for the development which cannot be met within the development boundary.**

Public interest:
Development would have benefits for the wider community, or is justifiable in the national interest. Proposals that are solely of commercial benefit to the proposer would not comply with this policy.

ACCESSIBLE DEVELOPMENT

1.30 A key element in the creation of sustainable communities is how well new development is integrated with the existing form of development and transport networks. The Local Plan allocates land for new development within the main settlements, in locations that are well related to the existing form and pattern of development and therefore the existing transport network.

1.31 New transport provision should take account of existing and planned growth in particular locations and form part of the overall planning of the layout of new development.

SPP17 : Planning for Transport
The planning system is a key mechanism for integration through supporting:

- **a pattern of development and redevelopment that:**
 - **supports economic growth and regeneration;**
 - **takes account of identified population and land use changes in improving accessibility to public services, including health services jointly planned with health boards;**

1.32 The accessibility of sites by a range of travel modes and ease of access by all sectors of the community is a key principle of the Local Plan. In considering land allocations it is recognised that the interrelationships between land uses e.g. homes and schools, homes and jobs and promotion of mixed use developments, can assist in reducing the need to travel. In the same way accessibility criteria will be important in assessing development proposals on windfall sites. Alongside this the application of maximum parking standards as set out in SPP17 : Planning for Transport will encourage sustainable transport choices.

1.33 The design and layout of new development should, where appropriate, ensure that accessibility for walking, cycling and public transport, including access for people with mobility difficulties has been properly addressed. Opportunities to enhance path networks for walking and cycling and the provision of public transport links should be maximised.

Policy S2 : Accessible Development

Development proposals will require to demonstrate, according to scale, type and location, that they: -

- are or can be made accessible to the existing or proposed public transport networks and make provision for suitably located public transport infrastructure such as bus stops, shelters, lay-bys, turning areas which minimise walking distances and allow easy access for the mobility impaired.
- provide and/or enhance paths for walking and cycling which are safe, provide pleasant routes, are suitable for use by the mobility impaired, and link existing and proposed path networks.
- are located where there is adequate local road network capacity or where capacity can be made available.

1.34 A Transport Assessment containing relevant information (including an assessment of travel characteristics, description of measures to influence travel to the site and assessment of impacts) will require to be submitted for development proposals which meet the criteria outlined in Appendix 1 (page 309). A Transport Assessment may also be required for smaller scale developments where a fuller understanding of the transport implications of the proposal is considered necessary.

1.35 Travel Plans will be required where they provide an appropriate means of promoting sustainable travel patterns and reducing reliance on the private car. These will be implemented through appropriate planning conditions or other agreements.

1.36 Where appropriate Angus Council will also seek developer contributions towards improvement of existing or provision of new footpaths or cycleways, bus services and public transport infrastructure.

- reduces the need to travel;
- promotes road safety and safety on public transport;
- facilitates movement by public transport including provision of interchange facilities between modes;
- encourages and facilitates freight servicing by rail or water; and
- enables people to access local facilities by walking and cycling.
- provision of high quality public transport access, in order to encourage modal shift away from cars to more sustainable forms of transport, and to fully support those without access to a car;
- effective management of motorised travel, within the context of sustainable transport objectives; and
- the infrastructure for modern electronic communication networks which support home-working, real time information on public transport and in-car information systems to reduce car commuting and congestion.

Transport Assessment: an assessment of the travel demand and impacts of proposed development, including during construction.

Travel Plan: a scheme introduced by employers to reduce the level of travel demand and implement mode sharing.

DESIGN QUALITY

1.37 High quality, people-friendly surroundings are important to a successful development. New development should add to or improve the local environment and should consider the potential to use innovative, sustainable and energy efficient solutions. A well-designed development is of benefit to the wider community and also provides opportunities to:

- create a sense of place which recognises local distinctiveness and fits in to the local area;
- create high quality development which adds to or improves the local environment and is flexible and adaptable to changing lifestyles;
- create developments which benefit local biodiversity;
- create energy efficient developments that make good use of land and finite resources.

1.38 Design is a material consideration in determining planning applications. In all development proposals consideration should be given to the distinctive features and character of the local area. This includes taking account of existing patterns of development, building forms and materials, existing features such as hedgerows, trees, treelines and walls and distinctive landscapes and skylines.

1.39 The preparation of a design statement to be submitted alongside a planning application is encouraged, particularly for major developments or those affecting listed buildings or conservation areas. Early contact with Planning and Transport is recommended so that the requirement for a design statement can be determined.

Policy S3 : Design Quality

A high quality of design is encouraged in all development proposals. In considering proposals the following factors will be taken into account:

- **site location and how the development fits with the local landscape character and pattern of development;**
- **proposed site layout and the scale, massing, height, proportions and density of the development including consideration of the relationship with the existing character of the surrounding area and neighbouring buildings;**
- **use of materials, textures and colours that are sensitive to the surrounding area; and**
- **the incorporation of key views into and out of the development.**

Innovative and experimental designs will be encouraged in appropriate locations.

Designing Places - A policy statement for Scotland – Scottish Executive 2001

This is the first policy statement on designing places in Scotland and marks the Scottish Executive's determination to raise standards of urban and rural development. Good design is an integral part of a confident, competitive and compassionate Scotland.

Good design is a practical means of achieving a wide range of social, economic and environmental goals, making places that will be successful and sustainable.

PAN 68 Design Statements

Design Statements should explain the design principles on which the development is based and illustrate the design solution.

The PAN explains what a design statement is, why it is a useful tool, when it is required and how it should be prepared and presented.

The aim is to see design statements used more effectively in the planning process and to create places of lasting quality.

ENVIRONMENTAL PROTECTION

1.40 Effective environmental protection requires a co-ordinated approach by those with legislative responsibility for development proposals and their consequences. Planning authorities and environmental protection bodies (mainly SEPA and the Council's Environmental Protection Service) have different powers and functions that can on occasions overlap, and planning controls should not duplicate other statutory controls.

1.41 The need for collaboration between the relevant agencies is stressed in PAN 51 Planning and Environmental Protection and research published by SEDD* in 2004. Angus Council will therefore further strengthen joint working with the other enforcing agencies to guide and control relevant forms of development. This will apply to the environmental regimes listed in PAN51 or subsequent regimes. (See also Policy S6 : Development Principles)

SPP1 The Planning System

The planning system should not be used to secure objectives that are more properly achieved under other legislation. The grant of planning permission does not remove the need to seek other statutory consents nor does it imply that the consents will be forthcoming.

***SEDD Research Findings No. 192/2004**

'The Interaction between Land Use Planning and Environmental Regulation.'

Policy S4 : Environmental Protection

Where development proposals raise issues under environmental protection regimes, developers will require to demonstrate that any environmental protection matter relating to the site or the development has been fully evaluated. This will be considered alongside planning matters to ensure the proposal would not unacceptably affect the amenity of the neighbourhood.

SAFEGUARD AREAS

1.42 Angus Council is required to consult a number of statutory agencies, such as the Health and Safety Executive (HSE) or the Civil Aviation Authority (CAA), where development proposals fall within the prescribed consultation zones of notifiable installations, pipelines or hazards. Where appropriate, the consultation areas are illustrated on the Proposals Maps.

1.43 Angus contains a number of installations handling notifiable substances, including pipelines. Whilst they are subject to stringent controls under existing health and safety legislation such as the Health and Safety at Work etc. Act 1974 and the Control of Major Accident Hazards Regulations 1999 (COMAH), it is also a requirement of European Council Directive 96/82/EC (Seveso II) to control the kinds of development permitted in the vicinity of these installations. For this reason the Planning Authority has been advised by the HSE of consultation distances for each of these installations. In determining whether or not to grant planning permission for a proposed development within these consultation distances the Planning Authority will consult with the HSE about risks to the proposed development from the notifiable installation in accordance with the Town and Country Planning (Hazardous Substances) (Scotland) Regulations 1993 (Circular 5/1993). This will take account of the requirements of the Seveso II Directive to maintain appropriate distances between establishments and residential areas, areas of public use and areas of particular natural sensitivity or interest, so as not to increase the risks to people.

Policy S5 : Safeguard Areas

Planning permission for development within the consultation zones of notifiable installations, pipelines or hazards will only be granted where the proposal accords with the strategy and policies of this Local Plan and there is no objection by the Health & Safety Executive, Civil Aviation Authority or other relevant statutory agency.

DEVELOPMENT PRINCIPLES

1.44 The principles in Schedule 1 provide a ‘checklist’ of factors which should be considered where relevant to development proposals. They include amenity considerations; roads and parking; landscaping, open space and biodiversity; drainage and flood risk, and supporting information. The Local Plan includes more detailed policies relating to some of the principles set out. Not all development proposals will require to comply with all of the principles.

Policy S6 : Development Principles

Proposals for development should where appropriate have regard to the relevant principles set out in Schedule 1 which includes reference to amenity considerations; roads and parking; landscaping, open space and biodiversity; drainage and flood risk, and supporting information.

(See page 15 for Schedule 1: Development Principles)

Schedule 1 : Development Principles

Amenity

- (a) The amenity of proposed and existing properties should not be affected by unreasonable restriction of sunlight, daylight or privacy; by smells or fumes; noise levels and vibration; emissions including smoke, soot, ash, dust, grit, or any other environmental pollution; or disturbance by vehicular or pedestrian traffic.
- (b) Proposals should not result in unacceptable visual impact.
- (c) Proposals close to working farms should not interfere with farming operations, and will be expected to accept the nature of the existing local environment. New houses should not be sited within 400m of an existing or proposed intensive livestock building. (Policy ER31).

Roads/Parking/Access

- (d) Access arrangements, road layouts and parking should be in accordance with Angus Council's Roads Standards, and use innovative solutions where possible, including 'Home Zones'. Provision for cycle parking/storage for flatted development will also be required.
- (e) Access to housing in rural areas should not go through a farm court.
- (f) Where access is proposed by unmade/private track it will be required to be made-up to standards set out in Angus Council Advice Note 17 : Miscellaneous Planning Policies. If the track exceeds 200m in length, conditions may be imposed regarding widening or the provision of passing places where necessary.
- (g) Development should not result in the loss of public access rights. (Policy SC36)

Landscaping / Open Space / Biodiversity

- (h) Development proposals should have regard to the Landscape Character of the local area as set out in the Tayside Landscape Character Assessment (SNH 1998). (Policy ER5)
- (i) Appropriate landscaping and boundary treatment should be an integral element in the design and layout of proposals and should include the retention and enhancement of existing physical features (e.g. hedgerows, walls, trees etc) and link to the existing green space network of the local area.
- (j) Development should maintain or enhance habitats of importance set out in the Tayside Local Biodiversity Action Plan and should not involve loss of trees or other important landscape features or valuable habitats and species.
- (k) The planting of native hedgerows and tree species is encouraged.
- (l) Open space provision in developments and the maintenance of it should be in accordance with Policy SC33.

Drainage and Flood Risk

- (m) Development sites located within areas served by public sewerage systems should be connected to that system. (Policy ER22)
- (n) Surface water will not be permitted to drain to the public sewer. An appropriate system of disposal will be necessary which meets the requirements of the Scottish Environment Protection Agency (SEPA) and Angus Council and should have regard to good practice advice set out in the Sustainable Urban Drainage Systems Design Manual for Scotland and Northern Ireland 2000.
- (o) Proposals will be required to consider the potential flood risk at the location. (Policy ER28)
- (p) Outwith areas served by public sewerage systems, where a septic tank, bio-disc or similar system is proposed to treat foul effluent and /or drainage is to a controlled water or soakaway, the consent of SEPA and Angus Council will be required. (Policy ER23).

Waste Management

- (q) Proposals should incorporate appropriate waste recycling, segregation and collection facilities (Policy ER38).
- (r) Development should minimise waste by design and during construction.

Supporting Information

- (s) Where appropriate, planning applications should be accompanied by the necessary supporting information. Early discussion with Planning and Transport is advised to determine the level of supporting information which will be required and depending on the proposal this might include any of the following: Air Quality Assessment; Archaeological Assessment; Contaminated Land Assessment; Design Statement; Drainage Impact Assessment; Environmental Statement; Flood Risk Assessment; Landscape Assessment and/or Landscaping Scheme; Noise Impact Assessment; Retail Impact Assessment; Transport Assessment.

