

# **CARNOUSTIE and BARRY**

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1. Carnoustie is an attractive seaside town, which was originally a fishing village. In recent years it has developed as a popular commuter town, principally satisfying housing demand from the Dundee Housing Market Area. Although opportunity for development was constrained during much of the 1990s, the position has been partly eased by the construction of the wastewater treatment plant at Hatton.

2. Barry village extends from the western edge of Carnoustie along the A930. The provision of the Barry bypass as part of the A92 project will remove through traffic from the village, significantly improving the amenity of residents. Drainage and flooding issues, however, continue to restrict opportunities for development in Barry.

3. The first Angus Local Plan allocated greenfield housing land north of Newton Road, Carnoustie. This, together with a contribution from a range of brownfield sites, will meet housing land requirements for this plan period.

4. The lack of a site for industrial/business use requires to be addressed taking account of the improved road access afforded by the upgrading the A92 road and associated linkages to the town.

5. The beach, seafront and golf links provide Carnoustie and Barry with an excellent base for the holiday and tourism market and the Championship golf course enjoys an international reputation with the return of the British Open in 2007.

## KEY ISSUES

6. The key issues facing Carnoustie and Barry are:-

- How Carnoustie and Barry can best take advantage of the upgrading of the A92 road and associated link roads, including the location of accessible employment land;
- The provision of affordable housing for sale and rent;
- How to strengthen and improve shopping and facilities in the town centre;
- How to develop opportunities that sustain and promote Carnoustie as a holiday location, including its international golfing reputation;
- How to stimulate the regeneration of vacant sites within the town; and
- The development of Carnoustie as a tourism and recreation asset.

## PROFILE

### Role:

A popular seaside holiday, golfing and service centre with strong links to the wider South Angus and Dundee housing market.

### Population:

Census 2001 - 10561;  
1991 - 10488;  
% change 91/01 : +0.78

### Housing Land Supply

#### June 2004 :

existing	144
allocated first ALP	74

### Employment Land Supply

#### 2004 :

Panmure	0.75ha
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**Drainage:** available

**Water Supply:** available

## DEVELOPMENT STRATEGY

7. The Local Plan development strategy for Carnoustie and Barry seeks to:-

- Establish a site for employment use;
- Encourage the provision of affordable housing;
- Support the role of Carnoustie town centre;
- Support the development of golfing facilities, where appropriate, to further strengthen this internationally recognised asset; and
- Encourage the redevelopment of underused brownfield sites within the built up area; and
- Continued enhancement of the seafront area including foot and cycle paths.

## HOUSING

### EXISTING SITES

8. Sites with planning permission or under construction as identified in the Housing Land Audit June 2004, are shown in Table 1.

**Table 1 : Existing Sites**

(a) Westhaven Farm	12
(b) Lochend Road	10
(c) Newton Road 1	31
(d) Ravensby Road	10
(e) Taymouth Terrace	81

**Total** 144

### SITES PREVIOUSLY IDENTIFIED BY THE FIRST ANGUS LOCAL PLAN

9. This Local Plan continues to reserve part of the site at Newton Road for housing development. However the yield has been amended to reflect the recent planning permission.

**Table 2 : Sites from First ALP**

C1 : Newton Road 2 158

**Total** 158

### **C1 : Housing - Newton Road 2**

**8.5 ha of land at Newton Road is reserved for 158 houses.**

### NEW ALLOCATIONS

10. Table 3 summarises new allocations of housing land that will contribute towards meeting the Structure Plan allowances to 2011.

**Table 3 : New Allocations**

C2 : Former Maltings 130<sup>1</sup>

**Total** 130

<sup>1</sup> Estimate based on indicative layout. Full planning permission granted for 68 flats on part of site.

### **C2 : Housing – Former Maltings, Victoria Street**

**2.6ha of land at the former maltings, Victoria Road is reserved for housing. Full planning permission will be subject to a Section 75 relating to a master plan for this site and adjoining industrial areas and the provision of 40% affordable housing or as agreed following the Local Plan Review public Inquiry. (Planning permission for the development was granted in August 2005).**

## OPPORTUNITY SITES

11. There are a number of sites in Carnoustie that provide opportunities for redevelopment. Where proposals involve new housing development they will require to contribute towards meeting the provisions of Policy SC9: Affordable Housing (see page 33).

**Opportunity Sites:** Sites available for redevelopment for housing and/or other uses. Given uncertainties related to the timing of release of such sites for development and the range of potentially suitable uses, they are not counted towards meeting the Structure Plan housing allowances until planning permission is granted.

### **C3 : Opportunity Site - Woodside/Pitskelly**

4.5 ha of land at Woodside/Pitskelly provides an opportunity for a number of uses including residential, Class 11\* (assembly and leisure), recreation or Class 4\* (business) where they are compatible with surrounding activities.

Vehicular access will be from the new Upper Victoria Link Road. Ground condition surveys establishing the suitability of the ground for housing or other built uses will be required.

A landscaping scheme incorporating new tree planting will be required as an integral part of proposals for this site, and should have regard to the valuable tree belt on the raised beach adjacent to this site.

*\*As defined in the Town and Country Planning (Use Classes) (Scotland) Order 1997.*

### **Opportunity Sites**

C3 : Woodside/Pitskelly  
C4 : Barry Road  
C5 : Greenlaw Hill  
C6 : Former Dalhousie Golf Club

### **C4 : Opportunity Site - Barry Road**

Approximately 1 ha of land at Barry Road provides an opportunity for a number of uses including residential, Class 4\* (business) and Class 11\* (assembly and leisure) where they are compatible with surrounding activities. The site comprises a disused social club building and part of the former junior football ground.

Access should be taken from Barry Road. Ground condition surveys establishing the suitability of the ground for housing or other built uses will be required.

*\*As defined in the Town and Country Planning (Use Classes) (Scotland) Order 1997.*

### **C5 : Opportunity Site - Greenlaw Hill**

1.7 ha of land at Greenlaw Hill provides an opportunity for residential development which should reflect the rural setting and open nature of this site, and its prominence at the entrance to Carnoustie on the Upper Victoria Link.

Access will be from the Upper Victoria Link road and development will not be permitted until the new road is completed.

**C6 : Opportunity Site – Links Parade,  
Former Dalhousie Golf Club**

**Approximately 0.7ha of land at Links Parade provides an opportunity for redevelopment for leisure uses, holiday accommodation, offices, housing or mix of these uses.**

**WORKING**

12. The investigation and identification of a suitable site to meet the needs of new, expanding and relocating businesses in the Carnoustie and Monifieth area has involved a number of sites in and around Carnoustie being assessed by the Council for employment use. This has included consideration of issues relating to servicing, access and environmental impact.

13. The recent closure of the former maltings on Victoria Street has prompted interest in a possible wider renewal for non-business uses of the area between the railway, Kinloch Street, Brown Street and the new housing at Taymouth Terrace. Such a scheme would require the provision of suitable land and premises elsewhere in Carnoustie to accommodate the relocation of existing businesses which may wish to move from this area. Angus Council will seek to work in partnership with the local business community and other interested parties to promote this redevelopment and renewal opportunity in Carnoustie.

14. As a result of this, a larger area of land (approximately 15 ha) than initially sought will need to be identified to meet the new Structure Plan requirement for a five year supply of marketable employment land, to accommodate relocating and expanding companies and to provide for new employment opportunities. A new site will need to be located to meet the demands of a range of modern business, whilst being located and designed to minimise potential detrimental effects on the built and natural heritage.

15. A site at Carlogie provides an opportunity to address issues of accessibility within Carnoustie, the impact of some business activities on surrounding amenity and to provide a modern facility for the long term business needs of Carnoustie and Monifieth with good access to the A92. It also takes advantage of the landscape setting which contains this site, and opportunities to reduce the wider environmental impact of development on an important entrance to Carnoustie.

**C7 : Working - Land at Carlogie**

**Approximately 15 ha of land at Carlogie is allocated for Class 4\* (business), Class 5\* (general industry), and Class 6\* (storage and distribution) uses.**

Proposals should be in accordance with the development brief which will be prepared for this site and will include details of the following requirements:-

- road access and construction of a realigned Carlogie Road to the standards set by the Director of Infrastructure Services;
- provision of access by pedestrian, cycle and public transport;
- foul and surface water drainage;
- site layout and design to accommodate a range of business uses;
- investigate the need for archaeological evaluation and undertake/ implement as necessary; and
- structure planting and landscaping within and around the site.

This should take place at an early stage and will require to be to a high standard, particularly given the gateway location of this site.

*\*As defined in the Town and Country Planning (Use Classes) (Scotland) Order 1997.*

## **TOWN CENTRES AND RETAILING**

16. As with many small towns, Carnoustie town centre provides for a range of uses including retail, business, office, other service activities and housing. The mix of uses and layout which contribute to the town's unique character, also limit the opportunity for major redevelopment. Angus Council will support private sector initiatives for the appropriate improvement and/or redevelopment in Carnoustie town centre. This could include proposals to strengthen and enhance the area's retail and service function, including mixed-use redevelopment and housing in upper floors.

## **COMMUNITY FACILITIES AND SERVICES**

17. The Health Authority has determined that the present health centre on Dundee Street is inadequate to meet the future requirements of Carnoustie and Barry residents. Following extensive investigation a site for a replacement facility has been identified at Pitskelly Park.

### **C8: Replacement Health Centre, Barry Road**

**0.4 ha of land at Pitskelly Park, Barry Road, is reserved for a new health centre.** (*Planning permission for the development was granted in November 2004*)

18. School facilities in Carnoustie are to be upgraded as part of the Carnoustie and Forfar Schools Public Private Partnership (PPP) project, programmed for completion by July 2008. For Carnoustie the project comprises:-

- a new two stream primary school at Thomas Street;
- a new build single stream primary school for central Carnoustie at Queen Street/Newton Road;
- upgrading of the existing Carlogie Primary School; and
- replacement of Carnoustie High School teaching blocks.

19. Completion of the project in Carnoustie will result in the primary schools at Kinloch, Dundee Street; Barry and Panbride becoming surplus to the Education Department's requirements. Proposals for the redevelopment or reuse of these sites will be required to take account of the amenity of surrounding areas and relevant policies of this Local Plan.

**C9 : Primary School Site - Thomas Street**

**2.4 ha of land at Thomas Street is allocated for a new two stream primary school.**

**C10 : Primary School Site - Queen Street**

**1.2 ha of land at Queen Street is reserved for a new single stream primary school.** (*Planning permission for the development was granted on 17 May 2005*)

20. An extension to Shanwell Cemetery was allocated in the first Angus Local Plan. This Local Plan reaffirms the allocation of land for a cemetery extension.

**C11 : Shanwell Cemetery Extension**

**0.4 ha of land adjoining the existing Shanwell Cemetery is reserved as an extension. Upgrading of the access road from the Upper Victoria Link along the line of the existing track will be required.**

**SPORT AND RECREATION**

21. This Local Plan continues the land allocation from the first Angus Local Plan for a new sports ground and associated facilities at Shanwell Road, adjacent to Carnoustie High School.

**C12 : Sports Ground, Shanwell Road**

**2.25 ha of land north of Shanwell Road and west of Balmachie Road is allocated for the development of a recreational sports ground and associated facilities, including new access road and car parking.**

22. Carnoustie is firmly re-established on the Golf Open Championship circuit with the return of The Open in 2007 following the successful staging of The Championship in 1999. The Consultative Draft Local Plan Review suggested investigating the feasibility of establishing a new 18 hole golf course with ancillary facilities in order to consolidate Carnoustie as an internationally renowned golf centre. This also had regard to the development of further courses which have reinforced the competitive attraction of other major international golf tourism locations elsewhere in Scotland and beyond.

23. The tentative suggestions advanced in the Draft Plan have resulted in significant interest being expressed by landowner and developer interests, including some preparatory studies being undertaken. Such a major development requires clear evidence that it will fully meet the qualitative demands which underpin the international golf tourism market which itself has been subject of some downturns. At this stage, however, there remain significant uncertainties as to how or whether a course of the exceptional quality sought can be developed in the optimum location.

24. In these circumstances, and recognising the potential risks to existing golf and related facilities in Carnoustie of falling below the high standard required, it is proposed that further work and consultation is required before an informed view can be taken on this matter. In the event that proposals are subsequently advanced which meet the high expectations and requirements for a new golf course at Carnoustie these would most appropriately be considered and progressed as part of a future alteration or review of the Local Plan. This would also have regard to the scale, location and type of housing and other development which may be required to financially support the development of the golf course.

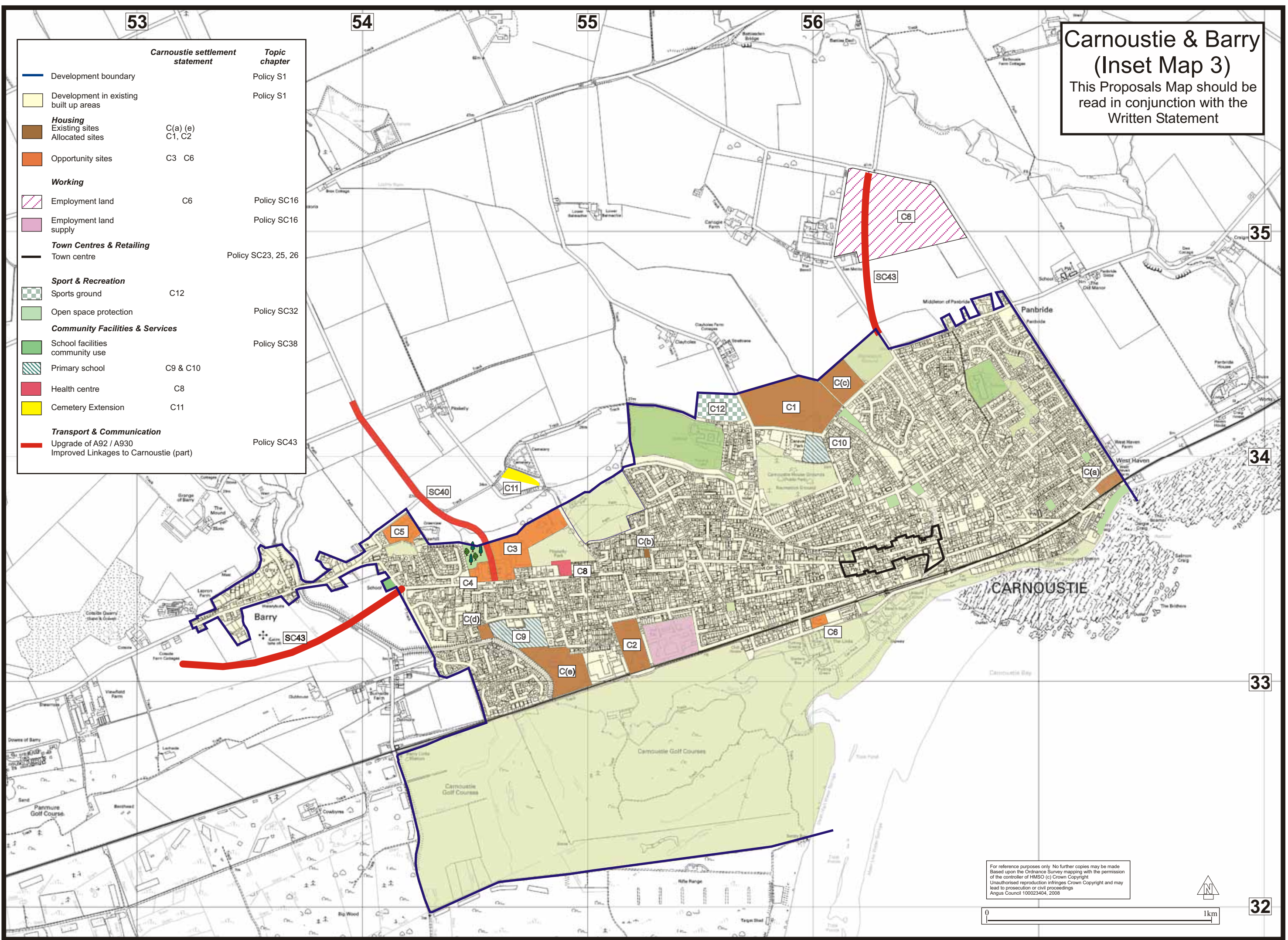
#### **C13 : Golf Course Development**

**The scope and opportunities for creating a new high quality championship standard 18 hole golf course with ancillary facilities on a suitable site on the periphery of Carnoustie will be kept under review for potential further consideration in a future alteration or review of this Local Plan.**

# Carnoustie & Barry (Inset Map 3)

This Proposals Map should be read in conjunction with the Written Statement

	<i>Carnoustie settlement statement</i>	<i>Topic chapter</i>
Development boundary		Policy S1
Development in existing built up areas		Policy S1
<b>Housing</b>		
Existing sites	C(a) (e)	
Allocated sites	C1, C2	
Opportunity sites	C3 C6	
<b>Working</b>		
Employment land	C6	Policy SC16
Employment land supply		Policy SC16
<b>Town Centres &amp; Retailing</b>		
Town centre		Policy SC23, 25, 26
<b>Sport &amp; Recreation</b>		
Sports ground	C12	
Open space protection		Policy SC32
<b>Community Facilities &amp; Services</b>		
School facilities community use		Policy SC38
Primary school	C9 & C10	
Health centre	C8	
Cemetery Extension	C11	
<b>Transport &amp; Communication</b>		
Upgrade of A92 / A930		Policy SC43
Improved Linkages to Carnoustie (part)		



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