

MONIFIETH

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1. Monifieth is situated east of Dundee on the northern shore of the Tay Estuary. Originally a small fishing village, Monifieth has grown substantially as a residential centre mainly catering for the needs of the wider Housing Market Area. There is a range of local retail, commercial and community facilities available and the town has easy access to recent commercial and recreational facilities on the A92 to the north.

2. The coastal setting provides Monifieth with much of its character. The important beachfront area has recently been the subject of a major environmental improvement scheme to provide upgraded play facilities, parking and sports pitches which along with its renown for links golf has added to the town's attractions for residents and visitors.

3. The Dundee and Angus Structure Plan specifies that Monifieth should contribute to meeting the housing allowances for the wider Housing Market Area. As the town has had a substantial amount of new housing development in recent years, the strategy for Monifieth is to retain those sites promoted in the first Angus Local Plan but yet come forward and not to allocate further new greenfield sites at this stage.

KEY ISSUES

4. The main issues affecting Monifieth are:-

- The contribution which can be made to meeting the housing allowances for the South Angus Housing Market Area whilst safeguarding the general form and landscape setting of the town;
- The need to maintain and improve the environment and local shopping provision in Monifieth Town Centre;
- The lack of usable open space to serve the local community;
- The need to improve coastal footpath and cycleway links;
- The need to identify a site for a cemetery.

DEVELOPMENT STRATEGY

5. The Local Plan Strategy for Monifieth aims to:

- Promote the reuse of suitable brownfield sites for housing and employment uses;
- Encourage a strong and lively town centre and shopping facilities to meet local requirements;
- Encourage opportunities to enhance the environment and physical fabric of the town by supporting private sector initiatives to regenerate Monifieth Town Centre;
- Support the extension of the coastal footpath and cycleway from Monifieth seafront to Carnoustie as part of an Angus coastal path network;
- Undertake a search for a new cemetery for inclusion in a future local plan review or earlier if required.

PROFILE

Role:

Residential centre providing services and facilities for the town and wider catchment area.

Population:

Census 2001 - 8164;
1991 - 7871;
% change 91/01: +3.72

Housing Land Supply June 2004:

existing – 29
allocated first ALP- 25

Drainage:

Although connected to Hatton WWTP the town drainage network is at capacity. Foul drainage from any greenfield development must go west to Panmurefield via trunk sewers along A92. Brownfield development may be possible on a like for like basis. All surface water to ground soakaway, SUDS or west to Dighty Water.

HOUSING

EXISTING SITES

6. 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) South Grange	25
(b) Ashludie Terrace	1
(c) West Grange Road	3
Total	29

SITES PREVIOUSLY IDENTIFIED BY THE FIRST ANGUS LOCAL PLAN

7. The site summarised in Table 2 was previously identified in the first Angus Local Plan. Land at Ashludie Hospital was allocated for development in the first Angus Local plan and Phase 1 has been completed. Phase 2 has not yet been released. This local plan continues the allocation of the site for housing.

Table 2 : Site from first ALP

Mf1: Ashludie Hospital Phase 2	25
Total	25

Mf 1 : Housing - Ashludie Hospital Phase 2

2.2 ha of land at Ashludie Hospital is allocated for around 25 dwellings with a requirement for 40% of the capacity of the site to provide social rented and/or LCHO affordable housing. Proposals should be in accordance with the approved Development Brief.

OPPORTUNITY SITES

8. The following site in Monifieth provides opportunity 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.

9. The previous local plan allocated land at Milton Mill for residential use. There is a strong desire from the local community for further employment land to be identified in Monifieth and that Milton Mill would be suitable. As more of the site at Milton Mill has now become available for development it is considered that this presents an opportunity to develop the site for one or more uses. The site contains an important listed building, which should, where feasible, be retained in any proposals. It is however accepted that the majority of the site may be more suitable for redevelopment.

Opportunity Sites

Mf2 : Milton Mill

Mf 2 : Opportunity Site - Milton Mill

1.2 ha of land at Milton Mill provides an opportunity for the conversion and redevelopment of existing buildings for one or more uses. Proposals for the reuse of this site should, where feasible, include the retention of the listed buildings.

TOWN CENTRES AND RETAILING

10. Monifieth town centre provides for local commercial and retail needs. The High Street is the focus of shopping provision in the town and includes a large foodstore, shopping parade and local shops.

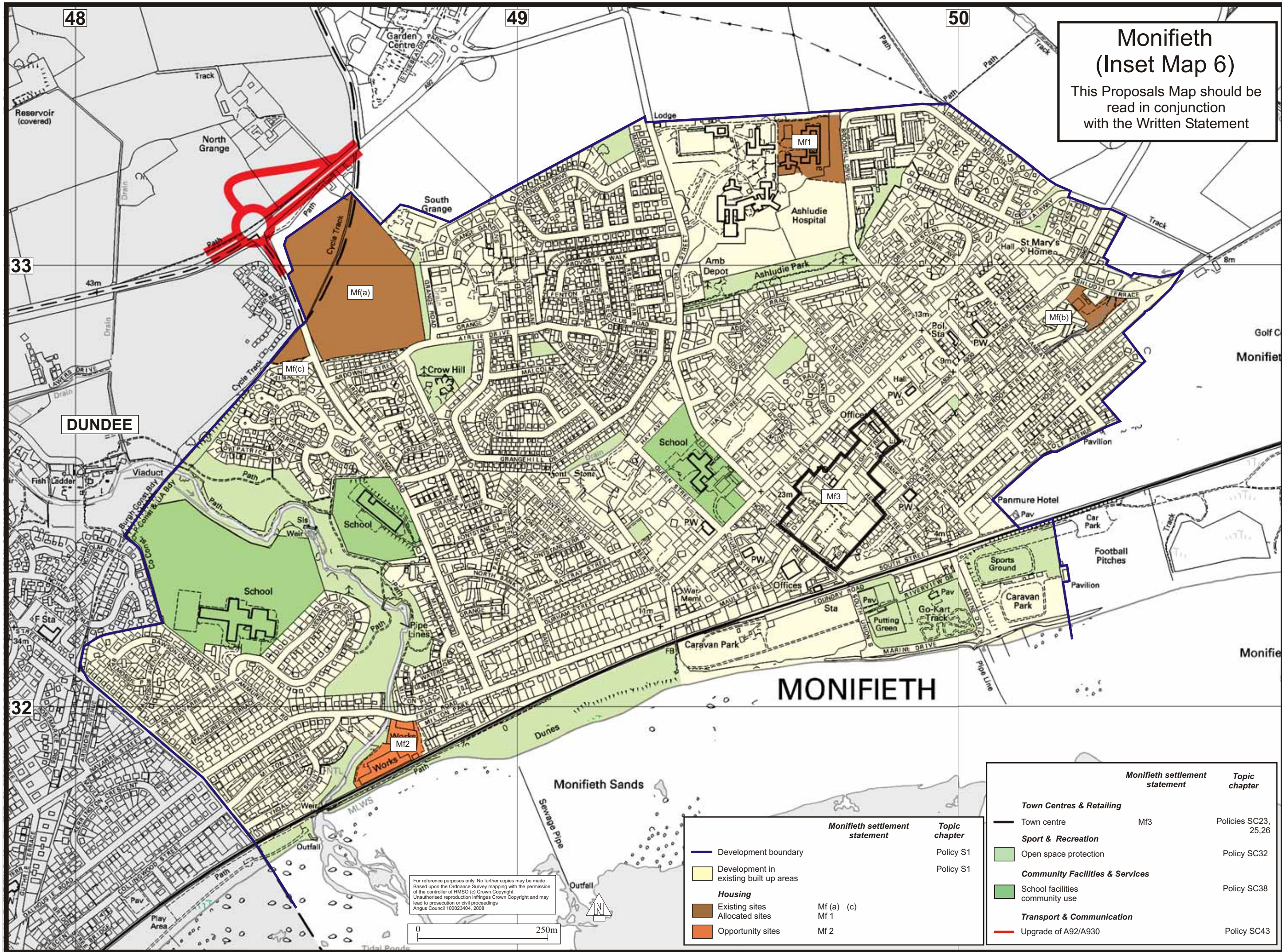
The town centre is in need of upgrading and the Council is keen to work with landowners and developers to regenerate the area and consolidate its retail and service centre function. Development proposals could include mixed-use redevelopment and housing in upper floors.

Mf 3 : Town Centre Improvements

Angus Council will only support private sector initiatives leading to the regeneration and environmental improvement of Monifieth town centre where they strengthen and enhance the area's retail and service function. Piecemeal development that would prejudice the overall objective for regeneration of the town centre would not be supported.

Monifieth (Inset Map 6)

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



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Monifieth settlement statement		Topic chapter
	Development boundary	
	Development in existing built up areas	
Housing		
	Existing sites	Mf (a) (c)
	Allocated sites	Mf 1
	Opportunity sites	Mf 2

Monifieth settlement statement	Topic chapter
Town Centres & Retailing	
	Town centre
Mf3	Policies SC23, 25,26
Sport & Recreation	
	Open space protection
	Policy SC32
Community Facilities & Services	
	School facilities community use
	Policy SC38
Transport & Communication	
	Upgrade of A92/A930
	Policy SC43

