



FINALISED ANGUS LOCAL PLAN REVIEW
Proposed Second Round Modifications
November 2005

ANGUS COUNCIL

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 NOTICE OF INTENTION TO MODIFY LOCAL PLAN FINALISED ANGUS LOCAL PLAN REVIEW

SECOND ROUND PRE-INQUIRY MODIFICATIONS

Angus Council propose to modify the above Local Plan.

Certified copies of Angus Council's response to objections to the Local Plan and proposed second round pre-inquiry modifications concerning Arbroath Retail Development and Auchmithie have been deposited at:-

- Planning and Transport Reception, St James House, St James Road, Forfar;
- ACCESS Offices in Brechin, Carnoustie, Kirriemuir, Monifieth and Montrose;
- Public Libraries in Arbroath, Brechin, Carnoustie, Edzell, Forfar, Friockheim, Kirriemuir, Letham, Monifieth, Montrose, Newtyle and the Mobile Libraries which circulate in the Angus area.

The proposed second round pre-inquiry modifications are available for inspection free of charge during normal opening hours and can also be viewed online at www.angus.gov.uk/localplan A copy of the proposed pre-inquiry modifications can also be obtained from Planning and Transport.

Objections to the proposed second round pre-inquiry modifications should be submitted in writing, using the appropriate Objection Form available at the above locations. Alternatively, Objection Forms can also be downloaded from www.angus.gov.uk/localplan and sent as an e-mail attachment to localplan@angus.gov.uk

Completed forms should be submitted to the Director of Planning and Transport, Angus Council, St. James House, St. James Road, Forfar DD8 2ZP and must be received before 5.00 p.m. on Thursday 15 December 2005.

Objections to the second round pre-inquiry modifications should state the name and address of the objector, specific matters to which they relate and grounds on which they are made.

4 November 2005

Alex Anderson
Director of Planning and Transport

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Part 4 : Town and Village Directory

Arbroath Town Statement - Arbroath Retail Development

A10 : Opportunity Site – Cairnie Street/Stobcross

A16 : Westway – Dundee Road

Macdonald Estates and ASDA Stores Ltd

694/1/2

Hargest & Wallace Planning Ltd

Summary of Objection

Support policy A10 : Opportunity Site - Cairnie Street/Stobcross and allocation for non-retail use.

Arbroath Area Partnership

819/1/1

Summary of Objection

Object to the absence of road safety considerations in the Council's requirements for the site use and policy A10 : Opportunity Site - Cairnie Street/Stobcross should be amended to read... 'after completion of remedial works proposals resulting in significant additional traffic on Cairnie Street and Lochlands Street would not be considered appropriate use of the site.'

Bett Properties Ltd/Tesco Stores Ltd

949/1/1

Pritchett Planning Consultancy

Summary of Objection

Object to policy A10 : Opportunity Site - Cairnie Street/Stobcross identifying this site as being suitable for redevelopment for Class 4 business, call centre or residential. This site, along with neighbouring Bruce House and adjacent car park, should be identified as the most appropriate site in the town for accommodating a new superstore. The development strategy should also be reworded to positively encourage a new superstore development on this site. This is in line with the Scottish Ministers views as expressed of the superstores inquiry which was held in 2003. The Proposals Map should be amended accordingly.

Macdonald Estates And ASDA Stores Ltd

694/1/1

Hargest & Wallace Planning Ltd

Summary of Objection

Support policy A16 : Westway - Dundee Road but object to the wording of para 23 in that it does not explain in sufficient detail the planning authority's reasons for supporting the site at Westway for a superstore.

Summary of Objection

Policy A16 : Westway - Dundee Road is contrary to the Dundee and Angus Structure Plan and NPPG 8 Town Centres and Retailing for a number of reasons and should be deleted. If not deleted it should be amended to read –

‘Land at Westway/ Dundee Road is reserved for retail and leisure development including a superstore (around 5,000 sq m gross and X sq m net sales area) and retail warehouses for sale of comparison goods (limited to bulky and electrical goods). The net sales area in the superstore that is devoted to the sale of convenience goods and comparison goods is Y sq m and Z sq m respectively.’

Appropriate definitions should be included.

Summary of Objection

Policy A16 : Westway - Dundee Road should be deleted as the Scottish Ministers have already ruled on such a development in this location and the site was clearly found to be totally unsuitable for the development proposal.

Summary of Objection

Policy A16 : Westway - Dundee Road in contrary to the Dundee and Angus Structure Plan and NPPG 8 Town Centres and Retailing for a number of reasons and is not appropriate given the Scottish Ministers’ decision on the poor locational quality of this site for superstore development.

Reference to a superstore development should be deleted and only form of retail development acceptable on this site should be bulky goods retail warehousing.

Assessment of Objection

Objections to the Finalised Angus Local Plan Review, relating to retailing in Arbroath, were considered at a Special Meeting of Angus Council on 18 October 2005. The Council agreed to modify the Finalised Angus Local Plan Review.

Details of Proposed Modification

- **Delete policy A10 : Opportunity Site – Cairnie Street/Stobcross.**
- **Delete existing paragraphs 22 and 23 and replace with new text.**
- **Insert new policy A15 : Provision for Foodstore Development.**
- **Insert new paragraph 24.**
- **Insert new policy A16 : Cairnie Street/ Stobcross.**
- **Insert new paragraph 25.**
- **Renumber existing policy A16 : Westway – Dundee Road as A17.**
- **Renumber text and policies and amend Proposals Map, as appropriate.**

Finalised Angus Local Plan Review : Proposed Second Round Modifications

“22. Although vacancy rates are relatively low, there has been relatively little investment in new retailing within the town centre in recent years and a large non-food retail unit has closed. More positively, the redevelopment of the vacant retail property at Gravesend to provide a Lidl discount store and two non-food units has been approved and will provide opportunities to strengthen the town centre.

23. In relation to out of centre retailing, the Morrison store is close to the town centre. It is the Council’s policy that an additional foodstore of around 5000 square metres should be provided to increase choice and reduce expenditure leakage from the catchment.

A15 : Provision for Foodstore Development

An additional superstore of around 5000 square metres gross floorspace should be provided in Arbroath, to be located at Westway/Dundee Road.

24. Following planning appeals planning permissions have been granted for further food retail development at the former Westburn Foundry site. Implementation of these consents will improve the range and choice of retailing and reduce the leakage of expenditure from the catchment area. As the developer does not have control over the whole of the sites which have planning permission, there is some uncertainty as to the timing and size of the retail store which will be developed. It is considered appropriate to allocate the site of the former Westburn Foundry for the development of a foodstore of up to 3,500 square metres gross floorspace, in accordance with the planning permission for the site. There may be scope to increase the scale of the foodstore up to around 5,000 square metres gross, if land ownerships can be consolidated. However, such consolidation is far from certain and will be subject to the outcome of a feasibility study into the possible relocation of the Council offices currently located on part of the site. It is intended to monitor this position and to consider proposals for other sites outwith the town centre against policy SC23 and other relevant development plan policies and national planning guidance.

A16 : Cairnie Street/ Stobcross

The site of the former Westburn Foundry is allocated for a foodstore of up to 3,500 square metres subject to meeting access and servicing requirements.

25. Evidence and findings from a recent Public Local Inquiry in connection with major retail development proposals has confirmed that there is expenditure capacity to support a second new superstore that would improve the range and choice of convenience retailing for consumers and reduce the leakage of expenditure from the catchment area. Angus Council has agreed that a further additional superstore of around 5000 square metres (gross) would be appropriate. Following further consideration of the locational options, the Council has identified the Westway Retail Park as the preferred location having regard to various issues including accessibility and distribution, retail functions, development constraints, and land use and regeneration opportunities.

A17 : Westway - Dundee Road

Land at Westway/Dundee Road is reserved for retail use, leisure use and ancillary development including the provision of a food retail store (around 5000 sqm gross) and non food retail warehouses for sale of durable goods (limited to bulky and electrical goods.)”

Part 4 : Town and Village Directory

Auchmithie Village Statement

Housing new allocation - Am1 : Kirkbank; Table 1; and village map

Reason for Modification

To enable the implementation of proposals for both housing and parkland development.

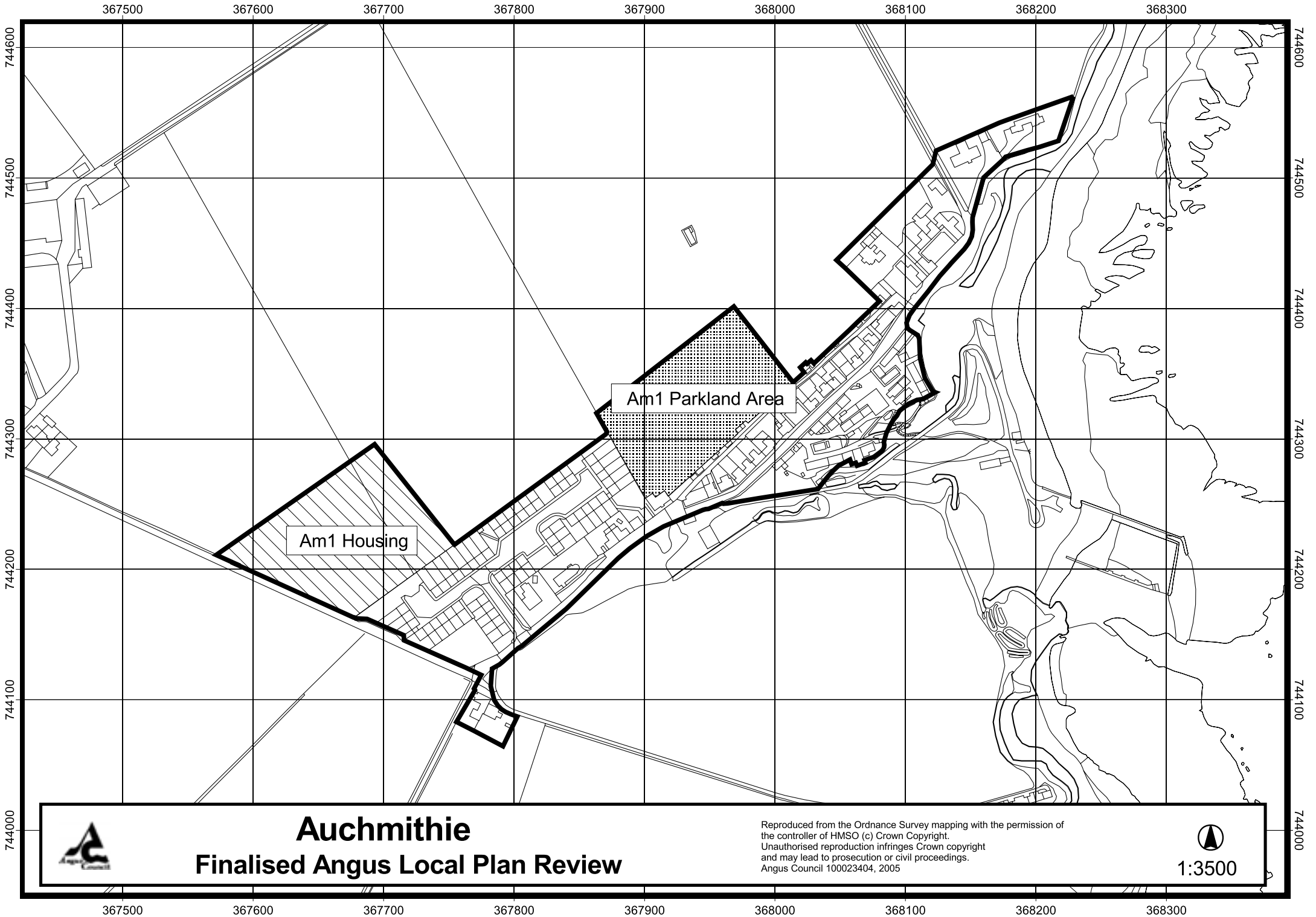
Details of Proposed Modification

Amend Am1 to delete reference to '0.8ha' and '10 dwellings' and replace with '1.2ha' and '15 dwellings'.

Amend Table 1 from '10' to '15'.

Amend the boundary of the area shown on the village proposals map for housing to 1.2ha.

Amend the area shown for parkland on the village proposals map from 0.6ha to 1.1ha



Auchmithie

Finalised Angus Local Plan Review

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