

Angus Local Development Plan

Countryside Housing Supplementary Guidance

September 2016

Committee Draft

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1 Introduction

This supplementary guidance has been prepared to support the application and implementation of Angus Local Development Plan Policy TC2 Residential Development which details the Angus Council approach to considering proposals for The supplementary guidance expands on the principles of Policy TC2 and sets out detailed criteria to assist the development and assessment of proposals for residential development in the Angus Countryside and support consistent interpretation and application of the policy.

An important consideration in determining planning applications for residential development in the countryside, the Supplementary Guidance has been prepared for use by the development industry, applicants, Councilors (Elected Members) and Planning Officers.

The supplementary guidance covers the Angus Local Development Plan area which excludes part of upland Angus which is within the Cairngorms National Park boundary and applies to all proposals for new residential development in the Angus countryside. The Angus LDP defines countryside as the area outwith any defined development boundary (see Glossary).

In line with Scottish Government Circular 6/2013 "Development Planning" the Countryside Housing Supplementary Guidance will when adopted form part of the Angus LDP. Following adoption this statutory Supplementary Guidance will carry the same weight as the Local Development Plan in determining planning applications.

The main objectives of the Supplementary Guidance are to:

- Provide advice on the interpretation of relevant aspects of ALDP Policies TC2 and DS1, and provide a consistent approach to decision-making;
- Guide new development to appropriate and sustainable locations, where impact on landscape quality is minimised;
- Ensure new development reflects traditional patterns of development in the locality;
- Promote high quality development in the countryside that respects local character and rural heritage;

2 Background/Policy Context

National Planning Context

Scottish Planning Policy recognises that the rural landscape of Scotland is changing. Traditional ways of living where houses were built to accommodate the requirements of farming, forestry, estate management and distilling will remain but they need to function alongside new ones to sustain the vitality of rural communities. Planning has a central role to play in guiding development that is appropriate in scale and kind, to the most suitable locations to ensure that the character and quality of the countryside is not eroded.

A Scottish Government policy statement sets out the expectations on the planning system to create places with high standards of design in both urban and rural areas. Planning Advice Note 72 (PAN72) Housing in the Countryside reinforces these expectations specifically in relation to the design and siting of new houses in the countryside whereby good quality rural housing respects the Scottish Landscape and tradition building forms and materials.

Local Development Plan Context

The rural area of Angus is defined as the area outwith the development boundaries of the seven towns of Arbroath, Brechin, Carnoustie, Forfar, Kirriemuir, Monifieth and Montrose. It comprises the four Rural Service Centres (RSCs) (Edzell, Friockheim, Letham and Newtyle), a range of other smaller settlements and the open countryside (which is the area outwith any defined development boundaries).

Rural Angus is not a single homogenous area, varying significantly in character, land use, population levels and availability of and access to a range of services and facilities. The ALDP aims to maintain this diversity by supporting new development in appropriate locations and by encouraging people to live and work in rural communities.

There is a long-established strategy of supporting the retention of population and services by providing opportunities for new homes in the rural area including the Rural Service Centres (RSCs), smaller settlements and the open countryside. Opportunity for plan-led housing development in the rural area will be focused on supporting the RSCs of Edzell, Friockheim, Letham and Newtyle. These settlements have the most significant number and range of

services and already have relatively large resident populations. The Local Development Plan has allocated modest scale development sites for housing in each Rural Service Centre to help to support and maintain population levels, services and facilities, and reduce the need to travel.

In pursuing a strategy promoting development in accessible locations in settlements with access to a range of services and facilities, the Local Development Plan does not allocate sites for residential development outwith the seven towns and four Rural Service Centres. Below Rural Service Centre level appropriate infill or redevelopment proposals will be supported in those settlements and villages with development boundaries, and on appropriate sites in the open countryside.

Developer Contributions/Planning Obligations

Where applicable development proposals will require to comply with the requirements set out in Angus LDP Policy DS5 Developer Contributions. Where the proposed development is of a scale and nature that will have a demonstrable impact on infrastructure and community facilities provision, an appropriate developer contribution will be sought. Detailed guidance on the range of developer contributions that may be sought from residential development, the development thresholds which trigger application of Policy DS5 and the methodologies for calculating the contribution are set out in the Councils Developer Contributions Supplementary Guidance. Contributions are set out on a per unit basis. Residential developments may require to contribute towards:

- Open Space, biodiversity enhancement and green infrastructure
- Education
- Community Facilities
- Affordable Housing
- Transport Infrastructure

Supporting Information

Where appropriate planning applications for new housing in the Angus Countryside considered under Policy TC2 should be accompanied by necessary supporting information. Early discussion with Planning is encouraged to establish the range of supporting information required. Depending on the nature of the proposed development this may include:

- Structural Engineers Report;
- Ecological Survey (such as a Bat Survey);
- Planning History Report;
- Agricultural Worker Justification;
- Archaeological Appraisal.

This matrix sets out by development type what supporting information may be requested by Angus Council. The list included in the matrix is not exhaustive and the range and scope of supporting information required will be determined on a case by case basis in discussion with the Planning Service.

	Structural Condition Report	Ecological Survey (e.g. Bat Survey)	Statement of Site Condition and/or History	Agricultural Worker Justification	Archaeological Appraisal
Retention, Renovation or Replacement of Existing House	•	•			*
Conversion of Non-Residential Buildings	•	•			*
Redevelopment and/or Regeneration of Brownfield Sites		•	•		*
New Greenfield Houses		**			*
Essential Worker Housing		**		•	*

*an archaeological appraisal may be required on sites with historic or archaeological interest.

** where removal of trees is proposed or published information indicates presence of protected species

3 Angus LDP Policy Approach

The Angus LDP approach to housing development in countryside location is set out in Policy TC2 Residential Development (See Appendix 1). While the conversion and renovation of existing buildings in the countryside is encouraged, Policy TC2 also allows for new housing on sites related to existing housing, building groups and on appropriate brownfield sites. Angus Council will support proposals for new housing from:

- retention, renovation or acceptable replacement of existing houses;
- conversion of non-residential buildings;
- regeneration or redevelopment of appropriate brownfield sites;
- single new houses on sites where development would:
 - round off an established building group of 3 or more existing dwellings; or
 - meet an essential worker requirement; or
 - fill a gap between the curtilages of two houses or the curtilage of one house and a metalled road, or between the curtilage of one house and an existing substantial building such as a church, a shop or a community facility.

The Angus countryside is divided into Category 1 and 2 Rural Settlement Units. In Category 1 areas (which are areas that are not remote from towns) the opportunity for new development outwith settlements will be more restricted, as development should be directed towards existing settlements. In Category 2 areas (which are remote rural areas), the emphasis will be on maintaining and growing communities by encouraging diversity in the rural economy and enabling new housing development which can support important rural services.

The approach to countryside housing proposals on sites outwith but immediately adjacent to development boundaries is set out in Policy DS1 Development Boundaries (See Appendix 1).

In addition to satisfying the provisions of the Policy TC2 all countryside housing proposals should meet the appropriate detailed criteria set out in Appendix 3.

3.1 Retention, Renovation or Acceptable Replacement of Existing Houses

Policy TC2:

- encourages the retention and renovation of houses of visual, architectural or historic merit;
- allows for the reconstruction or replacement of houses of visual, architectural or historic merit, when a suitably qualified professional (in this case, a structural engineer) confirms that renovation of such a building is not viable;
- allows for the replacement of houses that are of minimal visual, architectural or historic merit.

Houses that are of merit and that we wish to see retained are those that contribute to the character of rural Angus. They are typically constructed of stone and slate, and may be harled. They are generally of simple composition, with a wide frontage and often a minimum of design details and may have a balanced or even symmetrical appearance.

In preference to demolition and replacement, the Council encourage the retention and renovation of stone built houses and other houses which are of visual, architectural or historic merit where they are sound and wind and watertight or are substantially intact (four walls standing to eaves height). Well-designed extensions forming part of the renovation and retention of such houses will be supported where they are sympathetic to the original form, scale and massing of the original dwelling.

When a house falls significantly beneath this threshold or a structural engineer confirms that renovation of the building is not viable, then reconstruction or replacement on a one-for-one basis will be acceptable to Angus Council.

Houses that are of minimal visual, architectural or historic merit are generally of a suburban appearance. They may include design details not found on traditional rural properties (e.g. boxed eaves, "picture frame" windows, balconies) and may incorporate materials alien to the Angus countryside (e.g. brick, artificial stone, concrete). The replacement of these houses may be acceptable, where the proposed development represents a substantial improvement on the existing.

The following supporting information may be requested under the terms of Policy TC2:

- A report from a structural engineer, confirming either that the house is capable of being renovated in the manner intended, or that renovation of the building for residential use is not viable.
- Detailed written justification of any dismantling and/or rebuilding.

This list is not exhaustive and other surveys or supporting information (e.g. Bat Surveys, etc) may be requested on a case by case basis.

Illustration of what constitutes a dwelling where retention and renovation will be sought or allow replacement.

3.2 Conversion of Non-residential Buildings

This element of Policy TC2 applies to all residential development proposals relating to the conversion of non-residential buildings which are redundant or no longer required. Farm buildings and others which are ancillary to residential use (i.e. which are not themselves used as a dwelling house) should be considered as non-residential buildings. To be suitable for conversion, a building should have characteristics that would make a positive contribution to the character and architectural heritage of rural Angus. Such non-residential buildings are often constructed in stone; have a simple form with few openings; and have pitched roofs, which are usually covered in slate.

The policy supports the conversion of appropriate buildings, where (amongst other things) proposals would retain or enhance valued architectural features. A design statement based on and including details of an architectural appraisal should be provided in support of proposals to convert any non-residential buildings. The design solution should show how valued characteristics have been retained or enhanced. The requirement for supporting design information will be proportionate to the scale of the proposed development and its landscape context.

Buildings suitable for conversion come in a wide variety of shapes and sizes, so there is no defined limit to the number of housing units that may come forward from conversion. The number of units that can be provided will depend on factors such as the size of the building to be converted, the acceptability of the alterations required (from the perspective of building design and residential amenity), and existing/proposed access arrangements.

Development on large sites must provide for an environmental improvement across the site. This might involve the removal of derelict structures or the reclamation of land to a natural state, through landscaping or areas of tree planting. In such circumstances development of new housing may be phased to ensure treatment of the whole site.

Any additional new build housing proposed alongside the conversion will be considered under the appropriate elements of Policy TC2. The total number of housing units from conversion & new build should depend on matters of design, future residential amenity and compliance with the criteria which states that proposals should have regard to the rural character of the surrounding area. If large groups of houses are not typical within the wider area, a development proposal may be refused on the basis of this criterion.

The reconstruction of a non-residential building of visual, architectural or historic merit may be supported where it is demonstrated to the satisfaction of the Council that the building cannot be viably retained and converted. Additional new build housing will not be permitted as part of a reconstruction project.

The following supporting information may be requested under the terms of Policy TC2:

- A report from a structural engineer, confirming either that the building is capable of being renovated and converted in the manner intended, or that the building is structurally incapable of being renovated for residential use. This should be accompanied by detailed survey plans showing the ground floor, any other floors and elevations of existing structures; the extent and nature of any dunting, remedial work and/or rebuilding required; a schedule detailing the proposed phasing of works.

This list is not exhaustive and other surveys or supporting information may be requested on a case by case basis.



3.3 Regeneration or Redevelopment of Brownfield Sites

Regeneration or redevelopment of brownfield sites will only be permitted where the development delivers significant visual or environmental improvement through the removal of derelict buildings, contamination or an incompatible land use; the mere fact that a site is brownfield in nature is not a sufficient reason for its redevelopment. The number of new houses that will be acceptable on rural brownfield sites depends on:

- the extent of environmental degradation, contamination and derelict buildings;
 - the overall size of the previously developed area of land;
 - the scope for improvements to visual amenity; and
 - the character of the surrounding landscape/built environment.
- compliance with applicable detailed Criteria (e.g. standard of access required).

Development will be up to a maximum of four new houses, except where a marginally greater number (e.g. five) would be in the public interest and social, economic or environmental considerations override concerns associated with building large numbers of houses in the countryside.

The entire area of brownfield land must be remediated. New houses should be built on brownfield land, unless there are good planning reasons for doing otherwise (e.g. to achieve a satisfactory design solution). In this case, the whole area of brownfield land must also be remediated.

The following supporting information may be requested under the terms of Policy TC2:

- a statement of the planning history for the site/building. This should as a minimum include information on previous land use. The former presence of any buildings/structures on the site should be noted and their particulars (scale, siting, form, design, colour and use of materials) described. The present condition of the site/building should be shown using contemporary photographs and any other information as may be appropriate (e.g. evidence of contamination, detailed survey plans showing ground floor, other floors and elevations).

- a statement to justify demolition of a building may also be requested. This may be provided by a structural engineer, although if the building was/is proposed to be demolished for reasons unrelated to its structural integrity, this may not be appropriate. In this case, support for demolition should be provided by any other suitably qualified individual; who this may be will depend on the reasons given for demolition.

This list is not exhaustive and other surveys or supporting information may be requested on a case by case basis.



3.4 New Houses in the Countryside

The following guidance is to be used in all instances where housing development proposals involve new build housing outwith settlement development boundaries.

Building Groups

A single new house may be permitted where development would round off an established group of 3 or more closely related residential buildings or buildings capable of conversion for residential use. This should be sited within the building group (i.e. generally located close to other buildings in the group) provided this does not detract from the overall sense of containment and cohesion of the group within its wider landscape setting. Development outwith the boundaries or features that define a group's sense of containment should not be considered as constituting development within or rounding off the building group. Proposals that have a significant detrimental impact on the character of the group, or its landscape setting should be resisted as failing to round off or consolidate the group. Definitions of "sense of containment" and "building group" are contained in the Glossary.

Illustration here of what constitutes a building group and an example of what constitutes an acceptable rounding off.

Gap Sites

In Category 1 RSUs a gap site with a frontage of up to 50 meters between the curtilages of two houses or the curtilage of one house and a metaled road, or between the curtilage of one house and an existing substantial building such as a church, a shop or a community facility may be filled by a single house. A site will not constitute a gap site if it lies within the curtilage of an existing house, or on land that is not clearly defined as being outwith the curtilage of a house or houses. For the purposes of this definition, a house must (as a minimum) be wind and watertight to be considered as a dwelling. In Category 2 RSUs suitable gap sites with a frontage of up to 75 meters may be filled by up to two new houses.

Illustration here of what constitutes an acceptable gap site.

Essential Workers

This policy supports the development of a single house to meet an essential worker requirement for the management of land or other rural business, or for a retired farmer and/or their spouse where all other options where a house could be supported by Policy TC2 have been investigated and dismissed. In all instances occupancy controls will be applied to any planning permission through the use of conditions. These options include the conversion or renovation of existing property on the same landholding, availability of accommodation in a settlement in close proximity to the required location, the existence of a valid planning permission for a new house that has not been taken up and development of a new house on a site that would be supported by Policy TC2. These options would not be subject to the application of occupancy controls.

There will be a general presumption against the removal of occupancy conditions or controls applied to any planning permission for an essential worker house. Applications to remove occupancy conditions or controls will require to demonstrate to the satisfaction of Angus Council that:

- there is no current or foreseeable future demand for essential worker housing in the area; and
- the property has been marketed with occupancy conditions or controls for a minimum period of 6 months at a valuation/price taking account of its essential worker housing status.

Applications to remove occupancy conditions or controls from unimplemented planning permission for an essential worker house will not be supported.

Planning applications for essential worker housing should be supported by evidence that there is/will be a functional requirement for the person to live at their place of work (e.g. an essential worker report, which includes some explanation as to why the worker needs to live on the landholding). For applications involving proposed businesses, a business plan should also be submitted, which demonstrates that a professional approach to considering the viability of the business has been adopted.

The following supporting information may be requested under the terms of Policy TC2:

- a supporting statement that details the options considered and why the alternatives to the preferred option have been dismissed.
- a record of house and land sales from the land holding that covers a five year period and a location plan showing the land holding and these houses/plots on an Ordnance Survey map base. If no houses or plots of land have been sold off over the past five years, this should be noted in the supporting statement.

- if the application is made in relation to an existing farm/rural business, a report that confirms there is a justified requirement for a worker and explains why they need to live in close proximity to their place of work. An application made in relation to a proposed rural business would also require to submit a business plan to persuade the Council that the business is genuine and viable. Details shall be provided to justify the proposed location of the house which should normally be situated adjacent to the existing building group.

These should be sought in relation to all new houses for essential workers and houses to accommodate a retired farmer and/or their spouse.

This list is not exhaustive and other surveys or supporting information may be requested on a case by case basis.

Large Country Houses

It is recognised that the terms of Policy TC2 may preclude the development of one-off substantial country houses (for the avoidance of doubt this does not include large houses in large gardens) which have the potential to contribute to the future architectural and landscape heritage of Angus.

As an exception to Policy TC2 and only in exceptional circumstances Angus Council may support proposals for a new large country house where:

the proposed house sits within a substantial area of landscaped ground or on a site with an existing landscaped setting which can be strengthened through implementation of a landscaping scheme approved as part of the overall design concept for the new country house;

the minimum footprint of the house should be around 500sq m, excluding garaging and outbuildings;

the proposed house makes a significant contribution to the architectural heritage of Angus.

All proposals must meet appropriate detailed criteria set out in Appendix 3 and be submitted with a design statement in accordance with Supplementary Guidance on Design and Placemaking. Other surveys or supporting information may be requested on a case by case basis.

4 Design Considerations for New Houses in the Countryside

In general the design solution for new houses in the countryside should accord with the principles set out in Policies DS3 Design Quality and Placemaking and PV6 Development in the Landscape. Guidance on design of new development in rural locations has been incorporated into the Design Quality and Placemaking Supplementary Guidance.

The basic principles for the siting and design of new houses in the countryside are set out below. New housing development should:

- Reflect the traditional pattern of development in the area;
- Materials, form, scale and massing of new development should complement and not detract from existing traditional buildings in the area. Contemporary designs based on traditional characteristics will be generally encouraged. New housing based on suburban characteristics will not be supported;
- New development should seek to integrate with local landscape context and features and fit into the wider landscape setting not be imposed on it. Obtrusive development (i.e. on a ridgeline, artificially elevated ground or open settings) will not be supported;
- Landscaping and boundary treatment should be used to integrate new development with its setting. Proposals should be accompanied by a landscaping plan to demonstrate how the development will integrate into the local landscape setting.

Appendix 1:

Extracts from Angus Local Development Plan

Policy DS1 Development Boundaries and Priorities

All proposals will be expected to support delivery of the Development Strategy.

The focus of development will be sites allocated or otherwise identified for development within the Angus Local Development Plan, which will be safeguarded for the use(s) set out. Proposals for alternative uses will only be acceptable if they do not undermine the provision of a range of sites to meet the development needs of the plan area.

Proposals on sites not allocated or otherwise identified for development, but within development boundaries will be supported where they are of an appropriate scale and nature and are in accordance with relevant policies of the ALDP.

Proposals for sites outwith but contiguous* with a development boundary will only be acceptable where it is in the public interest and social, economic, environmental or operational considerations confirm there is a need for the proposed development that cannot be met within a development boundary.

Outwith development boundaries proposals will be supported where they are of a scale and nature appropriate to their location and where they are in accordance with relevant policies of the ALDP.

In all locations, proposals that re-use or make better use of vacant, derelict or under-used brownfield land or buildings will be supported where they are in accordance with relevant policies of the ALDP.

Development of greenfield sites (with the exception of sites allocated, identified or considered appropriate for development by policies in the ALDP) will only be supported where there are no suitable and available brownfield sites capable of accommodating the proposed development.

Development proposals should not result impacts, either alone or in combination with other proposals or projects, on the integrity of any European designated site, in accordance with Policy PV4 Sites Designated for Natural Heritage and Biodiversity Value.

**Sharing an edge or boundary, neighbouring or adjacent*

Policy TC2 Residential Development

All proposals for new residential development*, including the conversion of non-residential buildings must:

- be compatible with current and proposed land uses in the surrounding area;
- provide a satisfactory residential environment for the proposed dwelling(s);
- not result in unacceptable impact on the built and natural environment, surrounding amenity, access and infrastructure; and
- include as appropriate a mix of house sizes, types and tenures and provision for affordable housing in accordance with Policy TC3 Affordable Housing.

Within development boundaries Angus Council will support proposals for new residential development where:

- the site is not allocated or protected for another use; and
- the proposal is consistent with the character and pattern of development in the surrounding area.

In countryside locations Angus Council will support proposals for the development of houses which fall into at least one of the following categories:

- retention, renovation or acceptable replacement of existing houses;
- conversion of non-residential buildings;
- regeneration or redevelopment of a brownfield site that delivers significant visual or environmental improvement through the removal of derelict buildings, contamination or an incompatible land use;
- single new houses where development would:
 - round off an established building group of 3 or more existing dwellings; or
 - meet an essential worker requirement for the management of land or other rural business.
 - in Rural Settlement Units (RSUs)**, fill a gap between the curtilages of two houses, or the curtilage of one house and a metalled road, or between the curtilage of one house and an existing substantial building such as a church, a shop or a community facility; and
- in Category 2 Rural Settlement Units (RSUs), as shown on the Proposals Map, gap sites (as defined in the Glossary) may be developed for up to two houses.

Further information and guidance on the detailed application of the policy on new residential development in countryside locations will be provided in supplementary planning guidance, and will address:

- the types of other buildings which could be considered suitable in identifying appropriate gap sites for the development of single houses in Category 1 Rural Settlement Units, or for the development of up to two houses in Category 2 Rural Settlement Units.
- the restoration or replacement of traditional buildings.
- the development of new large country houses.

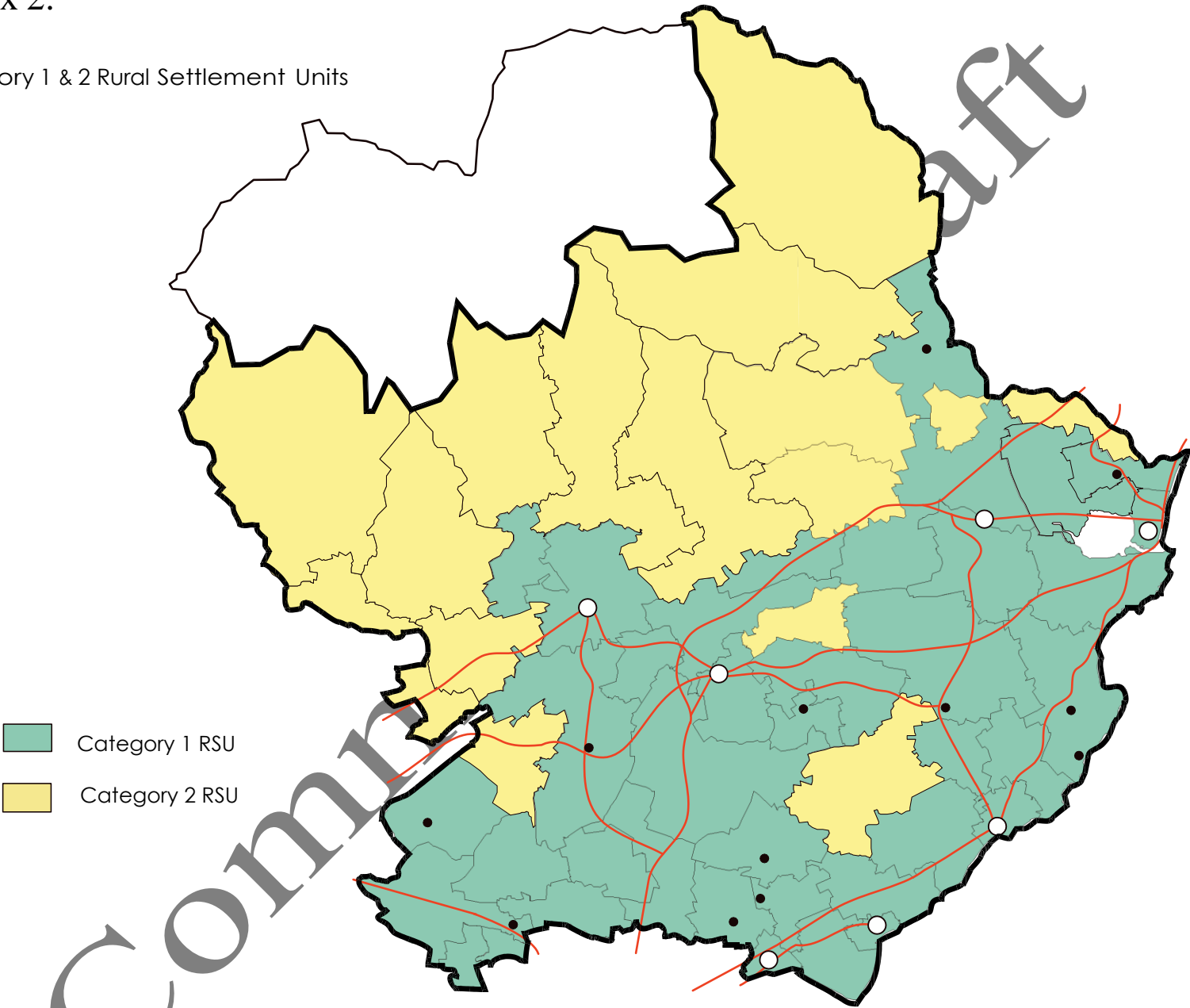
**includes houses in multiple occupation, non-mainstream housing for people with particular needs, such as specialist housing for the elderly, people with disabilities, supported housing care and nursing homes.*

***Rural Settlement Units are defined in the Glossary.*

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Appendix 2:

Category 1 & 2 Rural Settlement Units



Appendix 3:

Detailed Countryside Housing Criteria

In addition to taking account of the provisions of the Policy TC2 all countryside housing proposals should meet the following criteria as applicable (except where specific exclusions are set out). Definitions for terms used in the criteria are set out in the Glossary. Development proposals should:

- a** not create a gap or rounding off opportunity for additional greenfield development. The sub-division of existing residential curtilages to artificially create new build plots will not be supported;
- b** meet the following plot size requirements (does not apply to proposals for conversion of non-residential buildings):
 - Category 1 RSUs – between 0.08ha/800m² and 0.2ha/2000m²
 - Category 2 RSUs – between 0.06ha/600m² and 0.4ha/4000m²
- c** not extend ribbon development;
- d** not result in the coalescence of building groups or of a building group with a nearby settlement;
- e** contribute to the rural character of the surrounding area and not be urban in form and/or appearance. Materials and design should reflect and complement traditional properties in the locality. Examples of suburban design on nearby or adjacent houses will not be accepted as justification for additional suburban development;
- f** provide a good residential environment, including useable amenity space/private garden ground, and adequate space between dwellings whilst retaining the privacy of adjacent properties. Guidance on private amenity space and distance between dwellings is set out in the Design Quality and Placemaking Supplementary Guidance. In countryside areas application of this guidance will have regard to the nature of the location and adjoining properties. The extension of property curtilage in relation to proposals for renovation or conversion of existing buildings may be permitted in line with Angus Council's Advice Note 25 – Agricultural Land to Garden Ground.
- g** make provision for affordable housing in line with Policy TC3: Affordable Housing and the guidance set out in the Developer Contributions and Affordable Housing Supplementary Guidance;
- h** where the proposed development will have a demonstrable cumulative impact on infrastructure and community facilities provision, an appropriate developer contribution from will be sought. Guidance on the range of contributions that may be sought from residential development and the methodologies for calculating the contribution are set out in the Developer Contributions and Affordable Housing Supplementary Guidance.
- i** not adversely affect or be affected by farming or other rural business activities (subject to provision of a good residential environment may not apply to proposals for essential worker housing required for the management of land or other rural business);
- j** not take access through a farm court; (subject to provision of a good residential environment may not apply to proposals for essential worker housing required for the management of land or other rural business);
- k** not require an access road of an urban scale or character. The standard of an access required to serve a development will give an indication of the acceptability of the scale of the development in a rural location, e.g. where the roads standards require a fully adoptable standard of road construction with street lighting and is urban in appearance it is likely that the development proposals will be too large. The standard of the existing access should be taken into account when assessing a development proposal. Improvements should only be required where these would be necessary to provide ease of vehicular access to the existing and proposed development, or for road safety purposes; and

Glossary

Affordable housing

Housing of a reasonable quality that is affordable to people on modest incomes.

Brownfield site

Land which has previously been developed. The term may cover vacant or derelict land, land occupied by redundant or unused building and development land within the development boundary where further intensification of use is considered acceptable.

Building Group

A group of at least 3 closely related existing dwellings or buildings capable of conversion for residential use. The building group will require to have a sense of containment.

Contaminated Land:

Land should be considered as contaminated if the presence of substances in, on or under that land represents an unacceptable risk to human health or the wider environment. For planning purposes a site is contaminated where the presence or suspected presence of contaminants is an obstacle to development, regardless as to whether development is proposed. Further guidance is available in PAN 33: Development of Contaminated Land.

Countryside

The area outwith any defined development boundaries.

Contiguous

Sharing an edge or boundary, neighbouring or adjacent (sites outwith but contiguous* with a development boundary – ALDP Policy DS1).

Development Boundary

Provide a definition between built up areas and the open countryside and may include peripheral areas of open space important to the settlement's setting and character. Defined to protect the landscape setting of towns and villages and prevent the uncontrolled spread of development.

Essential worker

A full time worker (minimum 35 hour week) required by the operational needs of a farm or rural business to live in close proximity to their place of work for reasons of security or animal welfare or similar.

Flood risk

The combination of the probability of a flood and of the potential adverse consequences, associated with a flood, for human health, the environment, cultural heritage and economic activity.

Gap site

The space between the curtilages of two houses or between the curtilage of one house and a metalled road (i.e. a stone surface with a hard, crushed rock or stone surface as a minimum) or between the curtilage of one house and an existing substantial building such as a church, a shop or a community facility. The site should have established boundaries on three sides.

Greenfield site

These are sites which have never previously been developed, or that were derelict but have now been fully-restored and brought back into active or beneficial use for agriculture, forestry, environmental purposes or outdoor recreation.

Infrastructure

In broad terms, this covers the facilities that are required to allow development to take place. Typically, we mean to speak of roads, sewers, waste water treatment works, schools, open space, bus stations and bus stops, park and ride facilities, and/or waste management centres. Community infrastructure might also include libraries, community halls and even shops.

Prime quality agricultural land

This is agricultural land identified as being of Class 1, 2 or 3.1 in the land capability classification for agriculture as developed by the Macaulay Land Use Research Institute.

Public Interest

Development that 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.

Removing Dereliction

This involves the removal of existing buildings, which have been abandoned, are dilapidated and have a detrimental effect on visual amenity. They may appear unsuitable for re-use (i.e. for appropriate purposes), by dint of their physical condition and there ought to be no prospect of their re-use, for suitable alternative purposes.

Ribbon Development

A string of 3 or more houses along a metalled road – i.e. a road with a hard, crushed rock stone surface as a minimum.

Rural area

The area outwith the development boundaries of the seven towns in Angus.

Rural brownfield site

Brownfield sites are broadly defined as sites that have previously been developed. In rural areas this usually means sites that are occupied by redundant or unused buildings or where the land has been significantly degraded by a former activity.

Rural service centre

These are some of the largest villages in Angus, which have a range of important services and facilities (such as primary schools, doctors' surgeries, shops, public transport stops) and are capable of accommodating additional development over the Angus LDP period.

Rural Services

Services in the rural area that provide a valuable local community function such as local convenience shops, hotels, public houses, restaurants and petrol stations.

Rural Settlement Units (RSUs)

Geographical areas loosely based on primary school catchment areas.

Category 1 RSUs

These areas are generally non-remote areas with stable or increasing populations or where there are no services or facilities in need of support. In these areas new housing development outwith settlements should be restricted.

Category 2 RSUs

Primarily remote rural areas where limited new development outwith settlements may be appropriate in order to stem rural depopulation and / or support existing services.

Sense of containment

A sense of containment is contributed to by existing physical boundaries such as landform, buildings, roads, trees, watercourses, or long established means of enclosure such as stone walls. Fences will not normally be regarded as providing a suitable boundary for the purposes of this definition unless they can be demonstrated to define long established boundaries as evidenced by historic OS Maps. Any boundaries artificially created to provide a sense of containment will not be acceptable.

Significant Environmental Improvement

This could involve the removal of contaminants (e.g. asbestos, pesticides). Environmental improvement may also relate to the removal of structures (as opposed to buildings, which are covered by the definition of dereliction), areas of hard-standing and other permanent features that have a detrimental effect on visual amenity.

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