

Your Ref
Our Ref 14/00281/FULL

21 April 2014



Atmos Consulting Limited
Rosebery House
9 Haymarket Terrace
Edinburgh
EH12 5EZ

COMMUNITIES
Strategic Director:
Alan McKeown

Dear Sir/Madam

Town and Country Planning (Scotland) Act 1997 (As Amended)
Planning Application Reference : 14/00281/FULL

I acknowledge receipt of your application for planning permission received on **4 April 2014** and registered on **18 April 2014** for **Erection of wind turbine of 40 metres to hub height and 67 metres to blade tip and ancillary development at Field 200M North East Of Balnacake Farm Aldbar Brechin**. I acknowledge receipt of your planning fee of **£2545**.

In addition your application requires to be advertised. The Town and Country Planning (Charges for Publication of Notices) Regulations 2009 indicate that the Council is required to charge the cost of that advertisement to the applicant. The Council has determined that the cost of the advertisement is £100.

You should note that the Council is not permitted to determine the application until such time as payment is made. You can pay now but no later than 21 days after the application has been registered. The application will be dispatched for advertising on the day of registration.

If you require any assistance or information on the progress of your application, please contact **James Wright** on telephone number **01307 473244** approximately four weeks after the date of this letter. Your application will be assessed in relation to National and Council policies subject to any necessary consultations being carried out. Applications cannot be determined by the Authority until this process has been completed. Your application cannot be determined in less than 21 days of its registration in order to allow neighbours and other interested parties a period of time to comment. This time period may be extended in some cases e.g. if there is a requirement to advertise the application.

You may expect a determination on your application within two months of registration. The target date for this application is **17 June 2014**. It is intended that your application will be determined by delegated decision however in certain circumstances your application may require to be considered by the Development Standards Committee. If it does you will be advised of the date of the meeting at which it will be considered approximately one week in advance.

If you have not received formal notification of the decision on your application by **17 June 2014** and your application is to be determined by delegated decision, you may ask for the application to be reviewed by the Council's Local Review Body. The local review should be made in accordance with Section 43A of the above Act by notice sent within three months of the target date specified above. The target date cannot be extended. Further information on the relevant means of an appeal in respect of applications will be provided when the application is decided and can also be made available on request.

You can apply for a review on the basis of non-determination by downloading the forms from www.angus.gov.uk. Alternatively please telephone Committee Services on 01307 476265.

Before applying for a review on the basis of non-determination you are advised to contact the case officer to ensure that your application is of a category that can be considered by the Council's Local Review Body.

If calling or telephoning please ask for James Wright on 01307 473244 or e-mail WrightJ@angus.gov.uk

Yours faithfully,

A solid black rectangular box used to redact the signature of the sender.

Iain Mitchell
Service Manager
Planning

Nike Thompson

From: WrightJ <WrightJ@angus.gov.uk>
Sent: Monday, June 16, 2014 4:09 PM
To: Nike Thompson
Subject: RE: 14/00281/FULL - Application Enquiries

Dear Nike,

Thank you for your e-mail. I can confirm that I am still waiting on consultee comments.

I am happy to extend the timescale for determination. In the first instance could we agree approximately a 3 week extension until 09 July 2014 to allow for comments to be received and assessed?

Regards
James

From: Nike Thompson [REDACTED]
Sent: 16 June 2014 15:45
To: WrightJ
Subject: 14/00281/FULL - Application Enquiries
Importance: High

Dear James,

I note that the determination deadline for the proposed Single Wind Turbine application Northeast of Balnacake Farm in Brechin (Application ref 14/00281/FULL) is tomorrow.

I understand that no formal objections have been registered and we are waiting for final comments from the EHO and comments from the council Landscape Officer regarding the proposal.

Can you please advise on how long it is likely to take for us to get a decision on the planning application?

Given that we recently submitted our response to the EHO's initial comments would you require us to request for an extension to the determination deadline and if yes by how long?

I look forward to hearing from you at your earliest convenience.

Best Regards,
Nike

Nike Thompson BSc (Hons) MSc
Project Manager



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Nike Thompson

From: WrightJ <WrightJ@angus.gov.uk>
Sent: Thursday, September 18, 2014 9:35 AM
To: Nike Thompson
Subject: RE: Netherton and East Drums Cumulative ZTV

Dear Nike,

I refer to your e-mail below. Unfortunately I do not have access to the below link. Any information like this would either need to be e-mailed or if the information is likely to be too large for e-mail purposes this should be sent in on disk.

However all of the other information sent in has been reviewed along with the landscape officers comments. The landscape officers conclusions indicate the following.

'Due to the exposed location of the site and its close vicinity to the escarpment slope above the River South Esk Valley, both visual and Landscape effects of the development would be significant. The scale of the proposed development would have adverse effects on the landforms of the low Moorland Hills and their northern escarpment. Although large areas of the low Moorland Hills can accommodate large to medium-large turbines, the escarpment is one of the most sensitive areas within the LCA.

For views from within Strathmoor, from Brechin and views from within the Low Moorland Hills the turbine would create a dominant visual focus with strong skyline effects and no back-clothing. The turbine would adversely affect several scenic landscape views over the South Esk River Valley from within the less frequented area of the Low Moorland Hills, and also skyline views of the Moorland Hills from receptors at further distance such as Brechin, with a high number of residents that would be exposed to these views of the turbine.

The turbine would have a cumulative relationship with the turbine at East Drums if the latter was consented, however the adverse visual and landscape effects would mainly arise from the development proposed at Balnacake, regardless of cumulative effects. However if the proposed turbine at Balnacake was consented, the advantages of grouping visual and landscape effects where they are already established would increase the chances for the development proposed at East Drums Farm to be considered favourably in terms of Landscape and Visual Impact.'

I have reviewed all of the information, including additional information you have submitted previously. In this instance I consider that the proposal would have significant landscape impacts. As such it is considered that the proposal would be contrary to policy ER34 and ER35 of the Angus Local Plan review 2009 (ALPR).

Based on the above comments I consider that the above concerns mean that the application in my view would be contrary to policies in the development plan and as such I do not consider the current application can be supported. On this basis you may wish to consider withdrawing the application. Should you wish to withdraw the application I would be grateful if you could confirm by response within 7 days from the date of this e-mail. If the application is not withdrawn by this date we will proceed to determine the application as submitted.

I trust this clarifies our position. However please do not hesitate to contact me should you wish to discuss.

Regards
James

From: Nike Thompson [REDACTED]
Sent: 16 September 2014 15:53

To: WrightJ
Subject: Netherton and East Drums Cumulative ZTV

Dear James,

Thanks for your time on the phone yesterday. I am expecting your mail as discussed. You mentioned cumulative landscape impacts of the Netherton and East Drums site and we have prepared a figure which is in the link below which shows the cumulative ZTV for the two sites.

<https://www.hightail.com/download/ZUcxanZxZy9KV01YRHNUQw>

This figure confirms that the opportunity for significant cumulative effects are fairly limited between the two sites. It also shows that the Netherton Proposal does not have a more prominent ZTV over larger sensitive landscape areas (around the Montrose basin area) as its (Netherton proposal) sensitivities are in a separate direction to the north.

Please review this additional information provided.

I look forward to receiving your mail as discussed.

Best Regards,
Nike Thompson

Nike Thompson BSc (Hons) MSc
Project Manager



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Memorandum

Communities
(Roads)

TO: HEAD OF PLANNING & PLACE

FROM: HEAD OF TECHNICAL & PROPERTY SERVICES

YOUR REF:

OUR REF: GH/AG/SC TD1.3

DATE: 12 MAY 2014

SUBJECT: **PLANNING APPLICATION REF. NO. 14/00281/FULL – PROPOSED 67m WIND TURBINE AT NETHERTON FOR POLAR ENERGY (NETHERTON) LTD**

I refer to the above planning application.

The site is located on the Land to the south of the B9134 Forfar to Brechin Road on land at Netherton. Access is from the B9113 which is subject to the national speed limit.

An environmental appraisal has been submitted which suggests the route that the wind turbine is to travel from the Port of Dundee to the final site via A90(T), A932 and B9134.

I have considered the application in terms of the traffic likely to be generated by it, and its impact on the public road network. As a result, I do not object to the application but would recommend that any consent granted shall be subject to the following conditions:

- 1 That, prior to the commencement of development, visibility splays shall be provided at the junction of the proposed access with B9134 Forfar to Brechin Road giving a minimum sight distance of 214 metres in each direction, at a point 2.4 metres from the nearside channel line of B9134 Forfar to Brechin Road.
Reason: to ensure a safe and suitable access, in the interests of road safety.
- 2 That, within the above visibility splays nothing shall be erected, or planting permitted to grow to a height in excess of 1050mm above the adjacent road channel level.
Reason: to provide and maintain adequate sightlines, in the interests of road safety.

- 3 That, prior to the commissioning or use of the turbine, the verge crossing at the proposed access shall be improved to form a new bellmouth junction with kerbed radii of 6 metres and a minimum throat width of 5.5 metres. The verge crossing shall be constructed in accordance with the Angus Council Road Standards (Type C).
Reason: to provide a safe and satisfactory access in a timely manner.
- 4 That, prior to the commissioning or use of the turbine, the running surface of the existing access track shall be surfaced for 15 metres from its junction with the public road.
Reason: to provide a safe and satisfactory standard of access and adequate level of residential amenity.
-
- 5 That, the access shall be designed so as to prevent the discharge of surface water onto the public road.
Reason: in the interests of road safety.
- 6 That, prior to the commencement of development, a Construction Traffic Management and Routing Plan shall be submitted for the written approval of the Planning Authority. Thereafter, the development shall be undertaken in accordance with the approved details of the plan. The Construction Traffic Management and Routing Plan shall consider arrangements for the following:
- (i) agreement with the Roads Authority on the routing for abnormal loads;
 - (ii) the type and volume of vehicles to be utilised in the delivery to the site of construction materials and turbine components associated with the construction and erection of the wind turbines;
 - (iii) assessment of the suitability of the proposed routes, including bridge capacities, to accommodate the type and volume of traffic to be generated by the development. The assessment shall include details of swept path analyses and include DVD video route surveys;
 - (iv) any proposed accommodation works / mitigating measures affecting the public roads in order to allow for delivery loads including carriageway widening, junction alterations, associated drainage works, protection to public utilities, temporary or permanent traffic management signing, and temporary relocation or removal of other items of street furniture;
 - (v) the restriction of delivery traffic to agreed routes;
 - (vi) the timing of construction traffic to minimise impacts on local communities, particularly at school start and finish times, during refuse collection, at weekends and during community events;
 - (vii) a code of conduct for HGV drivers to allow for queuing traffic to pass;
 - (viii) liaison with the roads authority regarding winter maintenance;
 - (ix) contingency procedures, including names and telephone numbers of persons responsible, for dealing with vehicle breakdowns;

- (x) a dust and dirt management strategy, including sheeting and wheel cleaning prior to departure from the site;
- (xi) the location, design, erection and maintenance of warning/information signs for the duration of the works, at site accesses and crossovers on private haul roads or tracks used by construction traffic and pedestrians, cyclists or equestrians;
- (xii) contingencies for unobstructed access for emergency services;
- (xiii) co-ordination with other major commercial users of the public roads on the agreed routes in the vicinity of the site;
- (xiv) traffic management, in the vicinity of temporary construction compounds;
- (xv) the provision of data from traffic counters, installed at locations and at intervals to be agreed with the Roads Authority, at the applicant's expense;
- (xvi) arrangements for the monitoring, reviewing and reporting on the implementation of the approved plan; and
- (xvii) procedures for dealing with non-compliance with the approved plan.

Reason: in the interests of road safety and to ensure the free flow of traffic for the convenience of road users and to ensure that any works required to the local road network to facilitate the development are undertaken.

The application affects the A90(T) Dundee to Aberdeen trunk road and should be referred to Transport Scotland.

I trust the above comments are of assistance but should you have any further queries, please contact Adrian Gwynne on extension 3393.

p.p.



LeslielA

From: Windfarms [windfarms@atkinsglobal.com]

Sent: 22 April 2014 07:03

To: PLNProcessing

Subject: WF 27434 - 14/00281/FULL - 200M North East Of Balnacake Farm - NO 56161 57679

Dear Sirs,

I am responding to an email of 21-Apr-14, regarding the above named proposed development.

The above application has now been examined in relation to UHF Radio Scanning Telemetry communications used by our Client in that region and we are happy to inform you that we have

NO OBJECTION to your proposal.

Please note that this is not in relation to any Microwave Links operated by Scottish Water

Atkins Limited is responsible for providing Wind Farm/Turbine support services to the Telecommunications Association of the UK Water Industry (TAUWI).

Atkins Limited is responsible for providing Wind Farm/Turbine support services to the Telecommunications Association of the UK Water Industry. Web: www.tauwi.co.uk

Windfarm Support

ATKINS

The official engineering design services provider
for the London 2012 Olympic and Paralympic Games
Web: www.atkinsglobal.com/communications

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Consider the environment. Please don't print this e-mail unless you really need to.

22/04/2014

MooreDJ

From: Bruce.Mann@aberdeenshire.gov.uk
Sent: 23 April 2014 11:41
To: MooreDJ
Subject: Planning Application 14/00281/FULL - Archaeology Comments

Planning Application: 14/00281/FULL

Proposal: Erection of wind turbine of 40 metres to hub height and 67 metres to blade tip and ancillary development

Location: At Field 200M North East Of Balnacake Farm Planning Officer: David Moore

Thank you for consulting the Archaeology Service with regard to the above development proposal. Having taken into consideration the nature and location of the development I can confirm that, in this particular instance, no archaeological mitigation is required.

Should either yourself or the Applicant have any queries regarding the above then please do not hesitate to contact me.

Best wishes
Bruce

Bruce Mann MA MIFA FSA Scot
Archaeologist
Infrastructure Services
Aberdeenshire Council

Tel: 01224 664731 Internal 725 4731

Fax: 01224 664679

Web Site - www.aberdeenshire.gov.uk/archaeology

Archaeology Service for Aberdeenshire, Moray & Angus Councils

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www.aberdeenshire.gov.uk

CaneyV

From: MooreDJ
Sent: 13 May 2014 09:31
To: CaneyV
Subject: FW: E Consulataion

David Moore Clerical Officer Planning And Transport County Buildings Market Street Forfar DD8
3LG TEL 01307 473308 E Mail mooredj@angus.gov.uk

From: Windfarms [mailto:Windfarms.Windfarms@caa.co.uk]
Sent: 13 May 2014 09:28
To: MooreDJ
Cc: PLNProcessing
Subject: RE: E Consulataion

Dear Sir/Madam

Request for Comment under the Town and Country Planning Act 1990 and the Town and Country Planning (Scotland) Act 1997

There is currently a high demand for CAA comment on wind turbine applications which exceeds the capacity of the available resource to respond to requests within the timescales required by Local Planning Authorities. The CAA has no responsibilities for safeguarding sites other than its own property, and a consultation by a Council is taken as a request for clarification of procedural matters. Councils are reminded of their obligations to consult in accordance with ODPM/DfT Circular 1/2003 or Scottish Government Circular 2/2003, and in particular to consult with NATS and the Ministry of Defence as well as any aerodromes listed in Annex 3 of the above documents, taking note of appropriate guidance and policy documentation. Should the Council be minded to grant consent to an application despite an objection from one of the bodies listed in the circular, then the requisite notifications should be made.

Whilst the CAA recommends all aerodrome operators/license holders develop associated safeguarding maps and lodge such maps with local planning authorities, the CAA additionally encourages councils/planning authorities to undertake relevant consultation with known local aerodromes regardless of status or the existence of any aerodrome/council safeguarding agreement, including local emergency service Air Support Units (e.g. Police Helicopter or Air Ambulance).

There is an international civil aviation requirement for all structures of 300 feet (91.4 metres)* or more to be charted on aeronautical charts. However, on behalf of other non-regulatory aviation stakeholders, in the interest of Aviation Safety, the CAA requests that any feature/structure 70 feet in height, or greater, above ground level is notified to the Defence Geographic Centre ICGDGC-ProdAISAFDb@mod.uk, including the location(s), height(s)* and lighting status of the feature/structure, the estimated and actual dates of construction and the maximum height of any construction equipment to be used, at least 6 weeks prior to the start of construction, to allow for the appropriate notification to the relevant aviation communities.

Any structure of 150 metres* or more must be lit in accordance with the Air Navigation Order and should be appropriately marked. Although if an aviation stakeholder (including the MOD) made a request for lighting it is highly likely that the CAA would support such a request, particularly if the request falls under Section 47 of the Aviation Act.

Cumulative effects of turbines may lead to unacceptable impacts in certain geographic areas.

The Ministry of Defence will advise on all matters affecting military aviation.

Should the Council still have a specific query about a particular aspect of this application the CAA will help in the clarification of aviation matters and regulatory requirements. Site operators remain

13/05/2014

responsible for providing expert testimony as to any impact on their operations and the lack of a statement of objection or support from the CAA should not be taken to mean that there are no aviation issues, or that a comment from an operator lacks weight.

Guidance relating to the impact of wind turbines upon aviation can be found at <http://www.caa.co.uk/docs/33/Cap764.pdf>. More generic comment relating to the CAA involvement in the planning process is described at http://www.caa.co.uk/docs/33/DAP_GuidanceOnCAAPanningConsultationRequirements.pdf.

Yours Faithfully
Kelly Lightowler
K LIGHTOWLER
Squadron Leader (RAF)
Surveillance and Spectrum Management
Directorate of Airspace Policy
Civil Aviation Authority
45-59 Kingsway London WC2B 6TE
Tel: 020 7453 6534 Fax: 020 7453 6565
windfarms@caa.co.uk

*The effective height of a wind turbine is the maximum height to blade tip.

From: MooreDJ [mailto:MooreDJ@angus.gov.uk]
Sent: 21 April 2014 11:41
To: NATSsafeguarding@nats.co.uk; Safeguarding@hial.co.uk; TAYSIDE_GRAMPIAN@SNH.GOV.UK;
Windfarms; esro@rspb.org.uk; Spectrum.LicensingEnquiries@ofcom.org.uk; windfarms@atkinsglobal.com;
windfarms@jrc.co.uk; archaeology@aberdeenshire.gov.uk; hs.heritagemanagement@scotland.gsi.gov.uk
Subject: E Consulataion

14/00281/FULL
Erection of wind turbine of 40 metres to hub height and 67 metres to blade tip and ancillary development
At Field 200M North East Of Balnacake Farm
Aldbar
Breachin

David Moore Clerical Officer Planning And Transport County Buildings Market Street Forfar DD8 3LG
TEL 01307 473308 E Mail mooredj@angus.gov.uk

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Thank you.

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LeslieA

From: Anne Phillips [APhillips@hial.co.uk]
Sent: 22 April 2014 10:50
To: PLNProcessing
Subject: Plan App 14/00281/FULL - Erect Single Wind Turbine NE of Balnacake Farm Aldbar Brechin
Your Ref: 14/00281/FULL

Dear Sir/Madam,

PROPOSAL: Erect Single Wind Turbine (max height 67m to blade tip)
LOCATION: 200m NE of Balnacake Farm Aldbar Brechin

With reference to the above proposed development, it is confirmed that our calculations show that, at the given position and height, this development would not infringe the safeguarding surfaces for Dundee Airport.

Therefore, Dundee Airport Limited has no objections to the proposal.

Anne Phillips
Operations Manager
on behalf of Dundee Airport Limited
c/o Highlands and Islands Airports Limited
Head Office, Inverness Airport, Inverness IV2 7JB
☎ 01667 464244 (DIRECT DIAL)
✉ safeguarding@hial.co.uk 🌐 www.hial.co.uk

22/04/2014



HISTORIC SCOTLAND
ALBA AOSMHOR

Sent by e-mail: PLNProcessing@angus.gov.uk

Planning & Transport Division
Angus Council
County Buildings
Market Street
FORFAR
DD8 3LG

Longmore House
Salisbury Place
Edinburgh
EH9 1SH

Direct Line: 0131 668 8688
Switchboard: 0131 668 8600
Victoria.Clements@scotland.gsi.gov.uk

Our ref: AMH/6358/10
Our Case ID: 201400422
Your ref: 14/00281/FULL

30 April 2014

Dear Sirs

Town And Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Erection of wind turbine (40m to hub height and 67m to blade tip) and ancillary development, Field 200m North East of Balnacake Farm, Aldbar, Brechin Broomknowe, enclosure 200m W of

Thank you for your consultation dated 22 April which we received on the same date.

We have considered your consultation and have no comments to make on the proposals. We confirm that your Council should proceed to determine the application without further reference to us.

Yours faithfully

VICTORIA CLEMENTS
Heritage Management Officer East



INVESTOR IN PEOPLE



LEGACY 2014
BY COMMUNITARIANISM
TOGETHER

www.historic-scotland.gov.uk

MooreDJ

From: Windfarms Team [windfarms@jrc.co.uk]
Sent: 25 April 2014 16:13
To: MooreDJ
Subject: Planning Ref: 14/00281/FULL – Balnacake Farm, Aldbar, Brechin – Proposed Wind Turbine

Dear Sir/Madam,

Planning Ref: 14/00281/FULL

Name/Location: Balnacake Farm

Turbine at NGR/IGR: 356161 757678

Hub Height: 40m Rotor Radius: 27m

(defaults used if not specified on application)

Cleared with respect to radio link infrastructure operated by:-

Local Electricity Utility and Scotia Gas Networks

JRC analyses proposals for wind farms etc. on behalf of the UK Fuel & Power Industry and the Water Industry in north-west England. This is to assess their potential to interfere with radio systems operated by utility companies in support of their regulatory operational requirements.

In the case of this proposed wind energy development, JRC does not foresee any potential problems based on known interference scenarios and the data you have provided. However, if any details of the wind farm change, particularly the disposition or scale of any turbine(s), it will be necessary to re-evaluate the proposal.

In making this judgement, JRC has used its best endeavours with the available data, although we recognise that there may be effects which are as yet unknown or inadequately predicted. JRC cannot therefore be held liable if subsequently problems arise that we have not predicted.

It should be noted that this clearance pertains only to the date of its issue. As the use of the spectrum is dynamic, the use of the band is changing on an ongoing basis and consequently, developers are advised to seek re-coordination prior to considering any design changes.

Regards

Keith Brogden

Wind Farm Team

The Joint Radio Company Limited
Dean Bradley House,
52 Horseferry Road,
LONDON SW1P 2AF
United Kingdom

DDI: +44 20 7706 5197

TEL: +44 20 7706 5199

Skype: keithb_jrc

<windfarms@jrc.co.uk>

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<<http://www.jrc.co.uk/about>>



**Defence
Infrastructure
Organisation**

Mr Michael Billings
Safeguarding Assistant
Ministry of Defence
Safeguarding – Wind Energy
Kingston Road
Sutton Coldfield
West Midlands B75 7RL
United Kingdom

Your Reference: 14/00281/FULL

Telephone [MOD]: +44 (0)121 3112025

Facsimile [MOD]: +44 (0)121 3112218

Our Reference: DIO/SUT/43/10/1/20497

E-mail: DIOODC-IPSSG2a1a@mod.uk

Mr James Wright
Angus Council
DD8 3LG

07 May 2014

Dear Mr Wright

Please quote in any correspondence: 20497

Site Name: 200m North East of Balnacake Farm

Proposal: Erection of Wind Turbine

Planning Application Number: 14/00281/FULL

Site Address: Aldbar, Brechin

Thank you for consulting the Ministry of Defence (MOD) on the above Planning Application in your communication dated 21 April 2014.

I am writing to tell you that the MOD has no objection to the proposal.

The application is for 1 turbine at 67 metres to blade tip. This has been assessed using the grid references below as submitted in the planning application or in the developers' your pro-forma.

| Turbine | 100km Square Letter | Easting | Northing |
|---------|---------------------|---------|----------|
| 1 | NO | 56161 | 57678 |

In the interests of air safety, the MOD requests that all turbines are fitted with 25 candela omni-directional red lighting or infrared aviation lighting with an optimised flash pattern of 60 flashes per minute of 200ms to 500ms duration at the highest practicable point.

The principal safeguarding concern of the MOD with respect to the development of wind turbines relates to their potential to create a physical obstruction to air traffic movements and cause interference to Air Traffic Control and Air Defence radar installations.

Defence Infrastructure Organisation Safeguarding wishes to be consulted and notified of the progression of planning applications and submissions relating to this proposal to verify that it will not adversely affect defence interests.

If planning permission is granted we would like to be advised of the following;

- the date construction starts and ends;
- the maximum height of construction equipment;
- the latitude and longitude of every turbine.

This information is vital as it will be plotted on flying charts to make sure that military aircraft avoid this area.

If the application is altered in any way we must be consulted again as even the slightest change could unacceptably affect us.

I hope this adequately explains our position on the matter. If you require further information or would like to discuss this matter further please do not hesitate to contact me.

Further information about the effects of wind turbines on MOD interests can be obtained from the following websites:

MOD: <http://www.mod.uk/DefenceInternet/MicroSite/DIO/WhatWeDo/Operations/ModSafeguarding.htm>

Yours sincerely

Michael Billings
Safeguarding Assistant – Wind Energy
Defence Infrastructure Organisation

SAFEGUARDING SOLUTIONS TO DEFENCE NEEDS

LeslielA

From: ALLEN, Sarah J [Sarah.ALLEN@nats.co.uk] on behalf of NATS Safeguarding [NATSSafeguarding@nats.co.uk]

Sent: 22 April 2014 09:33

To: PLNProcessing

Subject: Your Ref: 14/00281/FULL (Our Ref: W(F)15691)

The proposed development has been examined from a technical safeguarding aspect and does not conflict with our safeguarding criteria. Accordingly, NATS (En Route) Public Limited Company ("NERL") has no safeguarding objection to the proposal.

However, please be aware that this response applies specifically to the above consultation and only reflects the position of NERL (that is responsible for the management of en route air traffic) based on the information supplied at the time of this application. This letter does not provide any indication of the position of any other party, whether they be an airport, airspace user or otherwise. It remains your responsibility to ensure that all the appropriate consultees are properly consulted.

If any changes are proposed to the information supplied to NERL in regard to this application which become the basis of a revised, amended or further application for approval, then as a statutory consultee NERL requires that it be further consulted on any such changes prior to any planning permission or any consent being granted.

Yours faithfully,

Sarah Allen
Technical Administrator
On behalf of NERL Safeguarding Office

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22/04/2014

MooreDJ

From: MooreDJ
Sent: 25 April 2014 09:27
To: MooreDJ
Subject: 14/00281/FULL

David Moore Clerical Officer Planning And Transport County Buildings Market Street Forfar DD8
3LG TEL 01307 473308 E Mail mooredj@angus.gov.uk

From: TG_ADMIN [mailto:TG_ADMIN@snh.gov.uk]
Sent: 22 April 2014 07:32
To: MooreDJ
Cc: TAYSIDE_GRAMPPIAN
Subject: Erection of wind turbine of 40 metres to hub height and 67 metres to blade tip and ancillary development - At Field 200M North East Of Balnacake Farm – Aldbar – Brechin - 14/00281/FULL - below service statement response - 21 April 2014

Dear David,

Erection of wind turbine of 40 metres to hub height and 67 metres to blade tip and ancillary development - At Field 200M North East Of Balnacake Farm – Aldbar – Brechin - 14/00281/FULL – 21 April 2014

We do not intend to offer formal comment on this proposal as it falls below our threshold for consultation as outlined in our Service Statement for Planning and Development - <http://www.snh.gov.uk/docs/A495949.pdf>

Advice on small scale renewable energy proposals such as this can be at <http://www.snh.gov.uk/docs/A669283.pdf>

Kind regards,

Rebecca Anderson
Scottish Natural Heritage
Tayside & Grampian Area
Inverdee House
Baxter Street
Aberdeen
AB11 9QA

Sent on behalf of:

Isla Martin
Area Officer

From: MooreDJ [mailto:MooreDJ@angus.gov.uk]
Sent: 21 April 2014 11:41

25/04/2014

To: NATSSafeguarding@nats.co.uk; Safeguarding@hial.co.uk; TAYSIDE_GRAMPIAN; windfarms@caa.co.uk; esro@rspb.org.uk; Spectrum.LicensingEnquiries@ofcom.org.uk; windfarms@atkinsglobal.com; windfarms@irc.co.uk; archaeology@aberdeenshire.gov.uk; hs.heritagemanagement@scotland.gsi.gov.uk
Subject: E Consulataion

14/00281/FULL

Erection of wind turbine of 40 metres to hub height and 67 metres to blade tip and ancillary development
At Field 200M North East Of Balnacake Farm
Aldbar
Brechin

David Moore Clerical Officer Planning And Transport County Buildings Market Street Forfar DD8 3LG
TEL 01307 473308 E Mail mooredj@angus.gov.uk

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25/04/2014

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ainmichte a-mhàin. Mas e gun d' fhuair sibh am post-dealain seo le mearachd, cuiribh fios dhan

manaidsear-siostaim no neach-sgrìobhaidh.

Thoiribh an aire airson adhbharan gnothaich, 's dòcha gun tèid sùil a chumail air puist-dealain a' tighinn

a-steach agus a' dol a-mach bho SNH.

18th August 2014

14/00281/FULL Erection of a Single Wind Turbine North East Of Balnacake Farm, Aldbar, Brechin
Comments of the Planning Adviser (Landscape) on the Landscape and Visual Impacts of the Erection of a single 500kW Wind Turbine of 67m height to Blade tip, 54m Rotor Diameter and 40m Hub-height on a field 200m north-east of Balnacake Farm, Aldbar, Brechin

Landscape Impacts

The proposed turbine site is located within the LCA of Low Moorland Hills but near the intersection of Low Moorland Hill and Broad Valley Lowlands, northern part of Montreathmont Moor.

The Implementation Guide provides interpretation of the level of turbine development that a LCT is capable of absorbing. As an acceptable level of change of landscape character the future Wind Energy Landscape Type for this area has been defined as Landscape with Occasional Windfarms, with a capacity for turbines of up to 80m tip height.

The LCA is characterised by gently undulating farmland of a medium scale which is gently sloping towards the north-east and the Lowland Basin LCA. The north western edge is marked by a steep escarpment towards the valley of the South-Esk River. The large mature lowland forest of Montreathmont, which is dominated by coniferous planting, is a characteristic element of the northern part of the LCA whereas the southern part is characterised by the Forfar hills and their Hill forts.

The proposal is close to the landscape between Mains of Melgund and Mains of Aldbar, which is characterised by undulating fields, hedgerows, clumps of field trees and small patches of deciduous woodland along the two small watercourses which feed into the South Esk River. Around the proposed site the landscape feels open and exposed, with distant views opening over the Broadvalley Lowland to the north-west.

The proposal is located at the summit of a small hill which forms part of the steep escarpment between the Low Moorland hills and the South Esk River valley. The 67m tip-height turbine would be located in an exposed location above the River South Esk valley and the Broad valley Lowlands. The South Esk River Valley, which is bordering the area of the site and where the turbine would be clearly visible, is generally considered an area with no capacity for turbines of this size.

Although the northern part LCA of Low Moorland Hills is generally considered to have the capacity to accommodate medium-large and large turbines, the escarpment towards the South Esk River valley is not considered to have a capacity for turbines of this size. The location of larger turbines (such as medium-large to large) close to the escarpment over the river South Esk valley would risk dominating this small scale landform and the skyline of the Low Moorland Hills.

Visual Impacts

The site is located on a hill which forms the edge of the escarpment towards the Broad Valley Lowlands. Within the Low Moorland Hills LCA the main visual receptors at closer vicinity of this turbine would be minor roads, single properties and at further distance the viewpoint of Turin Hill. Generally the area is a less frequented area. Within the Broadvalley Lowlands there are more frequented roads such as the Forfar Brechin B9134 road and the A90 which would be affected by views of the turbine. There is also a higher concentration of properties which would be visual receptors, such as small settlements within the South Esk Valley and the town of Brechin.

Views from within the Low Moorland Hills are varied between the more contained and the more exposed areas within the undulating topography, with an increasing number of distant landscape

views opening towards the north-west over the Strathmoor Lowlands, the nearer the north-western edge of the LCA. The distant views over the Broad valley Lowlands would experience the addition of a prominent turbine in the foreground. This would affect scenic views from stretches minor roads to the south-east (represented in VP1) and south west of the site which are not highly frequented and a core-path along Burghill wood (represented in VP2).

From within the Broadvalley Lowlands the turbine would be seen prominently against the sky on the horizon, the visual effects in most places would be comparable to those represented in VP3 but without the screening of the woodland. From the outer edge of Brechin the turbine would be prominent on the southern skyline with scale effects on the silhouettes of the Low Moorland Hills, including Turin Hill (as represented in VP4).

Properties in the close vicinity would be Balnacake at 430m to the south-west, Broomknowe at 550m, a distance of 8-times-turbine height to the north-east, Wandershiell at 560m, a distance of 8 times turbine height to the south, Walkend Cottage at 730m, a distance of more than 10 times turbine height to the east, and House View House, at 820m, a distance of 12 times turbine height to the south.

The property of Wandershiell faces over the valley to the south, away from the turbine and has a large amount of mature trees enclosing the property, with a large barn facing the turbine on the hill behind the property. Due to the size of the development it is expected to have some significant visual impact on the surroundings of the property, however the property seems very sheltered and screened in the direction of the turbine and no scenic distant views of interested would be obstructed by the turbine.

The property of House View at 820m distance faces south, however the gardens and rear windows would be likely to experience views of the turbine of possibly moderate to significant visual impact. The property is at 12 times turbine-height distance, there could be some visual impact on the amenity of the property, however the turbine would unlikely be a dominant focal point in the foreground or obstruct any views from the property.

The property of Broomknowe would possibly experience views of a large rotor from the rear of their property and some outdoor amenity spaces as the turbine would be placed on the hill behind the property, at an oblique angle. The turbine would possibly appear overwhelming in size similar to the illustration of VP9. However, scenic distant views face in the other direction over Strathmoor.

The turbine is likely to be visible in the area around Melgund Castle, where there are scenic landscape views over the Broad valley Lowlands. The turbine would also be likely to be visible from the settlement of Aberlemno and the Crosston standing Stones behind the screening of trees, however, from these locations the views of the most scenic quality face in the direction of the Strathmoor valley.

The proposed site is a widely visible and exposed location, the turbine would be seen against the skyline without back clothing from most viewpoints and be visually prominent in the surrounding area. In particular the views of the Low Moorland Hills skyline from within the Broadvalley Lowland would suffer skyline effects and the turbine would be a dominant visual focus on this landform. Within the Low Moorland Hills area, the exposed undulating landscape with glimpses of the distant valley have a scenic quality which would experience negative visual impact by the addition of a dominant focal point in the foreground.

Cumulative Landscape Impact

The Implementation Guide provides interpretation of the level of turbine development that a LCT is capable of absorbing. As an acceptable level of change of landscape character the future Wind Energy Landscape Type for this area has been defined as Landscape with Occasional Windfarms, with a capacity for turbines of up to 80m tip height.

The area is considered to have a low remaining capacity for medium-large turbines and a remaining medium capacity for medium sized and small turbines. Medium-large turbines should ideally be spaced between 5 and 10km and not exceed group numbers of 3 turbines, medium turbines should ideally be spaced at 3-6km.

At the present there is little wind energy development in the area, within the range of 5km there is one operational small-medium sized turbine of 20m tip-height at 3.1km at Melgund Muir. There are two pending applications for turbine developments within the range of 5km, one medium-large sized turbine of 67m tip-height at 3.9km to the east at East Drums Brechin and one medium-sized turbine of 45.9m tip-height at Bellahill Melgund at 4.1km to the south-west.

Relevantly sized turbines within the range of 7km are the medium-large sized 77m tip-height turbine at 5.5km to the south at Pickerton Guthrie, the medium-large sized 77m tip-height turbine at 6km to the north-west at Dunswood Menmuir Brechin.

Significant cumulative landscape impact arising from the proposed scheme in combination with any of the approved schemes would be unlikely.

If the proposed development for a medium-large sized turbine at East Drums Brechin at 3.9km distance to the east of the application site was to be approved, the turbines could be treated as a loose grouping, due to their similar location, turbine type and height and the fact that the two turbines would be seen in combination from most viewpoints at further distance. However spacing distances should ideally be smaller than the 3.9km to efficiently group landscape and visual impacts between two turbines of this size.

The two turbines would be placed at the same altitude (around 110m) and they would be of the same tip-height and a similar make. If both turbines were to be approved, the similarity of the two models should to be confirmed, as negative cumulative landscape impacts would arise from placing turbine types of varied appearance in a grouping.

Cumulative Visual Impact

If the medium-large turbine at East Drums Brechin was to be approved, the turbines would be seen in combination from most viewpoints around Brechin, within the Lowland Basin LCA to the east, the Broadvalley Lowlands LCA to the north and from viewpoints within the Low Moorland Hills LCA.

Due to a similar situation on the northern edge of the escarpment towards the River South Esk Valley and both of the sites' proximity to the Lowland Basin LCA, the turbines would appear next to each other when seen from most viewpoints within the Broadvalley Lowlands and the Lowland Basin LCA. The distance between the two sites should ideally be reduced to minimise the horizontal spread of the cumulative visual impacts. However, the proposed development would have significant landscape and visual impact, not only when seen in combination but also seen in isolation.

The turbine would likely be visible on the horizon within the view shed of the Lowland Basin LCA and add to the general accumulation of turbines seen around the horizon line in the distance within this area where views are extensive. However, significant cumulative visual impact arising from the proposed development in conjunction with other approved turbine developments would be unlikely.

Conclusion

Due to the exposed location of the site and its close vicinity to the escarpment slope above the River South Esk Valley, both visual and Landscape effects of the development would be significant. The scale of the proposed development would have adverse effects on the landforms of the low Moorland Hills and their northern escarpment. Although large areas of the low Moorland Hills can accommodate large to medium-large turbines, the escarpment is one of the most sensitive areas within the LCA.

For views from within Strathmoor, from Brechin and views from within the Low Moorland Hills the turbine would create a dominant visual focus with strong skyline effects and no back-clothing. The turbine would adversely affect several scenic landscape views over the South Esk River Valley from within the less frequented area of the Low Moorland Hills, and also skyline views of the Moorland Hills from receptors at further distance such as Brechin, with a high number of residents that would be exposed to these views of the turbine.

The turbine would have a cumulative relationship with the turbine at East Drums if the latter was consented, however the adverse visual and landscape effects would mainly arise from the development proposed at Balnacake, regardless of cumulative effects. However if the proposed turbine at Balnacake was consented, the advantages of grouping visual and landscape effects where they are already established would increase the chances for the development proposed at East Drums Farm to be considered favourably in terms of Landscape and Visual Impact.

Nike Thompson

From: WrightJ <WrightJ@angus.gov.uk>
Sent: Monday, June 02, 2014 9:25 AM
To: Nike Thompson
Subject: FW: 14/00281/FULL - Erection of Single Wind Turbine, Field 200m North East of Balnacake Farm, Aldbar, Brechin

Dear Ms Thompson,

I refer the e-mail below from Environmental Health.

Environmental Health have asked for various additional information to allow a full assessment of the proposal. If possible could you provide this information within 7 days from the date of this e-mail.

Regards
James

From: AkroydL
Sent: 23 May 2014 09:49
To: WrightJ
Cc: ThomsonSD
Subject: 14/00281/FULL - Erection of Single Wind Turbine, Field 200m North East of Balnacake Farm, Aldbar, Brechin

James,

14/00281/FULL
Erection of Single Wind Turbine
Field 200m North East of Balnacake Farm, Aldbar, Brechin

I refer to the above application and can advise that I have seen the submitted information and have visited the site and have the following comments to a make;

Shadow Flicker

The submitted report states that one property known as Balnacake will be within 10 rotor diameters of the proposed turbine. A shadow flicker assessment has therefore been undertaken to assess the likely impact. The report states that flicker effects have been proven to occur only within ten rotor diameters of a turbine. This statement is a little misleading and I am not aware any research this proves this theory. It is my understanding that the 10 rotor diameter criteria should be used as a general rule only. Scottish Guidance for shadow flicker is available within PAN 45 Paragraph 64 which states that:

"If [shadow flicker] occurs only within buildings where the flicker appears through a narrow window opening. The seasonal duration of this effect can be calculated from the geometry of the machine and the latitude of the potential site. Where this could be a problem, developers should provide calculations to quantify the effect. In most cases however, where separation is provided between wind turbines and nearby dwellings (as a general rule 10 rotor diameters), "shadow flicker" should not be a problem."

The shadow flicker assessment undertaken has predicted that under worst case conditions the maximum duration the property at Balnacake could be affected by shadow flicker will be 26 minutes per day and no more than 14 hours per year. I would advise that while Balnacake is the

closest property to the turbine there is potential for other properties outwith the 10 rotor diameter to be affected by shadow flicker based on the location of surrounding properties and I would therefore advise that all properties within a 1 km radius need to be included in the shadow flicker assessment.

Noise

The noise prediction calculations have been based on manufacturer's noise data dated the 7 December 2011, which state that they are warranted by the manufacturer and quote a sound power level of 100.5 at 10m/s which includes uncertainty but give no other details. This report also states that third octave sound power levels are available on request, however I note in the report produced by Atmos that the octave band data for the EWT DW54-500kW turbine is not warranted, but has been standardised to the warranted broadband SWL supplied by the manufacturer.

I am aware of two other manufacturer's noise data reports for this turbine both of which quote higher sound power levels and include octave band data, the most recent being dated 9 May 2012. This report does not state that the data is warranted but that measurements were done in accordance with IEC 64100-11 and include octave band data, tonality assessment and provide details of measurement uncertainty. Based on the guidance issued by the IOA May 2013 and data available for this turbine I would advise that noise prediction calculations should be based on the latest report dated 9 May 2012 and include measurement uncertainty (1.645σ). I would therefore request that revised calculations are submitted.

The noise prediction calculations have been produced using the CadnaA noise software. Where any type of noise calculator is used a detailed explanation of the formulae applied and data inputted should be provided to demonstrate that the calculations follow guidance issued in the IOA - A Good Practice Guide to the Application of ETSU-R-97 for the Assessment and Rating of Wind Turbine Noise (May 2013). I would therefore request that screen shots of the noise model be submitted to clearly show the data inputted and to demonstrate how the noise prediction calculations have been derived.

Once the above information has been submitted, I will be able to comment further.

Regards

**Louise Akroyd | Environmental Health Officer | Angus Council | Communities | Regulatory
Protective & Prevention Services | County Buildings, Market Street, Forfar, DD8 3WE, Tel: (01307)
473382**

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LeslieA

From: Lennon, Jenny [Jenny.Lennon@rspb.org.uk]
Sent: 05 May 2014 14:28
To: PLNProcessing
Subject: Balnacake Farm Aldbar Brechin 14/00281/FULL
FAO James Wright

Thankyou for consulting RSPB Scotland on this application. We have no specific comments on this proposal in isolation but would like to highlight the issue of cumulative impact on birds. Currently there are several proposals for wind turbines in this general area, within 20km of Montrose Basin, in addition to the already operational turbines in the wider landscape. Therefore, we would suggest that post-construction monitoring linked to some form of cumulative impact assessment should be carried out to assist our understanding of the potential issues connected to an increased number of turbines on birds. This in turn would better inform our responses to such proposals. SNH have produced guidance on assessing the cumulative impact on birds, which can be found at:

<http://www.snh.gov.uk/docs/A675503.pdf>

Regards

Jenny Lennon

Conservation Officer
RSPB Scotland

RSPB Scotland is part of the RSPB which speaks out for birds and wildlife, tackling the problems that threaten our environment. Nature is amazing - help us keep it that way.

The Royal Society for the Protection of Birds (RSPB) is a registered charity: England and Wales no. 207076, Scotland no. SC037654.

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07/05/2014

MooreDJ

From: Spectrum Licensing [Spectrum.Licensing@ofcom.org.uk]
Sent: 03 May 2014 15:26
To: MooreDJ
Cc: 'windfarms@jrc.co.uk'; 'windfarms@atkinsglobal.com'
Subject: RE: E Consulataion

Search Radius 0m at Centre NGR NO5616157679. Search includes

| Links | Company |
|--------------|--|
| 0938367/1 | Mobile Broadband Network Limited as Agent of Everything Everywhere and Hutch |

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Our response to your co-ordination request is only in respect of microwave fixed links managed and assigned by Ofcom within the bands and frequency ranges specified in the table below. The analysis identifies all fixed links with either one link leg in the coordination range or those which intercept with the coordination range. The coordination range is a circle centred on your provided national grid reference. We add an additional 500 metres to the coordination range that you request. Therefore if you have specified 500 metres the coordination range will be 1km.

If you should need further information regarding link deployments and their operation then you will need to contact the fixed link operator(s) identified in the table above directly.

Additional coordination is also necessary with the band managers for the water, electricity and utilities industries which operate in the frequency ranges 457-458 MHz paired with 463-464 MHz band. You should contact both the following:

- Atkins Ltd at windfarms@atkinsglobal.com.
- Joint Radio Company (JRC) at windfarms@jrc.co.uk. Additionally, you can call the JRC Wind Farm Team on 020 7706 5197.

For self coordinated links operating in the 64-66GHz, 71-76GHz and 81-86GHz bands a list of current links can be found at: <http://www.ofcom.org.uk/radiocomms/ifi/licensing/classes/fixed/>

Regarding assessment with respect to TV reception, the BBC has an online tool available on their website: http://www.bbc.co.uk/reception/info/windfarm_tool.shtml . Ofcom do not forward enquiries to the BBC.

Please note other organisations may require coordination with regard to your request. More information regarding windfarm planning is available on the British Wind Energy Association website www.bwea.com .

Table of assessed fixed links bands and frequency ranges

| Band (GHz) | Frequency Range (MHz) |
|-------------------|--|
| 1.4/1.5 | 1350 -1375 1450 -1452 1492 -1530 |
| 1.6 | 1672 – 1690 |
| 1.7 | 1764 – 1900 |
| 2 | 1900 – 2690 |
| 4 | 3600 – 4200 |
| 6 | 5925 – 7110 |
| 7.5 | 7425 – 7900 |

06/05/2014

| | |
|----|---------------|
| 11 | 10700 – 11700 |
| 13 | 12750 – 13250 |
| 14 | 14250 – 14620 |
| 15 | 14650 – 15350 |
| 18 | 17300 – 19700 |
| 22 | 22000 – 23600 |
| 25 | 24500 – 26500 |
| 28 | 27500 – 29500 |
| 38 | 37000 – 39500 |
| 50 | 49200 – 50200 |
| 55 | 55780 – 57000 |

Regards

Duty Engineering Officer
Spectrum Management Centre
Spectrum Operations
Email: deo@ofcom.org.uk

:: Ofcom
Radio Monitoring Station
Royston Road
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Hertfordshire
SG7 6SH
www.ofcom.org.uk

From: MooreDJ [mailto:MooreDJ@angus.gov.uk]
Sent: 21 April 2014 11:41
To: NATSsafeguarding@nats.co.uk; Safeguarding@hial.co.uk; TAYSIDE_GRAMPIAN@SNH.GOV.UK;
windfarms@caa.co.uk; esro@rspb.org.uk; Spectrum Licensing; windfarms@atkinsglobal.com;
windfarms@jrc.co.uk; archaeology@aberdeenshire.gov.uk; hs.heritagemanagement@scotland.gsi.gov.uk
Subject: E Consulatalon

14/00281/FULL

Erection of wind turbine of 40 metres to hub height and 67 metres to blade tip and ancillary development
At Field 200M North East Of Balnacake Farm
Aldbar
Brechin

David Moore Clerical Officer Planning And Transport County Buildings Market Street Forfar DD8 3LG
TEL 01307 473308 E Mail mooredj@angus.gov.uk

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06/05/2014

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20th August 2014

Planning Adviser (Landscape)
Angus Council
County Buildings
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Forfar
DD8 3WE

Rosebery House
9 Haymarket Terrace
Edinburgh
EH12 5EZ

T: 0131 346 9100
F: 0131 346 9101
www.atmosconsulting.com

Your reference: 14/00281/FULL
Our reference: 4611

FAO: James Wright

Dear James

Re: 14/00281/FULL Erection of a single wind turbine, field 200m North East of Balnacake Farm, Aldbar, Brechin.

This letter provides our response to the comments made by the Planning Adviser (Landscape) on the Landscape and Visual Impacts of the above named development (planning application reference 14/00281/FULL) dated 18th August 2014.

Our response to Angus Council Landscape Officers' Comments

Landscape Impacts and Capacity

For the Montreatment Moor section of Low Moorland Hills LCA (Area 12ii), the current guidance in the Strategic Landscape Capacity Assessment for Wind Energy in Angus (SLCA) notes that "turbines can be located in most parts of this undulating landscape; the farmland area or the forest, with key determining issues being the need to avoid domination of the landscape character and of views from residential properties".

While the turbine is close to the escarpment slopes it has been sensitively scaled and positioned to sit where the escarpment terrain flattens out across the more level Montreatment Moor sub area of the Low Moorland Hills LCA. As a result the turbine would be set back from the main escarpment and the opportunity for clear or notable visibility would be restricted at most points directly to the north. At these points the turbine would be observed at varying points behind the escarpment slopes and extensive pattern of forestry plantation woodland. This has helped to positively screen most sections of the turbine from the key sensitive sections of the landscape within the South Esk valley directly to the north such that the turbine would not dominate or significantly impose upon the landscape character at these nearest points.

It should be noted that the landscape is defined as medium to large scale in the SLCA (not medium as asserted by the CLO). This includes the farming and forestry landscape areas of the Montreatment Moor sub area. It is also defined at this point by "simple undulating landform with no distinctive hills" (SLCA- Table6.1f).

The turbine would, therefore, lie at a separate point away from more distinctive and prominent landform features along the northern boundary of the Low Moorland Hills LCA where it adjoins the Strathmore valley. These are found more clearly at further points

to the west, within the separate Forfar Hills (12i) sub area of the Low Moorland Hills LCA. This is noted in the SLCA which states that this separate section of the LCA (Forfar Hills 12i) “has higher visual sensitivity and complex, modest scale landforms compared with the sub-area further to the east.

At this point within the Low Moorland Hills LCA the turbine would not, therefore, be out of scale with the nature of its setting and would not fundamentally alter the balance of landscape characteristics within the wider context of the LCA. It also ties in with the sensitivities and capacities noted in the SLCA.

The development site also lies within (albeit on the boundary of) an area defined in the SLCA as having the highest underlying capacity in Angus. The northern boundary of this area runs east to west across the Balnacake hillside and the through the development site. This is indicated on Figure 6.4 of the SLCA guidance.

From the more sensitive Lower South Esk sub area of the Broad Valley Lowland LCT the potential for clear visibility and effect on key defining characteristics is limited. The proposed turbine would be observed at varying degrees to the rear of the escarpment slopes that form an adjacent backdrop to this LCA and frequently at substantial points behind intervening forestry plantation. The turbine would not therefore be viewed from this neighbouring landscape “from most places” as asserted by the CLO “as comparable to those represented in VP3 but without the screening of the woodland”. The turbine would, therefore, be observed within a separate section of surrounding landscape beyond the strath and importantly away from the focus and orientation of key characteristics within the strath farmland so as not to significantly impose on them. From the south side of the River Esk, where the key defining characteristics of the river corridor and its setting is more evident and appreciated more fully, the turbine would sit more substantially to the rear of the notable change in landform associated with the adjacent LCA.

Visual Impacts

While the proposed turbine would be seen as a clearer element from isolated points on the outskirts of Brechin (VP4), it would sit within an open, simple context, at a lower flatter, point of the ridgeline that defines the south side of the view. It would also be seen with a range of other tall built structures including overhead pylons and telecommunications masts, which traverse both the lower view to the west and the escarpment ridge towards Montreatmont. The CLO seems to agree with the findings of the LVIA on residential amenity and that the visual change as a significant effect in principal views from property would be experienced by a relatively small number of people and that no unacceptable effect on amenity interests is anticipated. This is in line with the key determining issues stated in the SLCA, and as noted above.

Cumulative Impacts

With regard to Cumulative impacts the CLO recognises that at present there is little wind energy development in the area and the potential for significant cumulative effect with existing and approved developments is unlikely.

The CLO then notes a further development in planning at East Drum. This was submitted at a similar time to the proposed Netherton turbine. However, this information was not available during the time of EIA reporting.

With regard to this additional cumulative site, it is located at 3.9km to the east. While both sites are located within the northern sections of the Low Moorland Hills LCA at Montreatment

Moor, they have different settings within the LCA and a separate relationship within the surrounding area, being separated by key orientations in landform and its variations.

It should be noted that the key determining issues on the separation of wind turbine developments for this host landscape are noted in the detailed guidance in SLCA. Here the SLCA suggests "Separate turbine groupings sufficiently to ensure that the landscape is not dominated and that significant areas with clear intervisibility between developments is infrequent. This may be achieved through selecting appropriate turbine sizes and separation distances and through exploiting areas of trees and forestry to screen views".

The CLO states that these two turbines will be to be seen in combination from most viewpoints. However, this statement needs further explanation and clarity.

The turbines will rarely be seen in the same section of the view and alongside each other, from any of the nearest significant points, within perhaps the exception of a point within the host Low Moorland Hills LCA to the southwest. From most other points where they would both be visible, such as around Brechin, they would be seen separately in successional combination where the observer has to turn around to see the various developments in a different arc of the view. They would not, therefore, be seen clearly together in the same section of the particular view, from points around Brechin and the Broadvalley Lowlands LCA to the north. From most points to the east within the central sections of the Lowland Basin LCA, the proposed turbine at Netherton would not generally be visible. This is demonstrated by the ZTVs presented in the Environmental Appraisal and evidenced further by Viewpoints 2 and 8.

As a result the cumulative effect of the proposed Netherton turbine, in combination with this development in planning would not, therefore, be significant on the landscape and visual resource. There would be no extensive visible overlap or complexity in developments from the vast majority of views in the surrounding landscape and only a moderately strengthened element locally.

Summary

Although the proposed turbine lies close to the escarpment slopes that define the northern edge of the Low Moorland Hills LCA at Montreatmont Moor, the Netherton turbine has been set back and sensitively scaled, to restrict clear visibility from the nearest sensitive areas. It is therefore in line with the key determining issues defined in the current SLCA guidance for avoiding domination of the landscape character and of views from residential properties. Although some effects are anticipated, they are fairly localised and they are not considered to result in an unacceptable level of change on the wider landscape and visual resource.

I trust that the above clarification is sufficient but should you require any further information please do not hesitate to get in contact with me through the contact details above.

Yours Sincerely,



Nike Thompson
Project Manager

Atmos Consulting Ltd, on behalf of Polar Energy (Netherton) Ltd

Nike Thompson

From: WrightJ <WrightJ@angus.gov.uk>
Sent: Thursday, September 18, 2014 9:35 AM
To: Nike Thompson
Subject: RE: Netherton and East Drums Cumulative ZTV

Dear Nike,

I refer to your e-mail below. Unfortunately I do not have access to the below link. Any information like this would either need to be e-mailed or if the information is likely to be too large for e-mail purposes this should be sent in on disk.

However all of the other information sent in has been reviewed along with the landscape officers comments. The landscape officers conclusions indicate the following.

'Due to the exposed location of the site and its close vicinity to the escarpment slope above the River South Esk Valley, both visual and Landscape effects of the development would be significant. The scale of the proposed development would have adverse effects on the landforms of the low Moorland Hills and their northern escarpment. Although large areas of the low Moorland Hills can accommodate large to medium-large turbines, the escarpment is one of the most sensitive areas within the LCA.

For views from within Strathmoor, from Brechin and views from within the Low Moorland Hills the turbine would create a dominant visual focus with strong skyline effects and no back-clothing. The turbine would adversely affect several scenic landscape views over the South Esk River Valley from within the less frequented area of the Low Moorland Hills, and also skyline views of the Moorland Hills from receptors at further distance such as Brechin, with a high number of residents that would be exposed to these views of the turbine.

The turbine would have a cumulative relationship with the turbine at East Drums if the latter was consented, however the adverse visual and landscape effects would mainly arise from the development proposed at Balnacake, regardless of cumulative effects. However if the proposed turbine at Balnacake was consented, the advantages of grouping visual and landscape effects where they are already established would increase the chances for the development proposed at East Drums Farm to be considered favourably in terms of Landscape and Visual Impact.'

I have reviewed all of the information, including additional information you have submitted previously. In this instance I consider that the proposal would have significant landscape impacts. As such it is considered that the proposal would be contrary to policy ER34 and ER35 of the Angus Local Plan review 2009 (ALPR).

Based on the above comments I consider that the above concerns mean that the application in my view would be contrary to policies in the development plan and as such I do not consider the current application can be supported. On this basis you may wish to consider withdrawing the application. Should you wish to withdraw the application I would be grateful if you could confirm by response within 7 days from the date of this e-mail. If the application is not withdrawn by this date we will proceed to determine the application as submitted.

I trust this clarifies our position. However please do not hesitate to contact me should you wish to discuss.

Regards
James

From: Nike Thompson [mailto:Nike.Thompson@atmosconsulting.com]
Sent: 16 September 2014 15:53

To: WrightJ
Subject: Netherton and East Drums Cumulative ZTV

Dear James,

Thanks for your time on the phone yesterday. I am expecting your mail as discussed. You mentioned cumulative landscape impacts of the Netherton and East Drums site and we have prepared a figure which is in the link below which shows the cumulative ZTV for the two sites.

<https://www.hightail.com/download/ZUcxanZxZy9KV01YRHNUQw>

This figure confirms that the opportunity for significant cumulative effects are fairly limited between the two sites. It also shows that the Netherton Proposal does not have a more prominent ZTV over larger sensitive landscape areas (around the Montrose basin area) as its (Netherton proposal) sensitivities are in a separate direction to the north.

Please review this additional information provided.

I look forward to receiving your mail as discussed.

Best Regards,
Nike Thompson

Nike Thompson BSc (Hons) MSc
Project Manager



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10th June 2014

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Your reference: 14/00281/FULL
Our reference: 4611

FAO: Louise Akroyd
Cc. James Wright

Dear Louise

Re: 14/00281/FULL Erection of a single wind turbine, field 200m North East of Balnacake Farm, Aldbar, Brechin.

This letter provides our response to the issues raised by The Environment Service of Angus Council, as outlined in their consultation response dated 23rd May 2014, with respect to the shadow flicker assessments for the above named development (planning application reference 14/00281/FULL). Comments from the Environment Service have been included below for information, and relate to shadow flicker assessments carried out for the proposed turbine.

Comments from EHO

The submitted report states that one property known as Balnacake will be within 10 rotor diameters of the proposed turbine. A shadow flicker assessment has therefore been undertaken to assess the likely impact. The report states that flicker effects have been proven to occur only within ten rotor diameters of a turbine. This statement is a little misleading and I am not aware any research this proves this theory. It is my understanding that the 10 rotor diameter criteria should be used as a general rule only. Scottish Guidance for shadow flicker is available within PAN 45 Paragraph 64 which states that:

"It [shadow flicker] occurs only within buildings where the flicker appears through a narrow window opening. The seasonal duration of this effect can be calculated from the geometry of the machine and the latitude of the potential site. Where this could be a problem, developers should provide calculations to quantify the effect. In most cases however, where separation is provided between wind turbines and nearby dwellings (as a general rule 10 rotor diameters), "shadow flicker" should not be a problem."

The shadow flicker assessment undertaken has predicted that under worst case conditions the maximum duration the property at Balnacake could be affected by shadow flicker will be 26 minutes per day and no more than 14 hours per year. I would advise that while Balnacake is the closest property to the turbine there is potential for other properties outwith the 10 rotor diameter to be affected by shadow flicker based on the location of surrounding properties and I would therefore advise that all properties within a 1 km radius need to be included in the shadow flicker assessment.

Our response

Please note that the shadow flicker assessments have been undertaken in line with the Scottish Guidance for shadow flicker which you have referred to. This is also stated on page 31 of the ES.

We understand that Angus Council do not have any specific guidance on Shadow Flicker and the Scottish guidance has been followed in this instance.

Planning for Renewable Energy: A companion guide to PPS 22 (2004) also referenced in the Environmental Appraisal on page 31 states the following relevant points relating to your enquiry:

- The further the observer is from the turbine, the less pronounced the effect will be ; and
- Flicker effects have been proven to occur only within ten rotor diameters of a turbine.

The less pronounced effect related to distance is due to the following:

- The shadow is weakened at distance as the blades only partly mask the sun and don't cover the sun; and
- A long shadow is usually cast when the sun is low and at longer distances, there are fewer times when this occurs. The few instances when this occurs, the sun is likely to be obscured by vegetation, intervening buildings or clouds on the horizon.

The statement in the report that shadow flicker effects have been proven to occur only within ten rotor diameters of a turbine has been taken from available guidance. The Balnacake property which is the only property within 10 rotor diameters was assessed in line with the guidance. The worst case scenario has been considered as well by assessing the Balnacake property.

An assessment of all properties within 1km (including Balnacake) has been carried out in line with your request and the results are presented in the table below and shown on the attached figure. There are eight properties within 1km of the proposed turbine location and based on the model, it is theoretically possible for shadow flicker to occur at six of the eight properties. House View House and Wandershiell are outwith the area that can be affected by shadow flicker in UK which is 130 degrees either side of north of the turbine and no shadow flicker effects have been predicted at those properties as shown below.

| Receptor | Maximum Days per year | Maximum hours per year | Maximum Minutes per day | Period likely to Occur | Theoretical Occurrence Period |
|---------------------|-----------------------|------------------------|-------------------------|------------------------|-------------------------------|
| Balnacake | 44 | 14 | 26 | 29/04-20/05 | 04:56-05:22 |
| | | | | 24/07-14/08 | 05:07-05:30 |
| Broomknowe | 56 | 14 | 19 | 01/01-18/01 | 13:13-13:35 |
| | | | | 24/11-31/12 | 13:00-13:30 |
| Broomknowe Cottages | 40 | 10 | 21 | 14/01-02/02 | 14:09-14:30 |
| | | | | 08/11-27/11 | 13:43-14:03 |
| Muiryloan House | 24 | 4 | 13 | 25/01-05/02 | 15:13-15:26 |
| | | | | 05/11-16/11 | 14:43-14:56 |
| Walkend Cottage | 20 | 4 | 17 | 28/03-06/04 | 18:00-18:17 |
| | | | | 05/09-14/09 | 17:55-18:10 |
| Mains of Aldbar | 15 | 2 | 12 | 21/03-27/03 | 17:51-18:03 |
| | | | | 15/09-22/09 | 17:40-17:51 |

| Receptor | Maximum Days per year | Maximum hours per year | Maximum Minutes per day | Period likely to Occur | Theoretical Occurrence Period |
|------------------|-----------------------|------------------------|-------------------------|------------------------|-------------------------------|
| House View House | - | - | - | - | - |
| Wandershiell | - | - | - | - | - |

Based on the results presented in the table above, the conclusions of the Shadow flicker assessment in the submitted Environmental Appraisal are still valid.

Assuming a worst case scenario, no more than 26 minutes of shadow flicker would be experienced in one day at any property within 1km of the proposed turbine. The theoretical shadow flicker results presented do not take a number of property specific factors that can preclude shadow flicker from occurring into account. When all relevant factors are taken into consideration, probable shadow flicker will be approximately a third of the theoretical predicted value.

I trust that the above clarification is sufficient but should you require any further information please do not hesitate to get in contact with me through the contact details above.

Yours Sincerely,





Nike Thompson
Project Manager
Atmos Consulting Ltd, on behalf of Polar Energy (Netherton) Ltd

Netherton Wind Turbine

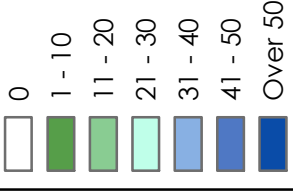
Polar Energy (Netherton) Ltd

Shadow Flicker Plot

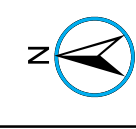
Key

-  Turbine location
-  Receptor
- 1 - Balnacake
- 2 - Broomknowe
- 3 - Broomknowe Cottages
- 4 - House View House
- 5 - Mains of Albar
- 6 - Muiryloan House
- 7 - Walkend Cottage
- 8 - Wandershiell

Shadow flicker (hours per year)



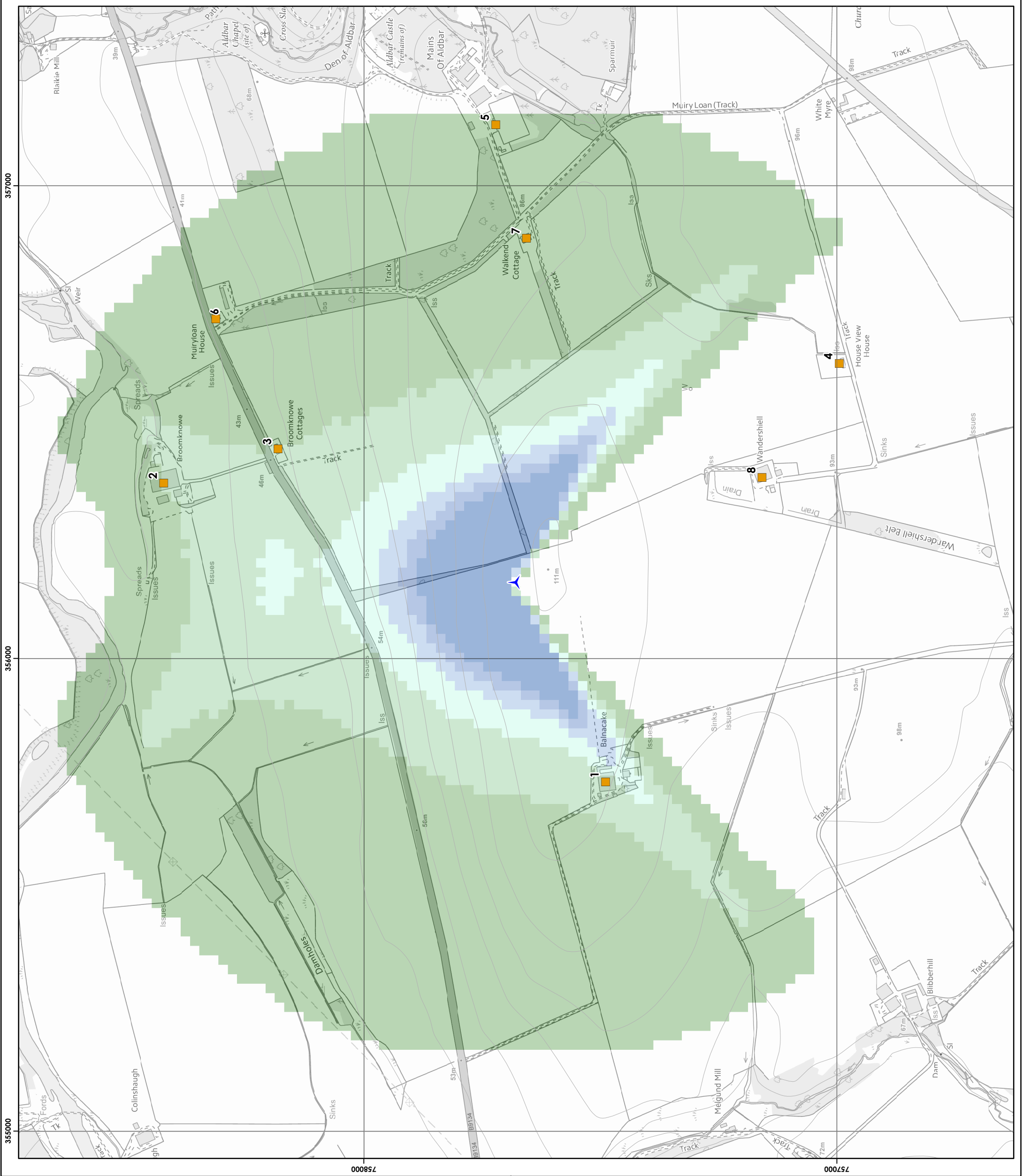
NB - These values do not take account of cloud cover or turbine orientation. True flicker is expected to be around one third of the values shown. Flicker shown to 1km from turbine locations as per Angus Council Guidance



Scale @ A3:
1:7,500

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10/06/2014 TL01c Checked by: TH Approved by: NT
4611/SF/014a



357000

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11th June 2014

Mr James Wright
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Your reference: 14/00281/FULL
Our reference: 4611

FAO: James Wright
Cc. Louise Akroyd

Dear James,

Re: 14/00281/FULL – Erection of a single wind turbine, field 200m North East of Balnacake Farm, Aldbar, Brechin

This letter provides our response to the issues raised by The Environment Service of Angus Council, as outlined in their consultation response dated 23rd May 2014, with respect to the noise assessment for the above named development (planning application reference 14/00281/FULL). Comments from the Environment Service have been included below for information, and relate to the noise assessment carried out for the proposed turbine.

Comments from EHO

The noise prediction calculations have been based on manufacturer's noise data dated the 7 December 2011, which state that they are warranted by the manufacturer and quote a sound power level of 100.5 at 10m/s which includes uncertainty but give no other details. This report also states that third octave sound power levels are available on request, however I note in the report produced by Atmos that the octave band data for the EWT DW54-500kW turbine is not warranted, but has been standardised to the warranted broadband SWL supplied by the manufacturer.

I am aware of two other manufacturer's noise data reports for this turbine both of which quote higher sound power levels and include octave band data, the most recent being dated 9 May 2012. This report does not state that the data is warranted but that measurements were done in accordance with IEC 64100-11 and include octave band data, tonality assessment and provide details of measurement uncertainty. Based on the guidance issued by the IOA May 2013 and data available for this turbine I would advise that noise prediction calculations should be based on the latest report dated 9 May 2012 and include measurement uncertainty (1.645 σ). I would therefore request that revised calculations are submitted.

The noise prediction calculations have been produced using the CadnaA noise software. Where any type of noise calculator is used a detailed explanation of the formulae applied and data inputted should be provided to demonstrate that the calculations follow guidance issued in the IOA - A Good Practice Guide to the Application of ETSU-R-97 for the Assessment and Rating of Wind Turbine Noise (May 2013). I would therefore request that

screen shots of the noise model be submitted to clearly show the data inputted and to demonstrate how the noise prediction calculations have been derived.

Our Response

In response to the above comments, the following relates specifically to the sound power level data for the candidate turbine and the prediction methodology used within the noise assessment. In the interests of clarity, and in addition to the original noise assessment, noise level predictions across a range of wind speeds from 5m/s to 10m/s are presented.

Wind Turbine Data

Angus Council have made comments regarding the turbine manufacturer's noise data, stating that more recently available data shows that the candidate turbine will have higher sound power levels than those used for the noise assessment. Atmos has contacted the manufacturer EWT and the following response is based on new information and data received by them.

The candidate turbine for the purposes of the noise assessment is the EWT DW54-500kW, with a 40m tower and 54m rotor diameter. This is the developer's preferred turbine type and is representative of a typical turbine in the class proposed for the development.

A-weighted, broadband sound power level data for the candidate turbine has been obtained from EWT. This broadband data, for a standardised 10m height wind speed range of 5 to 10m/s, is provided as Appendix 1 of this letter (Emergya Wind Technologies BV, 'Sound Power Warranty Levels DW52/54 500kW', Document Code S-1005020, Revision 02, dated 14-03-12)

This document was originally published on 7th December 2011 and is the document referred to in the comments from Angus Council. It is noted however that this document was revised in December 2011 (Revision 01) and again in March 2012 (Revision 02) following modifications based on new IEC measurements. It is the same document provided as Appendix 1 to the Environmental Appraisal report and has been confirmed by EWT as the most recently published data relating to the sound power levels of the DW54-500kW turbine.

Within the broadband document for the DW54-500kW turbine, EWT state that the sound power levels are warranted and include uncertainty levels. In addition, at a wind speed of 5m/s, EWT state that a correction of +2.5dB should be applied as a tonal penalty for this turbine.

A noise measurement report for the DW54-500kW turbine has also been made available by EWT and is included as Appendix 2 to this letter (Emergya Wind Technologies BV, 'Sound Power Level DW54 – 500kW', Document Code S-1005030, Revision 01, dated 17-08-12). This is the document referred to by Angus Council in their comments above (i.e. the report dated 9th May 2012.); however, it is noted that this was last revised in August 2012 (Revision 01).

It is noted that the measurement report (S-1005030) shows a later publication date than the warranted broadband document (S-1005020). However, EWT have confirmed that the measurement results were only released after they received market requests for this additional information. Therefore, it should be noted that the measurement report does not supersede the broadband document. EWT have confirmed that the warranted broadband noise levels are based on the values presented within the subsequent measurement report.

The EWT measurement report states the following:

- *Information with regard to the sound power level measurements are distilled from measurement data of a DIRECTWIND 54 500kW turbine, located at the Elbaweg in Venhuizen, the Netherlands. Measurements were undertaken on 15th February 2012.*

- The measurements were performed by a third party according to the International IEC 64100-11, December 2002, 'Wind Turbine Generator Systems – Part 11: Acoustic Noise Measurement Techniques'.
- Sound power levels are calculated from the measured sound pressure levels according to IEC 64100-11, using reference conditions ($h = 10\text{m}$ and $Z_0 = 0.05\text{m}$) and after correction for the background noise.

In addition, Table 3.4 of the measurement report presents the number of measurements made for each wind speed and the corresponding measurement uncertainty (δ). These uncertainty values are added to the calculated sound power levels, giving the warranted broadband sound power levels, as detailed below in Table 1.

Table 1: Sound Power Level Data for EWT DW54-500kW turbine

| Wind Speed (m/s) | Sound Power Level*, SWL dB | Measurement Uncertainty**, δ | Warranted Sound Power Level***, SWL dB |
|------------------|----------------------------|-------------------------------------|--|
| 5 | 95.3 | 1.7 | 97.0 |
| 6 | 96.5 | 1.4 | 98.0 (97.9) |
| 7 | 97.8 | 1.2 | 99 |
| 8 | 98.9 | 0.9 | 100 (99.8) |
| 9 | 99.6 | 0.9 | 100.5 |
| 10 | 99.8 | 0.7 | 100.5 |

*sound power levels calculated from measured sound pressure levels, reference to Table 3.2 of measurement report S-1005030.
**referenced to Table 3.4 of measurement report S-1005030.
***referenced to broadband document S-1005020.

As measurement uncertainty (δ) has already been taken into account by EWT, there is no need to include an additional correction. This is in accordance with the IOA GPG where it states, "warranted or specified manufacturer data can be used provided that a margin to account for uncertainty has been included."

It is noted that the EHO suggests that the uncertainty values are multiplied by a factor of 1.645; however, this is only required where warranted noise levels do not already include for uncertainty, yet these values are provided within the measurement report.

The octave band sound power level data input into the CadnaA noise propagation model for the EWT DW54-500kW turbine is presented in Table 2. This data is based on the warranted broadband data and the data within the measurement report provided by EWT, with the octave band data standardised to the warranted levels.

Table 2: Standardised Octave Band Sound Power Level Data for EWT DW54-500kW turbine

| Wind Speed (m/s) | 63Hz | 125Hz | 250Hz | 500Hz | 1000Hz | 2000Hz | 4000Hz | 8000Hz | Overall* |
|------------------|------|-------|-------|-------|--------|--------|--------|--------|---------------|
| 5 | 80.8 | 87.0 | 93.4 | 94.8 | 92.4 | 89.7 | 85.1 | 75.5 | 99.5** |
| 6 | 79.4 | 85.5 | 92.0 | 93.4 | 90.9 | 88.1 | 82.8 | 73.7 | 98 |
| 7 | 80.6 | 86.7 | 93.0 | 94.3 | 92.0 | 89.2 | 83.4 | 74.1 | 99 |
| 8 | 81.8 | 88.1 | 93.8 | 95.2 | 93.2 | 90.4 | 84.2 | 74.0 | 100 |
| 9 | 83 | 89.1 | 94.3 | 95.5 | 93.7 | 91.1 | 84.3 | 72.8 | 100.5 |
| 10 | 82.7 | 88.8 | 94.1 | 95.4 | 94.0 | 91.5 | 84.6 | 72.8 | 100.5 |

*logarithmic sum of octave band data, corresponding to the warranted broadband levels published by EWT, which includes a correction for measurement uncertainty.
**includes +2.5dB correction as tonal penalty at 5m/s wind speed.

Prediction Methodology

In relation to the Council's comments on the noise prediction methodology used, we can confirm that the prediction of turbine noise immission levels has been undertaken in accordance with the International Standards detailed within the IOA 'Good Practice Guide to the Application of ETSU-R-97 for the Assessment and Rating of Wind Turbine Noise' (hereafter referred to as the IOA GPG), as recommended in relevant planning advice.

The following section fully describes the methodology used and where appropriate, the specific references to the IOA GPG (and also to ETSU-R-97) have been stated.

In addition, and in the interests of clarity, we have provided an example 'protocol' from the CadnaA noise model (Appendix 3). This is inherently technical in nature; however, we hope that, combined with the following text, it provides transparency with regards to the prediction methodology and parameters used.

ETSU does not specify a methodology for the prediction of wind turbine noise; however, ISO9613-2 is the most common prediction method and has been validated as appropriate by the IOA GPG (paragraph 4.1.4).

"[]...the ISO9613-2 standard in particular, which is widely used in the UK, can be applied to obtain realistic predictions of noise from on-shore wind turbines during worst case propagation conditions (i.e. sound speed gradients due to downwind conditions or temperature inversions)..."

ISO9613-2¹ is the prediction method used within the noise propagation software CadnaA which has been used for the prediction of turbine noise immission levels.

Whilst ISO9613-2 is the adopted best practice method for the prediction of noise from wind turbines, the IOA GPG requires clarification as to the exact parameters used.

It states at paragraph 4.1.5:

"The choices which are made in the calculation parameters adopted for the prediction calculation should be clearly outlined and detailed in any noise assessment so that they can be reviewed by an assessor."

Therefore, the following paragraphs are included in order to detail the calculation method and parameters (input values) used within the CadnaA model.

The CadnaA model predicts the sound pressure level at each NSR by taking the sound power level (SWL) in separate octave bands and subtracting a number of attenuation factors, according to the following:

$$\text{Predicted Octave Band Noise Level} = L_w - A$$

Where **L_w** is the octave band SWL in decibels (dB) and **A** represents the various attenuation factors, also in dB.

A can be defined as:

$$A = A_{div} + A_{atm} + A_{gr} + A_{bar} + A_{mis}$$

¹ International Organisation for Standardisation (ISO), ISO9613-2, 'Acoustics – Attenuation of Sound during Propagation Outdoors: Part 2 – General Method of Calculation', 1996

Where:

Adiv is the attenuation due to geometric divergence. This is the reduction in noise levels caused by the spherical spreading of the noise over distance from the point source. The attenuation factor, therefore, increases as the distance from the noise source increases.

Aatm is the atmospheric absorption of the noise in the atmosphere as sound energy is converted to heat. The level of absorption varies depending on the distance from source and the atmospheric conditions (temperature and humidity). ISO9613-1:1996 provides appropriate air attenuation factors for differing atmospheric conditions. In line with the IOA GPG, atmospheric conditions of 10°C and 70% humidity are used within the propagation model "to represent a reasonably low level of air absorption".

Agr is the ground attenuation factor and represents the reduction in noise levels due to the absorption and reflection of sound energy by ground cover. The ground attenuation will vary significantly depending on the absorptive qualities of the ground cover. Part 1 of ISO9613² provides advice on appropriate ground attenuation factors based on ground cover ranging from hard ground (concrete) to soft absorbent ground. Within the prediction, hard ground has a value of 1, whilst soft ground has a value of 0.

A ground attenuation factor of 0.5 is assumed in the noise propagation predictions. This is in accordance with the IOA GPG (paragraph 4.3.4), which recommends a ground factor of 0.5 be used for turbines with warranted sound power levels (or with emission levels which include a margin of uncertainty).

Please note that $G = 1$ was used within CadnaA for the calculation of turbine noise immission levels presented in Chapter 4 of the Environmental Appraisal report. This was done in error and has now been corrected. The use of $G = 0.5$ can be seen in the example CadnaA protocol attached as Appendix 3 to this letter.

Abar relates to the attenuation due to the screening and reflection effects provided by obstacles between the source and receiver. The level of attenuation will vary depending on the degree by which the line of sight between source and receiver is affected and the frequency considered. In relation to wind farms, local topography will provide the largest influence on barrier effects. However, within the noise model no attenuation attributable to the effects of local topography or man-made structures is included.

Amis represents any miscellaneous causes of attenuation. Two miscellaneous attenuation factors are considered within the assessment.

Firstly, the predicted noise immission levels are converted from a LAeq value to an LA90 value, which is the unit of measurement defined in ETSU as suitable for the assessment of wind turbine noise. The use of, and conversion to, the LA90 value is detailed in ETSU (Chapter 5, page 58) as follows:

"...the Noise Working Group is agreed that the LA90,10min descriptor should be used for both background noise and the wind farm noise and that when setting limits, it should be borne in mind that the LA90,10min of the wind farm is likely to be about 1.5 – 2.5dB(A) less than the LAeq measured over the same period."

This is reiterated in the IOA GPG at paragraph 4.25, which states:

² International Organisation for Standardisation (ISO), ISO9613-1, 'Acoustics – Attenuation of Sound during Propagation Outdoors: Part 1 – Method of Calculation for the Attenuation of Sound by Atmospheric Absorption', 1996

"The source sound power levels determined according to IEC 61400-11 are provided in terms of LAeq. To obtain the LA90 parameter required by ETSU-R-97, it is necessary to apply a correction to the prediction results. Based on the experience of the IOA-NWG [Noise Working Group] and recent research, the assumption described in ETSU-R-97 in this regard continues to remain valid. A correction of -2dB is commonly applied."

Secondly, the assessment has also considered the effect of the intervening ground profile between the proposed turbine and the NSRs, as per the methodology within the IOA GPG, which states at paragraph 4.3.9;

"A further correction of +3dB should be added to the calculated overall A-weighted noise level for propagation 'across a valley', i.e. a concave ground profile, or where the ground falls away significantly, between the turbine and receiver location.

"The following criterion of application is recommended:

$$h_m \geq 1.5 \times (\text{abs}(h_s - h_r) / 2)$$

Where h_m is the mean height above the ground of the direct line of sight from the receiver to the source, and h_s and h_r are the heights above local ground level of the source and receiver respectively."

Using topographic data at a resolution of 50m, along with the location of the turbine and the closest NSRs, it is found that a correction of +3dB is to be added to the predicted noise level at four Noise Sensitive Receptors (NSRs) (namely NSR01, NSR02, NSR03 and NSR14). No corrections at other NSRs are required.

The predicted octave band sound pressure levels are summed together to give the overall A-weighted sound pressure level from the turbine and 2dB subtracted from this figure. At the NSR assessment locations, this is defined as the 'Noise Immission Level, LA90 dB'.

All receptor heights are set to 4m, as recommended in the IOA GPG (paragraph 4.3.8), as *"it has the effect of reducing the potential over-sensitivity of the calculation to the receiver region ground factor compared to lower receiver heights"*.

Noise immission levels are predicted, where appropriate to the closest garden boundary at each property, rather than the façade of the building. This is to ensure the continued protection of amenity of outdoor areas, and is in line with the IOA GPG which states, *"Calculations should be made at points representative of the relevant outdoor amenity area (as defined in ETSU-R-97) at locations nearest to the proposed wind farm development"*.

Noise Prediction Results

Using the data in Table 2, the turbine noise immission levels at the closest NSRs have been predicted and the results presented in Table 3. Noise levels are predicted for a wind speed range of 5m/s – 10m/s, corresponding to the wind speed range covered by the published EWT broadband data. For wind speeds above 10m/s, the sound power level will remain constant.

Table 3: Prediction Turbine Noise Immission Levels (dB LA90) at NSRs

| NSR ID | NSR Name | Wind Speed (m/s) | | | | | |
|--------|---------------------|------------------|----|----|----|----|----|
| | | 5 | 6 | 7 | 8 | 9 | 10 |
| NSR01* | Broomknowe | 32 | 31 | 32 | 33 | 33 | 33 |
| NSR02* | Broomknowe Cottages | 34 | 33 | 34 | 35 | 35 | 35 |
| NSR03* | Muiryloan House | 30 | 29 | 30 | 31 | 31 | 31 |
| NSR04 | Walkend Cottage | 29 | 27 | 28 | 29 | 30 | 30 |
| NSR05 | Mains of Aldbar | 26 | 24 | 25 | 26 | 27 | 27 |
| NSR06 | Sparmuir | 25 | 23 | 24 | 25 | 26 | 26 |
| NSR07 | White Myre | 23 | 22 | 23 | 24 | 24 | 24 |
| NSR08 | House View House | 28 | 26 | 27 | 28 | 29 | 29 |
| NSR09 | Wandershiell | 31 | 29 | 30 | 31 | 32 | 32 |
| NSR10 | Balnacake | 33 | 32 | 33 | 34 | 35 | 35 |
| NSR11 | Bibberhill | 24 | 23 | 24 | 25 | 25 | 25 |
| NSR12 | Melgund Mill | 23 | 22 | 23 | 24 | 24 | 24 |
| NSR13 | Netherton | 22 | 21 | 22 | 23 | 23 | 23 |
| NSR14* | Colinshaugh | 25 | 23 | 24 | 25 | 26 | 26 |

*Correction of +3dB added to the predicted noise levels for these NSRs across all wind speeds.

It is demonstrated that the predicted noise immission levels do not exceed the ETSU lower ('simplified') fixed limit of 35dB LA90, at any NSR during daytime or night-time periods across all wind speeds.

In this respect, paragraph 4.5.5 of the IOA GPG, states;

"If it can be demonstrated that the predicted levels are below the applicable lower fixed limits regardless of wind speed, it can be seen that wind shear would not have an effect on the assessment and this may form the basis of a suitable planning condition."

The noise propagation model provides for the prediction of sound pressure levels based on downwind (i.e. worst case) conditions and other conditions favourable for noise propagation. When the wind is blowing in the opposite direction, noise levels will be significantly lower; therefore, the propagation model is inherently conservative.

In summary, noise from the proposed development is not considered to be significant and as a result, there will be no negative noise impacts associated with the operation of the turbine. The information provided has demonstrated that noise levels published by the manufacturer of the candidate turbine are warranted and include a margin for uncertainty.

I trust that the above clarification is sufficient, but should you require any further information please do not hesitate to get in contact with me through the contact details above.

Yours Sincerely,



Nike Thompson
Project Manager
Atmos Consulting Ltd, on behalf of Polar Energy (Netherton) Ltd



Emergya Wind Technologies BV

Engineering

| | | |
|-----------|---------------|------------|
| Category: | Specification | Page 1 / 2 |
| Doc code: | S-1005020 | |

| | | | |
|--------------|----|----------------|----------|
| Created by: | TY | Creation Date: | 07-12-11 |
| Checked by: | MS | Checked Date: | 07-12-11 |
| Approved by: | TY | Approved Date: | 07-12-11 |

Title:

Specification


Sound power warranty levels DW52/54 500kW

| Revision | Date | Author | Approved | Description of changes |
|----------|----------|--------|----------|---|
| 02 | 14-03-12 | AB | TY | Modifications based on new IEC measurements |
| 01 | 09-12-11 | AB | TY | correction |
| - | - | - | - | - |
| - | - | - | - | - |
| - | - | - | - | - |
| - | - | - | - | - |

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| | | | |
|---|-----------|---|--------------|
|  | Category: | Specification | Revision: 02 |
| | Title: | Sound power warranty levels DW52/54 500kW | Page 2 / 2 |
| | Doc code: | S-1005020 | |

Sound power levels

The warranted sound power levels are presented with reference to IEC 61400-11:2002.

| V_{wind} at 10m height | DW52 | DW54 |
|---------------------------------------|-------------|-------------|
| 5 m/s | 96,5 dB(A) | 97.0 dB(A) |
| 6 m/s | 97.5 dB(A) | 98.0 dB(A) |
| 7 m/s | 98.5 dB(A) | 99.0 dB(A) |
| 8 m/s | 99.5 dB(A) | 100.0 dB(A) |
| 9 m/s | 100.3 dB(A) | 100.5 dB(A) |
| 10 m/s | 100.5 dB(A) | 100.5 dB(A) |

Sound power level L_w in dB(A)

The warranted sound power levels are based on actual measurements executed by an independent noise measurement institute according to the preferred methods set out in IEC-61400-11.

Uncertainty levels are included in the warranted sound power levels.

At 5m/s a maximum tonal noise penalty of 2,5dB shall be considered according to ETSU-R-97 guidelines.

The measured third octave sound power levels are available upon request.

The values given in the table are valid for normal operational mode (rotation speed 0-24 RPM)

The calculation of the standardized wind speed at 10m height according to IEC 61400-11 is based on a terrain roughness length $Z_0=0,05m$.

In case validation measurements have to be performed, they should be executed according to the preferred methods set out in IEC-61400-11 by an independent measurement institute which is accredited to ISO/IEC 17025 to conduct measurements of wind turbine noise emissions.

EWT reserves the right to make modifications or adjust settings in order to comply with the warranted sound power levels.



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DW54

| | | |
|-----------|---------------|-------------|
| Category: | Specification | Page 1 / 11 |
| Doc code: | S-1005030 | |

| | | | |
|--------------|----|----------------|----------|
| Created by: | RH | Creation Date: | 09-05-12 |
| Checked by: | LE | Checked Date: | 09-05-12 |
| Approved by: | TY | Approved Date: | 09-05-12 |

Title:

Specification


Sound power level DW54 - 500kW

| Revision | Date | Author | Approved | Description of changes |
|----------|----------|--------|----------|------------------------|
| 01 | 17-08-12 | RH | TY | corrected format |
| - | - | - | - | - |
| - | - | - | - | - |
| - | - | - | - | - |
| - | - | - | - | - |
| - | - | - | - | - |

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|---|-----------|--------------------------------|--------------|
|  | Category: | Specification | Revision: 01 |
| | Title: | Sound power level DW54 - 500kW | Page 2 / 11 |
| | Doc code: | S-1005030 | |

Contents


| | | |
|----------|--|-----------|
| 1 | Introduction | 3 |
| 2 | Measurements | 4 |
| 3 | Results | 5 |
| 3.1 | Corrected sound power level graphical | 7 |
| 3.2 | Tonal Audibility | 7 |
| 3.3 | Uncertainty | 9 |
| | Appendix 1 Third octave band sound power levels | 10 |
| | Appendix 2 measured sound pressure levels | 11 |

| | | | |
|---|-----------|--------------------------------|--------------|
|  | Category: | Specification | Revision: 01 |
| | Title: | Sound power level DW54 - 500kW | Page 3 / 11 |
| | Doc code: | S-1005030 | |

1 Introduction

Following information with regard to the sound power level measurements, are distilled from measurement data of a **DIRECTWIND** 54 500kW turbine, located at the Elbaweg in Venhuizen, the Netherlands.

The measurements were performed by a third party according to the International Standard IEC 64100-11 December 2002: "Wind turbine generator systems – Part 11: Acoustic noise measurement techniques".


| | | | |
|---|-----------|--------------------------------|--------------|
|  | Category: | Specification | Revision: 01 |
| | Title: | Sound power level DW54 - 500kW | Page 4 / 11 |
| | Doc code: | S-1005030 | |

2 Measurements

The measurements have been performed by measuring the sound pressure levels in the third octave bands of 25 Hz to 10,000 Hz at the reference point downwind of the operating turbine. The background noise level was measured during standstill of the turbine.

Measurements were carried out on the ground on a hard board according to the IEC standard. This method doubles the pressure on the microphone which raises the sound pressure level with +6 dB(A) compared to free field measurements.

The measured sound pressure levels can be found in Appendix 2 measured sound pressure levels.

| | | | |
|---|-----------|--------------------------------|--------------|
|  | Category: | Specification | Revision: 01 |
| | Title: | Sound power level DW54 - 500kW | Page 5 / 11 |
| | Doc code: | S-1005030 | |

3 Results


The sound power levels are calculated from the measured sound pressure levels according to IEC-61400-11. The wind velocities have been corrected for a reference roughness Z_0 of 0.05m by applying a factor of 1.1 on the measured wind velocity, and the sound power levels have been calculated for a reference height of 10m.

| Sound power level L_{wa} in dB(A) Wind speed at a height of 10m | | middle frequency of the octave bands [hz] | | | | | | | | |
|--|------------|---|------|------|------|------|------|------|------|------|
| | | 31.5 | 63 | 125 | 250 | 500 | 1k | 2k | 4k | 8k |
| Wind 5 m/s | 95.0 dB(A) | 67.3 | 76.3 | 82.5 | 89.0 | 90.3 | 87.9 | 85.3 | 80.6 | 71.0 |
| Wind 6 m/s | 96.6 dB(A) | 68.2 | 78.0 | 84.1 | 90.7 | 92.0 | 89.5 | 86.7 | 81.4 | 72.4 |
| Wind 7 m/s | 97.7 dB(A) | 69.5 | 79.3 | 85.5 | 91.8 | 93.0 | 90.7 | 88.0 | 82.2 | 72.9 |
| Wind 8 m/s | 98.8 dB(A) | 70.9 | 80.7 | 86.9 | 92.6 | 94.1 | 92.0 | 89.2 | 83.0 | 72.8 |
| Wind 9 m/s | 99.7 dB(A) | 72.4 | 82.1 | 88.3 | 93.5 | 94.7 | 92.9 | 90.3 | 83.5 | 72.0 |
| Wind 10 m/s | 99.5 dB(A) | 72.2 | 81.6 | 87.8 | 93.1 | 94.4 | 93.0 | 90.5 | 83.6 | 71.8 |

Table 3.1 gives the calculated sound power levels at the different wind speeds, and the calculated octave band power levels. Figure 3.1 gives the calculated 3rd octave band sound power levels, the values for these can be found in Appendix 1 Third octave band sound power levels.

| Sound power level L_{wa} in dB(A) Wind speed at a height of 10m | | middle frequency of the octave bands [hz] | | | | | | | | |
|--|------------|---|------|------|------|------|------|------|------|------|
| | | 31.5 | 63 | 125 | 250 | 500 | 1k | 2k | 4k | 8k |
| Wind 5 m/s | 95.0 dB(A) | 67.3 | 76.3 | 82.5 | 89.0 | 90.3 | 87.9 | 85.3 | 80.6 | 71.0 |
| Wind 6 m/s | 96.6 dB(A) | 68.2 | 78.0 | 84.1 | 90.7 | 92.0 | 89.5 | 86.7 | 81.4 | 72.4 |
| Wind 7 m/s | 97.7 dB(A) | 69.5 | 79.3 | 85.5 | 91.8 | 93.0 | 90.7 | 88.0 | 82.2 | 72.9 |
| Wind 8 m/s | 98.8 dB(A) | 70.9 | 80.7 | 86.9 | 92.6 | 94.1 | 92.0 | 89.2 | 83.0 | 72.8 |
| Wind 9 m/s | 99.7 dB(A) | 72.4 | 82.1 | 88.3 | 93.5 | 94.7 | 92.9 | 90.3 | 83.5 | 72.0 |
| Wind 10 m/s | 99.5 dB(A) | 72.2 | 81.6 | 87.8 | 93.1 | 94.4 | 93.0 | 90.5 | 83.6 | 71.8 |

Table 3.1 Sound power levels and the octave band data

| | | | |
|---|-----------|--------------------------------|--------------|
|  | Category: | Specification | Revision: 01 |
| | Title: | Sound power level DW54 - 500kW | Page 6 / 11 |
| | Doc code: | S-1005030 | |

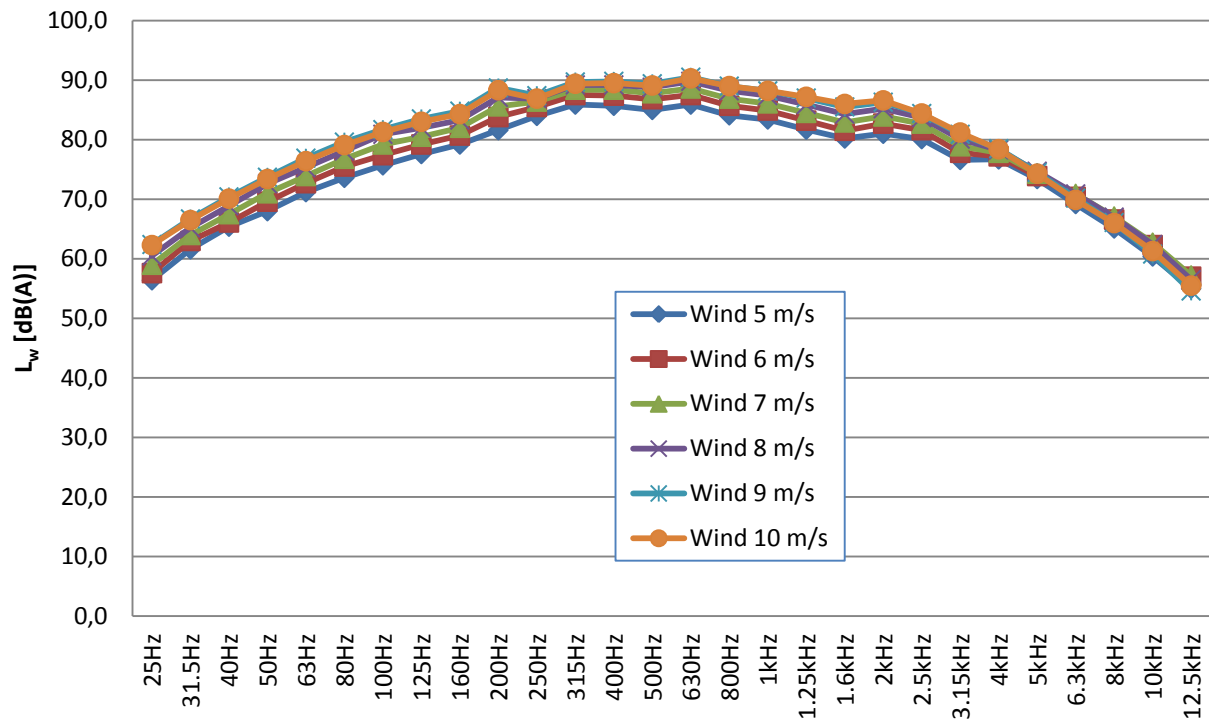



Figure 3.1 The 3rd octave band Sound Power Level spectra

| | | | |
|---|-----------|--------------------------------|--------------|
|  | Category: | Specification | Revision: 01 |
| | Title: | Sound power level DW54 - 500kW | Page 7 / 11 |
| | Doc code: | S-1005030 | |

3.1 Corrected sound power level graphical

Figure 3.2 and table 3.2 below provides all the calculated sound power levels at the different wind speeds at reference conditions ($h = 10\text{ m}$ and $z_0 = 0.05\text{ m}$) and after correction for the background noise. The figure also gives the 4th order regression on this curve:

$$L_W = 0.0033V_{wind}^4 - 0.1327V_{wind}^3 + 1.7261V_{wind}^2 - 7.8733V_{wind} + 106.02\text{ dB(A)}$$

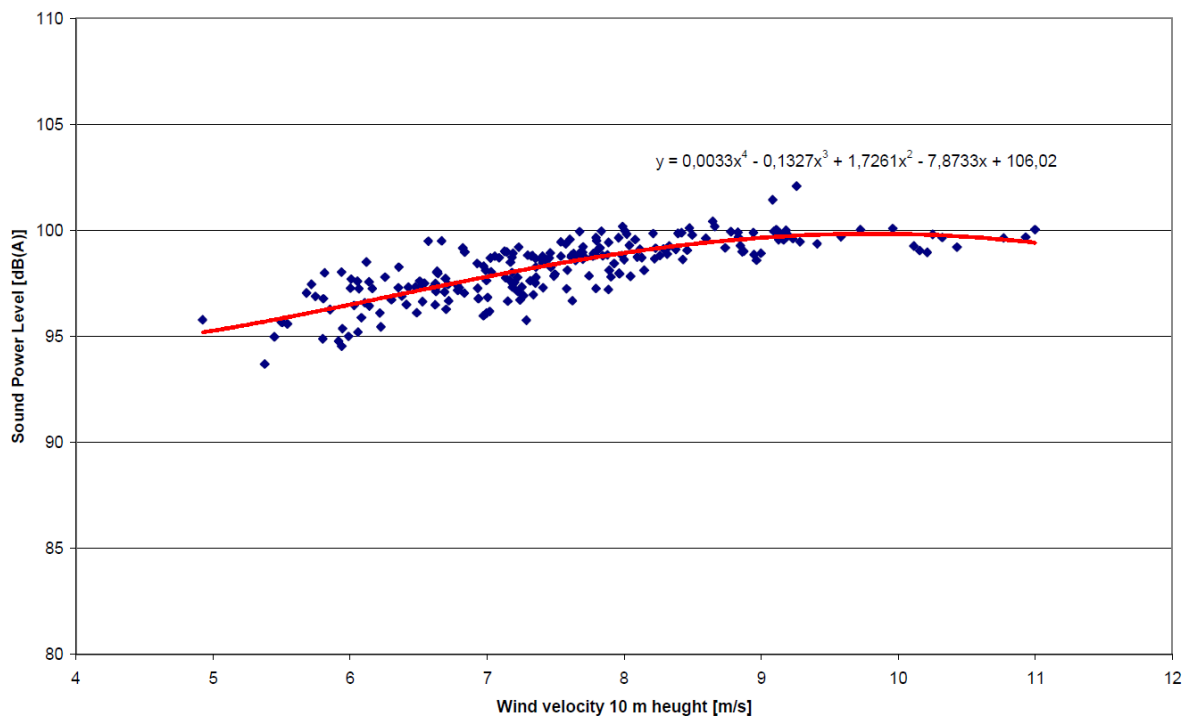



Figure 3.2 the calculated sound power level at different wind speeds

| Sound power level with 4 th Order regression in dB(A) | |
|--|------------|
| Wind speed at a height of 10m | |
| Wind 5 m/s | 95.3 dB(A) |
| Wind 6 m/s | 96.5 dB(A) |
| Wind 7 m/s | 97.8 dB(A) |
| Wind 8 m/s | 98.9 dB(A) |
| Wind 9 m/s | 99.6 dB(A) |
| Wind 10 m/s | 99.8 dB(A) |

Table 3.2 Sound Power Levels with 4th Order regression

| | | | |
|---|-----------|--------------------------------|--------------|
|  | Category: | Specification | Revision: 01 |
| | Title: | Sound power level DW54 - 500kW | Page 8 / 11 |
| | Doc code: | S-1005030 | |

3.2 Tonal Audibility

The audibility of the tones in the sound was analysed at the reference position and is given in Table 3.3 Tonal Audibility. The most important frequencies are 2.2 and 4.4 kHz. In Table 3.3 also the tonal penalty according to ETSU-R-97 (The assessment and rating of noise from wind farms – September 2006) is given. For the tone level of 3.3, the ETSU penalty of 2.5 dB can be found in Figure 3.3. No penalties are incurred for audibility levels below 2.0 dB.

According to ETSU-R-97, the tonal penalty should be added at the receiver for the specific wind speed at which the tonal audibility is present.

| | | | | | |
|----------------------|-----|-----|-----|-----|------|
| Wind @ 10 m ([m/s]) | 5 | 6 | 7 | 8 | 9 |
| ΔL_A [dB(A)] | 3.3 | 0.9 | 1.5 | 0.7 | -0.7 |
| ETSU Penalty [dB] | 2.5 | - | - | - | - |

Table 3.3 Tonal Audibility

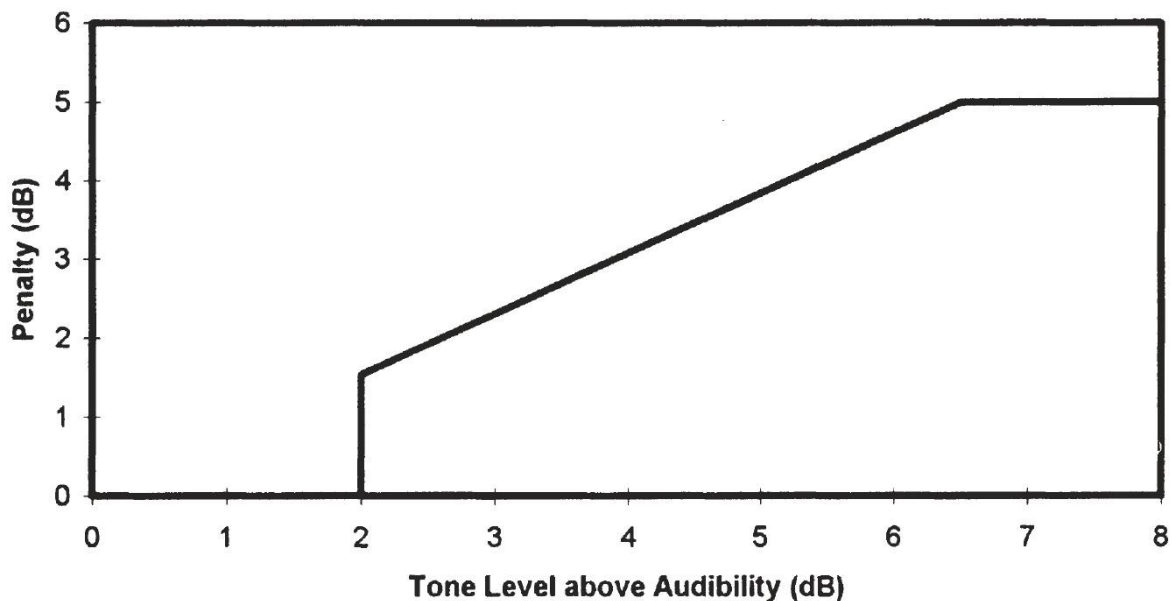



Figure 3.3 Tonal penalty according to ETSU-R-97


| | | | |
|---|-----------|--------------------------------|--------------|
|  | Category: | Specification | Revision: 01 |
| | Title: | Sound power level DW54 - 500kW | Page 9 / 11 |
| | Doc code: | S-1005030 | |

3.3 Uncertainty

The following Table 3.4 gives the number of measurements and the uncertainty in dB(A) for each different wind speed.

| Wind Class | Number of measurements | Uncertainty [dB(A)] |
|-------------|------------------------|---------------------|
| Wind 5 m/s | 4 | 1.7 |
| Wind 6 m/s | 37 | 1.4 |
| Wind 7 m/s | 77 | 1.2 |
| Wind 8 m/s | 68 | 0.9 |
| Wind 9 m/s | 26 | 0.9 |
| Wind 10 m/s | 9 | 0.7 |

Table 3.4 Number of measurements and uncertainty


| | | | |
|---|-----------|--------------------------------|--------------|
|  | Category: | Specification | Revision: 01 |
| | Title: | Sound power level DW54 - 500kW | Page 10 / 11 |
| | Doc code: | S-1005030 | |

Appendix 1 Third octave band sound power levels

| V10[m/s] | 25Hz | 31.5Hz | 40Hz | 50Hz | 63Hz | 80Hz | 100Hz | 125Hz | 160Hz |
|-------------|------|--------|------|------|------|------|-------|-------|-------|
| Wind 5 m/s | 56,4 | 61,6 | 65,4 | 68,0 | 71,2 | 73,6 | 75,7 | 77,6 | 79,2 |
| Wind 6 m/s | 57,6 | 63,0 | 66,1 | 69,6 | 72,7 | 75,5 | 77,4 | 79,2 | 80,7 |
| Wind 7 m/s | 59,0 | 64,0 | 67,5 | 71,0 | 73,9 | 76,8 | 79,2 | 80,5 | 82,0 |
| Wind 8 m/s | 60,5 | 65,2 | 68,9 | 72,6 | 75,3 | 78,1 | 80,9 | 82,0 | 83,3 |
| Wind 9 m/s | 62,4 | 66,7 | 70,4 | 73,7 | 76,9 | 79,6 | 81,7 | 83,5 | 84,8 |
| Wind 10 m/s | 62,3 | 66,5 | 70,1 | 73,4 | 76,4 | 79,1 | 81,3 | 83,0 | 84,3 |

| V10[m/s] | 200Hz | 250Hz | 315Hz | 400Hz | 500Hz | 630Hz | 800Hz | 1kHz | 1.25kHz |
|-------------|-------|-------|-------|-------|-------|-------|-------|------|---------|
| Wind 5 m/s | 81,6 | 84,0 | 85,9 | 85,7 | 85,0 | 85,9 | 84,1 | 83,4 | 81,7 |
| Wind 6 m/s | 83,8 | 85,5 | 87,5 | 87,4 | 86,8 | 87,5 | 85,7 | 84,9 | 83,2 |
| Wind 7 m/s | 85,6 | 86,4 | 88,4 | 88,4 | 87,8 | 88,6 | 86,9 | 86,1 | 84,5 |
| Wind 8 m/s | 87,1 | 86,9 | 89,2 | 89,2 | 88,8 | 89,8 | 88,2 | 87,4 | 85,9 |
| Wind 9 m/s | 88,7 | 87,4 | 89,7 | 89,8 | 89,4 | 90,5 | 89,0 | 88,2 | 87,0 |
| Wind 10 m/s | 88,3 | 86,9 | 89,4 | 89,5 | 89,1 | 90,3 | 89,0 | 88,2 | 87,2 |

| V10[m/s] | 1.6kHz | 2kHz | 2.5kHz | 3.15kHz | 4kHz | 5kHz | 6.3kHz | 8kHz | 10kHz | 12.5kHz |
|-------------|--------|------|--------|---------|------|------|--------|------|-------|---------|
| Wind 5 m/s | 80,2 | 81,0 | 80,1 | 76,6 | 76,7 | 73,4 | 69,2 | 65,1 | 60,4 | 55,0 |
| Wind 6 m/s | 81,5 | 82,7 | 81,6 | 77,8 | 77,2 | 73,9 | 70,4 | 66,6 | 62,3 | 57,0 |
| Wind 7 m/s | 82,9 | 83,9 | 82,7 | 78,9 | 77,8 | 74,3 | 70,9 | 67,1 | 62,7 | 57,2 |
| Wind 8 m/s | 84,3 | 85,2 | 83,7 | 80,1 | 78,3 | 74,7 | 70,9 | 67,0 | 62,4 | 56,5 |
| Wind 9 m/s | 85,5 | 86,3 | 84,4 | 80,9 | 78,5 | 74,5 | 70,2 | 66,1 | 60,8 | 54,6 |
| Wind 10 m/s | 86,0 | 86,6 | 84,4 | 81,2 | 78,4 | 74,3 | 69,9 | 66,0 | 61,3 | 55,5 |

| | | | |
|---|-----------|--------------------------------|--------------|
|  | Category: | Specification | Revision: 01 |
| | Title: | Sound power level DW54 - 500kW | Page 11 / 11 |
| | Doc code: | S-1005030 | |

Appendix 2 measured sound pressure levels

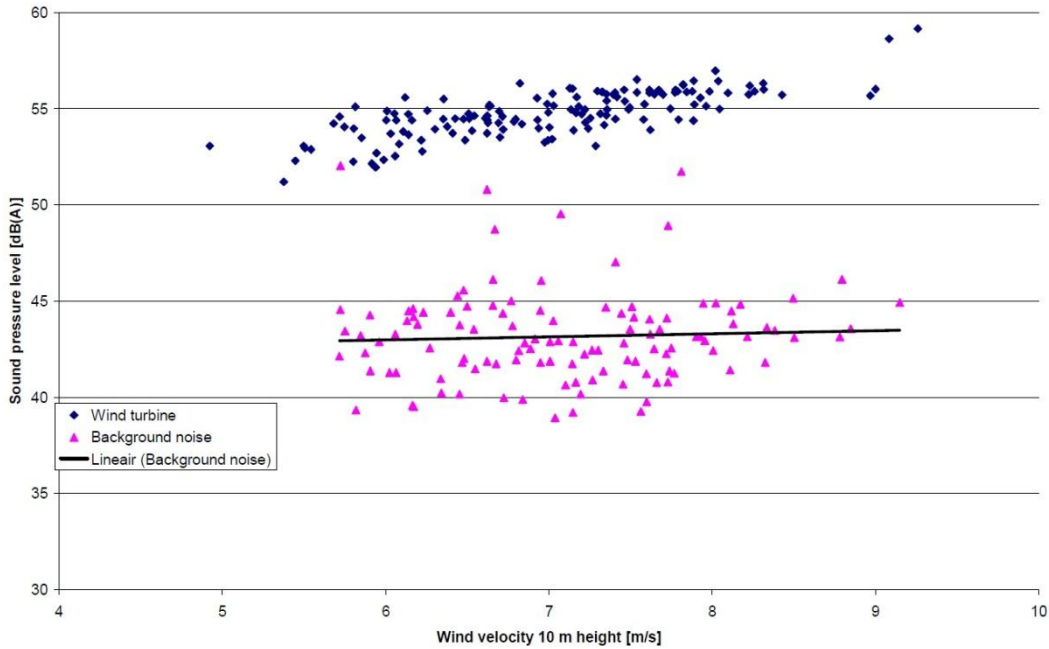


Figure 0.1 Measured sound pressure levels 11 November 2011

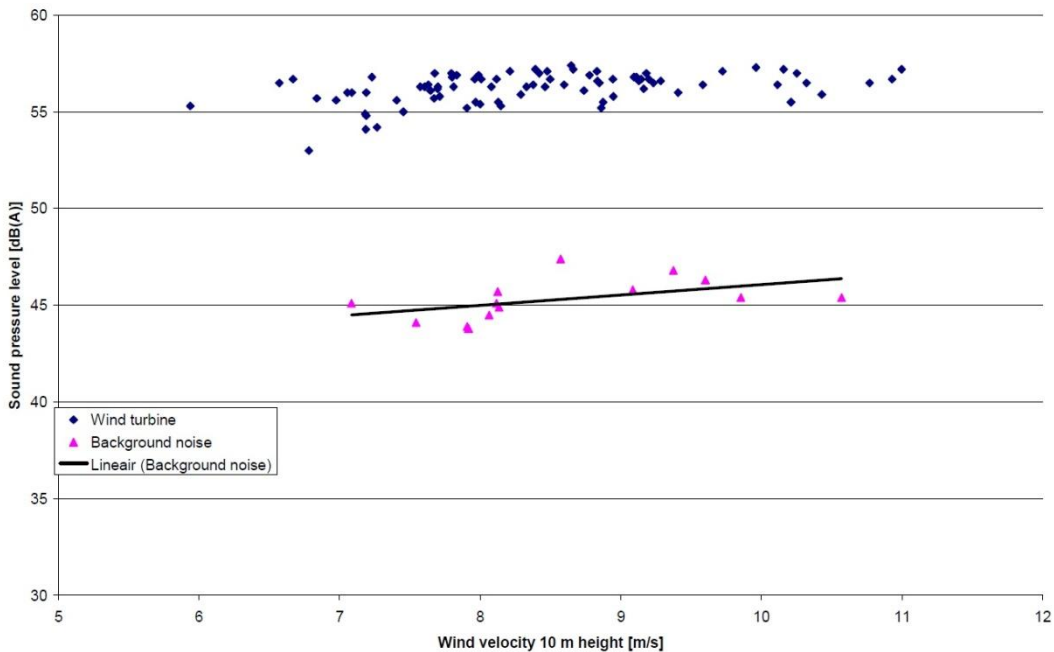


Figure 0.2 Measured sound pressure levels 15 February 2012

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| Configuration | |
|-------------------------------------|---|
| Parameter | Value |
| General | |
| Country | (user defined) |
| Max. Error (dB) | 0.00 |
| Max. Search Radius (m) | 4000.00 |
| Min. Dist Src to Rcvr | 0.00 |
| Partition | |
| Raster Factor | 0.50 |
| Max. Length of Section (m) | 1000.00 |
| Min. Length of Section (m) | 1.00 |
| Min. Length of Section (%) | 0.00 |
| Proj. Line Sources | On |
| Proj. Area Sources | On |
| Ref. Time | |
| Reference Time Day (min) | 960.00 |
| Reference Time Night (min) | 480.00 |
| Daytime Penalty (dB) | 0.00 |
| Recr. Time Penalty (dB) | 6.00 |
| Night-time Penalty (dB) | 10.00 |
| DTM | |
| Standard Height (m) | 0.00 |
| Model of Terrain | Triangulation |
| Reflection | |
| max. Order of Reflection | 0 |
| Search Radius Src | 100.00 |
| Search Radius Rcvr | 100.00 |
| Max. Distance Source - Rcvr | 1000.00 1000.00 |
| Min. Distance Rcvr - Reflector | 1.00 1.00 |
| Min. Distance Source - Reflector | 0.10 |
| Industrial (ISO 9613) | |
| Lateral Diffraction | some Obj |
| Obst. within Area Src do not shield | On |
| Screening | |
| | Excl. Ground Att. over Barrier Dz with limit (20/25) |
| Barrier Coefficients C1,2,3 | 3.0 20.0 0.0 |
| Temperature (°C) | 10 |
| rel. Humidity (%) | 70 |
| Ground Absorption G | 0.50 |
| Wind Speed for Dir. (m/s) | 3.0 |
| Roads (CRTN) | |
| Railways (CRN) | |
| Aircraft (???) | |
| Strictly acc. to AzB | |

Receiver

Name: Broomknowe

ID: NSR01

X: 356347.46

Y: 758319.48

Z: 4.00

Point Source, ISO 9613, Name: "Netherton_10ms", ID: "!010006!T1"

| Nr. | X (m) | Y (m) | Z (m) | Refl. | Freq. (Hz) | LxT dB(A) | LxN dB(A) | K0 (dB) | Dc (dB) | Adiv (dB) | Aatm (dB) | Agr (dB) | Afol (dB) | Ahous (dB) | Abar (dB) | Cmet (dB) | RL (dB) | LrT dB(A) | LrN dB(A) |
|-----|-----------|-----------|----------|-------|---------------|--------------|--------------|------------|------------|--------------|--------------|-------------|--------------|---------------|--------------|--------------|------------|--------------|--------------|
| 1 | 356161.00 | 757678.00 | 40.00 | 0 | 32 | 71.2 | 71.2 | 0.0 | 0.0 | 67.5 | 0.0 | -3.0 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | 6.7 | 6.7 |
| 2 | 356161.00 | 757678.00 | 40.00 | 0 | 63 | 80.7 | 80.7 | 0.0 | 0.0 | 67.5 | 0.1 | -3.0 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | 16.1 | 16.1 |
| 3 | 356161.00 | 757678.00 | 40.00 | 0 | 125 | 86.8 | 86.8 | 0.0 | 0.0 | 67.5 | 0.3 | 0.3 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | 18.7 | 18.7 |
| 4 | 356161.00 | 757678.00 | 40.00 | 0 | 250 | 92.1 | 92.1 | 0.0 | 0.0 | 67.5 | 0.7 | -0.5 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | 24.4 | 24.4 |
| 5 | 356161.00 | 757678.00 | 40.00 | 0 | 500 | 93.4 | 93.4 | 0.0 | 0.0 | 67.5 | 1.3 | -1.5 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | 26.1 | 26.1 |
| 6 | 356161.00 | 757678.00 | 40.00 | 0 | 1000 | 92.0 | 92.0 | 0.0 | 0.0 | 67.5 | 2.4 | -1.5 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | 23.5 | 23.5 |
| 7 | 356161.00 | 757678.00 | 40.00 | 0 | 2000 | 89.5 | 89.5 | 0.0 | 0.0 | 67.5 | 6.5 | -1.5 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | 17.0 | 17.0 |
| 8 | 356161.00 | 757678.00 | 40.00 | 0 | 4000 | 82.6 | 82.6 | 0.0 | 0.0 | 67.5 | 21.9 | -1.5 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | -5.3 | -5.3 |
| 9 | 356161.00 | 757678.00 | 40.00 | 0 | 8000 | 70.8 | 70.8 | 0.0 | 0.0 | 67.5 | 78.2 | -1.5 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | -73.4 | -73.4 |

Receiver

Name: Broomknowe Cottages

ID: NSR02

X: 356422.60

Y: 758163.44

Z: 4.00

Point Source, ISO 9613, Name: "Netherton_10ms", ID: "!010006!T1"

| Nr. | X (m) | Y (m) | Z (m) | Refl. | Freq. (Hz) | LxT dB(A) | LxN dB(A) | K0 (dB) | Dc (dB) | Adiv (dB) | Aatm (dB) | Agr (dB) | Afol (dB) | Ahous (dB) | Abar (dB) | Cmet (dB) | RL (dB) | LrT dB(A) | LrN dB(A) |
|-----|-----------|-----------|----------|-------|---------------|--------------|--------------|------------|------------|--------------|--------------|-------------|--------------|---------------|--------------|--------------|------------|--------------|--------------|
| 1 | 356161.00 | 757678.00 | 40.00 | 0 | 32 | 71.2 | 71.2 | 0.0 | 0.0 | 65.8 | 0.0 | -3.0 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | 8.3 | 8.3 |
| 2 | 356161.00 | 757678.00 | 40.00 | 0 | 63 | 80.7 | 80.7 | 0.0 | 0.0 | 65.8 | 0.1 | -3.0 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | 17.8 | 17.8 |
| 3 | 356161.00 | 757678.00 | 40.00 | 0 | 125 | 86.8 | 86.8 | 0.0 | 0.0 | 65.8 | 0.2 | 0.2 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | 20.5 | 20.5 |
| 4 | 356161.00 | 757678.00 | 40.00 | 0 | 250 | 92.1 | 92.1 | 0.0 | 0.0 | 65.8 | 0.6 | -0.5 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | 26.2 | 26.2 |
| 5 | 356161.00 | 757678.00 | 40.00 | 0 | 500 | 93.4 | 93.4 | 0.0 | 0.0 | 65.8 | 1.1 | -1.5 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | 28.0 | 28.0 |
| 6 | 356161.00 | 757678.00 | 40.00 | 0 | 1000 | 92.0 | 92.0 | 0.0 | 0.0 | 65.8 | 2.0 | -1.5 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | 25.6 | 25.6 |
| 7 | 356161.00 | 757678.00 | 40.00 | 0 | 2000 | 89.5 | 89.5 | 0.0 | 0.0 | 65.8 | 5.3 | -1.5 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | 19.8 | 19.8 |
| 8 | 356161.00 | 757678.00 | 40.00 | 0 | 4000 | 82.6 | 82.6 | 0.0 | 0.0 | 65.8 | 18.1 | -1.5 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | 0.1 | 0.1 |
| 9 | 356161.00 | 757678.00 | 40.00 | 0 | 8000 | 70.8 | 70.8 | 0.0 | 0.0 | 65.8 | 64.6 | -1.5 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | -58.1 | -58.1 |

Receiver

Name: Muiryloan House

ID: NSR03

X: 356716.10

Y: 758293.99

Z: 4.00

Point Source, ISO 9613, Name: "Netherton_10ms", ID: "!010006!T1"

| Nr. | X (m) | Y (m) | Z (m) | Refl. | Freq. (Hz) | LxT dB(A) | LxN dB(A) | K0 (dB) | Dc (dB) | Adiv (dB) | Aatm (dB) | Agr (dB) | Afol (dB) | Ahous (dB) | Abar (dB) | Cmet (dB) | RL (dB) | LrT dB(A) | LrN dB(A) |
|-----|-----------|-----------|----------|-------|---------------|--------------|--------------|------------|------------|--------------|--------------|-------------|--------------|---------------|--------------|--------------|------------|--------------|--------------|
| 1 | 356161.00 | 757678.00 | 40.00 | 0 | 32 | 71.2 | 71.2 | 0.0 | 0.0 | 69.4 | 0.0 | -3.0 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | 4.8 | 4.8 |
| 2 | 356161.00 | 757678.00 | 40.00 | 0 | 63 | 80.7 | 80.7 | 0.0 | 0.0 | 69.4 | 0.1 | -3.0 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | 14.2 | 14.2 |
| 3 | 356161.00 | 757678.00 | 40.00 | 0 | 125 | 86.8 | 86.8 | 0.0 | 0.0 | 69.4 | 0.3 | 0.4 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | 16.7 | 16.7 |
| 4 | 356161.00 | 757678.00 | 40.00 | 0 | 250 | 92.1 | 92.1 | 0.0 | 0.0 | 69.4 | 0.9 | -0.5 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | 22.3 | 22.3 |
| 5 | 356161.00 | 757678.00 | 40.00 | 0 | 500 | 93.4 | 93.4 | 0.0 | 0.0 | 69.4 | 1.6 | -1.5 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | 23.9 | 23.9 |
| 6 | 356161.00 | 757678.00 | 40.00 | 0 | 1000 | 92.0 | 92.0 | 0.0 | 0.0 | 69.4 | 3.0 | -1.5 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | 21.1 | 21.1 |
| 7 | 356161.00 | 757678.00 | 40.00 | 0 | 2000 | 89.5 | 89.5 | 0.0 | 0.0 | 69.4 | 8.0 | -1.5 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | 13.6 | 13.6 |
| 8 | 356161.00 | 757678.00 | 40.00 | 0 | 4000 | 82.6 | 82.6 | 0.0 | 0.0 | 69.4 | 27.2 | -1.5 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | -12.5 | -12.5 |
| 9 | 356161.00 | 757678.00 | 40.00 | 0 | 8000 | 70.8 | 70.8 | 0.0 | 0.0 | 69.4 | 97.0 | -1.5 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | -94.1 | -94.1 |

Receiver

Name: Walkend Cottage

ID: NSR04

X: 356862.61

Y: 757656.59

Z: 4.00

Point Source, ISO 9613, Name: "Netherton_10ms", ID: "!010006!T1"

| Nr. | X (m) | Y (m) | Z (m) | Refl. | Freq. (Hz) | LxT dB(A) | LxN dB(A) | K0 (dB) | Dc (dB) | Adiv (dB) | Aatm (dB) | Agr (dB) | Afol (dB) | Ahous (dB) | Abar (dB) | Cmet (dB) | RL (dB) | LrT dB(A) | LrN dB(A) |
|-----|-----------|-----------|----------|-------|---------------|--------------|--------------|------------|------------|--------------|--------------|-------------|--------------|---------------|--------------|--------------|------------|--------------|--------------|
| 1 | 356161.00 | 757678.00 | 40.00 | 0 | 32 | 71.2 | 71.2 | 0.0 | 0.0 | 67.9 | 0.0 | -3.0 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | 6.2 | 6.2 |
| 2 | 356161.00 | 757678.00 | 40.00 | 0 | 63 | 80.7 | 80.7 | 0.0 | 0.0 | 67.9 | 0.1 | -3.0 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | 15.7 | 15.7 |
| 3 | 356161.00 | 757678.00 | 40.00 | 0 | 125 | 86.8 | 86.8 | 0.0 | 0.0 | 67.9 | 0.3 | 0.3 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | 18.2 | 18.2 |
| 4 | 356161.00 | 757678.00 | 40.00 | 0 | 250 | 92.1 | 92.1 | 0.0 | 0.0 | 67.9 | 0.7 | -0.5 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | 23.9 | 23.9 |
| 5 | 356161.00 | 757678.00 | 40.00 | 0 | 500 | 93.4 | 93.4 | 0.0 | 0.0 | 67.9 | 1.4 | -1.5 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | 25.6 | 25.6 |
| 6 | 356161.00 | 757678.00 | 40.00 | 0 | 1000 | 92.0 | 92.0 | 0.0 | 0.0 | 67.9 | 2.6 | -1.5 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | 23.0 | 23.0 |
| 7 | 356161.00 | 757678.00 | 40.00 | 0 | 2000 | 89.5 | 89.5 | 0.0 | 0.0 | 67.9 | 6.8 | -1.5 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | 16.3 | 16.3 |
| 8 | 356161.00 | 757678.00 | 40.00 | 0 | 4000 | 82.6 | 82.6 | 0.0 | 0.0 | 67.9 | 23.0 | -1.5 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | -6.9 | -6.9 |
| 9 | 356161.00 | 757678.00 | 40.00 | 0 | 8000 | 70.8 | 70.8 | 0.0 | 0.0 | 67.9 | 82.1 | -1.5 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | -77.8 | -77.8 |

Receiver

Name: Mains of Aldbar
 ID: NSR05
 X: 357114.41
 Y: 757728.31
 Z: 4.00

| Point Source, ISO 9613, Name: "Netherton_10ms", ID: "!010006!T1" | | | | | | | | | | | | | | | | | | | |
|--|-----------|-----------|----------|-------|---------------|--------------|--------------|------------|------------|--------------|--------------|-------------|--------------|---------------|--------------|--------------|------------|--------------|--------------|
| Nr. | X (m) | Y (m) | Z (m) | Refl. | Freq. (Hz) | LxT dB(A) | LxN dB(A) | K0 (dB) | Dc (dB) | Adiv (dB) | Aatm (dB) | Agr (dB) | Afol (dB) | Ahous (dB) | Abar (dB) | Cmet (dB) | RL (dB) | LrT dB(A) | LrN dB(A) |
| 1 | 356161.00 | 757678.00 | 40.00 | 0 | 32 | 71.2 | 71.2 | 0.0 | 0.0 | 70.6 | 0.0 | -3.0 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | 3.6 | 3.6 |
| 2 | 356161.00 | 757678.00 | 40.00 | 0 | 63 | 80.7 | 80.7 | 0.0 | 0.0 | 70.6 | 0.1 | -3.0 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | 13.0 | 13.0 |
| 3 | 356161.00 | 757678.00 | 40.00 | 0 | 125 | 86.8 | 86.8 | 0.0 | 0.0 | 70.6 | 0.4 | 0.5 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | 15.4 | 15.4 |
| 4 | 356161.00 | 757678.00 | 40.00 | 0 | 250 | 92.1 | 92.1 | 0.0 | 0.0 | 70.6 | 1.0 | -0.5 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | 21.0 | 21.0 |
| 5 | 356161.00 | 757678.00 | 40.00 | 0 | 500 | 93.4 | 93.4 | 0.0 | 0.0 | 70.6 | 1.8 | -1.5 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | 22.4 | 22.4 |
| 6 | 356161.00 | 757678.00 | 40.00 | 0 | 1000 | 92.0 | 92.0 | 0.0 | 0.0 | 70.6 | 3.5 | -1.5 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | 19.4 | 19.4 |
| 7 | 356161.00 | 757678.00 | 40.00 | 0 | 2000 | 89.5 | 89.5 | 0.0 | 0.0 | 70.6 | 9.2 | -1.5 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | 11.2 | 11.2 |
| 8 | 356161.00 | 757678.00 | 40.00 | 0 | 4000 | 82.6 | 82.6 | 0.0 | 0.0 | 70.6 | 31.3 | -1.5 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | -17.8 | -17.8 |
| 9 | 356161.00 | 757678.00 | 40.00 | 0 | 8000 | 70.8 | 70.8 | 0.0 | 0.0 | 70.6 | 111.7 | -1.5 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | -110.0 | -110.0 |

Receiver

Name: Sparmuir

ID: NSR06

X: 357180.24

Y: 757466.76

Z: 4.00

Point Source, ISO 9613, Name: "Netherton_10ms", ID: "!010006!T1"

| Nr. | X (m) | Y (m) | Z (m) | Refl. | Freq. (Hz) | LxT dB(A) | LxN dB(A) | K0 (dB) | Dc (dB) | Adiv (dB) | Aatm (dB) | Agr (dB) | Afol (dB) | Ahous (dB) | Abar (dB) | Cmet (dB) | RL (dB) | LrT dB(A) | LrN dB(A) |
|-----|-----------|-----------|----------|-------|---------------|--------------|--------------|------------|------------|--------------|--------------|-------------|--------------|---------------|--------------|--------------|------------|--------------|--------------|
| 1 | 356161.00 | 757678.00 | 40.00 | 0 | 32 | 71.2 | 71.2 | 0.0 | 0.0 | 71.3 | 0.0 | -3.0 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | 2.8 | 2.8 |
| 2 | 356161.00 | 757678.00 | 40.00 | 0 | 63 | 80.7 | 80.7 | 0.0 | 0.0 | 71.3 | 0.1 | -3.0 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | 12.2 | 12.2 |
| 3 | 356161.00 | 757678.00 | 40.00 | 0 | 125 | 86.8 | 86.8 | 0.0 | 0.0 | 71.3 | 0.4 | 0.5 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | 14.6 | 14.6 |
| 4 | 356161.00 | 757678.00 | 40.00 | 0 | 250 | 92.1 | 92.1 | 0.0 | 0.0 | 71.3 | 1.1 | -0.5 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | 20.1 | 20.1 |
| 5 | 356161.00 | 757678.00 | 40.00 | 0 | 500 | 93.4 | 93.4 | 0.0 | 0.0 | 71.3 | 2.0 | -1.5 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | 21.5 | 21.5 |
| 6 | 356161.00 | 757678.00 | 40.00 | 0 | 1000 | 92.0 | 92.0 | 0.0 | 0.0 | 71.3 | 3.8 | -1.5 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | 18.3 | 18.3 |
| 7 | 356161.00 | 757678.00 | 40.00 | 0 | 2000 | 89.5 | 89.5 | 0.0 | 0.0 | 71.3 | 10.1 | -1.5 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | 9.6 | 9.6 |
| 8 | 356161.00 | 757678.00 | 40.00 | 0 | 4000 | 82.6 | 82.6 | 0.0 | 0.0 | 71.3 | 34.1 | -1.5 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | -21.4 | -21.4 |
| 9 | 356161.00 | 757678.00 | 40.00 | 0 | 8000 | 70.8 | 70.8 | 0.0 | 0.0 | 71.3 | 121.7 | -1.5 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | -120.8 | -120.8 |

Receiver

Name: White Myre

ID: NSR07

X: 357151.55

Y: 756994.35

Z: 4.00

Point Source, ISO 9613, Name: "Netherton_10ms", ID: "!010006!T1"

| Nr. | X (m) | Y (m) | Z (m) | Refl. | Freq. (Hz) | LxT dB(A) | LxN dB(A) | K0 (dB) | Dc (dB) | Adiv (dB) | Aatm (dB) | Agr (dB) | Afol (dB) | Ahous (dB) | Abar (dB) | Cmet (dB) | RL (dB) | LrT dB(A) | LrN dB(A) |
|-----|-----------|-----------|----------|-------|---------------|--------------|--------------|------------|------------|--------------|--------------|-------------|--------------|---------------|--------------|--------------|------------|--------------|--------------|
| 1 | 356161.00 | 757678.00 | 40.00 | 0 | 32 | 71.2 | 71.2 | 0.0 | 0.0 | 72.6 | 0.0 | -3.0 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | 1.6 | 1.6 |
| 2 | 356161.00 | 757678.00 | 40.00 | 0 | 63 | 80.7 | 80.7 | 0.0 | 0.0 | 72.6 | 0.2 | -3.0 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | 10.9 | 10.9 |
| 3 | 356161.00 | 757678.00 | 40.00 | 0 | 125 | 86.8 | 86.8 | 0.0 | 0.0 | 72.6 | 0.5 | 0.5 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | 13.2 | 13.2 |
| 4 | 356161.00 | 757678.00 | 40.00 | 0 | 250 | 92.1 | 92.1 | 0.0 | 0.0 | 72.6 | 1.3 | -0.5 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | 18.7 | 18.7 |
| 5 | 356161.00 | 757678.00 | 40.00 | 0 | 500 | 93.4 | 93.4 | 0.0 | 0.0 | 72.6 | 2.3 | -1.5 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | 20.0 | 20.0 |
| 6 | 356161.00 | 757678.00 | 40.00 | 0 | 1000 | 92.0 | 92.0 | 0.0 | 0.0 | 72.6 | 4.4 | -1.5 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | 16.5 | 16.5 |
| 7 | 356161.00 | 757678.00 | 40.00 | 0 | 2000 | 89.5 | 89.5 | 0.0 | 0.0 | 72.6 | 11.6 | -1.5 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | 6.8 | 6.8 |
| 8 | 356161.00 | 757678.00 | 40.00 | 0 | 4000 | 82.6 | 82.6 | 0.0 | 0.0 | 72.6 | 39.5 | -1.5 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | -28.0 | -28.0 |
| 9 | 356161.00 | 757678.00 | 40.00 | 0 | 8000 | 70.8 | 70.8 | 0.0 | 0.0 | 72.6 | 140.7 | -1.5 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | -141.1 | -141.1 |

Receiver

Name: House View House

ID: NSR08

X: 356593.23

Y: 757030.77

Z: 4.00

Point Source, ISO 9613, Name: "Netherton_10ms", ID: "!010006!T1"

| Nr. | X (m) | Y (m) | Z (m) | Refl. | Freq. (Hz) | LxT dB(A) | LxN dB(A) | K0 (dB) | Dc (dB) | Adiv (dB) | Aatm (dB) | Agr (dB) | Afol (dB) | Ahous (dB) | Abar (dB) | Cmet (dB) | RL (dB) | LrT dB(A) | LrN dB(A) |
|-----|-----------|-----------|----------|-------|---------------|--------------|--------------|------------|------------|--------------|--------------|-------------|--------------|---------------|--------------|--------------|------------|--------------|--------------|
| 1 | 356161.00 | 757678.00 | 40.00 | 0 | 32 | 71.2 | 71.2 | 0.0 | 0.0 | 68.8 | 0.0 | -3.0 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | 5.3 | 5.3 |
| 2 | 356161.00 | 757678.00 | 40.00 | 0 | 63 | 80.7 | 80.7 | 0.0 | 0.0 | 68.8 | 0.1 | -3.0 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | 14.8 | 14.8 |
| 3 | 356161.00 | 757678.00 | 40.00 | 0 | 125 | 86.8 | 86.8 | 0.0 | 0.0 | 68.8 | 0.3 | 0.4 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | 17.3 | 17.3 |
| 4 | 356161.00 | 757678.00 | 40.00 | 0 | 250 | 92.1 | 92.1 | 0.0 | 0.0 | 68.8 | 0.8 | -0.5 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | 22.9 | 22.9 |
| 5 | 356161.00 | 757678.00 | 40.00 | 0 | 500 | 93.4 | 93.4 | 0.0 | 0.0 | 68.8 | 1.5 | -1.5 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | 24.6 | 24.6 |
| 6 | 356161.00 | 757678.00 | 40.00 | 0 | 1000 | 92.0 | 92.0 | 0.0 | 0.0 | 68.8 | 2.8 | -1.5 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | 21.8 | 21.8 |
| 7 | 356161.00 | 757678.00 | 40.00 | 0 | 2000 | 89.5 | 89.5 | 0.0 | 0.0 | 68.8 | 7.5 | -1.5 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | 14.6 | 14.6 |
| 8 | 356161.00 | 757678.00 | 40.00 | 0 | 4000 | 82.6 | 82.6 | 0.0 | 0.0 | 68.8 | 25.5 | -1.5 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | -10.3 | -10.3 |
| 9 | 356161.00 | 757678.00 | 40.00 | 0 | 8000 | 70.8 | 70.8 | 0.0 | 0.0 | 68.8 | 91.1 | -1.5 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | -87.6 | -87.6 |

Receiver

Name: Wandershiell

ID: NSR09

X: 356380.00

Y: 757125.70

Z: 4.00

Point Source, ISO 9613, Name: "Netherton_10ms", ID: "!010006!T1"

| Nr. | X (m) | Y (m) | Z (m) | Refl. | Freq. (Hz) | LxT dB(A) | LxN dB(A) | K0 (dB) | Dc (dB) | Adiv (dB) | Aatm (dB) | Agr (dB) | Afol (dB) | Ahous (dB) | Abar (dB) | Cmet (dB) | RL (dB) | LrT dB(A) | LrN dB(A) |
|-----|-----------|-----------|----------|-------|---------------|--------------|--------------|------------|------------|--------------|--------------|-------------|--------------|---------------|--------------|--------------|------------|--------------|--------------|
| 1 | 356161.00 | 757678.00 | 40.00 | 0 | 32 | 71.2 | 71.2 | 0.0 | 0.0 | 66.5 | 0.0 | -3.0 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | 7.7 | 7.7 |
| 2 | 356161.00 | 757678.00 | 40.00 | 0 | 63 | 80.7 | 80.7 | 0.0 | 0.0 | 66.5 | 0.1 | -3.0 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | 17.1 | 17.1 |
| 3 | 356161.00 | 757678.00 | 40.00 | 0 | 125 | 86.8 | 86.8 | 0.0 | 0.0 | 66.5 | 0.2 | 0.3 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | 19.8 | 19.8 |
| 4 | 356161.00 | 757678.00 | 40.00 | 0 | 250 | 92.1 | 92.1 | 0.0 | 0.0 | 66.5 | 0.6 | -0.5 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | 25.5 | 25.5 |
| 5 | 356161.00 | 757678.00 | 40.00 | 0 | 500 | 93.4 | 93.4 | 0.0 | 0.0 | 66.5 | 1.2 | -1.5 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | 27.3 | 27.3 |
| 6 | 356161.00 | 757678.00 | 40.00 | 0 | 1000 | 92.0 | 92.0 | 0.0 | 0.0 | 66.5 | 2.2 | -1.5 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | 24.8 | 24.8 |
| 7 | 356161.00 | 757678.00 | 40.00 | 0 | 2000 | 89.5 | 89.5 | 0.0 | 0.0 | 66.5 | 5.8 | -1.5 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | 18.8 | 18.8 |
| 8 | 356161.00 | 757678.00 | 40.00 | 0 | 4000 | 82.6 | 82.6 | 0.0 | 0.0 | 66.5 | 19.5 | -1.5 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | -1.9 | -1.9 |
| 9 | 356161.00 | 757678.00 | 40.00 | 0 | 8000 | 70.8 | 70.8 | 0.0 | 0.0 | 66.5 | 69.6 | -1.5 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | -63.8 | -63.8 |

Receiver

Name: Balnacake

ID: NSR10

X: 355787.55

Y: 757443.35

Z: 4.00

Point Source, ISO 9613, Name: "Netherton_10ms", ID: "!010006!T1"

| Nr. | X (m) | Y (m) | Z (m) | Refl. | Freq. (Hz) | LxT dB(A) | LxN dB(A) | K0 (dB) | Dc (dB) | Adiv (dB) | Aatm (dB) | Agr (dB) | Afol (dB) | Ahous (dB) | Abar (dB) | Cmet (dB) | RL (dB) | LrT dB(A) | LrN dB(A) |
|-----|-----------|-----------|----------|-------|---------------|--------------|--------------|------------|------------|--------------|--------------|-------------|--------------|---------------|--------------|--------------|------------|--------------|--------------|
| 1 | 356161.00 | 757678.00 | 40.00 | 0 | 32 | 71.2 | 71.2 | 0.0 | 0.0 | 63.9 | 0.0 | -3.0 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | 10.3 | 10.3 |
| 2 | 356161.00 | 757678.00 | 40.00 | 0 | 63 | 80.7 | 80.7 | 0.0 | 0.0 | 63.9 | 0.1 | -3.0 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | 19.7 | 19.7 |
| 3 | 356161.00 | 757678.00 | 40.00 | 0 | 125 | 86.8 | 86.8 | 0.0 | 0.0 | 63.9 | 0.2 | 0.1 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | 22.6 | 22.6 |
| 4 | 356161.00 | 757678.00 | 40.00 | 0 | 250 | 92.1 | 92.1 | 0.0 | 0.0 | 63.9 | 0.5 | -0.5 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | 28.2 | 28.2 |
| 5 | 356161.00 | 757678.00 | 40.00 | 0 | 500 | 93.4 | 93.4 | 0.0 | 0.0 | 63.9 | 0.9 | -1.5 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | 30.1 | 30.1 |
| 6 | 356161.00 | 757678.00 | 40.00 | 0 | 1000 | 92.0 | 92.0 | 0.0 | 0.0 | 63.9 | 1.6 | -1.5 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | 28.0 | 28.0 |
| 7 | 356161.00 | 757678.00 | 40.00 | 0 | 2000 | 89.5 | 89.5 | 0.0 | 0.0 | 63.9 | 4.3 | -1.5 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | 22.8 | 22.8 |
| 8 | 356161.00 | 757678.00 | 40.00 | 0 | 4000 | 82.6 | 82.6 | 0.0 | 0.0 | 63.9 | 14.5 | -1.5 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | 5.7 | 5.7 |
| 9 | 356161.00 | 757678.00 | 40.00 | 0 | 8000 | 70.8 | 70.8 | 0.0 | 0.0 | 63.9 | 51.7 | -1.5 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | -43.3 | -43.3 |

Receiver

Name: Bibberhill
 ID: NSR11
 X: 355363.91
 Y: 756929.93
 Z: 4.00

| Point Source, ISO 9613, Name: "Netherton_10ms", ID: "!010006!T1" | | | | | | | | | | | | | | | | | | | |
|--|-----------|-----------|----------|-------|---------------|--------------|--------------|------------|------------|--------------|--------------|-------------|--------------|---------------|--------------|--------------|------------|--------------|--------------|
| Nr. | X (m) | Y (m) | Z (m) | Refl. | Freq. (Hz) | LxT dB(A) | LxN dB(A) | K0 (dB) | Dc (dB) | Adiv (dB) | Aatm (dB) | Agr (dB) | Afol (dB) | Ahous (dB) | Abar (dB) | Cmet (dB) | RL (dB) | LrT dB(A) | LrN dB(A) |
| 1 | 356161.00 | 757678.00 | 40.00 | 0 | 32 | 71.2 | 71.2 | 0.0 | 0.0 | 71.8 | 0.0 | -3.0 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | 2.4 | 2.4 |
| 2 | 356161.00 | 757678.00 | 40.00 | 0 | 63 | 80.7 | 80.7 | 0.0 | 0.0 | 71.8 | 0.1 | -3.0 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | 11.8 | 11.8 |
| 3 | 356161.00 | 757678.00 | 40.00 | 0 | 125 | 86.8 | 86.8 | 0.0 | 0.0 | 71.8 | 0.5 | 0.5 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | 14.1 | 14.1 |
| 4 | 356161.00 | 757678.00 | 40.00 | 0 | 250 | 92.1 | 92.1 | 0.0 | 0.0 | 71.8 | 1.1 | -0.5 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | 19.7 | 19.7 |
| 5 | 356161.00 | 757678.00 | 40.00 | 0 | 500 | 93.4 | 93.4 | 0.0 | 0.0 | 71.8 | 2.1 | -1.5 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | 21.0 | 21.0 |
| 6 | 356161.00 | 757678.00 | 40.00 | 0 | 1000 | 92.0 | 92.0 | 0.0 | 0.0 | 71.8 | 4.0 | -1.5 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | 17.7 | 17.7 |
| 7 | 356161.00 | 757678.00 | 40.00 | 0 | 2000 | 89.5 | 89.5 | 0.0 | 0.0 | 71.8 | 10.6 | -1.5 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | 8.7 | 8.7 |
| 8 | 356161.00 | 757678.00 | 40.00 | 0 | 4000 | 82.6 | 82.6 | 0.0 | 0.0 | 71.8 | 35.8 | -1.5 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | -23.5 | -23.5 |
| 9 | 356161.00 | 757678.00 | 40.00 | 0 | 8000 | 70.8 | 70.8 | 0.0 | 0.0 | 71.8 | 127.8 | -1.5 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | -127.3 | -127.3 |

Receiver

Name: Melgund Mill

ID: NSR12

X: 355028.33

Y: 757230.18

Z: 4.00

Point Source, ISO 9613, Name: "Netherton_10ms", ID: "!010006!T1"

| Nr. | X (m) | Y (m) | Z (m) | Refl. | Freq. (Hz) | LxT dB(A) | LxN dB(A) | K0 (dB) | Dc (dB) | Adiv (dB) | Aatm (dB) | Agr (dB) | Afol (dB) | Ahous (dB) | Abar (dB) | Cmet (dB) | RL (dB) | LrT dB(A) | LrN dB(A) |
|-----|-----------|-----------|----------|-------|---------------|--------------|--------------|------------|------------|--------------|--------------|-------------|--------------|---------------|--------------|--------------|------------|--------------|--------------|
| 1 | 356161.00 | 757678.00 | 40.00 | 0 | 32 | 71.2 | 71.2 | 0.0 | 0.0 | 72.7 | 0.0 | -3.0 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | 1.4 | 1.4 |
| 2 | 356161.00 | 757678.00 | 40.00 | 0 | 63 | 80.7 | 80.7 | 0.0 | 0.0 | 72.7 | 0.2 | -3.0 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | 10.8 | 10.8 |
| 3 | 356161.00 | 757678.00 | 40.00 | 0 | 125 | 86.8 | 86.8 | 0.0 | 0.0 | 72.7 | 0.5 | 0.5 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | 13.1 | 13.1 |
| 4 | 356161.00 | 757678.00 | 40.00 | 0 | 250 | 92.1 | 92.1 | 0.0 | 0.0 | 72.7 | 1.3 | -0.5 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | 18.6 | 18.6 |
| 5 | 356161.00 | 757678.00 | 40.00 | 0 | 500 | 93.4 | 93.4 | 0.0 | 0.0 | 72.7 | 2.3 | -1.5 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | 19.8 | 19.8 |
| 6 | 356161.00 | 757678.00 | 40.00 | 0 | 1000 | 92.0 | 92.0 | 0.0 | 0.0 | 72.7 | 4.5 | -1.5 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | 16.3 | 16.3 |
| 7 | 356161.00 | 757678.00 | 40.00 | 0 | 2000 | 89.5 | 89.5 | 0.0 | 0.0 | 72.7 | 11.8 | -1.5 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | 6.5 | 6.5 |
| 8 | 356161.00 | 757678.00 | 40.00 | 0 | 4000 | 82.6 | 82.6 | 0.0 | 0.0 | 72.7 | 39.9 | -1.5 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | -28.6 | -28.6 |
| 9 | 356161.00 | 757678.00 | 40.00 | 0 | 8000 | 70.8 | 70.8 | 0.0 | 0.0 | 72.7 | 142.4 | -1.5 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | -142.8 | -142.8 |

Receiver
Name: Netherton
ID: NSR13
X: 354840.35
Y: 757690.14
Z: 4.00

| Point Source, ISO 9613, Name: "Netherton_10ms", ID: "!010006!T1" | | | | | | | | | | | | | | | | | | | |
|--|-----------|-----------|----------|-------|---------------|--------------|--------------|------------|------------|--------------|--------------|-------------|--------------|---------------|--------------|--------------|------------|--------------|--------------|
| Nr. | X (m) | Y (m) | Z (m) | Refl. | Freq. (Hz) | LxT dB(A) | LxN dB(A) | K0 (dB) | Dc (dB) | Adiv (dB) | Aatm (dB) | Agr (dB) | Afol (dB) | Ahous (dB) | Abar (dB) | Cmet (dB) | RL (dB) | LrT dB(A) | LrN dB(A) |
| 1 | 356161.00 | 757678.00 | 40.00 | 0 | 32 | 71.2 | 71.2 | 0.0 | 0.0 | 73.4 | 0.0 | -3.0 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | 0.7 | 0.7 |
| 2 | 356161.00 | 757678.00 | 40.00 | 0 | 63 | 80.7 | 80.7 | 0.0 | 0.0 | 73.4 | 0.2 | -3.0 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | 10.1 | 10.1 |
| 3 | 356161.00 | 757678.00 | 40.00 | 0 | 125 | 86.8 | 86.8 | 0.0 | 0.0 | 73.4 | 0.5 | 0.5 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | 12.3 | 12.3 |
| 4 | 356161.00 | 757678.00 | 40.00 | 0 | 250 | 92.1 | 92.1 | 0.0 | 0.0 | 73.4 | 1.4 | -0.5 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | 17.8 | 17.8 |
| 5 | 356161.00 | 757678.00 | 40.00 | 0 | 500 | 93.4 | 93.4 | 0.0 | 0.0 | 73.4 | 2.5 | -1.5 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | 18.9 | 18.9 |
| 6 | 356161.00 | 757678.00 | 40.00 | 0 | 1000 | 92.0 | 92.0 | 0.0 | 0.0 | 73.4 | 4.8 | -1.5 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | 15.3 | 15.3 |
| 7 | 356161.00 | 757678.00 | 40.00 | 0 | 2000 | 89.5 | 89.5 | 0.0 | 0.0 | 73.4 | 12.8 | -1.5 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | 4.8 | 4.8 |
| 8 | 356161.00 | 757678.00 | 40.00 | 0 | 4000 | 82.6 | 82.6 | 0.0 | 0.0 | 73.4 | 43.3 | -1.5 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | -32.6 | -32.6 |
| 9 | 356161.00 | 757678.00 | 40.00 | 0 | 8000 | 70.8 | 70.8 | 0.0 | 0.0 | 73.4 | 154.4 | -1.5 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | -155.5 | -155.5 |

Receiver

Name: Colinshaugh

ID: NSR14

X: 355016.40

Y: 758471.63

Z: 4.00

Point Source, ISO 9613, Name: "Netherton_10ms", ID: "!010006!T1"

| Nr. | X (m) | Y (m) | Z (m) | Refl. | Freq. (Hz) | LxT dB(A) | LxN dB(A) | K0 (dB) | Dc (dB) | Adiv (dB) | Aatm (dB) | Agr (dB) | Afol (dB) | Ahous (dB) | Abar (dB) | Cmet (dB) | RL (dB) | LrT dB(A) | LrN dB(A) |
|-----|-----------|-----------|----------|-------|---------------|--------------|--------------|------------|------------|--------------|--------------|-------------|--------------|---------------|--------------|--------------|------------|--------------|--------------|
| 1 | 356161.00 | 757678.00 | 40.00 | 0 | 32 | 71.2 | 71.2 | 0.0 | 0.0 | 73.9 | 0.0 | -3.2 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | 0.4 | 0.4 |
| 2 | 356161.00 | 757678.00 | 40.00 | 0 | 63 | 80.7 | 80.7 | 0.0 | 0.0 | 73.9 | 0.2 | -3.2 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | 9.8 | 9.8 |
| 3 | 356161.00 | 757678.00 | 40.00 | 0 | 125 | 86.8 | 86.8 | 0.0 | 0.0 | 73.9 | 0.6 | 0.4 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | 11.9 | 11.9 |
| 4 | 356161.00 | 757678.00 | 40.00 | 0 | 250 | 92.1 | 92.1 | 0.0 | 0.0 | 73.9 | 1.5 | -0.6 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | 17.3 | 17.3 |
| 5 | 356161.00 | 757678.00 | 40.00 | 0 | 500 | 93.4 | 93.4 | 0.0 | 0.0 | 73.9 | 2.7 | -1.6 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | 18.4 | 18.4 |
| 6 | 356161.00 | 757678.00 | 40.00 | 0 | 1000 | 92.0 | 92.0 | 0.0 | 0.0 | 73.9 | 5.1 | -1.6 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | 14.6 | 14.6 |
| 7 | 356161.00 | 757678.00 | 40.00 | 0 | 2000 | 89.5 | 89.5 | 0.0 | 0.0 | 73.9 | 13.5 | -1.6 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | 3.7 | 3.7 |
| 8 | 356161.00 | 757678.00 | 40.00 | 0 | 4000 | 82.6 | 82.6 | 0.0 | 0.0 | 73.9 | 45.7 | -1.6 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | -35.4 | -35.4 |
| 9 | 356161.00 | 757678.00 | 40.00 | 0 | 8000 | 70.8 | 70.8 | 0.0 | 0.0 | 73.9 | 162.9 | -1.6 | 0.0 | 0.0 | 0.0 | 0.0 | -0.0 | -164.4 | -164.4 |

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997
(AS AMENDED)
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(SCOTLAND)
REGULATIONS 2013

PLANNING PERMISSION REFUSAL
REFERENCE 14/00281/FULL

To **Polar Energy (Netherton) Ltd.**
c/o Atmos Consulting Limited
Rosebery House
9 Haymarket Terrace
Edinburgh
EH12 5EZ

With reference to your application dated 18 April 2014 for planning permission under the above mentioned Acts and Regulations for the following development, viz.:-

Erection of wind turbine of 40 metres to hub height and 67 metres to blade tip and ancillary development at Field 200M North East Of Balnacake Farm Aldbar Brechin for Polar Energy (Netherton) Ltd.

The Angus Council in exercise of their powers under the above mentioned Acts and Regulations hereby **Refuse Planning Permission (Delegated Decision)** for the said development in accordance with the particulars given in the application and plans docquetted as relative hereto in paper or identified as refused on the Public Access portal.

The reasons for the Council's decision are:-

- 1 That the proposed turbine by virtue of its height and location close to the top of the escarpment which separates the Low Moorland Hills and the Broad Valley Lowland would result in unacceptable landscape and visual impacts and as such the proposal is contrary to policies ER5, ER34 and S6 of the Angus Local Plan Review (2009).

Amendments:

The application has not been subject of variation.

Informatives:

Dated this **5 December 2014**

Iain Mitchell - Service Manager
Angus Council
Communities
Planning
County Buildings
Market Street
FORFAR
DD8 3LG

Angus Council

| | |
|------------------------------------|--|
| Application Number: | 14/00281/FULL |
| Description of Development: | Erection of wind turbine of 40 metres to hub height and 67 metres to blade tip and ancillary development |
| Site Address: | Field 200M North East Of Balnacake Farm Aldbar Brechin |
| Grid Ref: | 355652 : 757650 |
| Applicant Name: | Polar Energy (Netherton) Ltd. |

Report of Handling

Site Description

The site is located approximately 4.5km south west of Brechin, on arable farmland to the east of Balnacake Farm. The site lies uphill of and to the south of the B9134 between Forfar and Brechin. The site sits close to the top of the escarpment of a ridge which runs from Carse Hill (east of Forfar) towards Middle Drums (south of Brechin) and contains the summits of Carse Hill, Hill of Finavon, Grave Hill and Angus Hill. The ridge is a prominent landscape feature from Strathmore. The site sits within the Landscape Character Type (LCT) of Low Moorland Hills.

Proposal

The proposal is for the erection of a wind turbine which would be 40m to hub height and 67 metres to blade tip with associated development. The turbine design involves a three bladed rotor located atop a monopole design. The associated development proposed includes a new and improved 4m wide access track and a crane hardstanding at the foot of the proposed turbine. Improvements to the access to the site are sought including a widened bellmouth junction where the site access track meets with the B9134.

The application has been screened in the context of the Environmental Impact Assessment (Scotland) Regulations 2011 which concludes that the development is not an EIA development and a negative screening opinion is included within the file.

The application has not been subject of variation.

Publicity

The nature of the proposal did not require the application be the subject of Neighbour Notification.

The application was advertised in the Dundee Courier on 25 April 2014 for the following reasons:

- Schedule 3 Development

The nature of the proposal did not require a site notice to be posted.

Planning History

13/00730/EIASCR for Wind Turbine Development Comprising One Wind Turbine of 67 metres to Blade Tip was determined as "EIA NOT Required" on 8 May 2014.

Application 12/00779/FULL Proposed the Installation of Three Turbowind T400 400kW Wind Turbines (hub height 34m, tip height 51m) at Field 200M North East Of Balnacake Farm, Aldbar, Brechin. This

application was withdrawn.

Applicant's Case

As part of the application an Environmental Appraisal (April 2014) was submitted which includes information relating to the wind turbine specification, photomontages of the proposed turbine and noise information. This document explains the proposal including the associated development proposed to facilitate the construction and operation of a wind turbine on the site. It provides a policy and guidance context for the consideration of a wind turbine proposal in this landscape character type. The document concludes that noise for the proposed development is not considered to be significant with no negative impacts associated with the operation of the proposed turbine. The landscape and visual assessment provided concludes that the location of the turbine has the ability to accommodate it with a reasonable effect on the wider landscape and visual resource.

The applicant has also submitted a response to the comments received from the Natural & Built Environment – Landscape Team. These comments indicate that 'although the proposed turbine lies close to the escarpment slopes that define the northern edge of the Low Moorland Hills LCA at Montreatmont Moor, the Netherton turbine has been set back and sensitively scaled, to restrict clear visibility from the nearest sensitive areas. It is therefore in line with the key determining issues defined in the current SLCA guidance for avoiding domination of the landscape character and of views from residential properties. Although some effects are anticipated, they are fairly localised and they are not considered to result in an unacceptable level of change on the wider landscape and visual resource.'

The applicant subsequently submitted figures regarding cumulative effects between the proposed turbine and the East Drums site and suggests that the combined effects would be 'fairly limited'.

Consultations

NERL Safeguarding - No safeguarding objections

Ministry Of Defence - No objections but requested a standard condition regarding notification be attached and aviation lighting should be attached

Dundee Airport Ltd - No objections

Scottish Natural Heritage - Referred to standard guidance. No additional comments.

Angus Council Environmental Health - No objections subject to conditions

Civil Aviation Authority - No objections

RSPB Scotland - No specific concerns but highlighted the increasing number of turbine proposals in this general area.

Spectrum - Not raised any objections

Atkins - No objections

Joint Radio Co Ltd - Does not foresee any potential issues

Aberdeenshire Council Archaeology Service - No archaeological mitigation required

Historic Scotland - Archaeology - No comments

Community Council - There was no response from this consultee at the time of report preparation.

Angus Council - Roads - No objections subject to conditions

Scottish Water - There was no response from this consultee at the time of report preparation.

Representations

There were no letters of representation.

Development Plan Policies

Angus Local Plan Review 2009

Policy S1 : Development Boundaries
Policy S3 : Design Quality
Policy S6 : Development Principles (Schedule 1)
Policy ER4 : Wider Natural Heritage and Biodiversity
Policy ER5 : Conservation of Landscape Character
Policy ER34 : Renewable Energy Developments
Policy ER35 : Wind Energy Developments
Policy ER11 : Noise Pollution
Policy ER16 : Development Affecting the Setting of a Listed Building
Policy ER18 : Archaeological Sites of National Importance
Policy ER19 : Archaeological Sites of Local Importance

TAYplan Strategic Development plan

The proposal is not of strategic significance and policies of TAYplan are not referred to in this report.

Other Guidance

Angus Council Renewable Energy Implementation Guide (2012)
Strategic Landscape Capacity Assessment For Wind Energy In Angus (2014)

The full text of the relevant development plan policies can be viewed at Appendix 1 to this report.

Assessment

Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 require that planning decisions be made in accordance with the development plan unless material considerations indicate otherwise.

In addition to the development plan a number of matters are also relevant to the consideration of the application and these include: -

- o National Planning Framework for Scotland 3 (NPF3);
- o Scottish Planning Policy (SPP);
- o Scottish Government 'Specific Advice Sheet' on Onshore Wind Turbines;
- o Tayside Landscape Character Assessment;
- o Angus Council Implementation Guide for Renewable Energy Proposals (2012);
- o Strategic Landscape Capacity Assessment for Wind Energy in Angus (Ironsides Farrar - 2013);
- o Angus Wind farms Landscape Capacity and Cumulative Impacts Study (Ironsides Farrar, 2008);
- o Siting and Design of Small Scale Wind Turbines of Between 15 and 50 metres in height (SNH, March 2012);
- o 'Assessing The Cumulative Impact of Onshore Wind Energy Developments' (SNH, March 2012)
- o Planning Advice Note 1/2011: Planning and Noise.

NPF3 states that the Government is committed to a Low Carbon Scotland and through the priorities identified in the spatial strategy set a clear direction to tackling climate change through national planning policy. Renewable energy technologies, including onshore wind, are identified as key aspects to realising this aim whilst recognising that a planned approach to development is required to find the correct balance between safeguarding assets which are irreplaceable while facilitating change in a sustainable way.

The Scottish Planning Policy (SPP, June 2014) represents a statement of government policy on land use planning. In relation to onshore wind, the SPP states that 'Planning authorities should set out in the development plan a spatial framework identifying areas that are likely to be most appropriate for onshore wind farms... The spatial framework is complemented by a more detailed and exacting development management process where the merits of an individual proposal will be carefully considered against the full range of environmental, community and cumulative impacts... proposals for onshore wind should continue to be determined while spatial frameworks are and local policies are being prepared and updated'. Proposals for energy infrastructure developments should always take account of spatial frameworks for wind farms and heat maps where these are relevant. Considerations will vary relative to the scale of the proposal and area characteristics but are likely to include:

- o net economic impact, including local and community socio-economic benefits such as employment, associated business and supply chain opportunities;
- o the scale of contribution to renewable energy generation targets;
- o effect on greenhouse gas emissions;
- o cumulative impacts - planning authorities should be clear about likely cumulative impacts arising from all of the considerations below, recognising that in some areas the cumulative impact of existing and consented energy development may limit the capacity for further development;
- o impacts on communities and individual dwellings, including visual impact, residential amenity, noise and shadow flicker;
- o landscape and visual impacts, including effects on wild land;
- o effects on the natural heritage, including birds;
- o impacts on carbon rich soils, using the carbon calculator;
- o public access, including impact on long distance walking and cycling routes and scenic routes identified in the NPF;
- o impacts on the historic environment, including scheduled monuments, listed buildings and their settings;
- o impacts on tourism and recreation;
- o impacts on aviation and defence interests and seismological recording;
- o impacts on telecommunications and broadcasting installations, particularly ensuring that transmission links are not compromised;
- o impacts on road traffic;
- o impacts on adjacent trunk roads;
- o effects on hydrology, the water environment and flood risk;
- o the need for conditions relating to the decommissioning of developments, including ancillary infrastructure, and site restoration;
- o opportunities for energy storage; and
- o the need for a robust planning obligation to ensure that operators achieve site restoration.

The Scottish Government's Planning Advice Notes relating to renewable energy have been replaced by Specific Advice Sheets (SAS). The 'Onshore Wind Turbines SAS' identifies typical planning considerations in determining planning applications for onshore wind turbines. The considerations identified in the SAS are similar to those identified by policies ER34 and ER35 of the ALPR and the SPP as detailed above.

Angus Council has produced an Implementation Guide for Renewable Energy Proposals. It provides guidance for development proposals ranging from small single turbines to major windfarms. It indicates that wind developments are the primary area of renewable energy proposals in Angus and the planning considerations are strongly influenced by the scale and location of the proposal including landscape and visual impact, potential adverse effects on designated natural and built heritage sites, protected species, residential amenity, soils, water bodies and access.

Scottish Natural Heritage in conjunction with Angus and Aberdeenshire Councils commissioned Ironside Farrar to review current landscape sensitivity and capacity guidance in relation to wind energy development. The Strategic Landscape Capacity Assessment for Wind Energy in Angus (March 2014) provides updated information on landscape capacity for wind energy development and the potential cumulative impact of proposals in the context of operational and consented developments.

Proposals for wind turbine developments and associated infrastructure are primarily assessed against policies ER34 and ER35 of the ALPR although other policies within the plan are also relevant. The policy position provides a presumption in favour of renewable energy developments recognising the contribution wind energy can make in generating renewable energy in Scotland. These policies also require consideration of impacts on ecology including birds; cultural heritage including listed buildings, scheduled monuments, designed landscapes and archaeology; aviation; amenity in the context of shadow flicker, noise and reflected light; landscape and visual impact including cumulative impacts; future site restoration; transmitting or receiving systems; any associated works including transmissions lines, road and traffic access/safety and the environmental impact of this. These policy tests overlap matters contained in other policies and therefore these matters are discussed on a topic by topic basis.

Environmental and Economic Benefits

The local plan indicates that Angus Council supports the principle of developing sources of renewable energy in appropriate locations. The SPP sets out a "commitment to increase the amount of electricity generated from renewable sources" and includes a target for the equivalent of 100% of Scotland's electricity demand to be generated from renewable sources by 2020 along with a target of 30% of overall energy demand from renewable sources by 2020. Paragraph 154 of the SPP indicates that planning authorities should help to reduce emissions and energy use in new buildings and from new infrastructure by enabling development at appropriate locations that contributes to electricity and heat from renewable sources.

The proposed wind turbine would offset the emissions of CO₂ involved in producing electricity using fossil fuels. It is accepted that the proposed turbine could make a contribution towards renewable energy generation and as such the proposal attracts in principle support from the local plan. I have had regard to that contribution in undertaking my assessment of the proposal. To assess the acceptability of the proposals in terms of the more detailed technical issues, the policy tests must be explored.

Landscape Impact

Local Plan Policy ER5 (Conservation of Landscape Character) requires development proposals to take account of the guidance provided by the Tayside Landscape Character Assessment (TLCA), prepared for Scottish Natural Heritage (SNH) in 1999, and indicates that, where appropriate, sites selected should be capable of absorbing the proposed development to ensure that it fits into the landscape. Policy ER34 of the local plan indicates that proposals for renewable energy development will be assessed on the basis of no unacceptable adverse landscape and visual impacts having regard to landscape character, setting within the immediate and wider landscape, and sensitive viewpoints.

The proposed site is within the Landscape Character Type (LCT) of Low Moorland Hills (TAY12) within the Tayside Landscape Character Assessment (TLCA). The landscape character area is characterised by gently undulating farmland of a medium to large scale which is gently sloping towards the north-east and the Lowland Basin LCA. The north western edge is marked by a steep escarpment towards the valley of the South-Esk River. The large mature lowland forest of Montreathmont, which is dominated by coniferous planting, is a characteristic element of the northern part of the LCA whereas the southern part is characterised by the Forfar hills and their Hill forts.

The Renewable Energy Implementation Guide (2012) provides information regarding of the level of turbine development that a LCT is capable of absorbing. The Implementation Guide indicates that an acceptable level of change for Low Moorland Hills would be defined as a Landscape with Occasional Windfarms, with a capacity for turbines of circa 80m in height which do not disrupt the principle ridgelines or adversely affect

the setting of important landscape features and monuments such as Balmashanner Monument; and Finavon and Turin hillforts. The Strategic Landscape Capacity Study for Wind Energy in Angus (2014) further refines that assessment of capacity. It subdivides the Low Moorland Hills into two landscape character areas: the Forfar Hills to the south west of the LCT and Montreathmont Moor to the north east. The analysis of the Montreathmont Moor area is that it generally has capacity to accommodate large (up to 80m) turbines, but cautions to avoid locating medium/large turbines close to the escarpment slope above Strathmore because the turbines would dominate the modest scale of the landform.

The site is located on a prominent ridge which runs from east of Forfar to South of Brechin. The land level to the north of the application site drops significantly towards the River South Esk (Broad Valley Lowland LCT) resulting in an escarpment which is prominent from the A90/Strathmore corridor between Forfar and Brechin. Around the site the landscape feels open and exposed, with distant views opening over the Broad Valley Lowland to the north-west. The proposed turbine would be located at the summit of a small hill which forms part of the steep escarpment between the Low Moorland Hills and the South Esk River valley. The 67m turbine would be located in an exposed location above the River South Esk valley and the Broad Valley Lowland. The landscape character of the location of the site is generally considered an area with no capacity for turbines of this size. Although the Montreathmont Moor area is generally considered to have the capacity to accommodate medium-large and large turbines, the escarpment towards the South Esk River valley is not considered to have a capacity for turbines of this size. The location of the medium/large turbine close to the escarpment over the river South Esk valley would dominate this small scale landform and the skyline of the Low Moorland Hills.

The escarpment is one of the most sensitive areas within the LCT. The Renewable Energy Implementation Guide indicates that turbine should not disrupt principal ridgelines and the Strategic Landscape Capacity Assessment for Wind Energy explicitly seeks to avoid locating medium to large turbines close to the escarpment slope above Strathmore. The combination of the proposed location and height of the turbine would result in significant adverse impacts on the landscape. On the basis of the above it is considered that landscape impacts are unacceptable in terms of policies ER34 and ER35.

Visual Impact

Policy S6 of the Angus Local Plan Review requires that proposals should not give rise to unacceptable visual impact. Policy ER34 of the Local Plan also indicates that renewable energy development will be assessed on the basis of no unacceptable adverse landscape and visual impacts having regard to landscape character, setting within the immediate and wider landscape, and sensitive viewpoints. In assessing visual impact I consider that it is appropriate to have regard to recent appeal decisions within Angus where this issue has been considered in order to secure a degree of consistency in the decision making process.

Planning appeal decisions have generally accepted that residents should be treated as of high sensitivity in assessing the significance of visual impact. The magnitude of change (and, thus, the significance of the impact they will experience) will vary with the context of the house that they occupy: its distance from the proposed wind turbine and orientation in relation to it; the presence of intervening screening from vegetation and other buildings; and the presence of other significant visual features. However it is not only the views from principal rooms that are of importance as residents also use the space around their house and the impact on occupiers and visitors approaching or leaving the properties must also be considered.

The proposal is supported by a ZTV which suggests that the hub of the turbine would be theoretically visible over a relatively large area encompassing Brechin, Montrose, the public road between Montreathmont Forest and Montrose, the A90(T) between Finavon and Trinity, parts of eastern Kirriemuir and rural areas along Strathmore and to the north of Arbroath. The site is located on a hill which forms the edge of the escarpment separating the Low Moorland Hill with the Broad Valley Lowlands. Within the Low Moorland Hills area the main visual receptors with a close vicinity of this turbine would be minor roads, scattered dwellings and (at a further distance) Turin Hill. Within the Broad Valley Lowland there are more frequented roads such as the Forfar - Brechin B9134 road and the A90(T) and it is considered that the proposed turbine would be clearly visible from sections along these roads. There is also a high concentration of properties

which would be visual receptors of the proposed turbine, such as small settlements within the South Esk Valley and the town of Brechin.

Views from within the Low Moorland Hills area vary between the more contained and the more exposed areas within the undulating topography. Having visited the site and reviewed all of the supporting information it is considered that in distant views over the Broad Valley Lowlands the turbine would be a prominent feature in the foreground. It would be a prominent feature in the landscape when viewed from sections of the minor roads to the south-east. The prominent nature of the turbine can be seen in viewpoint 1 (VP 1) within the photomontages submitted by as part of the application.

From within the Broad Valley Lowland the turbine would be a prominent feature against the skyline on the horizon and it is considered that a good representation of the visual effects in most places would be comparable to those represented in viewpoint 3, albeit without the screening of the woodland (as shown in the associated wireline). From the edge of Brechin the turbine would be prominent on the southern skyline and would impact on the wider landscape character. This is represented in viewpoint 4.

In terms of residential properties there are a number of properties located within 2km of the proposed turbine. Properties which are in relatively close proximity to the turbine are at Balnacake at approximately 430m to the west, Broomknowe Cottages at 550m to the north-east, Wandershiell at 560m to the south, Walkend Cottage at 730m to the east, and House View House at 820m to the south.

The closest property to the turbine at Balnacake is located approximately 430m to the south west of the turbine. The existing house is not orientated directly towards the turbine and with existing agricultural sheds and trees surrounding the property there will be a degree of screening from the turbine. However at such a close distance the turbine would still be a significant feature from the amenity areas around the property and on approach to it. The existing property at Wandersheild is orientated south, away from the turbine and has a large amount of mature trees enclosing the property, with a large barn facing the turbine on the hill behind the property. Due to the size of the proposed turbine it is expected to have some significant visual impacts on the amenity of the property at Wandersheild. However as the property appears to have a degree of screening in the direction of the turbine this would help reduce any visual impacts. The property of House View is located at a distance of 820m further to the south east from Wandersheild and also faces south. Whilst the property would experience some impacts, the turbine height compared to distance from the property ratio would be such that these visual impacts would possibly only be classed as moderate to significant. The turbine would be unlikely to be a dominant focal point in the foreground of this property.

The property of Broomknowe (at a distance of 550m) would possibly experience views of a large rotor of the turbine from the rear of the property and from amenity space associated with the property. The turbine would possibly appear dominant in size similar to the illustration of VP9. However it is noted that the property is not orientated directly towards the turbine. It is noted that the turbine is likely to be visible in the area around Melgund Castle, where there are scenic landscape views over the Broad Valley Lowlands. The turbine would also be likely to be visible from the settlement of Aberlemno and the Crosston Standing Stones.

Local plan policy requires proposals to demonstrate that the siting and appearance of the apparatus has been chosen to minimise the impact on amenity, and that there would be no unacceptable adverse visual impacts. For views from within Strathmore, from Brechin and views from within the Low Moorland Hills the turbine would create a dominant visual focus with strong skyline effects and no back-clothing. The turbine would adversely affect several scenic landscape views over the South Esk River Valley from within the less frequented area of the Low Moorland Hills, and also skyline views of the Low Moorland Hills from receptors at further distances such as Brechin, with a high number of residents that would be exposed to these views of the turbine. In this case it is considered that the proposal would give rise to significant visual impacts on the wider area and I consider that these impacts are unacceptable and contrary to policies S6 and ER34.

Cumulative Landscape and Visual :

An assessment of cumulative landscape and visual effects is also required by local and national policy.

SNH Guidance on 'Assessing The Cumulative Impact of Onshore Wind Energy Developments' (March 2012) indicates that cumulative landscape effects can include effects on the physical aspects of the landscape and effects on landscape character. Cumulative visual effects can be caused by combined visibility and/or sequential effects. Combined visibility may be in combination i.e. where several wind farms are in the observers arc of vision or in succession where the observer has to turn to see various wind farms. Sequential effects occur when the observer has to move to another viewpoint to see different developments.

The Renewable Energy Implementation Guide (2012) provides interpretation of the level of turbine development that a LCT is capable of absorbing in cumulative terms. As an acceptable level of change of landscape character the future Wind Energy Landscape Type for this area has been defined as a 'Landscape with Occasional Windfarms'. This is refined and updated by the Strategic Capacity Study for Wind Energy in Angus (2014) which indicates that the Montreathmont Moor LCA is considered to have a low underlying capacity for medium-large (50-<80m) turbines and a low remaining capacity for medium/large turbines. It indicates that medium-large turbines should ideally be spaced between 5 and 10km and not exceed group numbers of 3 turbines. It states that medium (30-<50m) turbines should ideally be spaced 3-6km apart from other medium turbines.

At present there is little wind energy development in the area and within the range of 5km there is one operational small-medium sized turbine of 20m tip-height at 3.1km at Melgund Muir. There are two pending applications for turbine developments within the range of 5km, one medium-large sized turbine of 67m tip-height at 3.9km to the east at East Drums Brechin and one medium-sized turbine of 45.9m tip-height at Bellahill Melgund at 4.1km to the south-west. Relevantly sized turbines approved within the range of 7km are the medium-large sized 77m tip-height turbine at 5.5km to the south at Pickerton Guthrie, the medium-large sized 77m tip-height turbine at 6km to the north-west at Dunswood Menmuir Brechin.

It is considered that significant cumulative landscape or visual impacts arising from the proposed scheme in combination with any of the approved or operational turbines would be unlikely. It is noted that there is a current application for a medium-large sized turbine at East Drums, Brechin (app ref: 14/00110/FULL) which is located 3.9km to the east of the application site and that this could give rise to cumulative visual impacts in combination with this proposal. However the application at East Drums is still pending at the time of writing this report and any decision on that application would take account of the decision on this application.

Amenity (Noise/Shadow Flicker/Reflected Light)

Criterion (a) of Policy ER34 requires the siting and appearance of renewable energy apparatus to be chosen to minimise its impact on amenity, while respecting operational efficiency. Policy ER35(c) indicates wind energy developments must have no unacceptable detrimental effect on residential amenity, existing land uses or road safety by reason of shadow flicker, noise or reflected light. Policy S6 Schedule 1 also refers to amenity impacts whilst Policy ER11 deals specifically with noise pollution.

The supporting information submitted suggests that noise impacts would not be unacceptable. It provides information on how the site would be accessed from the public road by improving and extending the existing farm access to Balnacake to the west. The Environmental Health and Roads Services have raised no concerns regarding noise, shadow flicker, reflected light or road safety impacts. On this basis it is not considered that there would be any unacceptable amenity impacts that cannot be satisfactorily addressed by planning conditions.

Impact on Natural Heritage

The Angus Local Plan Review contains a number of policies that seek to protect important species and sites designated for their natural heritage interest and to ensure that proposals that may affect them are properly assessed. It also indicates that the Local Biodiversity Action Plans will constitute material considerations in determining development proposals. Policy ER35 specifically requires that proposals should demonstrate that there is no unacceptable interference to birds.

The 'Onshore Wind Turbines SAS' indicates wind turbine developments have the capacity to have both positive and negative effects on the wildlife, habitats, ecosystems and biodiversity of an area. There is also the potential for negative environmental effects, with possible loss of or damage to valuable habitat resulting from construction of turbine bases, access tracks or other works. Such impacts can be significant particularly if they relate to habitats that are difficult to replicate. There is also the potential of collision risk, displacement or disturbance by forcing birds or bats to alter flight paths. Wind farms should not adversely affect the integrity of designated sites protected under EU and UK legislation (Special Protection Areas (SPAs), Special Areas of Conservation (SACs) and Sites of Special Scientific Interest (SSSIs)) or wider conservation interests. Planning guidance produced by Scottish Natural Heritage (SNH) indicates that experience suggests that many bird species and their habitats are unaffected by wind turbine developments and the impact of an appropriately designed and located wind farm on the local bird life should, in many cases, be minimal.

In this instance SNH and the RSPB have been consulted. The RSPB have indicated no specific concerns but highlighted the increasing number of turbine proposals in this general area. SNH have not raised any objections. I have no reason to consider that the proposal would result in unacceptable impacts on sites or species and the proposal is considered to comply with Policy ER35 in this regard.

Cultural Heritage

The development plan provides a number of policies that seek to safeguard cultural heritage. These include policies ER16, ER18 and ER19 of the Angus Local Plan Review. Policy ER34 requires proposals for renewable energy development to have no unacceptable detrimental effect on any sites designated for natural heritage, scientific, historic or archaeological reasons.

There are a number of Scheduled Ancient Monuments located within close proximity of the turbine. These are known as 'enclosure 200m west of Broomknowe' (at a distance of 730m), 'enclosure 150m SSE of Netherton' (at a distance of 1.3km) and 'settlement 500m south of Netherton' (at a distance of 1.45km). However, Historic Scotland have not raised any concerns and given the nature of the monuments designations and their location it is not considered that this turbine would have any significant adverse impacts on these monuments.

Kintrockat House which is a Category A listed property is located to the north east of the proposal at a distance of over 1.6km and Melgund Castle which is also a Category A Listed property is located at a distance of over 2.2km to the west. The impact on the setting of listed buildings has been considered both individually and cumulatively with other turbines. However at this distance the turbine would have minimal impact on the setting of listed buildings and the impacts are not considered to be unacceptable.

In terms of other listed buildings there is a grouping of listed buildings to the east / north east which consist of Auldbar School and Gates (B Listed), Auldbar Castle (B Listed), Auldbar Bridge (C Listed) and Auldbar West Lodge (C Listed). However given the distance from the turbine of these properties (between 1.2km and 1.5km) it is not considered that the proposal would have any significant impacts on these surrounding listed buildings.

Historic Scotland has considered the proposal and has offered no comments in respect of impacts on interests within its remit. Aberdeenshire Council's Archaeological Service has indicated that no archaeological mitigation would be required. The potential impact of the development on the setting of the aforementioned A listed buildings has been considered and it is considered that this height of turbine at this distance would not have any unacceptable impact on these features.

Overall it is considered that the proposed development would not give rise to unacceptable impacts in terms of any cultural heritage interests.

Remaining Issues / Other Development Plan Considerations

The remaining policy tests cover the impact of transmission lines associated with energy generation developments; impacts on transmitting or receiving systems; impact of transporting equipment via road network and associated environmental impacts; impact on authorised aircraft activity; and arrangements for site restoration.

The supporting statement indicates that power from the turbine will be transmitted along an underground electricity cable which is shown on the location plan. I consider that a buried cable would have negligible impact in this area given the cultivated nature of the surrounding land. With regards to impacts on TV and other broadcast reception it is recognised that wind turbine development can give rise to interference. However it is generally accepted that digital signals are more robust to such disruption than the previous analogue system. In this case technical consultees have not raised any concern and this matter could have been addressed by planning condition.

In terms of access and road safety the applicant proposes to create an extension to an existing access track and the Roads Service has considered the application and has no objections. In relation to impacts on aircraft activity the MOD, NATS, CAA and Dundee Airport have not objected to the application. On this basis I am satisfied that the proposal is unlikely to give rise to any significant impacts on authorised aircraft activity. The supporting information (Wind Turbine General Specification) indicates that the design lifetime would be 20 - 25 years. A planning condition could secure removal of the apparatus and restoration of the site after this period had the application been approved.

Other Material Considerations

Scottish Government policy supports the provision of renewable energy development including wind farms. The SPP confirms that planning authorities should support the development of wind farms in locations where amongst other matters the technology can operate efficiently and environmental and cumulative impacts can be satisfactorily addressed. The SPP also indicates that areas identified for wind farms should be suitable for use in perpetuity. Consents may be time-limited but wind farms should nevertheless be sited and designed to ensure impacts are minimised and to protect an acceptable level of amenity for adjacent communities. In this case it is accepted that the wind turbine would contribute to meeting government targets and in this regard attracts some support from national policy and from the development plan.

Conclusion

While it is accepted that the wind turbine would contribute to meeting government targets and in this regard attracts some support from national policy and from the development plan; that support is not unqualified by detailed planning considerations including landscape and visual impacts. As discussed above it is considered that this proposal would result in significant adverse landscape and visual impacts in the surrounding area. Whilst wind turbines are necessary to meet government energy targets and it is accepted that this is a location where the technology could operate, it is not considered that the environmental impacts have been or could be satisfactorily addressed by this scale of turbine in this location. Accordingly it is not considered that the proposal receives unqualified support from the SPP.

Development plan policy requires proposals not to have an unacceptable adverse landscape and visual impact having regard to landscape character, setting within immediate and wider landscape, and sensitive viewpoints. Due to the exposed location of the site and its close vicinity to the escarpment slope above the River South Esk Valley, both landscape and visual effects of the development would be significant and adverse. It is considered that the scale of the proposed development would have adverse effects on the landforms of the Low Moorland Hills and their northern escarpment. Although large areas of the Low Moorland Hills could accommodate large to medium-large turbines, the escarpment is one of the most sensitive areas within the LCA and this sensitivity clearly cautioned in the Strategic Landscape Capacity Assessment for Wind Energy in Angus (2014).

When viewed from the wider landscape the turbine would create a dominant visual focus with strong skyline effects and no back-clothing. The turbine would adversely affect several scenic landscape views over the South Esk River Valley from within the less frequented area of the Low Moorland Hills, and also skyline

views of the Low Moorland Hills from numerous sensitive receptors.

In conclusion it is accepted that while the landscape character area of Montreathmont Moor has potential to accommodate wind turbine development of the scale proposed, it is considered that this location on the edge of the escarpment is one of the most sensitive areas within the LCT and a turbine of this scale at this location would result in unacceptable landscape and visual impacts.

Human Rights Implications

The decision to refuse this application has potential implications for the applicant in terms of his entitlement to peaceful enjoyment of his possessions (First Protocol, Article 1). For the reasons referred to elsewhere in this report justifying the decision in planning terms, it is considered that any actual or apprehended infringement of such Convention Rights, is justified. Any interference with the applicant's right to peaceful enjoyment of his possessions by refusal of the present application is in compliance with the Council's legal duties to determine this planning application under the Planning Acts and such refusal constitutes a justified and proportionate control of the use of property in accordance with the general interest and is necessary in the public interest with reference to the Development Plan and other material planning considerations as referred to in the report.

Equalities Implications

The issues contained in this report fall within an approved category that has been confirmed as exempt from an equalities perspective.

Decision

The application is Refused

Reason(s) for Decision:

1. That the proposed turbine by virtue of its height and location close to the top of the escarpment which separates the Low Moorland Hills and the Broad Valley Lowland would result in unacceptable landscape and visual impacts and as such the proposal is contrary to policies ER5, ER34 and S6 of the Angus Local Plan Review (2009).

Notes:

Case Officer: James Wright
Date: 21 November 2014

Appendix 1 - Development Plan Policies

Angus Local Plan Review 2009

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.

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.

Policy S6 : Development Principles (Schedule 1)

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.

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).

(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.

Policy ER34 : Renewable Energy Developments

Proposals for all forms of renewable energy developments will be supported in principle and will be assessed against the following criteria:

(a) the siting and appearance of apparatus have been chosen to minimise the impact on amenity, while respecting operational efficiency;

(b) there will be no unacceptable adverse landscape and visual impacts having regard to landscape character, setting within the immediate and wider landscape, and sensitive viewpoints;

(c) the development will have no unacceptable detrimental effect on any sites designated for natural heritage, scientific, historic or archaeological reasons;

(d) no unacceptable environmental effects of transmission lines, within and beyond the site; and

(e) access for construction and maintenance traffic can be achieved without compromising road safety or causing unacceptable permanent change to the environment and landscape, and

(f) that there will be no unacceptable impacts on the quantity or quality of groundwater or surface water resources during construction, operation and decommissioning of the energy plant.

Policy ER35 : Wind Energy Developments

Wind energy developments must meet the requirements of Policy ER34 and also demonstrate:

(a) the reasons for site selection;

(b) that no wind turbines will cause unacceptable interference to birds, especially those that have statutory protection and are susceptible to disturbance, displacement or collision;

(c) there is no unacceptable detrimental effect on residential amenity, existing land uses or road safety by reason of shadow flicker, noise or reflected light;

(d) that no wind turbines will interfere with authorised aircraft activity;

(e) that no electromagnetic disturbance is likely to be caused by the proposal to any existing transmitting or receiving system, or (where such disturbances may be caused) that measures will be taken to minimise or remedy any such interference;

(f) that the proposal must be capable of co-existing with other existing or permitted wind energy developments in terms of cumulative impact particularly on visual amenity and landscape, including impacts from development in neighbouring local authority areas;

(g) a realistic means of achieving the removal of any apparatus when redundant and the restoration of the site are proposed.

Policy ER11 : Noise Pollution

Development which adversely affects health, the natural or built environment or general amenity as a result of an unacceptable increase in noise levels will not be permitted unless there is an overriding need which

cannot be accommodated elsewhere.

Proposals for development generating unacceptable noise levels will not generally be permitted adjacent to existing or proposed noise-sensitive land uses. Proposals for new noise-sensitive development which would be subject to unacceptable levels of noise from an existing noise source or from a proposed use will not be permitted.

Policy ER16 : Development Affecting the Setting of a Listed Building

Development proposals will only be permitted where they do not adversely affect the setting of a listed building. New development should avoid building in front of important elevations, felling mature trees and breaching boundary walls.

Policy ER18 : Archaeological Sites of National Importance

Priority will be given to preserving Scheduled Ancient Monuments in situ. Developments affecting Scheduled Ancient Monuments and other nationally significant archaeological sites and historic landscapes and their settings will only be permitted where it can be adequately demonstrated that either:

- (a) the proposed development will not result in damage to the scheduled monument or site of national archaeological interest or the integrity of its setting; or
- (b) there is overriding and proven public interest to be gained from the proposed development that outweighs the national significance attached to the preservation of the monument or archaeological importance of the site. In the case of Scheduled Ancient Monuments, the development must be in the national interest in order to outweigh the national importance attached to their preservation; and
- (c) the need for the development cannot reasonably be met in other less archaeologically damaging locations or by reasonable alternative means; and
- (d) the proposal has been sited and designed to minimise damage to the archaeological remains.

Where development is considered acceptable and preservation of the site in its original location is not possible, the excavation and recording of the site will be required in advance of development, at the developer's expense

Policy ER19 : Archaeological Sites of Local Importance

Where development proposals affect unscheduled sites of known or suspected archaeological interest, Angus Council will require the prospective developer to arrange for an archaeological evaluation to determine the importance of the site, its sensitivity to development and the most appropriate means for preserving or recording any archaeological information. The evaluation will be taken into account when determining whether planning permission should be granted with or without conditions or refused.

Where development is generally acceptable and preservation of archaeological features in situ is not feasible Angus Council will require through appropriate conditions attached to planning consents or through a Section 75 Agreement, that provision is made at the developer's expense for the excavation and recording of threatened features prior to development commencing.

Policy ER4 : Wider Natural Heritage and Biodiversity

The Council will not normally grant planning permission for development that would have a significant adverse impact on species or habitats protected under British or European Law, identified as a priority in UK or Local Biodiversity Action Plans or on other valuable habitats or species.

Development proposals that affect such species or habitats will be required to include evidence that an assessment of nature conservation interest has been taken into account. Where development is permitted, the retention and enhancement of natural heritage and biodiversity will be secured through appropriate planning conditions or the use of Section 75 Agreements as necessary.

Policy ER5 : Conservation of Landscape Character

Development proposals should take account of the guidance provided by the Tayside Landscape Character Assessment and where appropriate will be considered against the following criteria:

- (a) sites selected should be capable of absorbing the proposed development to ensure that it fits into the landscape;
- (b) where required, landscape mitigation measures should be in character with, or enhance, the existing landscape setting;
- (c) new buildings/structures should respect the pattern, scale, siting, form, design, colour and density of existing development;
- (d) priority should be given to locating new development in towns, villages or building groups in preference to isolated development.

TAYplan Strategic Development plan

The proposal is not of strategic significance and policies of TAYplan are not referred to in this report.

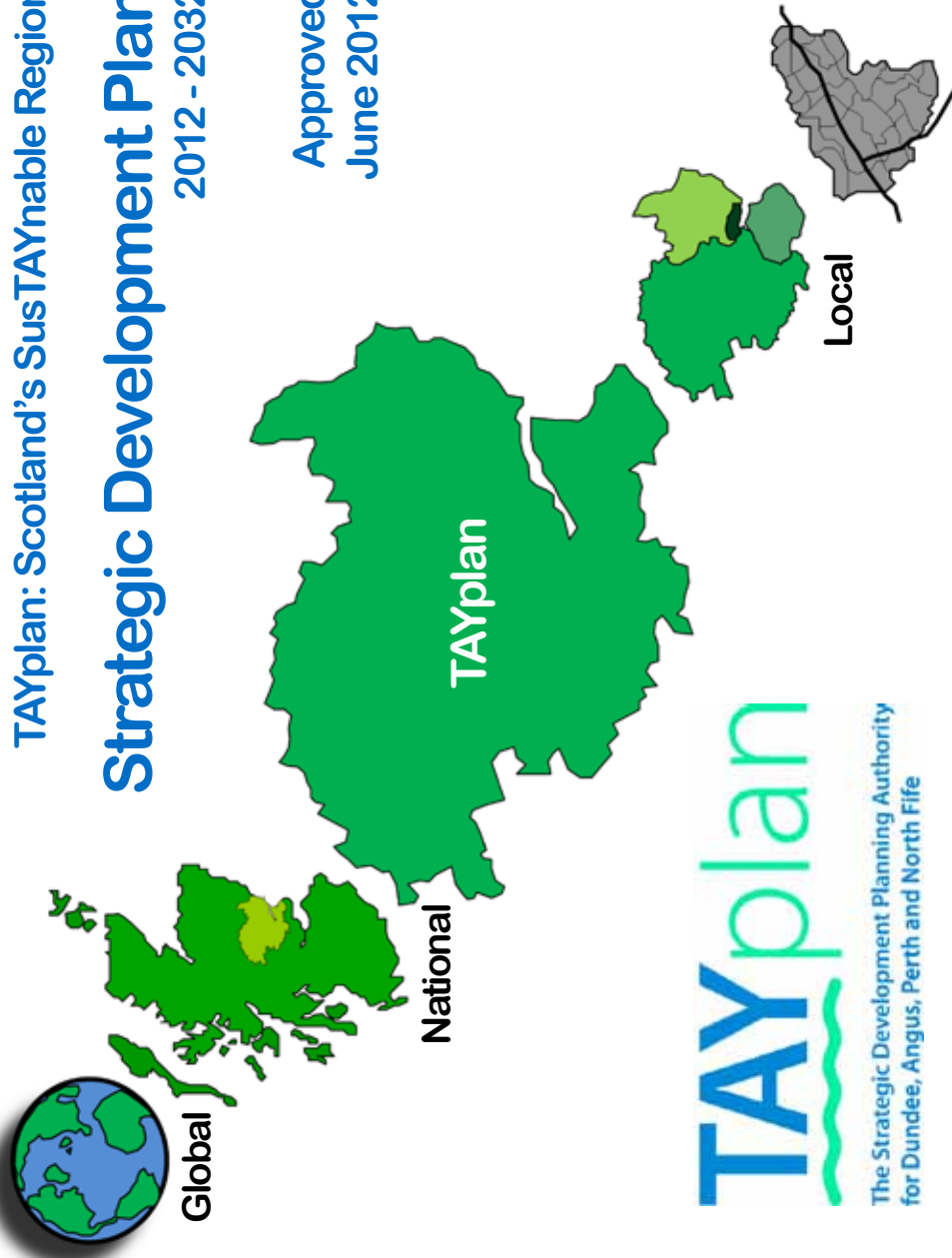


TAYplan: Scotland's SusTAYnable Region

Strategic Development Plan

2012 - 2032

Approved
June 2012



The Strategic Development Planning Authority
for Dundee, Angus, Perth and North Fife



Scotland's SusTAYnable Region

Strategic Development Plan

2012 - 2032

Foreword: A long term plan for Scotland's susTAYnable region.

This Strategic Development Plan is an opportune moment for us to plan for the economic recovery and to shape a better TAYplan region for the future. TAYplan covers Dundee City, Angus, Perth & Kinross (including the newly designated part of the Cairngorm National Park) and North Fife; it excludes the Loch Lomond and Trossachs and the Cairngorm National Parks under the pre-2010 boundaries. This Plan sets out policies for where development should be over the next 20 years and how to shape better quality places by the location, design and layout of development from the outset. At its heart are sustainable economic growth and a better quality of life through a stronger and more resilient economy, better quality places, reduced resource consumption and better resilience to climate change and peak oil.

Despite the global economic situation there is much to be optimistic about. This region has significant potential to support growth in the renewable energy industry, particularly through the growth of Dundee and Montrose ports to support offshore renewable energy. We also have the opportunity to build on the world renowned reputation of the life sciences and digital media sectors. These will be enhanced by the role out of high-speed broadband and increased research cooperation between business and the region's universities and hospitals, particularly with development at The James Hutton Institute and St. Andrews University Science Park.

Our population is growing as people live longer, and, as fewer people leave and more people choose to live and work here. We therefore need to provide enough housing to accommodate them. But we also need to provide better quality homes and neighbourhoods; designed to reduce resource consumption, improve accessibility and meet people's needs and aspirations throughout their lives. This is also important in attracting new businesses and retaining skilled workers.

Historic and natural assets, such as our dramatic landscapes and the Tay Estuary, will continue to play a strong role in our regional identity. This attractive and diverse region offers a variety of tourist destinations within a network of settlements and a living, working countryside. The region includes St. Andrews, the home of golf, which along with Carnoustie hosts international competitions including the Open, with the Ryder Cup at Gleneagles in 2014. The regeneration of central Dundee and the arrival of the Victoria and Albert Museum from 2014 will make the city a major destination and bring further opportunities to the region. Business activity of all kinds and at all scales will contribute to a stronger regional economy, with more jobs and fewer inequalities.

Our principal settlements will be the focus for good quality development so that people choose to live in places which offer the most opportunities to meet a variety of needs and for people to live and businesses to operate within environmental limits. Quality of place will play a major role in the economic success of the region and people's quality of life. In this Plan we strive for high quality to ensure that all types of development integrate with and complement their surroundings, reduce the need to travel and support a shift from car and road-based freight transport in favour of more sustainable modes and travel behaviour. It also contributes to the quality of habitats and landscapes so that wildlife thrives alongside human activity through interconnected networks of green space and watercourses.

We want to provide future generations with opportunities to improve their lives; what better legacy to leave our children. Therefore the mitigation of and adaptation to climate change, as the single greatest challenge facing humankind, is central to this Plan. We must shift to a low carbon and zero waste economy by using our land and resources more efficiently. Our buildings and landscapes will change as we embrace this. This Plan sets out requirements to ensure that the location, design and layout of development build-in resilience to adapt to climate change and the world after peak oil. It also ensures that new development genuinely reduces the need for its occupants to travel and to consume resources. This will be instrumental in driving up standards for resource consumption in development to contribute to meeting Scottish Government targets to reduce greenhouse gas emissions, energy consumption and waste.

Whether you are a resident, an investor or a visitor this Plan demonstrates the four authorities' commitment to maximising the assets we have and growing our economy in a manner which does not place unacceptable burdens on our planet.

Councillor John Kellas - Chair, TAYplan Joint Committee 2012

Contents

TAYplan the Place: Now

(characters of the region, settlement relationships and connections)

Page 5

Vision and Objectives

Page 6

Proposal 1: TAYplan Proposals Map

Proposal for how the region will develop over the next 20 years between 2012 and 2032

Page 7

Policy 1: Location Priorities

Sets out the spatial strategy of where development should and should not go.

Pages 8 and 9

Policy 5: Housing (includes Proposal 2)

Identifies housing provision at housing market area level to focus most new housing in principal settlements.

Pages 16 and 17

Policy 2: Shaping better quality places

Requires new development to be fit for place, supporting more sustainable ways of life for people and businesses.

Pages 10 and 11

Policy 6: Energy and Waste/Resource Management Infrastructure

Ensures that energy and waste/resource management infrastructure are in the most appropriate locations.

Pages 18 and 19

Policy 3: Managing TAYplan's Assets

Safeguarding resources and land with potential to support sustainable economic growth.

Pages 12 and 13

Policy 7: Town Centres

Sets out a town centres hierarchy to protect and enhance their vitality and viability.

Pages 20 and 21

Policy 4: Strategic Development Areas

Identifies strategic development areas that will contribute to the region's economic success.

Pages 14 and 15

Policy 8: Delivering the Strategic Development Plan

Sets out requirements for developer contributions.

Page 22

Monitoring Arrangements

How we will monitor the progress of this Plan

Page 23

Contacts and Finding Information

Page 24

TAYplan the Place – Now (characters of the region, settlement relationships and connections)

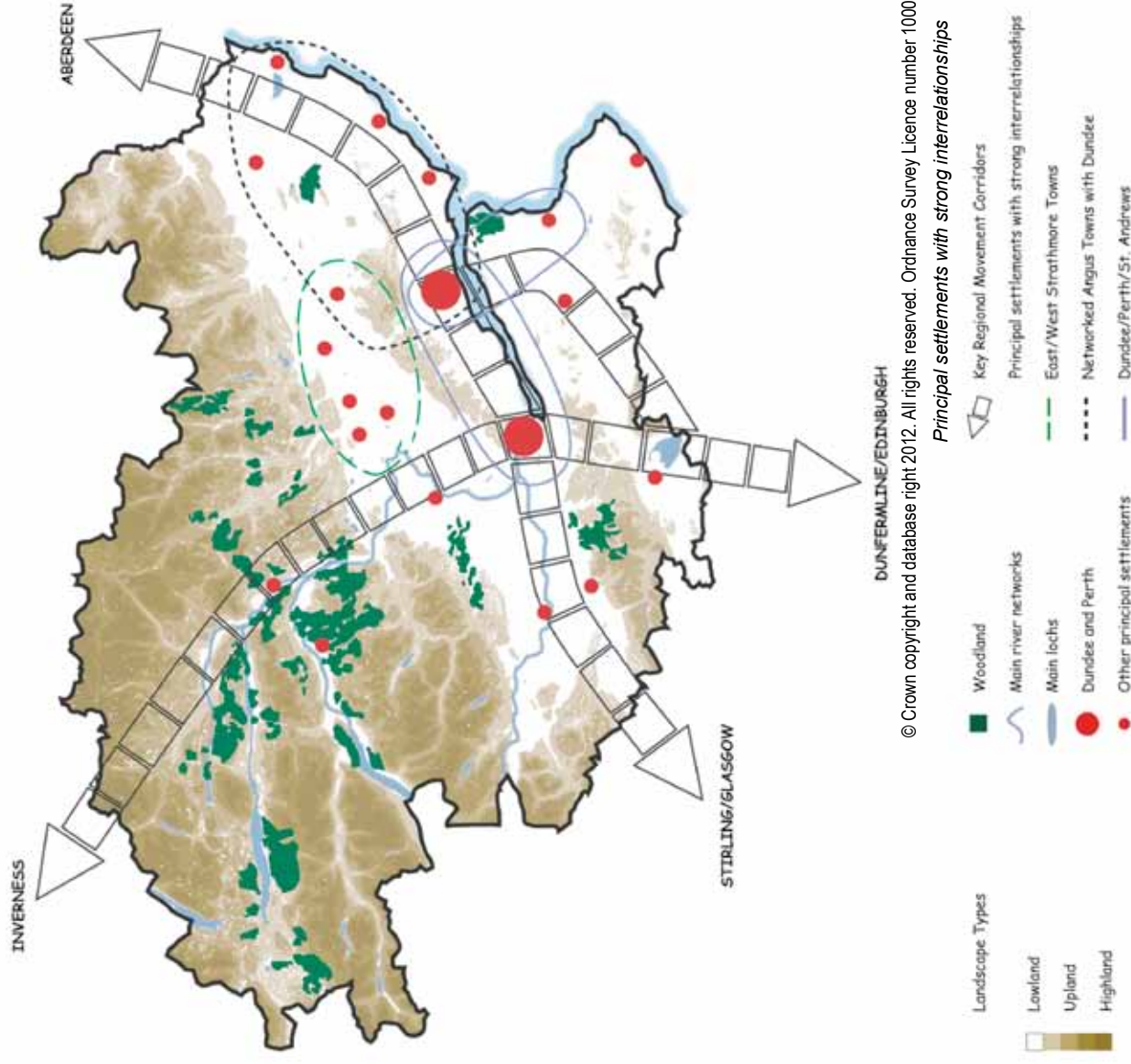
TAYplan is a combination of many diverse and distinctive environments. It is characterised by some of the UK's most attractive and dramatic landscapes and is rich in biodiversity. The map (right) shows the character of the landscape from the mountainous north and west to the coastal plain in the east, and includes major areas of forestry. The majority of the region is drained by the River Tay.

The region is largely countryside but most of its people live in the largest settlements including one third in Dundee and about one sixth in Perth. The region functions as a network of settlements and infrastructure that operate and interact to varying scales of significance. These are characterised by the diverse and differing environments, which form their settings and the places between them.

The economy is diverse from agriculture, forestry and public administration to high tech engineering, life sciences research and development, and computer games production. It is also home to or a major base for several of the leading 100 companies in the Stock Exchange (FTSE 100).

The region is intersected by the main road and rail transport corridors linking Northern Scotland with the Central Belt and the rest of the UK.

Both the settlements and the land will see changes resulting from a mixture of natural processes, such as flooding and rising sea level impacts of climate change, and, decision taking on development locations, increased forestry planting and agricultural management. Together these changes will influence the landscape, character and resilience to climate change of different parts of the region.

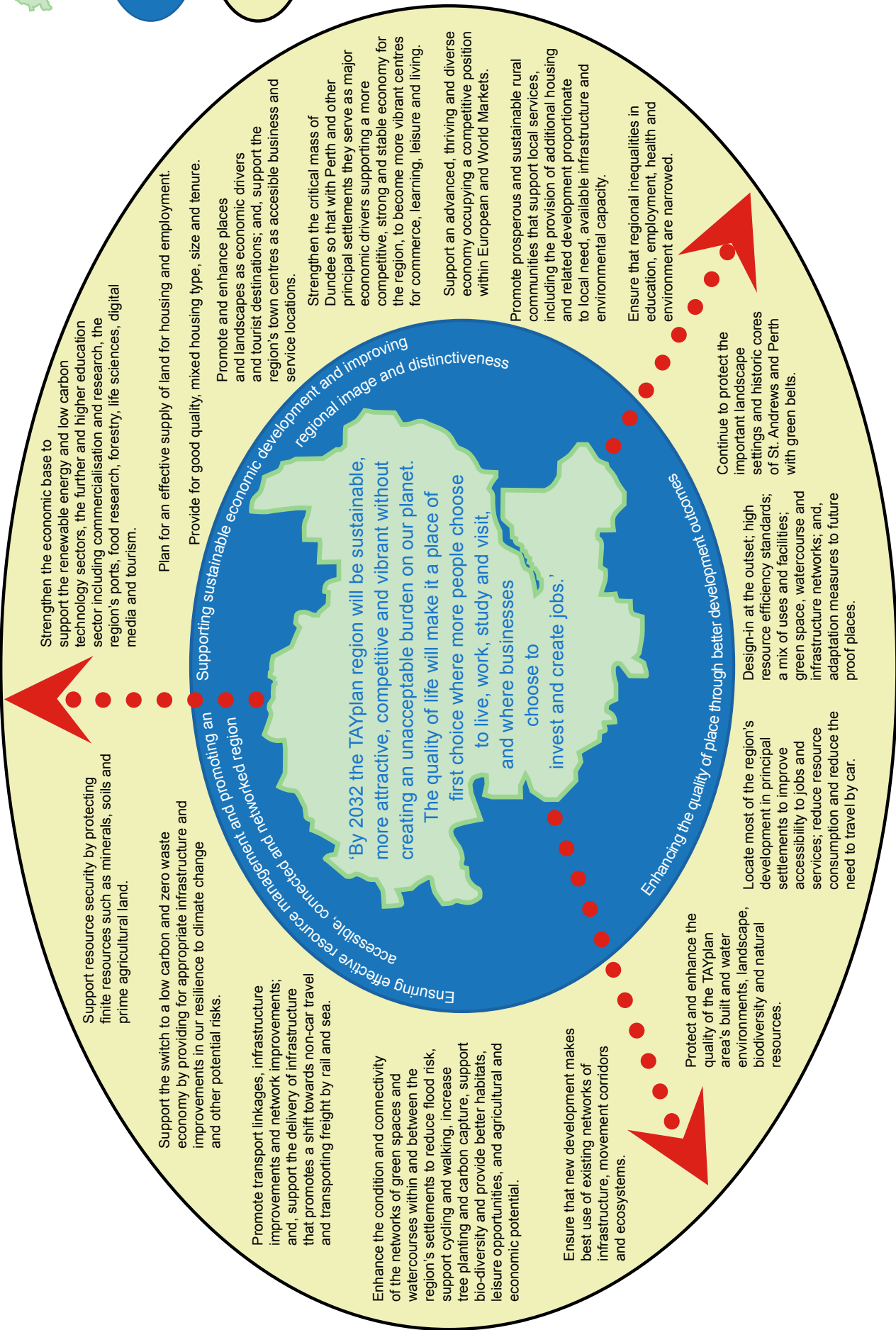


Vision and Objectives: how the region will be in 2032 and what must occur to bring about this change.



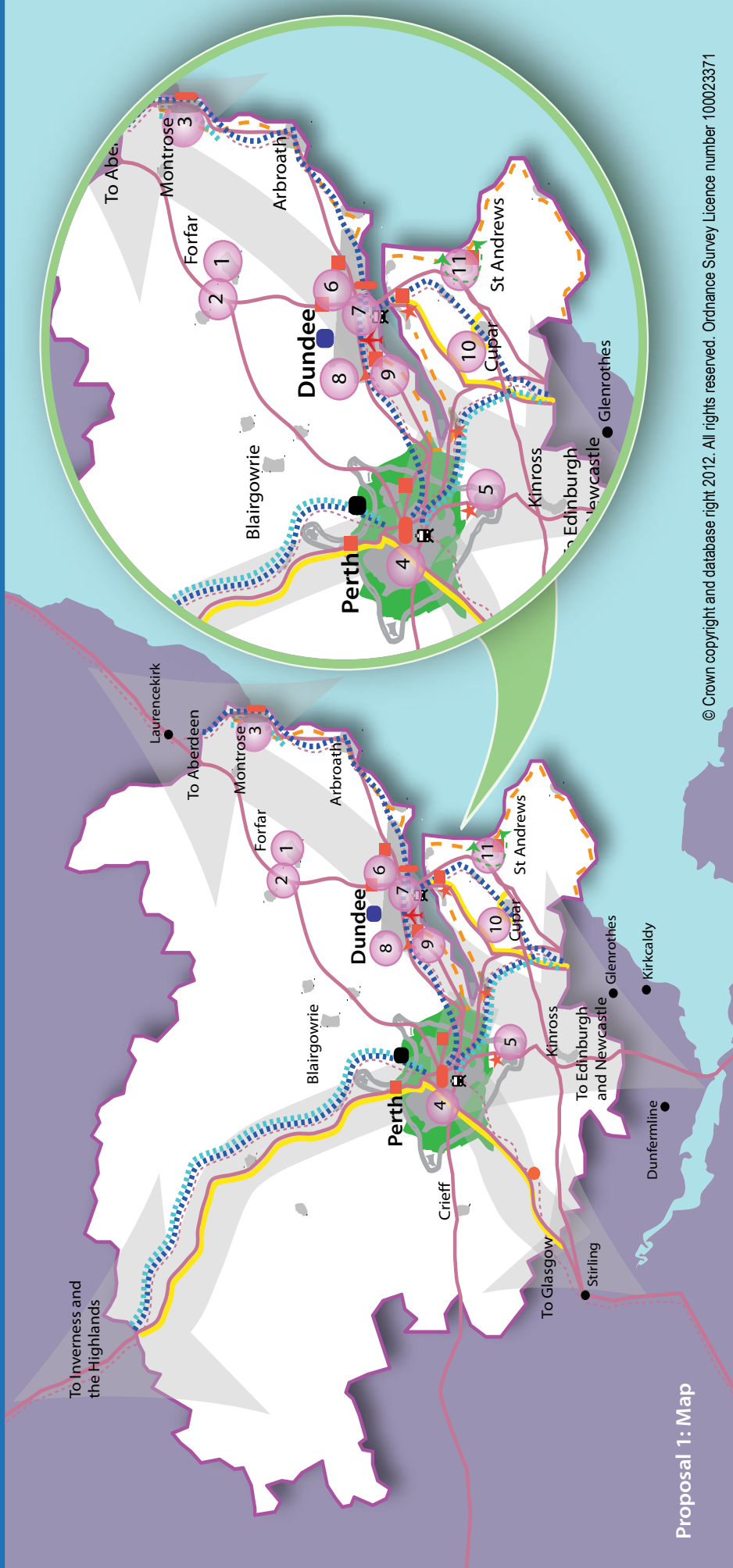
Principles

Objectives



Vision and Objectives

Proposals 1: Map – Proposals for how the region will develop over the 20 years between 2012 and 2032



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- Existing roads
 - Existing railways
 - Proposed inter-modal regional rail freight facilities
 - Proposed Dundee Airport - expanded services
 - Proposed relocation of Invergowrie Railway Station to west Dundee
 - Proposed new Rail Station (subject to STAG appraisal **)
 - Proposed enhancements of Gleneagles station and access
 - Proposed strategic park and ride
 - Perth City Centre Transport Enhancements
 - Proposed Rail Station upgrades
 - Proposed road upgrade or route management
 - Proposed electrification of rail network
 - Proposed rail enhancement
 - Proposed A9/A94 link (route options)
 - Proposed A90 upgrade (route options)
 - Proposed green belt
 - Undeveloped Coast
 - Principal settlements
- The Strategic Development Areas:**
- 1 - Forfar Regional Agricultural Service Centre
 - 2 - Orchard Bank
 - 3 - Montrose Port
 - 4 - West/North West Perth
 - 5 - Oudenaarde
 - 6 - Dundee Linlathen
 - 7 - Dundee Centre and Port
 - 8 - Dundee Western Gateway
 - 9 - James Hutton Institute
 - 10 - Cupar North
 - 11 - St Andrews West and Science Park

*Detail of the major transport proposals can be found in the Action Programme which accompanies the Strategic Development Plan
 **STAG: Scottish Transport Appraisal Guidance. Transport Scotland has no commitment towards funding the delivery of stations at these locations.

Location Priorities: Sets out a spatial strategy of where development should and should not go.

This Plan sets out a spatial strategy which says where development should and should not go. It is designed to deliver the many location-related components of sustainable economic development, good quality places and effective resource management described in this Plan's objectives.

It focuses the majority of the region's new development within its principal settlements. These are where most of the region's people, jobs, services and facilities are already located and they offer the best ability to access these by a range of transport modes and to reduce carbon emissions. They also have significant land capacity to accommodate future development.

This Plan is informed by a range of assessments including Strategic Environmental Assessment, Habitats Regulations Appraisal (HRA), Strategic Flood Risk Assessment and an appraisal of transport network capacity.

National infrastructure improvements within this region are vitally important to achieving the Scottish Government's objectives to reduce journey times between the knowledge and business centres of Newcastle, the central belt, Aberdeen and Inverness, whilst maintaining regional and local connectivity and supporting a strong, sustainable regional economy.

This Plan identifies the principal settlements in three tiers reflecting their present and future roles (Policy 1). The focus on principal settlements covers all types of development. However, the most appropriate locations for energy and waste/resource management infrastructure* will also be determined by a series of other considerations (Policy 6). Suitable locations for these and minerals extraction will be identified through Local Development Plans.

This approach complements the shaping of better quality places (Policy 2) to ensure that good quality development is focussed in and makes the most of development locations in principal settlements.

All settlements will play some role in growing the tourism sector of the economy; either as specific destinations of choice; or as bases from which to experience other attractions such as the region's mountains, lochs, coastline and forests e.g. Pitlochry; or attending major events, such as international golfing competitions e.g. St. Andrews.

Prioritising land release within principal settlements ahead of land elsewhere is integral to ensuring that the majority of growth is concentrated there. Reusing previously developed (brownfield)** land and buildings (particularly listed buildings) will play an important role in this by making the most efficient and effective use of land.

Therefore, this Plan advocates that developing land within principal settlements (brownfield or greenfield that is not protected for heritage, environmental or recreation purposes) is preferable to developing land outside of them even where this is brownfield.

The capacity of principal settlements to accommodate growth beyond the Strategic Development Areas (Policy 4) will be considered in more detail by Local Development Plans. There will be no need for any new settlements during the lifetime of this Plan.

This Plan balances the importance of sustaining rural economies with the need to protect the countryside, by allowing some development in small settlements which are not principal settlements. Implementation of this principle will be set out in Local Development Plans.



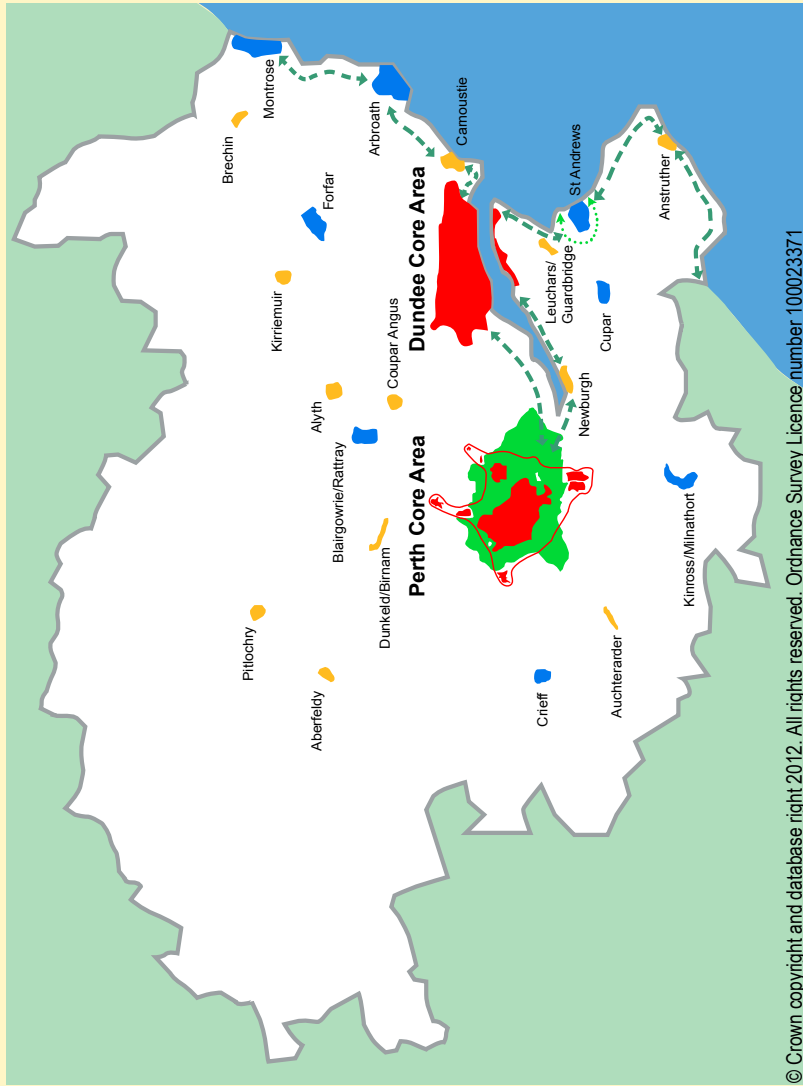
*Energy and waste management infrastructure: Infrastructure for heat and power generation and transmission; and, collection, separation, handling, transfer, processing, resource recovery and disposal of waste. This includes recycling plants, anaerobic waste digesters, energy from waste plants, wind turbines, biomass plants, combined heat and power plants, solar power, hydro electric power plants and other facilities.

**Previously developed land and buildings (brownfield land): land which has previously been developed, including vacant or derelict land, land occupied by redundant or unused building and developed land within the settlement boundary where further intensification of use is considered acceptable.

Policy 1: Location Priorities

Strategies, plans, programmes and development proposals shall:

A. focus the majority of development in the region's principal settlements as follows:



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Tier 1 settlements have the potential to accommodate the majority of the region's additional development over the plan period and make a major contribution to the regions economy.

- **Dundee Core Area:** (Dundee City, Dundee Western gateway, Invergowrie, Monifieth, Tayport/Newport/Wormit, Birkhill/Muirhead) and,

- **Perth Core Area:** (Perth, Score, Almondbank, Bridge of Earn, Oudenarde, Methven, Stanley, Luncarty, Balbeggie, Perth Airport).

Tier 2 settlements have the potential to make a major contribution to the regional economy but will accommodate a smaller share of the region's additional development.

Tier 3 settlements have the potential to play an important but more modest role in the regional economy and will accommodate a small share of the region's additional development which is more about sustaining them.

TAYplan area boundary

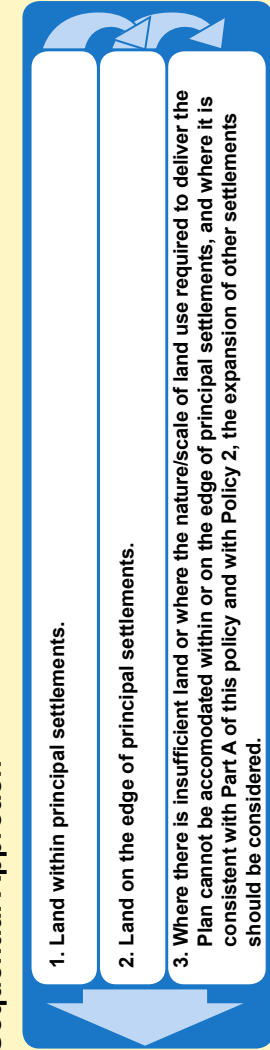
Perth Core Area

Green belts

Undeveloped Coast

Local Development Plans may also provide for some development in settlements that are not defined as principal settlements where this can be accommodated and supported by the settlement, and in rural areas, if such development genuinely contributes to the objectives of this Plan and meets specific local needs or supports regeneration of the local economy.

Sequential Approach



B. prioritise land release for all principal settlements using the sequential approach in this Policy, and prioritise within each category, as appropriate, the reuse of previously developed land and buildings (particularly listed buildings).

Shaping better quality places: Requires new development to be fit for place, supporting more sustainable ways of life for people and businesses.

Quality of place within TAYplan is central to the vision and objectives of this Plan. This directly contributes to a better quality of life for the TAYplan region's people and to improving its economic competitiveness as a place.

Better quality helps provide for improved resilience through greater adaptability to the risks posed to the residents, economy and environments of the region by climate change. Measures to mitigate and adapt to climate change also help to improve resilience to global peak oil* production; contributing to a more diverse and stronger economy for the TAYplan region that can better weather global changes.

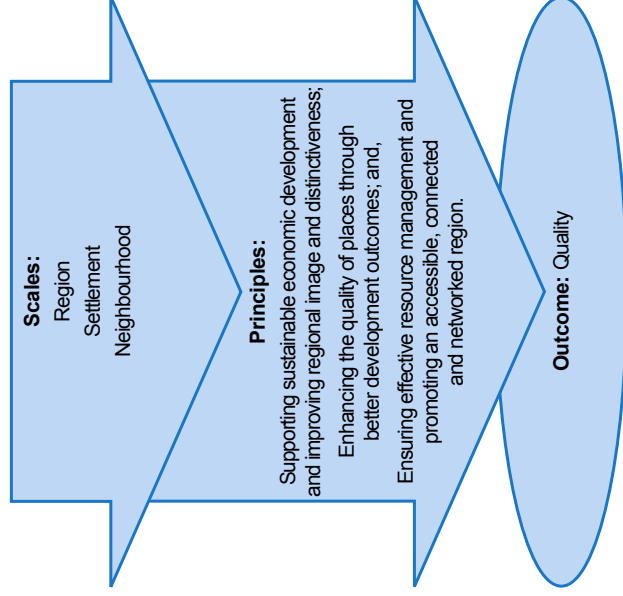
This Plan requires all types of new development within the TAYplan region to be fit for place and be capable of supporting more sustainable ways of life for the people and businesses that use them. The approach set out in Policy 2 requires better quality to be designed-in to all types of development from the outset.

Good quality development properly considers how location, design and layout can reduce the need to consume resources, maximise the contribution towards sustainable economic development and support a better quality of life for people and a better quality of environment.

This is about ensuring new development mitigates against and adapts to climate change and becomes an integral part of its surroundings rather than exclusive from them. It is about how new development adapts to, interacts with and responds by enhancing the existing features, networks and

design of TAYplan's many different and distinct places, rather than standardised products which can diminish local character and/or put unacceptable infrastructure and/or environmental burdens upon them. Better location, design and layout also have the potential to increase land values making additional infrastructure more deliverable.

This Plan recognises that different measures to deliver quality, being applied at different scales, contribute individually or collectively to the delivery of this Plan's vision. Policy 2 is therefore built around achieving quality as a direct outcome of the three principles of this Plan's objectives with a recognition that these apply individually and collectively at three scales.



In delivering quality Strategic Development Frameworks** will consider a range of factors to:

1. Highlight constraints and opportunities
2. Identify the opportunities for an integrated network of public transport
3. Relate opportunities for increased density to public transport accessibility
4. Draw out a hierarchy of connected routes and spaces that link well into transport routes
5. Focus civic and community building onto major routes and spaces
6. Promote frontage developments and a range of complementary uses on busy streets
7. Establish a pattern of local streets and blocks which are clearly contained and enclosed
8. Bring forward guidance (or design codes) on issues such as scale (height and massing) and the public realm

Source: Architecture and Design Scotland using Willie Miller Urban Design 'Inverness City Vision' and Urban Initiatives (image 8).

*Peak Oil: This is the point when the maximum rate of global oil extraction is reached, after which the rate of production declines but continued demand increases price. This is expected in the 2020s or 2030s.
**Strategic Development Frameworks: Wide area proposals of strategic links, accessibility, and land use principles, and how these relate to the masterplan site. They establish key development parameters through a process of consultation with community, stakeholders and the local authority. Strategic Development Frameworks are used for large masterplan sites and neighbourhoods.

Policy 2: Shaping better quality places

A. ensure that climate change resilience is built into the natural and built environments through:

- a presumption against development in areas vulnerable to coastal erosion, flood risk and rising sea levels; including the undeveloped coast. To ensure flood risk is not exacerbated, mitigation and management measures; such as those envisaged by Scottish Planning Policy, should be promoted;
- reducing surface runoff including through use of sustainable drainage systems;
- protecting and utilising the water and carbon storage capacity of soils, such as peatlands, and woodland/other vegetation; and,
- identifying, retaining and enhancing existing green infrastructure and spaces whilst making the best use of their multiple roles.

B. integrate new development with existing community infrastructure and work with other delivery bodies to integrate, concentrate and co-locate additional new infrastructure to optimise its coverage and capability.

C. ensure the integration of transport and land use to: reduce the need to travel and improve accessibility by foot, cycle and public transport; make the best use of existing infrastructure to achieve a walkable environment combining different land uses with green space; and, support land use and transport development by transport assessments/ appraisals and travel plans where appropriate, including necessary on and offsite infrastructure.

D. ensure that waste management solutions are incorporated into development to allow users/occupants to contribute to the aims of the Scottish Government's Zero Waste Plan.

E. ensure that high resource efficiency is incorporated within development through the orientation and design of buildings, the choice of materials and the use of low and zero carbon energy generating technologies to reduce carbon emissions and energy consumption to meet the Scottish Government's standards.

To deliver better quality development and places which respond to climate change, Local Development Plans, masterplans and development proposals should:

F. ensure that the arrangement, layout, design, density and mix of development and its connections are the result of understanding, incorporating and enhancing present natural and historic assets*, the multiple roles of infrastructure and networks and local design context, and meet the requirements of Scottish Government's Designing Places and Designing Streets and provide additional green infrastructure where necessary.



Outside - In.

Understanding the environmental context of a site, how a site works in its wider location and how that shapes what happens within is essential to integrating new development.

Inside - Out.

Conversely, considering how the site connects from the inside-out and builds on existing features, networks and infrastructure, enhancing these through new development.

Integrate Networks

Making it easy, safe and desirable to walk and cycle within and between neighbourhoods utilising existing green space and water networks and enhance these areas to deliver a better quality of place and life.

Work with the grain of the place

Respecting and working with the grain of a place. This approach will help determine the size, shape and form of development and how it can respond to adaptation to help achieve future-proofing our new communities and facilities.

*Natural and historic assets: Landscapes, habitats, wildlife sites and corridors, vegetation, biodiversity, green spaces, geological features, water courses and ancient monuments, archaeological sites and landscape, historic buildings, townscapes, parks, gardens and other designed landscapes, and other features (this includes but is not restricted to designated buildings or areas).

Managing TAYplan's Assets: Safeguarding resources and land with potential to support the sustainable economic growth.

Delivering the vision and objectives of this Plan requires management of land and conservation of resources. This recognises that good quality development and the right type of development in the right places can lead to a series of social, economic and environmental benefits for those areas and the TAYplan region as a whole. This Plan balances these factors with the sometimes competing nature of different land uses.

This Plan safeguards for present and future generations important resources and land with potential to support the economy. It also requires us to ensure that development and growth in the economy occur in a way that does not place unacceptable burdens on environmental capacity and increase the exposure of users or inhabitants to risks. This can be achieved by directing development to specific locations (Policies 1, 4, 5, 6 and 7); ensuring that development is fit for place (Policies 2 and 8); and, that some areas or assets are safeguarded for a specific range of land uses (Policy 3).

This is important to support the growth of emerging sectors of the economy, such as the off-shore renewable energy sector through the protection of the region's ports for port-related uses, particularly Dundee and Montrose Ports. Similarly employment land, particularly in rural areas, can be affected through redevelopment for alternative uses or by alternative uses nearby. This could hinder or even prevent the start up of businesses in the future and/or limit business operations.

The economic recovery of the region and new development will need to be supported by appropriate infrastructure, particularly transport infrastructure. This will also contribute to behavioural change and reducing reliance on the car and on road-based freight. Ensuring that this can be delivered will require land and routes to be protected from prejudicial development. It also requires the public and private sectors to work jointly to deliver infrastructure.

Supporting future food and resource security will require the protection of finite resources like minerals, forestry and prime agricultural land* by management as one consideration in the prioritisation of land release under Policy 1.

Limiting the types of land uses that can occur within green belts at Perth and St. Andrews will contribute to protecting the settings and historic cores of those settlements from inappropriate development and prevent coalescence with neighbouring areas.

It is essential to grow the economy within environmental limits and build-in resilience to climate change, natural processes and increased risk from sea level rise. Identifying environmentally sensitive areas and important natural and historic assets where no or very limited development would be permitted, such as some coastal areas, Natura 2000** sites and other locations, will contribute to this. It will also be important to ensure that plans for managed realignment of coast and other coastal management are devised in liaison with Scottish Natural Heritage and Marine Scotland.



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*Prime agricultural land: Land classes 1, 2 and 3.1 – these are the most suited to arable agriculture.

**Natura 2000: European-wide designations to protect habitats and species – special protection areas (SPAs), Ramsar sites and special areas of conservation (SACs)

Policy 3: Managing TAYplan's Assets

- identifying and safeguarding at least 5 years supply of employment land within principal settlements to support the growth of the economy and a diverse range of industrial requirements;
- safeguarding areas identified for class 4 office type uses in principal settlements; and,
- further assisting in growing the year-round role of the tourism sector.

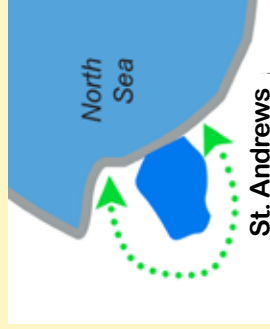
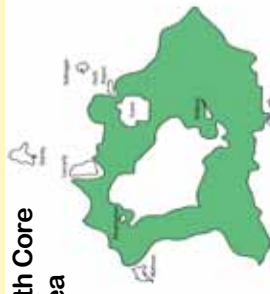
Employment Land

Greenbelts

Natural and Historic Assets*

- continuing to designate green belt boundaries at both St. Andrews and Perth to preserve their settings, views and special character including their historic cores; assist in safeguarding the countryside from encroachment; to manage long term planned growth including infrastructure in this Plan's Proposals Map and Strategic Development Areas in Policy 4; and define appropriate forms of development within the green belt based on Scottish Planning Policy;

Perth Area



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- using Perth green belt to sustain the identity of Scone, and provide sufficient land for planned development around key villages and settlements.

using the location priorities set out in Policy 1 of this Plan to:

- safeguard minerals deposits of economic importance and land for a minimum of 10 years supply of construction aggregates at all times in all market areas; and,
- protect prime agricultural land, new and existing forestry areas, and carbon rich soils (where identified) where the advantages of development do not outweigh the loss of productive land.

Finite Resources

Transport

Understanding and respecting the regional distinctiveness and scenic value of the TAYplan area through:

- ensuring development likely to have a significant effect on a designated or proposed Natura 2000 sites (either alone or in combination with other sites or projects), will be subject to an appropriate assessment. Appropriate mitigation requires to be identified where necessary to ensure there will be no adverse effect on the integrity of Natura 2000 sites in accordance with Scottish Planning Policy;
- safeguarding habitats, sensitive green spaces, forestry, watercourses, wetlands, floodplains (in-line with the water framework directive), carbon sinks, species and wildlife corridors, geodiversity, landscapes, parks, townscapes, archaeology, historic buildings and monuments and allow development where it does not adversely impact upon or preferably enhances these assets; and,
- identifying and safeguarding parts of the undeveloped coastline along the River Tay Estuary and in Angus and North Fife, that are unsuitable for development and set out policies for their management; identifying areas at risk from flooding and sea level rise and develop policies to manage retreat and realignment, as appropriate.

Land should be identified through Local Development Plans to ensure responsible management of TAYplan's assets by:

- safeguarding land at Dundee and Montrose Ports, and other harbours, as appropriate, for port related uses to support freight, economic growth and tourism; and,
- safeguarding land for future infrastructure provision (including routes), identified in the Proposal Map of this Plan or other locations or routes, as appropriate, or which is integral to a Strategic Development Area in Policy 4 of this Plan, or which is essential to support a shift from reliance on the car and road-based freight and support resource management objectives.

*Natural and historic assets: Landscapes, habitats, wildlife sites and corridors, vegetation, biodiversity, green spaces, geological features, water courses and ancient monuments, archaeological sites and landscape, historic buildings, townscapes, parks, gardens and other designed landscapes, and other features (this includes but is not restricted to designated buildings or areas).

Strategic Development Areas: Identifies strategic development areas that will contribute to the region's economic success.

Scottish Planning Policy requires development plans to identify major locations that will contribute to the economic success of their areas through provision of a range of employment sites for a variety of users.

This Plan supports a stronger economy by identifying national and regional transport infrastructure proposals within the TAYplan region and Strategic Development Areas on the Proposals Map of this Plan. Many are employment, housing or mixed use to reduce the need for car-based travel and encourage walking, cycling and public transport usage. Their scale and nature means that they contribute individually to delivering this Plan. Most, including the transport proposals, have already been allocated in previous plans and strategies or have planning permission. Following further consideration several of these have been considered as strategic and are taken forward in this Plan.

The Strategic Development Areas and the consistency and clarity offered by this Plan demonstrate that this region is 'business ready' and offers a competitive and quality place for people and businesses to be.

The role of the further and higher education sector is central to growing the commercial value of research, particularly in life sciences, food, renewable energy and the games industry. Locations near to the region's universities and their relationships with business have potential benefits through the establishment of a science park at St. Andrews and land for research facilities near The James Hutton Institute at Invergowrie.

The National Renewables Infrastructure Plan* identifies the strong potential to grow the offshore renewable energy sector and its supply chain in this region, particularly around Dundee and Montrose Ports, linked with facilities at Fife Energy Park, Methil. Protecting these for port related uses and improving

port access is key to securing their role as major parts of the UK's east coast offshore energy infrastructure.

Forfar has the potential to strengthen its present role as a hub for agricultural services and businesses. As a Regional Agricultural Service Centre it could further support a range of activities and development, both existing and potentially new, across the Forfar area.

Scottish Government and the Regional Transport Strategies (*) (***) have identified transport infrastructure and service priorities. Many, such as those in the West/North West Perth area, are important to the delivery of this Plan in those areas. Although not all projects are worked up or have committed funding and not all sites and routes have been finalised, they have been identified as priorities. Over the long term these proposals are integral to facilitating important development, supporting modal shift**, and, reducing our contribution to climate change.

Some of the Strategic Development Areas will make a major contribution to the housing offer and competitiveness of the region with employment land integrated; such as Dundee Western Gateway, Cupar North, St. Andrews West, West/ North West Perth (West of A9 to Broxden roundabout within the Perth Core Area) and Oudenarde.

The emphasis in St. Andrews will also be to build on the continued economic potential of its international reputation as the home of golf and a tourist destination. More widely in the region the provision and improvement of hotels and visitor attractions will contribute cumulatively to increasing the economic strength of the tourism sector and improving the region's year-round tourism offer.

National targets to increase forestry coverage in Scotland are likely to bring the potential for growth in some sectors of the economy as well as providing carbon sinks.



*Strategic Habitats Regulations Appraisals (HRA) are being undertaken separately for the NRIP, STPR and the RTSs with their associated conclusions and generic mitigation to be taken into account at lower level HRAs.
**Modal Shift: This relates to changing behaviour so that people and business increasingly on walking, cycling and public transport particularly bus, rail and water-borne modes, for the movement of passengers and freight.
***Regional Transport Strategies – two covering North Fife and Tayside and Central Scotland (Tactran) (2008) covering Angus, Dundee City and Perth & Kinross.

Policy 4: Strategic Development Areas

Local Development Plans should:

A. Identify specific sites for the Strategic Development Areas and allocate land for the uses set out in table 1, below and identified in the Proposals Map of this Plan:

Table 1: Strategic Development Areas

| Strategic Development Area | Type and indicative scale of development |
|---|--|
| Orchard Bank Forfar | 25ha of employment land. |
| Forfar Regional Agricultural Service Centre | Employment land for agricultural services.* |
| Montrose Port | Employment land for port related land uses. |
| Dundee, Linlathen | 40ha of employment land. |
| Dundee Centre and Port | Mixed uses including business, commercial, leisure, retail, residential and port related uses. |
| Dundee Western Gateway | 750+ homes and 50ha of employment land. |
| The James Hutton Institute | 5 to 10ha of employment land for food/agricultural research. |
| West/North West Perth | 4,000+ homes and 50ha of employment land. |
| Oudenarde | 1,200+ homes and 34ha of employment land. |
| Cupar North | 1,400 homes, 10ha of employment land and bulky goods retail. |
| St. Andrews West and Science Park | 1,090 homes, 10ha of employment land and 10ha for a science park. |

B. Include (or cover in Supplementary Planning Guidance) Strategic Development Frameworks** for Strategic Development Areas***. These should reflect the overall policy requirements of this Plan and from which master plans will be developed, reflecting in particular the Scottish Government's Planning Advice Note (PAN) 83: *Masterplanning and Architecture and Design Scotland* publication Design Review: *Lessons learnt from Masterplanning* (2010). Frameworks shall set out how new sustainable places (as referred to in PAN 83) are to be implemented.

*The Local Development Plan will consider the need for any new sites, together with existing sites. This Proposal further promotes the role of the agricultural service sector in the area but may not require sites.

**Strategic Development Frameworks: Wide area proposals of strategic links, accessibility, and land use principles, and how these relate to the masterplan site. They establish key development parameters through a process of consultation with community, stakeholders and the local authority. Strategic Development Frameworks are often used for large masterplan sites, urban extensions and districts.

***With the exception of West/North West Perth the other Strategic Development Areas already have a framework/masterplan in place or are of a scale/nature where one is not required (Orchardbank, Linlathen, Forfar Regional Agricultural Service Centre and The James Hutton Institute).

Housing: Identifies housing provision at housing market area level to focus most new housing in principal settlements.

The quantity and the quality of all of the region's homes and neighbourhoods contribute to its ambitions and economic competitiveness. Improving quality in new and existing neighbourhoods through Policies 2 and 8 of this Plan can help better meet the varying needs and aspirations of different households throughout life; and support a growing population and investment in our economy.

To reflect the vision, objectives and Policy 1 this Plan focuses most new homes and neighbourhoods in principal settlements. As such the largest shares of additional housing are in Housing Market Areas that include the Dundee and Perth Core Areas.

The TAYplan-wide Housing Need and Demand Assessment identifies the likely need and demand for between 2,050* and 3,590 affordable and market housing solutions per year during the Plan period. This Plan sets out a framework to identify effective housing land to enable the delivery of around 2,170 homes per year across the TAYplan region, including sites already with planning permission. These will contribute to meeting identified need and demand through new build housing, with the remainder being met through a variety of other interventions including those defined in Local Housing Strategies.

Planning for this level of build broadly reflects the changes in the General Register Office Scotland 2006-based projections** but with growth in Dundee City reflecting Policy 1. Significantly higher levels of growth are presently considered undeliverable.

Nobody can predict exactly when presently low build rates will recover, but it is hoped that increases in output will be recorded from at least 2013. The TAYplan-wide Housing Need and Demand Assessment estimates that the recovery in demand would be complete by 2018/19. This Plan will be reviewed by 2017.

Therefore the first twelve years of this Plan emphasise 'being ready' to support the progress of the recovery from the start. This requires Local Development Plans to identify sites which are effective or capable of becoming effective to meet the housing

land requirement up to year 10, maintain a minimum 5 year effective housing land supply and work towards a 7 year supply by 2015*** to support reaching Policy 5 build rates by 2024, or before then if possible. The scale of growth for 2024-32 is likely to be similar. This will be reviewed through the next Plan. From a place shaping perspective the construction sector will need to provide housing that meets the quality requirements and the needs and aspirations of a range of different households, including low cost housing.

This Plan's approach is bold and clear on shaping better quality places (with the neighbourhood as the key unit of delivery), its location emphasis and, on 'being ready' for recovery and growth from 2012. But, it offers important flexibilities:

- In addition to Strategic Development Areas and sites which already have planning permission, Local Development Plans will identify appropriate land to be allocated for housing, often as part of mixed-use development.
- Whilst average annual build rates are identified, these are only averages and the period in which these build rates should be achieved is within and over the 12 years to 2024.
- Local Development Plans shall allocate sufficient land to ensure a generous supply of effective housing sites to provide for the delivery of Proposal 2 and to provide flexibility and choice.
- The critical issue for the quality agenda is to ensure that the housing figures themselves do not hold back good quality development that delivers the objectives of this Plan. Poor quality development which fails to deliver this Plan's objectives shall be refused.
- Local authorities may move housing provision between neighbouring housing markets within their area if the settlement(s) expected to accommodate growth to achieve Policy 1 is/are affected by serious environmental or infrastructure capacity constraints.



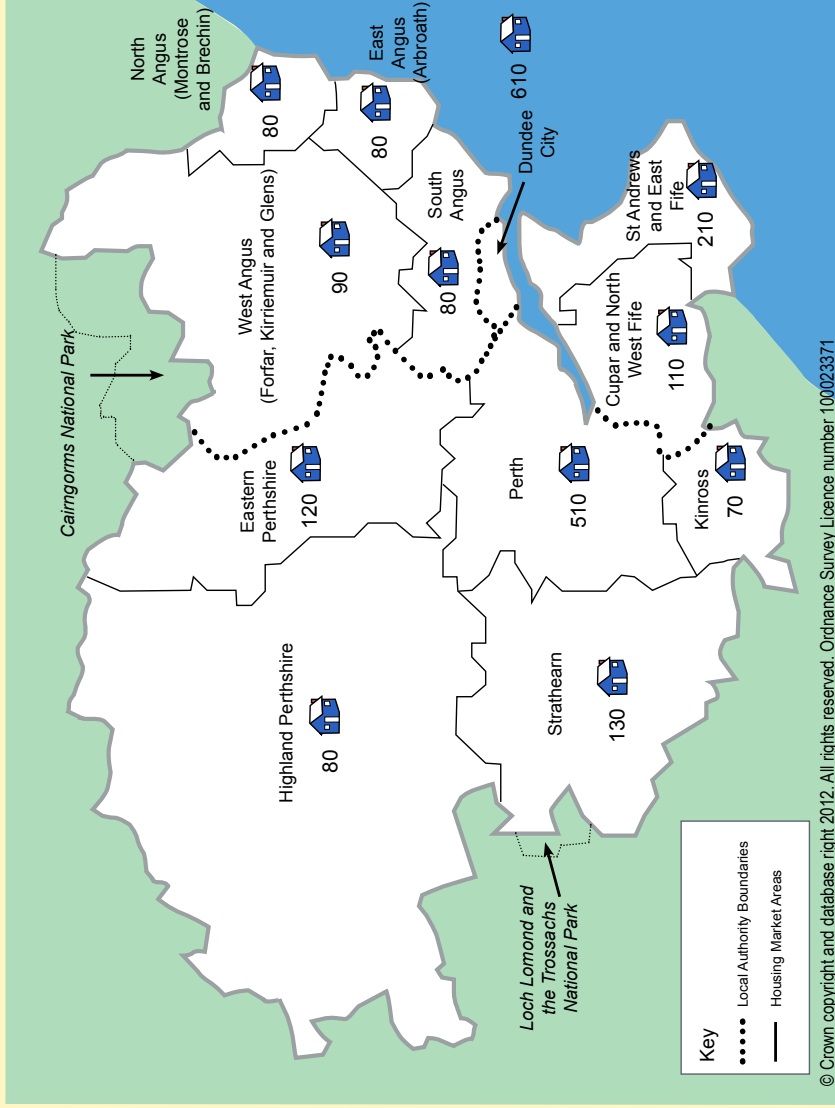
* TAYplan-wide Housing Need and Demand Assessment lower range is from sensitivity analysis based on lower assumptions for each element of the backlog of need for affordable housing for each local authority.
 ** General Register Office Scotland (GROS) Projections: Produced every 2 years, these show population and household changes for the next 25 years assuming a continuation of the most recent five year trends.
 *** By LDPs working towards a 7 year effective land supply by 2015, this will support economic growth by ensuring that housing land supply is more than able to respond to any upturn in the housing market.

Policy 5: Housing

Local Development Plans shall:

A. Allocate land which is effective or capable of becoming effective to meet the housing land requirement up to year 10 from the predicted date of adoption, ensuring a minimum of 5 years effective land supply at all times, and work towards the provision of a 7 years supply of effective housing land by 2015, to support economic growth. Land should be allocated within each Housing Market Area (Proposal 2) through Local Development Plans to provide an effective and generous supply of land to assist in the delivery of in the order of 26,000 units up to year 2024 across TAYplan. Average annual build rates are illustrated*.

Proposal 2 – average annual housing market area build rates



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- in serious cases of appropriately evidenced environmental or infrastructure capacity constraints, provide for up to 10% of the housing provision for one market area to be shared between one or more neighbouring housing market areas within the same authority taking account of meeting needs in that housing market area.
- ensure that the mix of housing type, size and tenure meets the needs and aspirations of a range of different households throughout their lives, including the provision of an appropriate level of affordable housing based on defined local needs. Local Development Plans (where applicable) will need to set affordable housing requirements for or within each housing market area.

B. have the flexibility to plan for house building rates in Dundee City to exceed the level of annual provision in Proposal 2.

C. ensure there is a presumption against land releases in areas surrounding the Dundee and Perth Core Areas, including the Carse of Gowrie, where it would prejudice the delivery of Strategic Development Areas or regeneration within the core areas or conflict with other parts of this Plan.

*Average build rates are illustrated annually to assist the understanding of what the scale of housing is for communities. These are only averages and the period in which these build rates should be achieved is over the first 12 years of the Plan, not annually. It is anticipated that within the first 12 year period build rates will be lower than the average in the early period and greater in the later period. These figures include Strategic Development Areas and affordable housing.

Energy and Waste/Resource Management Infrastructure: Ensures that energy and waste/resource management infrastructure are in the most appropriate locations.

This Plan seeks to reduce resource consumption through provision of energy and waste/resource management infrastructure* in order to contribute to Scottish Government ambitions for the mitigation of and adaptation to climate change and to achieve zero waste. It also aims to contribute towards greater regional energy self-sufficiency.

This requires us to use less energy and to generate more power and heat from renewable sources and resource recovery; and, to consider waste from start to finish; becoming better at resource management. This is strongly tied into resource security and living within environmental limits. It also presents opportunities to grow the renewable energy and waste/resource management sector as a whole within the TAYplan region. The issue is no longer about whether such facilities are needed but instead about helping to ensure they are delivered in the most appropriate locations.

Land use planning is only one of the regulatory requirements that energy and waste/resource management operators must consider. This Plan does not provide the locations for energy infrastructure; this role is for Local Development Plans. It sets out a series of locational considerations for all energy and waste/resource management infrastructure as the impacts and operations of these share similar characteristics.

This Plan ensures consistency between Local Development Plans in fulfilling Scottish Planning Policy requirements to define areas of search for renewable energy infrastructure and it applies this to a wide range of energy and waste/resource management infrastructure.

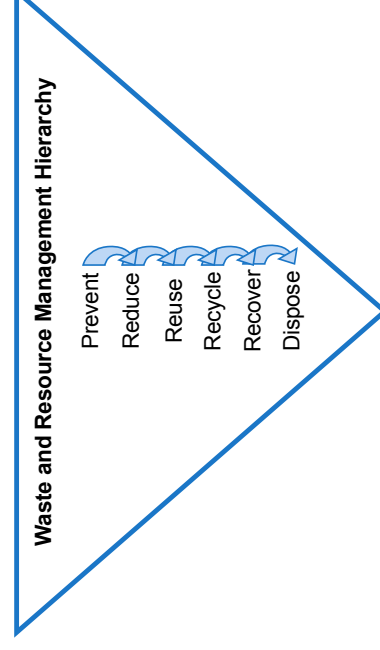
It recognises the different scales – property (eg micro-renewables or individual waste facilities), community (eg district heating and power or local waste facilities) and regional/national (eg national level schemes and waste facilities for wide areas) at which this infrastructure can be provided and both the individual and cumulative contribution that can be made, particularly by community and property scale infrastructure, to Scottish Government objectives for greater decentralisation of heat and energy.

Changes in the law allowing surplus power to be sold back to the national grid and other incentives could stimulate interest from local authorities, businesses, households, community land trusts and other groups to obtain loans for energy infrastructure to enable development to meet local or individual needs in future. Similarly the price of materials in the global market place may continue to stimulate business interests in resource recovery.

Many of the region's existing waste management facilities have additional capacity or could be expanded in situ, including the strategic scale facilities at Binn Farm near Glenfarg and DERL at Baldovie in Dundee. No requirement for new landfill sites has been identified before 2024 and successful implementation of the Scottish Government's Zero Waste Plan and expansion of other treatment facilities could extend this to and beyond 2032.

This Plan encourages new strategic scale waste/resource management infrastructure to be within or close to the Dundee and Perth Core Areas reflecting the proximity of materials and customers for heat and other products.

Modern waste/resource management infrastructure is designed and regulated to high standards and is similar to other industrial processes. Subject to detailed site specific considerations, waste management facilities can be considered appropriate land uses within industrial and employment sites.



*Energy and waste management infrastructure: Infrastructure for heat and power generation and transmission; and, collection, separation, handling, transfer, processing, resource recovery and disposal of waste. This includes recycling plants, anaerobic waste digesters, energy from waste plants, wind turbines, biomass plants, combined heat and power plants, solar power, hydro electric power plants and similar facilities.

Policy 6: Energy and Waste/Resource Management Infrastructure

To deliver a low/zero carbon future and contribute to meeting Scottish Government energy and waste targets:

- A. Local Development Plans should** identify areas that are suitable for different forms of renewable heat and electricity infrastructure and for waste/resource management infrastructure or criteria to support this; including, where appropriate, land for process industries (e.g. the co-location/proximity of surplus heat producers with heat users).
- B.** Beyond community or small scale facilities waste/resource management infrastructure is most likely to be focussed within or close to the Dundee and/or Perth Core Areas (identified in Policy 1).
- C. Local Development Plans and development proposals should** ensure that all areas of search, allocated sites, routes and decisions on development proposals for energy and waste/resource management infrastructure have been justified, at a minimum, on the basis of these considerations:
 - The specific land take requirements associated with the infrastructure technology and associated statutory safety exclusion zones where appropriate;
 - Waste/resource management proposals are justified against the Scottish Government's Zero Waste Plan and support the delivery of the waste/resource management hierarchy;
 - Proximity of resources (e.g. woodland, wind or waste material); and to users/customers, grid connections and distribution networks for the heat, power or physical materials and waste products, where appropriate;
 - Anticipated effects of construction and operation on air quality, emissions, noise, odour, surface and ground water pollution, drainage, waste disposal, radar installations and flight paths, and, of nuisance impacts on off-site properties;
 - Sensitivity of landscapes (informed by landscape character assessments and other work), the water environment, biodiversity, geo-diversity, habitats, tourism, recreational access and listed/scheduled buildings and structures;
 - Impacts of associated new grid connections and distribution or access infrastructure;
 - Cumulative impacts of the scale and massing of multiple developments, including existing infrastructure;
 - Impacts upon neighbouring planning authorities (both within and outwith TAYplan); and,
 - Consistency with the National Planning Framework and its Action Programme.

Town centres: Sets out a town centres hierarchy to protect and enhance their vitality and viability.

The TAYplan region is home to numerous town centres of different scales and economic significance with a diverse range of activities. It also contains a series of other centres. All centres function as part of a network within which people access services, work or visit and where businesses operate.

The region's town centres are where many businesses, services and facilities are located and are some of the most accessible locations by a range of transport modes. Protecting and enhancing the vitality and viability of all centres, and particularly town centres, directly contribute to providing good quality places and to the region's economic competitiveness. Therefore the mix and quality of town centres and their land uses have a critical role in delivering the vision and objectives of this Plan.

The region is also home to several commercial centres including St. Catherine's Retail Park in Perth, Kingsway East, Gallagher Retail Park and Kingsway West in Dundee and others elsewhere; as well as factory outlets. Generally these specialise in bulky goods such as DIY and furniture, commercial leisure and are often co-located with supermarkets.

Some of the region's larger settlements also contain smaller local centres. Local centres, as defined in Scottish Planning Policy, often provide a mixture of smaller scale convenience and comparison* retail, and, other local services. It is important to protect and enhance their vitality and viability as they provide jobs and services to their immediate localities. This directly contributes to the provision of local services and facilities within communities and reduces the need to travel, particularly in larger settlements. This is a direct contributor to place quality.

To achieve the Scottish Government's aim to protect and enhance town centre vitality and viability this Plan identifies a hierarchy of town centres. The emphasis is also on protecting other service centres (commercial and local centres) for the uses defined in Scottish Planning Policy. This will contribute to protecting and enhancing the vitality and viability of town centres defined in the hierarchy as the focus for comparison retail specifically, but also for some convenience retail, and for the mix of other town centre uses defined in Scottish Planning Policy.

Retail Sequential Approach set out in Scottish Planning Policy (2010)

- town centre,
- edge of town centre,
- other commercial centres identified in the development plan,
- out of centre locations that are or can be made easily accessible by a choice of transport modes.



*Comparison retail: non-food items where the shopper will generally compare the price. This includes products such as clothes, shoes, books, music/DVDs, household items, electrical goods and furniture.

Policy 7: Town Centres

Strategies, plans, programmes and development proposals should:

- focus comparison retail development within the town and commercial centres specified in this retail hierarchy (table 2 below), with the largest scale of activity in the largest town centres, to protect and enhance their vitality and viability.
- Local Development Plans should** identify the specific boundaries for each centre identified in table 2 (below) and can identify roles for 'other service centres' beneath the regional hierarchy; including 'commercial centres' for leisure, bulky goods and other retail; and, local centres for convenience and comparison retail, particularly in multi-centre settlements such as Dundee, Perth and Arbroath. They should also support a mix of uses in city and town centres that will encourage their vitality and the diversity of economic and social activity in both the day and the evening.
- Planning decisions should** be based on the justification of planning proposals combining this hierarchy (in table 2 below), the sequential approach in the Scottish Planning Policy (SPP) and other local considerations as appropriate.

Table 2: Hierarchy of Comparison Retail Centres

| Hierarchy of Comparison Retail Centres | | | | | | |
|--|----------------------------------|--|--------------------------------------|--|-----------------------|--|
| Regional Centre | Dundee City Centre | | | | | |
| Sub-regional Centre | Perth City Centre | | | | | |
| Larger Town Centres | Arbroath | Cupar | Forfar | Montrose | St Andrews | |
| Smaller Town Centres | Aberfeldy Alyth Anstruther | Auchterarder Blairgowrie Brechin | Carnoustie Coupar Angus Crieff | Kirriemuir Kinross Monifieth | Newburgh Pitlochry | |
| Commercial Centres | Gallagher Retail Park | Kingsway East | Kingsway West | St. Catherine's Retail Park (Perth) | | |

Delivering the Strategic Development Plan: Sets out requirements for developer contributions.

A key role of the planning system is to provide a clear and certain framework for taking planning decisions to foster sustainable economic growth. This Plan is accompanied by an Action Programme, which identifies the key tasks and activities that are needed to ensure successful delivery of the policies and proposals of this Plan.

The planning system will be responsible for the decision making framework; through Local Development Plans, and the decisions themselves. However, other parts of local authorities; public sector agencies and the private sector will be responsible for the delivery of development.

In times of economic recession, the funding of new projects is difficult. This is however a long-term Plan and it is important that developer contributions ensure that the additional burdens placed on infrastructure and services as a result of a development are mitigated by the developer.

This is in addition to delivering high quality development and other requirements e.g. green

spaces as set out by other policies in this Plan, and any mitigation to ensure that development proposals will not adversely affect the integrity of a Natura 2000 site.

Achieving the policy aims of this Plan requires Local Development Plans to establish a mechanism(s), which may require new financial models, to ensure that these contributions are achieved and a thorough understanding of infrastructure, service and amenity capacity issues when allocating land for development to implement the strategy. To assist this, particularly in times of an economic downturn, the public sector will have a greater role to play.

This offers certainty to land owners, developers and local authorities about likely developer contributions and the nature of requirements for sites and localities from the outset. The system should then offer operational transparency, consistency and certainty as advocated through Scottish Government Circular 01/2010.



Policy 8: Delivering the Strategic Development Plan

To ensure that quality is designed-in to development and places developer contributions shall be sought for new development:

to mitigate any adverse impact on infrastructure, services and amenities brought about by development including contributions towards schools, affordable housing, transport infrastructure and facilities (including for road, rail, walking, cycling and public transport), and other community facilities in accordance with the Scottish Government Circular 1/2010.

Monitoring Arrangements: How we will monitor the progress of this Plan

| Policy | Policy element | Indicator |
|--------|--|--|
| 1A | Settlement concentration | Demographic and migration changes, house prices. Location of all types of new development. Qualitative understanding of decision making. |
| 1B | Land release priorities | |
| 2 | Overall | House prices, business rents, land prices and anecdotal evidence |
| 2A | Build in resilience | Development in flood risk locations and protection policies and requirements for SUDS and other measures. |
| 2B | Integrate and co-locate infrastructure | Deployment of planning obligations and anecdotal and qualitative evidence |
| 2C | Integration of transport | |
| 2D | Waste management designed-in | Regional Transport Strategy Indicators |
| 2E | Energy efficiency/embedded generation | |
| 2F | Arrangement and layout | Qualitative appraisal of local authority decisions. |
| 3 | Finite resources | Qualitative LDP work |
| | Greenbelts and Transport infrastructure | Safeguarded land and 10 year aggregates in LDPs. Hectares of prime agricultural land lost. |
| | Natural and Historic Assets | LDP policies and Regional Transport Strategy Indicators |
| | Employment land | LDP policies, SNH/SEPA objections to approved proposals and Areas at risk |
| 4 | Allocate Strategic Development Areas and produce Strategic Development Framework. | LDP policies and decisions for alternative uses |
| 5A | Build rates, HMA shift 10% and affordable housing | LDP policies |
| 5B | Build rates in Dundee | |
| 5C | Dundee and Perth Core Areas | |
| 6A | Identification of areas for energy and waste | Annual build and start rates, outstanding permissions and allocations, urban capacity, LDP policies at housing market area and local authority levels. |
| 6B | Consider criteria as minimum | |
| 7 | Retail in hierarchy centres and identification of other commercial and local centres | LDP policies and anecdotal and qualitative from planning decisions. |
| 8 | Seeking developer contributions | |

Acknowledgements

Photographs

- Angus Council, Dundee City Council, Fife Council, Perth and Kinross Council, Scottish Natural Heritage and Tayside and Central Scotland Transport Partnership (Tactran).
- Special thanks to P&A Macdonald/Scottish Natural Heritage for top photograph on page 12.

Diagrams

- Architecture and Design Scotland (Page 10 Strategic Development Framework including Willie Miller 'Inverness City Vision' and Urban Initiatives (image 8) and Policy 2)

Contacts and finding information

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| This information is made available in large print or in an alternative format that meets your needs. | |
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Hard copies of the Approved Strategic Development Plan (June 2012) and accompanying documents can be viewed in all public libraries within Dundee City, Perth & Kinross, Angus and North Fife; and, in the Council offices below:

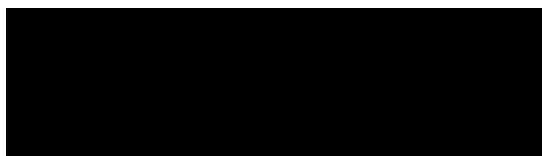
| | | | |
|-----------------------------|---|--|---|
| In Dundee | Tayside House, Crichton Street, Dundee, DD1 3RB | Enterprise House, 3 Green Market, Dundee, DD1 4QB | Dundee House, North Lindsay Street, Dundee, DD1 1QA |
| In Fife | Fife House, North Street, Glenrothes, KY7 5LT | County Buildings, St. Catherine Street, Cupar, KY15 4TA | St Andrews Local Office, Market Street, St Andrews, KY16 9UY |
| In Perth and Kinross | Pullar House, Kinnoull Street, Perth, PH1 5GD | Auchterarder Area Office, Aytoun Hall, Auchterarder, PH3 1QD | Blairgowrie Area Office, 46 Leslie Street, Blairgowrie, PH10 6AQ |
| In Angus | Pitlochry Area Office, 26 Atholl Road, Pitlochry, PH16 5BX | Crieff Area Office, 32 James Square, Crieff, PH7 3EY | Kinross Area Office/Community Campus, Kinross High School, The Muirs, Kinross, KY13 8FQ |
| | County Buildings, Market Street, Forfar, DD8 3LG | Arbroath Access Office, Old Parish Church, Kirk Square, Arbroath, DD11 1DX | Brechin Access Office, 36 Bank Street, Brechin, DD9 6AX |
| | Carnoustie Access Office, 26 High Street, Carnoustie, DD7 6AP | Forfar Access Office, Castle Street, Forfar, DD8 3AF | Montrose Access Office, Town House, High Street, Montrose, DD10 8QW |
| | | Kirriemuir Access Office, 5 Bank Street, Kirriemuir, DD8 4BE | Monifieth Access Office, 81 High Street, Monifieth, DD5 4AA |

Angus Local Plan Review

ANGUS LOCAL PLAN REVIEW

Adopted 19 February 2009

Certified a True Copy



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

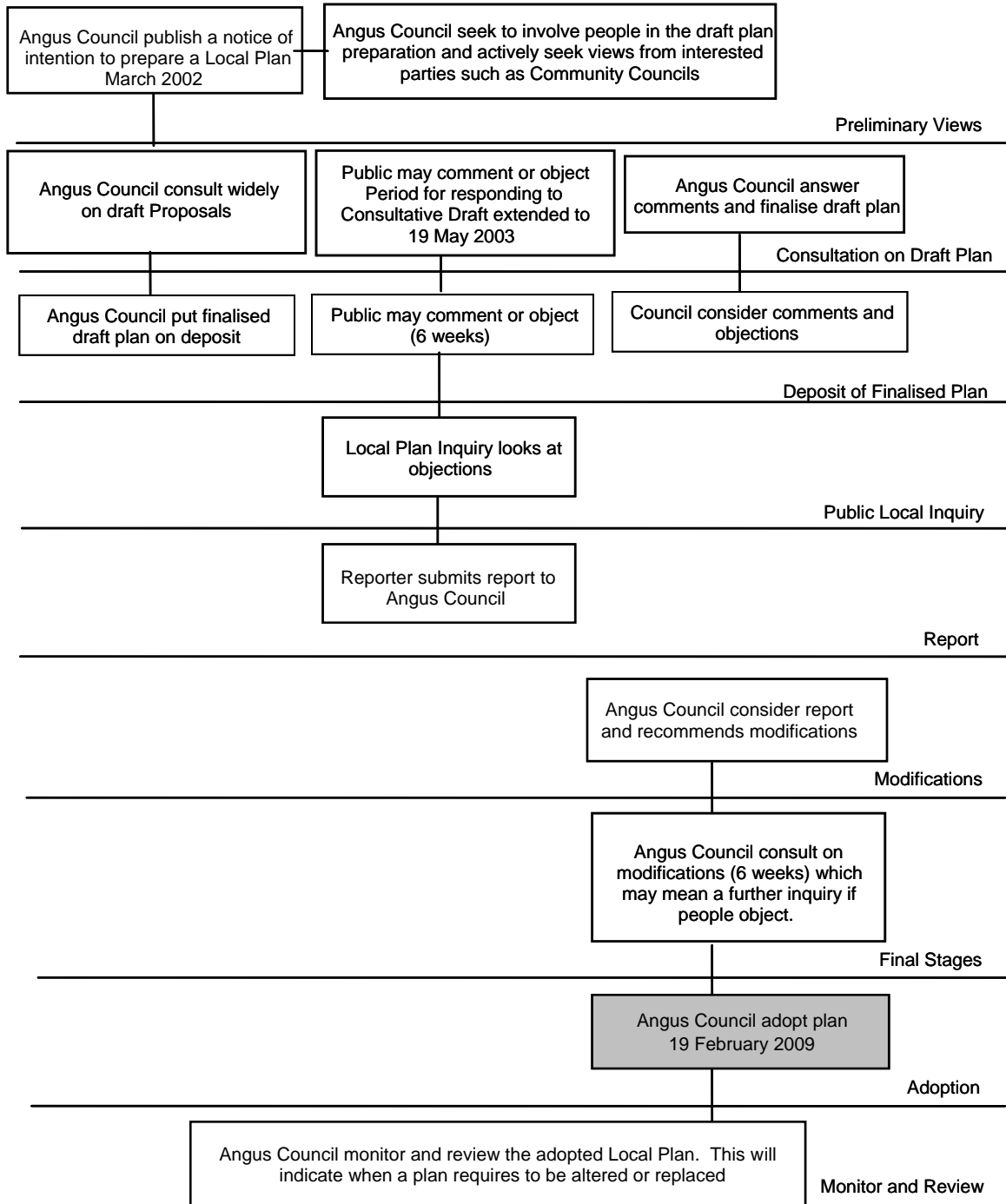
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Diagram 1 : Stages in Producing the Angus Local Plan Review



CONTENTS

| | Page |
|---|------------|
| PART 1: INTRODUCTION AND STRATEGY | 1 |
| Introduction | 3 |
| Strategy and Development Priorities | 6 |
| General Policies | 10 |
| PART 2: BUILDING SUSTAINABLE COMMUNITIES | 17 |
| Housing | 19 |
| Working | 37 |
| Town Centres and Retailing | 43 |
| Sport and Recreation | 48 |
| Community Facilities and Services | 53 |
| Transport and Communication | 55 |
| PART 3: ENVIRONMENT AND RESOURCES | 63 |
| Natural Environment | 65 |
| Built Environment | 74 |
| Water Resource Management | 83 |
| Resources | 90 |
| Energy | 92 |
| Waste Management | 98 |
| Sequential Approach for Mineral Extraction, Landfill and Land Raise Proposals | 102 |
| Contaminated Land | 104 |
| PART 4: TOWN AND VILLAGE DIRECTORY | 105 |
| Statements And Boundary Maps | |
| Angus Towns | 109 |
| Village Directory | 175 |
| PART 5: IMPLEMENTATION, MONITORING AND REVIEW | 295 |
| PART 6: APPENDICES | 303 |

List of illustrations

| | | Page |
|------------|---|------------------|
| Diagram 1 | Stages in Producing the Angus Local Plan Review | (ii) |
| Map | Local Plan Area | 2 |
| Figure 1.1 | Development Strategy | 7 |
| Figure 2.1 | Housing Market Areas | 20 |
| Table 2.1 | Housing Land Allowances 2001 – 2011 (on sites of 5 or more houses) | 22 |
| Figure 2.2 | Rural Settlement Units – Categories 1 & 2 | 24 |
| Figure 2.3 | Principal Transport Network | 56 |
| Figure 3.1 | Natural Heritage Designations | 66 |
| Figure 3.2 | Landscape Character Zones | 69 |
| Figure 3.3 | Heritage Designations | 73 |
| Figure 3.4 | Geographic Areas | 95 |
| Map | Towns and Villages | 108 |
| Map 1 | Arbroath Proposals Map | 123 |
| Map 2 | Brechin Proposals Map | 133 |
| Map 3 | Carnoustie & Barry Proposals Map | 143 |
| Map 4 | Forfar Proposals Map | 153 |
| Map 5 | Kirriemuir Proposals Map | 161 |
| Map 6 | Monifieth Proposals Map | 167 |
| Map 7 | Montrose including Ferryden & Hillside Proposals Map | 177 |
| Map | Towns and Villages | 180 |
| Maps | Village Statements and Boundary Maps | 181 - 297 |
| Map | Letham Unadopted Roads | 317 |

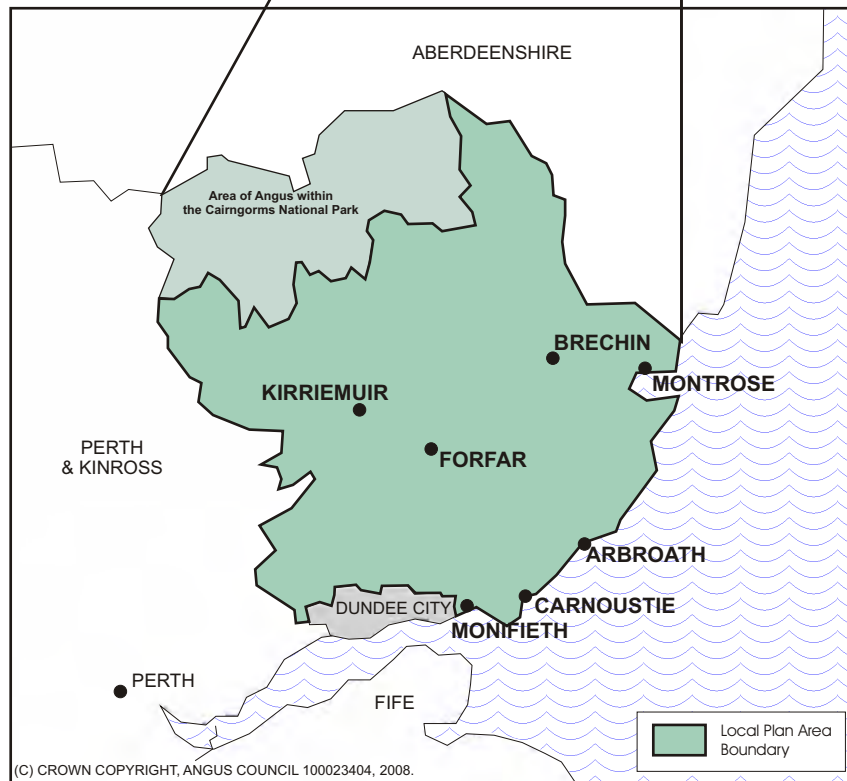
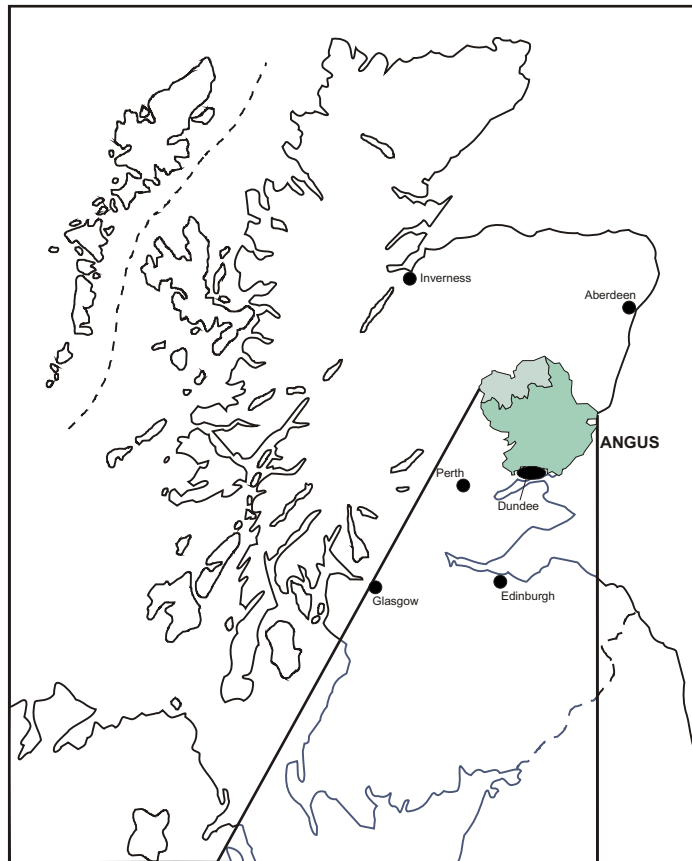
PART 1: Introduction and Strategy

Contents

| | Page |
|------------------------------------|-----------|
| Introduction | 3 |
| Purpose of the Plan | 3 |
| Local Plan Area | 3 |
| Format of the Plan | 4 |
| How to use the Plan | 4 |
| Strategy | 6 |
| Vision and Aims | 6 |
| Development Strategy | 8 |
| Development Priorities | 8 |
| General Policies | 10 |
| Background | 10 |
| Development Boundaries | 10 |
| Accessible Development | 10 |
| Design Quality | 12 |
| Environmental Protection | 13 |
| Safeguard Areas | 13 |
| Development Guidelines | 14 |
| Schedule 1: Development Guidelines | 15 |

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

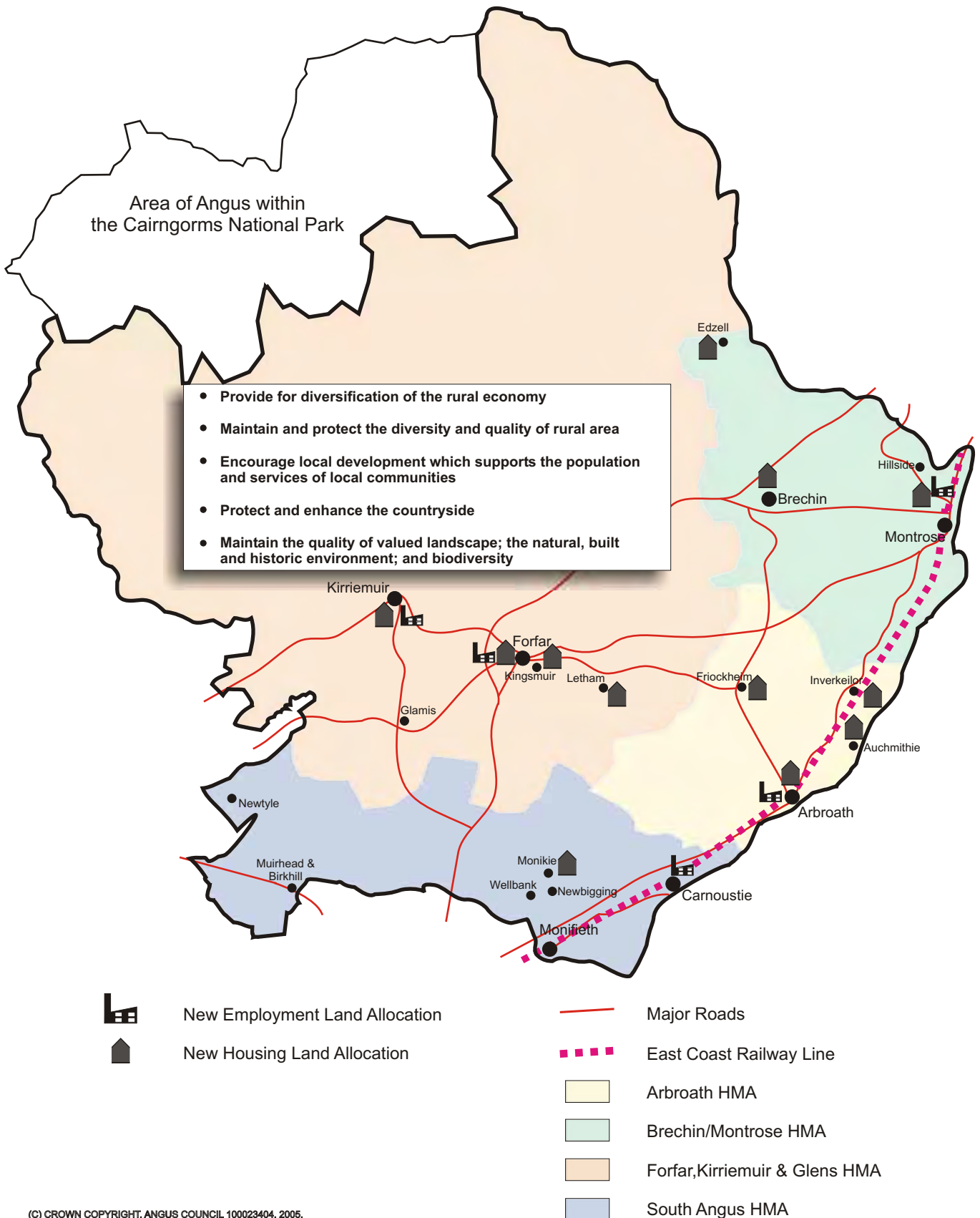
“Community planning is essentially about providing better links between national, regional, local and neighbourhood priorities, more effective joint working and flexible solutions driven by the needs and priorities of local communities. The planning system is the main means of delivering those aspects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



(C) CROWN COPYRIGHT, ANGUS COUNCIL 100023404, 2005.

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 – cottish 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.

PART 2: Building Sustainable Communities

Contents

| | Page |
|--|-----------|
| Building Sustainable Communities | 18 |
| Housing | 19 |
| Housing Market Areas | 19 |
| Housing Land Supply | 21 |
| Towns, Villages and Other Settlements | 23 |
| Countryside Housing | 25 |
| Affordable Housing | 31 |
| Special Needs Housing | 33 |
| Residential Homes | 34 |
| Residential Caravans | 34 |
| Gypsy / Traveller Sites | 35 |
| Villa Property | 35 |
| House Extensions | 36 |
| Working | 37 |
| Angus Towns – Employment Land | 37 |
| Employment Land Supply | 37 |
| Industrial and Business Use | 39 |
| Low Amenity Uses | 39 |
| Working from Home | 39 |
| Rural Employment | 40 |
| Tourism | 40 |
| Defence Establishments | 42 |
| Town Centres and Retailing | 43 |
| Town Centres | 43 |
| Retailing | 45 |
| Local Shops | 46 |
| Amenity Considerations | 46 |
| Car Showrooms | 47 |
| Sport and Recreation | 48 |
| Sports and Recreation Facilities | 48 |
| Open Space | 49 |
| Noise and Sport | 50 |
| Golf Courses | 51 |
| Paths and Access Rights | 52 |
| Community Facilities and Services | 53 |
| Community Service Provision | 53 |
| Healthcare | 53 |
| Education | 53 |
| Cemetery Provision | 54 |
| Transport and Communication | 55 |
| Walking and Cycling | 55 |
| Buses | 57 |
| Rail | 58 |
| Road Network | 58 |
| Roadside Facilities | 59 |
| Freight | 61 |
| Telecommunications | 62 |

BUILDING SUSTAINABLE COMMUNITIES

2.1 Key elements of sustainable and vibrant places include a variety of quality, affordable homes in attractive locations, access to the right type of job, interesting and exciting leisure pursuits, and a wide range of shops and services. In such communities there is a careful balance between the need for new development and the protection of the local environment, development is energy efficient and does not generate unnecessary waste and pollution, people don't have to travel far between home, work, shops and leisure and where they have to there are a variety of ways to get around.

2.2 In helping to build sustainable communities in Angus this Local Plan gives priority to:

- Guiding the majority of development such as housing, employment, retail and leisure to locations within the Angus towns and villages which can best accommodate development making use of existing and planned transport and other infrastructure;
- Locating residential, employment, leisure and shopping uses in proximity to one another in order to improve accessibility for all and minimise the need to travel, especially by car;
- Locating new developments, particularly those generating high levels of traffic, to sites where there is a choice of means of transport;
- Providing a mix and range of housing developments to meet the needs and aspirations of all sectors of the community;
- Providing a range of employment sites in key locations to meet demand and stimulate investment in Angus, and making provision for rural diversification projects;
- Supporting the maintenance and improvement of the transport network to provide safe and efficient ways to travel, including promoting alternatives to the use of the private car;
- Supporting the provision of a range of facilities such as shops, schools, hospitals and other public facilities to serve local areas;
- Ensuring development makes a contribution towards protection of the environment, resource management, reducing pollution, and developing energy efficiency.

HOUSING

2.3 Housing is a significant land use and as such can have a major impact on the character of an area. In promoting a sustainable approach to development in Angus, the Local Plan seeks to provide opportunities for more people to gain access to housing which meets their needs and to encourage the creation of a variety of high quality housing developments whether it is a single house in the countryside or urban development on a larger scale.

2.4 This Local Plan directs the majority of new housing to sites within existing settlements where development can best be accommodated and the most effective use of existing and planned infrastructure can be made. Land allocations are made with regard to the requirements of the Dundee and Angus Structure Plan, and are expressed on the basis of housing market areas (HMAs).

2.5 In rural areas, outwith defined development boundaries, priority is given to encouraging the conversion of appropriate buildings and the reuse of underused or vacant sites. There is also support for limited new house building in the countryside. In the more remote rural areas which are losing population and/or local services, single new dwellings on appropriate sites and the creation of small groups of housing related to existing properties will be supported, to encourage the maintenance and growth of rural communities.

2.6 The Scottish Executive has published specific guidance in relation to the design of housing developments in February 2003 – Planning Advice Note 67: Housing Quality. The publication of this guidance emphasises the higher level of importance placed on the quality of design in new housebuilding. The guidance reinforces that the planning process has an essential role to play in ensuring that the design of new housing reflects its context, reinforces local and Scottish identity and is integrated into the movement and settlement patterns of the wider area.

Housing Market Areas

2.7 The housing figures in this Local Plan are expressed on the basis of the housing market areas identified by Communities Scotland and reflect those referred to in the Dundee and Angus Structure Plan (DASP). These are:

- Arbroath
- Brechin/Montrose
- Forfar, Kirriemuir and the Angus Glens
- South Angus (that part of the Greater Dundee HMA within Angus and covering Carnoustie, Monifieth and the Sidlaws).

SPP3 : Planning for Housing (2003)

A key aim of planning is to provide well-located, high quality, new housing.

The housing strategy of the Dundee and Angus Structure Plan seeks to:

- *establish the broad scale and distribution of housing land provision across housing market areas;*
- *provide opportunities for building quality homes within each housing market area in support of the existing role of communities, affording priority to the reuse of previously developed land where appropriate; and*
- *accommodate sensitive residential development in the countryside.*

PAN 67 : Housing Quality (2003)

Housing development is changing the face of urban and rural Scotland. What we build today will constitute an enduring legacy.

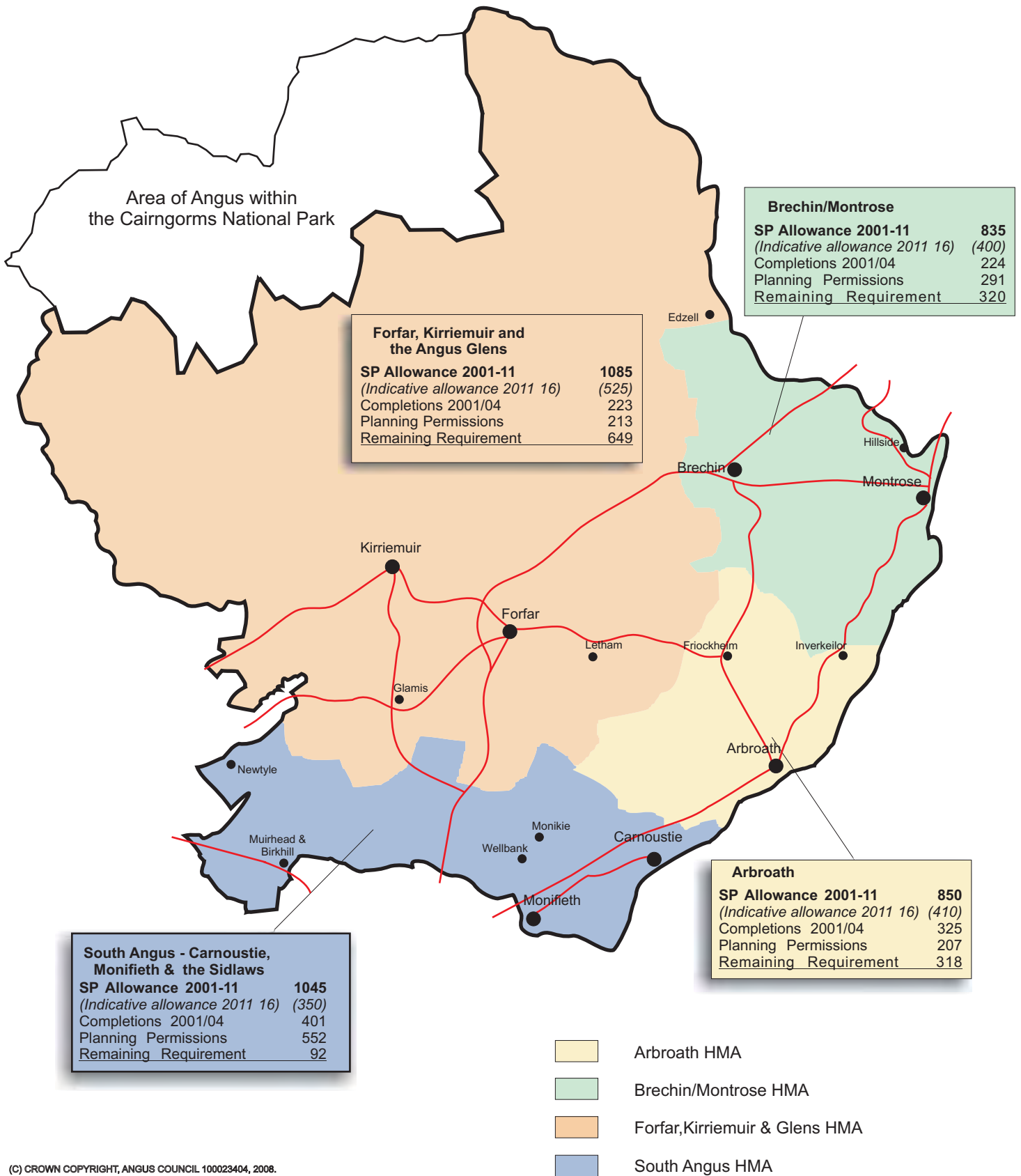
Housing is the largest single urban land use. The design, quality and character of what is built will play a large part in shaping our cities, towns, villages and rural places for decades to come.

Dundee and Angus Structure Plan

Housing Policy 2 : Dundee and South Angus Housing Market Area (part) – *In allocating land in the Dundee and South Angus housing market area to meet the additional allowances in Schedule 1, Local Plans will ensure that :*

- *Priority is given to the reuse of previously developed land to provide a 5 year land supply;*
- *The Dundee Western Gateway provides a focus for planned integrated development, including greenfield housing land release; and*

Figure 2.1 Housing Market Areas



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2.8 Figure 2.1, page 22 shows the housing market areas and includes a summary of the housing land supply position at 2004 for each. The Dundee and Angus Structure Plan allowances for each area over the 2001 – 2011 and 2011 – 2016 periods are identified. The level of new housing which this Local Plan needs to plan for, taking account of completions between 2001 and 2004 and the number of sites with planning permission is also shown. Sites are allocated in the Settlement Statements in Part 4 of the Plan. Where sites allocated in the Plan are phased to extend beyond 2011 they will contribute towards meeting the indicative allowances for the 2011 – 2016 period. Where appropriate, specific proposals refer to this in order to guide the phasing of future development and investment planning.

Housing Land Supply

2.9 The Local Plan allocates housing development in the main settlements in each housing market area, giving priority to the reuse and redevelopment of brownfield sites where possible, and where the resulting development is capable of providing an attractive, liveable residential environment. In addition some greenfield sites are allocated to provide an element of choice and to assist in meeting the housing requirements of the Dundee and Angus Structure Plan. These allocations augment the existing supply of sites that already have planning permission. The continuing effectiveness and progress of the housing land supply is monitored through the annual Dundee and Angus Housing Land Audit.

2.10 The allocations of housing land are detailed in the Settlement Statements in Part 4 of the Local Plan. **It should be noted that the figures attributed to each allocation are indicative only and may change subject to the achievement of a satisfactory residential environment, which has regard to the character and appearance of the surrounding area.** Appendix 2 (page 307) provides a summary of all housing sites, which together contribute towards the allowances of the Dundee and Angus Structure Plan.

Policy SC1 : Housing Land Supply

Adequate land has been allocated in the Local Plan to meet the allowances of the Dundee and Angus Structure Plan up to 2011 as illustrated in Table 2.1. Land identified for residential development will be safeguarded from alternative uses, and its effectiveness will be monitored through the annual audit of housing land. Where sites allocated in the Plan are phased to extend beyond 2011 they will contribute towards meeting the indicative allowances for the 2011 – 2016 period.

- *Proposals for major development on greenfield sites elsewhere in the Dundee and South Angus housing market area will not be permitted where this would seriously prejudice implementation of the Dundee Western Gateway development. In the Monifieth, Carnoustie and Sidlaw area, additions to the effective housing land supply will be focussed on the main settlements of Monifieth and Carnoustie and contribute to a range and choice of sites throughout the wider housing market area.*

Dundee and Angus Structure Plan

Housing Policy 4 : Angus Housing Market Areas – Local Plans will allocate land to meet the allowances detailed in Schedule 1. A range and choice of sites should be provided in each housing market area and priority given to the reuse of previously developed land. The majority of the additional allowances for each market area should be directed to Arbroath, Forfar, Montrose and Brechin respectively.

Brownfield Sites:

Land which has previously been developed. The term may encompass vacant or derelict land; infill sites; land occupied by redundant or unused buildings; and developed land within the settlement boundary where further intensification of use is considered acceptable.

Greenfield Sites:

Land which has never previously been developed, or fully-restored formerly derelict land which has been brought back into active or beneficial use for agriculture, forestry, environmental purposes or outdoor recreation. (SPP3 Planning for Housing, February 2003).

Dundee and Angus Housing Land Audit: *prepared annually, in consultation with Communities Scotland and Homes for Scotland.*

Existing Sites: *Sites with planning permission or which are under construction. Shown in the Settlement Statements and listed in Appendix 2.*

Effective Housing Land: *Land free or expected to be free of constraints in the five year period under consideration and therefore available for the construction of houses.*

Table 2.1 : Housing Land Allowances 2001 – 2011 (on sites of 5 or more houses)

| | a | b | c | d | e | f | g | h | i | |
|---|---|----------------------------------|---|-----------------------------|-------------------------------|--|--------------------|---|---|---|
| Housing Market Areas | Dundee and Angus Structure Plan Allowance 2001-2011 | Indicative Allowance 2011 - 2016 | Completions June 2001 – 2004 ¹ | Existing Sites ¹ | Remaining Requirement a-(c+d) | Angus Local Plan Review Allocated Sites 2004 - 2011 ² | Plan Provision d+f | Affordable housing potential ³ | % Brownfield of Plan Provision (column g) | % Greenfield of Plan Provision (column g) |
| Arbroath HMA | 850 | 410 | 325 | 207 | 318 | 460 | 667 | 86 | 33.7% | 66.3% |
| Arbroath Landward | | | 267 | 125 | | 382 | 507 | 76 | 36.5% | 63.5% |
| | | | 58 | 82 | | 78 | 160 | 10 | 24.5% | 75.5% |
| Brechin/Montrose HMA | 835 | 400 | 224 | 291 | 320 | 384 | 675 | 80 | 36.3% | 63.7% |
| Brechin | | | 1 | 119 | | 120 | 239 | 25 | 19.2% | 80.8% |
| Montrose (including Hillside) | | | 200 | 121 | | 258 | 379 | 55 | 47.2% | 52.8% |
| Landward | | | 23 | 51 | | 6 | 57 | 0 | 35.1% | 64.9% |
| Forfar, Kirriemuir and the Angus Glens HMA | 1085 | 525 | 223 | 213 | 649 | 654 | 867 | 94 | 22.4% | 77.6% |
| Forfar | | | 144 | 118 | | 440 | 558 | 62 | 31.2% | 68.8% |
| Kirriemuir | | | 46 | 47 | | 130 | 177 | 18 | 4.5% | 95.5% |
| Landward | | | 33 | 48 | | 84 | 132 | 14 | 9.1% | 90.9% |
| South Angus HMA | 1045 | 350 | 401 | 552 | 92 | 393 | 945 | 70 | 28.6% | 71.4% |
| Carnoustie | | | 45 | 144 | | 288 | 432 | 52 | 37.4% | 62.6% |
| Monifieth | | | 153 | 29 | | 25 | 54 | 10 | 48.1% | 51.9% |
| Landward | | | 203 | 379 | | 80 | 459 | 8 | 20.5% | 79.5% |
| ANGUS Totals | 3815 | 1685 | 1173 | 1263 | 1379 | 1891 | 3154 | 330 | 24.9% | 75.1% |

¹ Dundee and Angus Housing Land Audit 2004

² Including sites previously allocated in the first Angus Local Plan and reallocated in this Local Plan

³ Refer to Affordable Housing section, page 31 below, and Policy SC9 : Affordable Housing

Towns, Villages and Other Settlements

2.11 The design and layout of all new housing is required to produce a viable and attractive development which relates well to the surrounding area, whether it is an allocated site, an unexpected windfall site or a small site within an existing settlement. Policy S6 : Development Guidelines seeks to ensure that relevant developments take account of a range of factors and make a positive contribution to the local environment. Housing proposals will be considered against the relevant guidelines. Angus Council's Advice Notes 6 – Backland Housing Development and 14 – Small Housing Sites provide detailed guidance relevant to small housing sites within development boundaries.

2.12 Allocations of land for residential development are made in the Settlement Statements in Part 4 of this Local Plan. In addition to allocated sites and land with planning permission, there may be other currently unidentified sites which may be suitable for residential development. The Plan provides scope for such sites to come forward, within development boundaries, where development is in accordance with the principles of the Local Plan.

Policy SC2 : Small Sites

Proposals for residential development on small sites of less than 5 dwellings within development boundaries should provide a satisfactory residential environment taking account of the following:-

- **compatibility with established and proposed land uses in the surrounding area;**
- **plot sizes compatible with those in the area;**
- **provision of at least 100m² private garden ground ; and**
- **maintenance of residential amenity and privacy of adjoining housing.**

Proposals will also be required to take account of the provisions of Policy S6 : Development Principles.

Development Boundaries:
Generally provides 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 SC3 : Windfall Sites

Angus Council will support proposals for residential development of 5 or more dwellings on windfall sites within development boundaries in addition to the identified supply where they:

- **will make a significant contribution towards regeneration and renewal;**
- **are compatible with established and proposed land uses in the surrounding area;**
- **include affordable housing in accordance with Policy SC9; and**
- **take account of the provisions of Policy S6 : Development Principles.**

Windfall Sites: *These are sites with potential to accommodate 5 or more dwellings but which are not allocated or otherwise identified in the Local Plan or the Housing Land Audit.*

Figure 2.2 : Rural Settlement Units - Categories 1 & 2



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Countryside Housing

2.13 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 strategy of the Local Plan aims to maintain the diversity of rural Angus whilst making provision for new development in appropriate locations to encourage people to live and work in rural communities.

2.14 In the rural area the strategy of the Plan supports new housing development on appropriate sites within the development boundaries of existing settlements. Outwith development boundaries, in the countryside, the conversion and renovation of buildings is encouraged as the preferred type of rural housing development.

2.15 The policy guiding new housebuilding in the Angus countryside allows for new housing on sites related to existing housing i.e. within building groups and on gap sites. The policy also provides for limited new housing development on rural brownfield sites and allows for a single new house on a self-contained site in the open countryside within Category 2 RSUs.

2.16 Proposals for housing development in the countryside will be considered against Policies SC4, SC5 or SC6 as appropriate. These policies are closely interlinked and related through the application of Policy S6: Development Principles, the associated Schedule 1, and Schedule 2: Countryside Housing Criteria (page 30). Proposals will be considered against the appropriate policy depending upon the nature of the site and the type of proposal. In all circumstances, applicants are encouraged not to demolish any structures on site until an application for redevelopment is approved.

2.17 Everyone who is involved with housing developments in the countryside, including architects and their clients, builders, and planners, have a collective responsibility to ensure that the Angus countryside remains as rural and attractive as possible whilst accommodating the needs of people who have the opportunity to live and work there. All development proposals are required to respect the scale and character of their location, and should not result in uncharacteristic urban forms of development in rural locations. A house design which might suit one location in Angus may not fit well in another place!

Reuse and Redevelopment of Existing Sites and Buildings

2.18 It is recognised that opportunities to convert and/or redevelop buildings in rural areas are increasing as a result of ongoing changes in the structure of farming in particular. The conversion and renovation of stone-built buildings in the countryside helps to maintain the existing rural character of Angus, and is the preferred form of housing development in the countryside.

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.

PAN 72 : Housing in the Countryside. Feb 2005.

The purpose is to create more opportunities for good quality rural housing which respects Scottish Landscapes and building traditions.

2.19 Policy SC4 sets out the policy on the retention of existing houses in the countryside or their replacement. The policy framework for consideration of proposals relating to non-residential buildings in the countryside is set out in Policy SC5. The policy base is consistent with Government guidance in SPP15: Planning for Rural Development and provides clear guidance on the approach to housebuilding in the Angus countryside.

Policy SC4 : Countryside Housing – Retention of Existing Houses

In preference to demolition and replacement, Angus Council will encourage the retention and renovation of stone-built houses and other houses of visual, architectural or historic merit which are sound and/or wind and watertight, or which have four walls standing to eaves height and at least 50% of the roof structure and covering in place and are therefore capable of attracting improvement grant. Sensitively designed extensions forming part of the renovation of such houses will also be supported.

Where such a house is demonstrated by a suitably qualified professional to be structurally incapable of renovation or is of minimal visual, architectural or historic interest, demolition and reconstruction or replacement may be acceptable.

The replacement house should represent a substantial improvement on the original property and meet Schedule 2: Countryside Housing Criteria as applicable (page 30).

2.20 In line with SPP15: Rural Development and PAN 73 : Rural Diversification the contribution that the redevelopment of non-residential rural buildings can make to the local economy is recognised. Angus Council will support the retention and conversion of stone-built and other buildings of merit for residential use. This will secure the retention of buildings which contribute to the character of rural Angus but which are no longer required for their original use.

Policy SC5 : Countryside Housing - Conversion of Non-residential Buildings

Conversion of stand alone, redundant, stone-built, non-residential buildings and other non-residential buildings of visual, architectural or historic merit will be supported where proposals:

- **retain or enhance the existing architectural style of the building,**
- **utilise the whole building or demonstrate that a satisfactory residential environment can be created,**
- **do not provide an excessive number of small housing units, and**
- **meet Schedule 2 : Countryside Housing Criteria as applicable (page 30).**

Examples of the main opportunities include:

- **Conversion or rehabilitation**– *the sympathetic restoration of buildings which are structurally sound, largely intact, safely accessible and linked to water and other services maintains the character and distinctiveness of places.*
- **Small-scale infill** – *in existing communities can bring economic and social benefits by supporting existing services such as schools and shops.*
- **New groups of houses** – *housing related to existing groupings will usually be preferable to new isolated developments. The groupings should not be suburban. They should be small in size, and sympathetic in terms of orientation, topography, scale, proportion and materials to other buildings in the locality.*
- **Single houses** – *there will continue to be a demand for single houses, often individually designed. But these have to be planned, with location carefully selected and design appropriate to locality.*

Proposals for sensitively designed extensions to such buildings will also be supported.

Proposals for conversion of appropriate buildings which sit within a larger site will only be permitted where the whole site is redundant, and the improvement of the environment of the area is provided for. Any additional new build housing within the building group will be considered under Policy SC6.

Where such a building is demonstrated by a suitably qualified professional to be structurally incapable of conversion - demolition and reconstruction of it for residential use may be supported where the new building is in keeping with the scale, form and character of the original.

New Houses in the Countryside

2.21 The opportunity to build new houses in the Angus countryside has been provided for by successive local plans. Taking account of recent changes to Government policy, the policy continues to allow new housebuilding mainly in locations next to existing houses throughout the rural area. The potential of some available brownfield sites to provide opportunities for net environmental improvement through removal of an eyesore and redevelopment for housing is also recognised, and the policy allows for up to four new houses depending on the size of the site. It should be noted that such sites may also contribute towards diversification of the rural economy, for example through development for business or tourism uses. Policies SC19 : Rural Employment and SC20 : Tourism Development, allow consideration of such proposals. Policy SC6 also continues the provision for single new houses to be built on appropriate sites in the more remote parts of the open countryside.

Policy SC6 : Countryside Housing – New Houses

a) Building Groups – One new house will be permitted within an existing building group where proposals meet Schedule 2 : Countryside Housing Criteria and would round off or consolidate the group (page 30).

b) Gap Sites – In Category 1 RSUs a single new house will be permitted on a gap site with a maximum road frontage of 50 metres; and in Category 2 RSUs up to two new houses will be permitted on a gap site with a maximum road frontage of 75 metres. Proposals must meet Schedule 2 : Countryside Housing Criteria as applicable (page 30).

Gap Sites:

The space between the curtilages of two dwellings or between the curtilage of one dwelling and a metalled road – ie. a stone surface with a hard, crushed rock or stone surface as a minimum. The site should have established boundaries on three sides

Building Group:

A group of at least 3 closely related existing dwellings or buildings capable of conversion for residential use under Policy SC5. The building group will require to have a sense of containment (defined below).

c) Rural Brownfield Sites – Redevelopment of redundant rural brownfield sites will be encouraged where they would remove dereliction or result in a significant environmental improvement. A statement of the planning history of the site/building, including the previous use and condition, must be provided to the planning authority. In addition, where a site has been substantially cleared prior to an application being submitted, or is proposed to be cleared, a statement by a suitably qualified professional justifying demolition must also be provided. Proposals should be small scale, up to a maximum of four new houses and must meet Schedule 2: Countryside Housing Criteria as applicable (page 30).

Exceptionally this may include new build housing on a nearby site where there is a compelling environmental or safety reason for removing but not redeveloping the brownfield site.

Large scale proposals for more than four new houses on rural brownfield sites will only be permitted exceptionally where the planning authority is satisfied that a marginally larger development can be acceptably accommodated on the site and it can be demonstrated beyond reasonable doubt that there are social, economic or environmental reasons of overriding public interest requiring such a scale of development in a countryside location.

d) Open Countryside - Category 2 RSUs - Development of a single house will be supported where Schedule 2 : Countryside Housing Criteria is met (page 30).

Essential Worker Housing

2.22 The local plan policies provide significant opportunities for new residential accommodation to be provided in rural areas. In addition a new house may be permitted where it is required for the management of land, or for family purposes related to the management of land (retired farmers and/or their spouses), or in relation to another form of rural business where all other options have been investigated and dismissed. These options include the conversion or renovation of an existing property on the same landholding, availability of accommodation in a settlement in close proximity to the location, the existence of a valid planning permission for a dwelling which has not been taken up, and development of a new house on a site which would comply with Policy SC6. These options will have the benefit of not being subject to occupancy conditions.

2.23 To obtain support under Policy SC7 it is expected that the agricultural unit will be of a sufficient size to demonstrate long term viability. Small units will not normally be acceptable to justify a house. Where a new business is proposed it may be that temporary accommodation only will be acceptable pending demonstration of the viability of the business venture.

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 standing and established boundaries as evidenced by historic OS maps. Any boundaries artificially created to provide a sense of containment will not be acceptable.

Rural brownfield :

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

**PAN 73 : Rural Diversification
Feb 2005**

Essential Worker:

A full time worker 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.

Policy SC7 : Essential Worker Housing

Proposals for a house for an essential worker will only be supported where:

- a) All alternatives have been demonstrated to be inappropriate, and a new house is the only option;**
- b) There is no evidence of houses or plots having been sold off from the landholding in the past five years;**
- c) Supporting evidence is provided that there is a functional requirement for the person to live at their place of work, which must be a viable agricultural unit or an existing business which has been established for at least 1 year. Where the proposal is for a house related to a proposed rural business the submission of adequate supporting information will be required, including a business plan, to establish that the business is genuine and viable.**
- d) The site forms part of the landholding where the worker is employed.**
- e) Schedule 2 : Countryside Housing Criteria is met as applicable (page 30).**

Applicants will be required to enter into a Section 75 Agreement to ensure the property continues to meet the needs of an essential worker.

A new house for a retired farmer and/or their spouse may also be permitted where parts a), b) and e) of this policy are met, and the site forms part of the existing landholding.

New Country Houses

2.24 It is recognised that meeting the requirements of the countryside housing policies in Angus may preclude the achievement of one-off modern day country houses. Existing country house properties in Angus such as Turin, the House of Dun, Kinnordy and Pitmuies, contribute to the architectural heritage and landscape quality of Angus. This policy is not there to allow large houses in large gardens – it seeks to provide the opportunity for new country houses which will contribute to the future architectural and landscape heritage of the area.

SC8 : New Country Houses

Angus Council will support a proposal for a new country house where the following criteria can be met :

- a) the house should be sited within a substantial area of established landscaped ground. Exceptionally, opportunity for a new country house could exist on a site which has an existing landscaped setting which can be strengthened through the implementation of a scheme of planting, approved as part of the overall design concept for the new country house;**
- b) the footprint of the proposed house should be around 500 sq m or more, excluding garaging and outbuildings;**

- c) the proposal should represent a major contribution to the architectural heritage of Angus;
- d) the house should be of exceptional merit, individually designed to the highest standards and may be submitted to Architecture + Design Scotland for their comments.

Proposals must also meet Policy S6 : Development Principles, the associated Schedule 1 and Schedule 2 : Countryside Housing Criteria (page 30).

Schedule 2 : Countryside Housing Criteria

In addition to taking account of the provisions of the General Policies including Policy S6 : Development Principles, and the associated Schedule 1, all countryside housing proposals should meet the following criteria as applicable (except where specific exclusions are set out). Development proposals should_:

- a) be on self-contained sites and should not set a precedent or open up further areas for similar applications; (does not apply to proposals for conversion under Policy SC5, rural brownfield sites under Policy SC6(c) or essential worker houses under Policy SC7)
- b) meet the plot size requirements; (does not apply to proposals for conversion under Policy SC5, or new country house proposals under Policy SC8)
- c) not extend ribbon development;
- d) not result in the coalescence of building groups or of a building group with a nearby settlement;
- e) have regard to the rural character of the surrounding area and not be urban in form and/or appearance;
- 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. Angus Council's Advice Note 14 - Small Housing Sites provides guidance on minimum standards in relation to private amenity space and distance between dwellings which will be acceptable for proposals involving between one and four dwellings on sites within existing built up areas. In countryside areas it will commonly be expected that these standards should be greater than the minimum having regard to the nature of the location. 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) be acceptable in relation to the cumulative effect of development on local community infrastructure including education provision;
- h) not adversely affect or be affected by farming or other rural business activities(*may not apply to proposals for essential worker houses related to the farm or business under Policy SC7*);
- i) not take access through a farm court (*may not apply to proposals for essential worker houses for farm workers under Policy SC7*);
- j) 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; and
- k) make provision for affordable housing in line with Policy SC9 : Affordable Housing.

Self – contained sites:

The whole site must be fully occupied by a single plot which meets the plot size requirements. Sites must not breach field boundaries and should have 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 standing and established boundaries as evidenced by historic OS maps. Plots which have been artificially created will not be acceptable.

Plot size requirements:

Category 1 RSUs : between 0.08ha (800m²) and 0.2ha (2000m²)

Category 2 RSUs : between 0.06ha (600m²) and 0.4ha (4000m²)

The size of the footprint of the dwelling, including contiguous buildings, will depend on local circumstances including the size of the plot and the character of the surrounding area. Where a plot is created by sub-division of an existing plot, both the original and new plot must comply with the plot size requirements.

Ribbon development :

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

Affordable Housing

2.25 The supply of housing land on a variety of sites allows the market to provide a range of house types and tenures to meet the different housing aspirations of the people of Angus. However, the general housing market does not always meet the housing needs of everyone.

2.26 Angus Council commissioned a Local Housing Needs Assessment (LHNA) to assist the development of the Angus Local Housing Strategy (LHS) that seeks to address the housing needs of all sectors of the community by a variety of housing providers.

2.27 As part of the analysis of the local housing system in Angus, the LHNA sought to assess the current need for affordable housing in Angus as well as in each of the 4 housing market areas (HMAs) - Arbroath, Brechin/Montrose, Forfar/Kirriemuir and the Glens, and South Angus (Carnoustie, Monifieth and the Sidlaws). The estimated need for both social rented (SR) and low cost home ownership (LCHO) forms of affordable housing for each HMA over the period 2003 - 2008 is set out in Table 2.2 below.

2.28 Taking the findings of the LHNA and the potential supply of allocated housing land into account, Angus Council will seek to address the 5 year requirement for affordable housing identified in Table 2.2 over the period to 2011. This is shown in Table 2.3. Implementation of the Local Housing Strategy will include an assessment of the local requirement for affordable housing through supplementary research at a more local level. The results of this research will be used to inform future reviews of the Local Plan approach to delivering affordable housing.

Table 2.2: Affordable Housing Need in Angus - 2003-2008

| Housing Market Area | Affordable Housing Need | | Existing Affordable Housing Land Supply | | Additional Affordable Housing Sites Required | | |
|---------------------------------|-------------------------|------|---|------|--|------|-------|
| | SR* | LCHO | SR | LCHO | SR | LCHO | TOTAL |
| Arbroath | 0* | 95 | 66 | 0 | 0 | 95 | 95 |
| Brechin/Montrose | 0* | 95 | 58 | 0 | 0 | 95 | 95 |
| Forfar/Kirriemuir & Angus Glens | 0* | 100 | 105 | 17 | 0 | 83 | 83 |
| South Angus | 330* | 90 | 75 | 0 | 255 | 90 | 345 |

* Mainstream General Needs Social Rented only. Does not include any requirement for Special Needs groups or targeted regeneration of low demand stock.
Source : Angus Local Housing Needs Assessment, 2003.

2.29 The Angus LHNA identifies a need for LCHO housing across all four areas, however there is only a shortfall of social rented housing highlighted in the South Angus housing market area. Here the LHNA indicates a requirement for an additional 345 affordable houses (both social rented and LCHO) in the period to 2008.

2.30 Across Angus, particularly in the South Angus housing market area, a significant proportion of sites identified in this Local Plan for housing development already have planning permission with no affordable housing provision secured. Where circumstances change the opportunity to seek affordable housing provision will be pursued.

Affordable Housing:

Housing of a reasonable quality that is affordable to people on modest incomes. The main types of affordable housing are:-

- Social rented accommodation;
- low cost housing for sale, for example shared ownership, self-build, or other subsidised or discounted housing for sale;
- some private sector rented accommodation, available at lower cost than market rents, and provided by local landowners or commercial landlords.

SPP3: Planning for Housing (2003)

Low Cost Home Ownership (LCHO):

Subsidised housing provided at below market cost available for sale or shared ownership.

Local Housing Needs Assessment (LHNA):

A research process to provide robust and current information on the Housing System in Angus. It looks at current and future housing needs and identifies key issues within local housing markets. The Angus LHNA, which was jointly commissioned by Angus Council and Communities Scotland was completed in November 2003 and assesses housing need in Angus over the period to 2008.

Local Housing Strategy (LHS):

The Housing (Scotland) Act 2001 requires all local authorities to produce a local housing strategy. The strategy should outline how the local authority, acting in partnership with housing and other providers and policy-makers will influence the operation of the housing system in order to maximise the well-being of its communities, taking account of the national housing priorities set out by the Scottish Executive. The Angus Local Housing Strategy has been assessed by Communities Scotland and approved for publication in October 2004.

2.31 Policy SC9 provides guidance on the level of provision of affordable housing from all new allocated sites and housing developments on opportunity or windfall sites across the four housing market areas in Angus. The percentage of affordable housing sought from sites in each housing market area varies in relation to the identified requirement and the supply of sites suitable for affordable housing development.

Table 2.3: Affordable Housing Provision - 2004-2011

| Housing Market Area | Total Affordable Housing Requirement (from Table 2.2) | Housing Allocations in the Local Plan Review ¹ | % Affordable Housing sought (see Policy SC9) | Potential Affordable units ² |
|---------------------------------|---|---|--|---|
| Arbroath | 95 | 460 (422) | 20% | 86 |
| Brechin/Montrose | 95 | 384 (318) | 25% | 80 |
| Forfar/Kirriemuir & Angus Glens | 83 | 714 (689) | 15% | 106 |
| South Angus | 345 | 263 (45) | 40% | 18 |

¹ Figures in brackets represent total allocations to which affordable housing requirement is applied. This excludes sites granted planning permission between June and December 2004, and/or awaiting completion of S75 Agreements.

² The requirement for the provision of affordable housing on allocated sites is specified in Settlement Statements in Part 4 of the Plan.

³ The 40% figure for the South Angus HMA is justified by the exceptional circumstances in South Angus arising from a high unmet need for affordable housing coupled with the low supply of housing land capable of contributing affordable housing.

⁴ All appropriate development proposals will be considered against Policy SC9 and take into account the material considerations outlined in paragraph 2.32 below.

Source: Angus Council

2.32 In considering the application of this policy in order to secure an achievable level of affordable housing on individual sites the following material considerations will also be taken into account:-

- site location, characteristics and local market conditions;
- suitability of the site to accommodate mixed tenure development;
- overall project viability; and
- availability and timing of grant assistance/ subsidy.

2.33 Effective partnership and joint working will be key to delivering affordable housing to meet the identified requirements, particularly in South Angus. Angus Council is keen to work with developers, Registered Social Landlords and Communities Scotland to facilitate the provision of affordable housing on suitable sites and to maximise the potential benefits of targeted public subsidy. Developers are urged to make early contact with the Council.

Affordable Housing:

Housing of a reasonable quality that is affordable to people on modest incomes. The main types of affordable housing are:-

- Social rented accommodation;
- low cost housing for sale, for example shared ownership, self-build, or other subsidised or discounted housing for sale;
- some private sector rented accommodation, available at lower cost than market rents, and provided by local landowners or commercial landlords.

SPP3: Planning for Housing (2003)

Policy SC9: Affordable Housing

Angus Council will seek to secure the provision of affordable housing from housing developments on allocated sites, opportunity and windfall sites which will contribute towards meeting identified needs in each Housing Market Area as follows:-

- Arbroath – 20% LCHO housing;
- Brechin/ Montrose – 25% LCHO housing;
- Forfar, Kirriemuir and Glens – 15% LCHO housing;
- South Angus – 40% social rented and/or LCHO housing.

The requirement for affordable housing in each Housing Market Area will be applied to the overall capacity of sites of 10 or more units, or a site size equal to or exceeding 0.5 hectares. Where a site is being developed in phases of less than 10 units or less than 0.5 hectares the affordable housing requirement will still be applied.

Affordable housing developments may be permitted on sites outwith but adjacent to development boundaries provided it can be demonstrated that:-

- there is an identified local need that cannot be met on a suitable site within defined development boundaries;
- the proposal takes account of the provisions of Policy S6: Development Principles; and
- proposals are in accord with other relevant policies of the Local Plan.

In all circumstances, Section 75 or other legal agreements may be used to secure the delivery of affordable housing.

Special Needs Housing

2.34 Special needs housing contributes to the housing supply by catering for the special housing needs of specific client groups who require either specially built or adapted dwellings or supported housing, therefore potentially releasing general needs housing for occupation by others.

2.35 The Community Care Act 1990 promotes a multi-agency approach to meeting the housing needs of certain groups, including older people and those with disabilities. Through the Angus Community Care Plan 2003 and the Angus Local Housing Strategy, Angus Council recognises the requirement to ensure that the housing needs of these client groups are satisfied through a range of housing providers. The Strategy seeks to coordinate housing provision and housing support services across a variety of different broad categories of need, working in partnership with the Tayside Health Board, Communities Scotland, Registered Social Landlords and voluntary organisations.

Low Cost Home Ownership (LCHO):

Subsidised housing provided at below market cost available for sale or shared ownership.

Special Needs Housing:

Housing specifically intended for use by particular groups such as older people, those with disabilities, learning difficulties, etc.

Policy SC10 : Special Needs Housing

Angus Council will support proposals to provide housing for special needs groups through new build, change of use or redevelopment schemes. Special needs housing should:

- **be compatible with surrounding land uses;**
- **be conveniently located for local shops, other services and public transport connections; and**
- **provide adequate useable garden ground for residents.**

Residential Homes

2.36 Residential homes provide an important element of housing provision in a community. They should be well located in relation to town centres, facilities and local transport routes, and should provide a safe and attractive living environment for their residents. Additional detailed guidance is provided in Angus Council Advice Note 11 : Residential Homes.

Policy SC11 : Residential Homes

Development proposals for new residential homes, or extensions to existing homes, should:

- **be compatible with surrounding land uses;**
- **be conveniently located for local shops, other services and public transport connections; and**
- **provide adequate useable garden ground for residents.**

Residential Caravans

2.37 Angus Council recognises the need for temporary residence in a residential caravan whilst a dwelling is being built or renovated, however permanent occupation of caravans is not favoured. Other than in circumstances similar to the above, applications for the siting and occupation of residential caravans will generally be resisted. However, where there is demand for the establishment of a site for residential caravans (also referred to as mobile homes) as a place to live the following policy sets out the criteria for the development of such sites. Further detailed guidance is available in Angus Council Advice Note 13: Residential Caravan Sites.

Policy SC12 : Residential Caravans

(a) Proposals to site a residential caravan will only be acceptable where it provides a temporary residence to allow a dwelling to be built or renovated or in similar circumstances.

(b) Proposals for the development of residential caravan sites should:

- **be compatible with surrounding land uses;**
- **provide for a minimum of six and a maximum of 25 mobile homes/caravans;**
- **provide a good residential environment for the people living there, including private amenity space;**
- **be connected to public utilities and not served by a communal amenity block.**

Gypsy/Traveller Sites

2.38 Communities Scotland, Angus Council, Dundee City Council and Perth and Kinross Council jointly commissioned a study – An Assessment of the Housing Needs and Aspirations of Gypsies/Travellers in Tayside (2003). The report found that some sites which were originally temporary have become permanent, and some private sites are no longer available to Gypsies/Travellers and so there is a need to provide more transit spaces. The Angus Local Housing Strategy seeks to address the accommodation needs of Gypsies and Travellers through direct liaison with these groups, the provision of additional spaces where necessary and access to housing. There are existing local authority sites at Tayock, Montrose, and Balmuir, Tealing as well as a privately run site at Maryton, Kirriemuir.

SPP3 : Planning for Housing (2003) states that planning authorities should continue to play a role through development plans, by identifying suitable locations for Gypsies/Traveller's sites where need is demonstrated, and setting out policies for dealing with applications for small privately owned sites.

Policy SC13 : Sites for Gypsies/Travellers

Angus Council will support existing sites and consider the development of new sites for Gypsies/Travellers where they satisfy an identified local demand and:

- are compatible with surrounding land uses;
- provide a good residential environment for the people living there, including the provision of public utilities for each pitch or in amenity blocks as appropriate; and
- are well located for access to the local road network.

Villa Property

2.39 In some of the Angus burghs there are areas of large, stone built houses set in mature garden grounds, such as Lour Road/Hillside Road, Forfar; Brechin Road, Kirriemuir; and Park Road, Brechin. These properties often have extensive stone boundary walls which contribute to their character. The gardens of some of these properties would be large enough to accommodate new houses, which would substantially alter the amenity and character of the area. In order to protect the character and appearance of villa property areas, proposals will be considered under the following policy. This policy does not apply outwith development boundaries.

Policy SC14 : Villa Property

Development proposals for new residential development within the garden ground of stone-built villa properties within development boundaries will only be acceptable where:

- the development (including roads and driveways) does not damage the character and appearance of the existing property and/or the surrounding area;
- the proposal respects the density, scale, form, siting, orientation and materials of existing buildings;
- development does not result in the unacceptable loss of important trees;
- car parking and garaging are unobtrusively sited; and
- the proposal complies with other relevant policies of this Plan.

Development proposals involving the change of use of villa property which would adversely affect the residential character of the surrounding area or significantly impact on the amenity enjoyed by adjoining properties, will not be permitted.

House Extensions

2.40 The extension of houses to provide additional accommodation is one of the most common forms of development. Badly designed or inappropriate extensions can spoil the external appearance of buildings and can have a negative impact on the surrounding area.

2.41 Planning legislation provides guidelines within which proposals for extensions to property are considered. Angus Council have a duty to consider the wider environmental impacts of development, protect the character and appearance of towns and villages, and take account of the potential impacts on neighbours. Specific guidance on extensions to listed buildings is set out in Policy ER15.

2.42 Further detailed guidance on extensions to houses is contained in Angus Council's Advice Notes 3: Roofspace Extensions, 15: Front Extensions, and 19: House Extensions.

Policy SC15 : House Extensions

Development proposals for extensions to existing dwellings will be permitted except where the extension would:

- **adversely affect the appearance and character of the dwelling and/or the surrounding area. Alterations and extensions should respect the design, massing, proportions, materials and general visual appearance of the area;**
- **have a significant and unacceptable detrimental effect on the residential amenity enjoyed by adjoining households;**
- **reduce the provision of private garden ground to an unacceptable level;**
- **result in inadequate off-street parking provision and/or access to the property.**

2.43 Access to suitable employment opportunities is an essential part of a sustainable Angus. Jobs provide more than just income, and are an important part of most peoples' lives. Angus retains a higher proportion of the workforce in agriculture, forestry, fishing and manufacturing (20%) than the Scottish average (14%), but the service sector provides the majority of jobs (74%).

2.44 Most employment is focused on the towns where infrastructure, communications and labour force are most readily available. Changes in farming and associated activities have had a significant impact on the rural economic structure. Tourism is an important part of the Angus economy and provides opportunities throughout Angus.

2.45 In promoting the development of sustainable communities, this Local Plan aims to stimulate investment in Angus by encouraging the retention or upgrading of existing business sites and premises and providing a range of employment sites in key locations to meet demand. There is also support for tourism activities and proposals for farm diversification that contribute to the rural economy.

Angus Towns - Employment Land

2.46 In line with the Dundee and Angus Structure Plan, a supply of employment land will be maintained in Arbroath, Forfar, Montrose, Brechin, Carnoustie and Kirriemuir that reflects their size and requirements. Development will generally be directed to existing and proposed serviced industrial estates and business parks. Whilst this does not prohibit new business development outwith these areas, there is a presumption in favour of directing employment uses within the towns to sites identified for that purpose.

2.47 Employment land available for development is currently well distributed across the Angus towns:

| | | |
|--------------------|----------------------|----------------|
| Arbroath | Kirkton | 9.2ha |
| | Elliot | 1.0ha |
| Brechin | Business Park | 7.8ha |
| Carnoustie | Panmure | 0.5ha |
| Forfar | Orchardbank | 29.6ha (gross) |
| Kirriemuir | North Mains of Logie | 2.7ha |
| Montrose | Forties | 7.6ha |
| | Broomfield | 4.8ha |
| Angus Total | | 63.2ha |

Source: 2004 Employment Land Survey, Department of Planning and Transport – land available for development now or within five years

Employment Land Supply

2.48 Employment opportunities should be well related to the transport network and available workforce. The allocation of employment land is based on the accessibility of sites, availability of infrastructure, environmental quality and capacity, and transport

Vision:

To raise the quality of life of the Scottish people through increasing economic opportunities for all on a socially and environmentally sustainable basis.

The Way Forward: Framework for Economic Development in Scotland; Scottish Ministers, June 2000

Land used for employment purposes also needs to be well located in relation to the transport network and the labour force.

The Way Forward: Framework for Economic Development in Scotland; Scottish Ministers, June 2000

Dundee And Angus Structure Plan Aims –

- provide a range of employment sites in key locations to meet and encourage demand through-out the plan period;
- identify and encourage major tourism opportunities; and
- facilitate the sensitive development and diver-sification of the rural economy.

links. To provide a range of sites capable of meeting the changing needs of business throughout the plan period and beyond, provision is made in each of the main towns for a minimum five-year supply. Monitoring the take up and distribution of employment development will ensure land is continually available.

Policy SC16 : Employment Land Supply

Angus Council will maintain a supply of employment land to which proposals for business and industry will be directed as follows:

- **Arbroath, Elliot and Kirkton, (minimum 10 ha);**
- **Forfar, Orchardbank (minimum 10 ha);**
- **Montrose, Forties Road and Broomfield (minimum 10 ha);**
- **Brechin, Business Park (minimum 5 ha);**
- **Carnoustie (up to 5 ha);**
- **Kirriemuir (up to 5 ha).**

At these locations, and other established employment areas, planning permission will not normally be granted for uses other than Class 4* (business), Class 5* (general industry), and Class 6* (storage and distribution), but may be considered where they are small scale, complementary and ancillary to the existing or proposed use. Development proposals will require to demonstrate there is no detriment to the surrounding amenity.

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

2.49 Business park developments at Brechin and Forfar provide good quality facilities adjacent to the A90(T) and these are expected to meet demand for prime employment land over the plan period. In accordance with the Dundee and Angus Structure Plan and Policy SC16, this Local Plan will allocate land to maintain a minimum five-year supply throughout the plan period. Provision is made as follows:

- Arbroath – land allocated west of the Elliot Estate. The Local Plan will resist development proposals that would prejudice the future expansion of the Elliot Industrial Estate to the west, to ensure this site can be developed as the need arises.
- Forfar – land allocated at Carseview Road provides for general employment use.
- Montrose - part of the former Montrose airfield allocated to meet an anticipated shortage of available land during the plan period.
- Carnoustie – land allocated at Carlogie.
- Kirriemuir – land allocated at East Muirhead of Logie.

SPP2: Economic Development (2002)

The Planning System has an important role in supporting business development and contributing to economic prosperity.

Industrial And Business Use

2.50 Not all business and industrial activities will be located on existing or proposed employment land allocations. Where new employment development is proposed within a settlement, is in a suitable location, and can be accommodated without detriment to amenity, such proposals will normally be welcomed.

Policy SC17 : Industrial And Business Use

Outwith allocated sites employment proposals within Use Class 4* (business), Class 5* (general industry), and Class 6* (storage and distribution) may be permitted in locations within development boundaries where the proposal:

- **can be accommodated within existing or planned infrastructure capacity;**
- **is not detrimental to the surrounding amenity; and**
- **accords with other relevant policies of the Local Plan.**

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

Low Amenity Uses

2.51 Angus Council will require that proposals for employment on both allocated and unallocated sites have no unacceptable adverse impact on the environment or surrounding land uses (see Policy S4: Environmental Protection; page 13).

Working From Home

2.52 Opportunities to work from home have increased and this is now a real alternative to more traditional office or factory based employment. It can create new jobs throughout urban and rural areas in both trades and services. As well as contributing to economic diversification, home/tele-working can reduce the need to travel and use skills within the community that might otherwise be lost. Further planning guidance on working from home is available in Angus Council Advice Note 17: Miscellaneous Planning Policies.

2.53 Running a business from home will require planning approval if it constitutes a 'material change of use' i.e. significantly affects the use of a building as a house. It is advisable to consult the Planning and Transport Department to clarify whether planning permission is required.

Angus Council Advice Note 17:

Naturally, if the proposal can be accommodated with little or no adverse effects in respect of external storage or processes etc. and only utilise a small part of the residential accommodation, then the application is likely to be treated sympathetically. If, however, the activity is of such a commercial nature that the quiet residential atmosphere is jeopardised, a refusal is likely to ensue.

Policy SC18 : Working From Home

Angus Council will support proposals for working from home which utilise only a small part of the residential accommodation; and are not detrimental to the amenity of neighbours or the surrounding area.

Rural Employment

2.54 Angus Council recognises the need and aspirations for economic diversification in the rural areas. The Local Plan takes account of the dynamics of the countryside and aims to help create the conditions that will encourage sustainable and prosperous rural communities. This is an ongoing process involving a wide range of activities throughout Angus. Rather than attempt to channel economic activity to identified sites, it is acknowledged that development opportunities are likely to be spread throughout the rural area. In many cases proposals will involve the re-use of existing buildings or will be developed because of a particular locational need or advantage.

NPPG15: Rural Development (1999)

It is European and Government Policy to promote diversification in agriculture and fishing to create alternative income generating opportunities and rural employment, subject to appropriate environmental safe-guards being taken.

2.55 The development of new technologies, tourism projects and niche markets offer potential for innovative proposals that can assist in the diversification of the rural economy and create employment throughout rural Angus. There is also scope to develop integrated living/working accommodation, where this accords with the housing policies in this Local Plan.

2.56 In accordance with NPPG15 : Rural Development, new build housing is not considered to be an acceptable diversification proposal. However, housing proposals which meet the countryside housing policies of this plan e.g. for farm building conversion may be acceptable.

Policy SC19 : Rural Employment

Employment opportunities throughout rural Angus will be supported where they make a positive contribution to the rural economy and are of a scale and nature appropriate to the location, including proposals that assist diversification of an existing rural business.

Tourism

2.57 Tourism is a major source of income and employment throughout Angus. There is a need to extend and maintain both the range and quality of visitor attractions and accommodation to satisfy visitor aspirations, but not at the expense of the environmental qualities that attract people to Angus. Major tourism proposals will be more easily accommodated in and around the Angus towns while small-scale projects may be appropriate in rural and remote areas. In particular, remoter areas have the potential to benefit from small-scale eco-tourism projects.

2.58 The range and quality of accommodation is vital to developing tourism and extending the length of the tourist season. New build and conversions to provide growing and niche markets such as bunkhouses can add to choice of accommodation. Caravan and camping sites form an important part of the local tourist industry, particularly along the coastal strip and in some parts of Strathmore. Chalet developments are generally regarded as less visually intrusive than caravan parks and subject to meeting appropriate criteria they should be encouraged in suitable locations. It is important that developments are sensitively located and designed to provide quality facilities within the capacity of the environment and the local area.

Policy SC20 : Tourism Development

Development proposals to provide new or improved tourist related facilities/attractions and accommodation will be permitted and encouraged where they:

- **improve the range and quality of visitor attractions and tourist facilities and/or extend the tourist season;**
- **have no unacceptable detrimental effect on the local landscape or rural environment;**
- **are in keeping with the scale and character of adjacent buildings or surrounding countryside;**
- **are generally compatible with surrounding land uses; and**
- **accord with other relevant policies of the Local Plan.**

Policy SC21 : Caravan Sites and Holiday Chalets

Development proposals for static holiday and touring caravan sites will not be permitted on undeveloped coastline or in the Angus Glens. Holiday chalet developments will not be permitted on undeveloped coastline. Outwith these areas such development will be generally supported where:-

- (a) the site is in an unobtrusive location avoiding skylines, prominent hillsides and/or exposed flat sites;**
- (b) the site is designed to fit into surrounding landscape and incorporates:-**
 - (i) substantial landscaping and tree/shrub planting;**
 - (ii) appropriate density of chalets/pitches;**
 - (iii) satisfactory access arrangements and adequate parking;**
 - (iv) waste management facilities; and**
 - (v) suitable and adequate water supply and drainage arrangements.**

Angus Council will impose conditions on any planning permission to prevent the use of holiday chalets for permanent residential occupation.

Defence Establishments

2.59 The defence establishments at RM Condor at Arbroath and Barry Buddon Camp at Carnoustie are important both in terms of land use and their contribution to the local economy. There is a need to recognise, however, that the role of defence installations may change in response to national defence policy and may result in land or property becoming surplus to requirements.

Policy SC22 : Defence Establishments

Buildings and ground associated with defence establishments at RM Condor and Barry Buddon Camp will continue to be reserved primarily for military use. Where land and/or buildings are declared surplus to military needs, opportunities for redevelopment will be considered in the context of Structure and Local Plan policy.

TOWN CENTRES AND RETAILING

2.60 The Angus towns contribute to the character, vitality and prosperity of the area and their centres provide opportunities for people to access goods and services, generate employment and attract investment. The individual character of each town adds to its social and community role, creating a sense of place and belonging for many people. The central areas provide a focus for transport and are often the most accessible parts of the town, making them the best location for a wide range of activities and services – shopping, work, leisure, health and welfare and personal services such as banking and hairdressing.

2.61 The role of the Angus town centres must respond to the pressures facing them in a period of increasing centralisation and competition. Greater personal mobility, ease of access to larger centres such as Dundee and Aberdeen and the rationalisation of both public and private organisations all affect the role of the seven towns and their centres.

Town Centres

2.62 Angus Council wish to encourage the town centres in Angus to develop and diversify but this must not be at the expense of their historic fabric and individuality. The primacy of town centres as the most appropriate location for a variety of leisure, service and retail activities will be reinforced where possible, by directing major retail and leisure investment to sites that support the town centres in accordance with the policy objectives of NPPG8 Town Centres and Retailing (Revised 1998) and the Dundee and Angus Structure Plan. The Local Plan defines town centre boundaries and these are shown on the Proposals Map for each town.

2.63 The Angus town centres provide a variety of levels of shopping provision. The smaller towns and villages provide local food shopping while the larger towns have a wider range of shops and provide a greater range of comparison goods. It is recognised that patterns of retailing and customer requirements change and therefore a flexible approach is needed to allow for compatible non-retail uses to be accommodated within town centres, particularly where vacancy levels are high.

2.64 The sensitive reuse or renewal of sites and properties can help to improve both the visual and commercial attraction of the town centres. In order to create opportunities for successful redevelopment, imaginative and well-designed schemes will be required to take advantage of the potential available within the confines of the historic Angus town centres.

2.65 Angus Council recognises the importance of the full range of town centre functions and will adopt a pro-active role to maintaining the vitality and viability of the centres. Where appropriate the Council will actively support schemes that will enhance the central areas to the benefit of the Angus population and their ability to access goods and services locally.

Dundee And Angus Structure Plan aims for town centres and retailing are to :

- promote town and district centres in their roles as important shopping, leisure and service destinations, meeting the more localised requirements of the city, town and landward communities;
- promote city, town and district centres as the location of first choice for new retail development, and
- promote measures for the selective support of local shopping provision in villages and rural areas.

NPPG 8 Town Centres and Retailing (Revised 1998)

The Government's broad policy objectives are:

- to sustain and enhance the vitality, viability and design quality of town centres, as the most appropriate location for retailing and other related activities;
- to maintain an efficient competitive and innovative retail sector offering consumer choice, consistent with the overall commitment to town centres; and
- to ensure that ways of meeting these objectives are compatible with sustainable development and, in particular that new developments are located where there are good public transport services, and better access for those walking and cycling, leading to less dependence on access by car.

NPPG8 Town Centres and Retailing (Revised 1998)

In small towns and villages there is therefore a clear presumption in favour of central locations for new developments.

Policy SC23 : Support For Town Centres

Angus Council will continue to initiate and support measures designed to enhance the vitality and viability of the town centres and will work in partnership with other bodies and interested parties to promote and develop opportunities which:

- sustain the role and key functions of each of the Angus towns and their central areas; and
- safeguard their existing character and complement and enhance their environment and historic value.

2.66 Within the larger town centres the main retail frontage forms the core retail area and are shown on the Proposals Map for Arbroath, Brechin, Forfar, Kirriemuir and Montrose, Within these areas development proposals which foster the development of a range of town centre activities, whilst maintaining the prime retail function, will be encouraged.

Policy SC24 : Core Retail Areas

Within the Core Retail Areas, proposals involving the change of use of existing ground floor retail premises (Class 1, Shops) will be acceptable where the proposed use is a restaurant or café (Class 3)* or:

- it can be demonstrated that the property has been vacant for at least 12 months and actively marketed for retail use during that time; or
- at least 5% of the retail units within the core retail area are vacant.

Where development proposals satisfy the above criteria the following will also apply:

- ground floor frontage development should include a shop window frontage and maintain an appropriate window display; and
- a condition will be applied (in accordance with Circular 4/1998) to restrict the permission to the use specified.

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

2.67 Active use of premises above ground floor level adds to the visual and economic attractiveness of town centres. Proposals for upper floors can include a range of uses, which will add to the vitality and viability of the town centres by encouraging investment and attracting more people into the centre.

Policy SC25 : Upper Floor Use

Within the town centres the use of upper floors for residential and non-residential purposes will be supported, subject to amenity considerations.

Town Centre: provides a broad range of facilities and services which fulfil a function as a focus for both the community and public transport.

NPPG8 Town Centres and Retailing (Revised 1998)

Core Retail Areas: *The core of the central shopping area typified by its concentration of key multiple retailers and other prominent comparison outlets.*

Vacancy Levels (2003)
(as a % of all retail floorspace, including vacant, within defined town centres,)

| | |
|------------|-----|
| Arbroath | 16% |
| Brechin | 14% |
| Carnoustie | 17% |
| Forfar | 4% |
| Kirriemuir | 8% |
| Monifieth | 16% |
| Montrose | 4% |

Source: Angus Council

Retailing

2.68 The attraction of the historic town centres in Angus relies on their ability to offer a wide range of services. Shopping, however, remains the essential activity that underpins their vitality and viability. Angus Council commissioned a study* of the retail sector in Angus which found:-

- a highly self-contained convenience sector;
- outflow of comparison goods expenditure (65%) to Dundee and other centres; and
- some capacity for development of the comparison goods sector particularly in Arbroath, Montrose and Forfar.

2.69 There is scope for development that supports town centres and improves the range of shopping on offer where it can be demonstrated that the level of impact on the individual centre is not detrimental to its viability. The impact of such proposals on rural shops and petrol stations will also be considered in accordance with NPPG 8 (Revised 1998). A Retail Impact Assessment will be required for all developments over 1000m² floorspace, whether freestanding or as an extension of an existing store. Angus Council will require such supporting evidence for any retail development, regardless of its size, where there is concern about the potential retail impact on the town centre.

Policy SC26 : Large Scale Retail Development Proposals

Town centres are the preferred location for major retail developments within Angus.

All retail development proposals over 1000m² gross floorspace including extensions to existing stores will be required to submit retail impact and transport assessments, and satisfy the following criteria:

- **comply with the sequential approach giving priority to development within the defined town centre before edge-of-centre or out-of-centre sites;**
- **do not individually or cumulatively undermine the vitality and viability of any of the town centres in Angus;**
- **tackle deficiencies in existing provision, in qualitative or quantitative terms;**
- **are accessible to all sections of the community by a variety of modes of transport;**
- **ensure provision of dedicated pedestrian and cycle access;**
- **are of a high standard of design that contributes to the attractiveness of the surrounding area; and**
- **accord with other policies of this Local Plan.**

Proposals for out-of-town retail developments on sites outwith development boundaries will not be acceptable.

Angus Retail Study*

The main findings are: -

Convenience Goods

- *a highly self-contained convenience sector - estimated 6% leakage*
- *an adequate provision of convenience floorspace - estimated 5% overtrade at two supermarkets*
- *no overall spare convenience capacity in Angus in the foreseeable future*
- *expect slight decline in convenience goods expenditure*

Comparison Goods (e.g. furniture, clothing, electrical goods)

- *outflow of expenditure (65%) to Dundee and other centres*
- *there is limited capacity in Angus to support additional comparison retailing assuming heavy leakage continues*
- *there is some capacity for development of the comparison goods sector, particularly Arbroath, Montrose and Forfar*
- *predict substantial growth in comparison expenditure per capita.*

Sequential approach: *first preference should be for town centre sites, where sites or buildings suitable for conversion are available, followed by edge-of-centre sites, and only then out-of-centre sites in locations that are or can be made easily accessible by a choice of means of transport.*

Edge-of-centre: *A location within easy walking distance of the town centre, and usually adjacent to the town centre, and providing parking facilities that serve the centre as well as the store, thus enabling one trip to serve several purposes.*

Out-of-centre *A location that is clearly separate from a town centre but within the urban area, including programmed extensions to the urban area in approved or adopted development plans.*

Out-of-town: *An out-of-centre development on a greenfield site or on land not clearly within the current urban boundary.*

Definitions - NPPG8 Town Centres and Retailing (Revised 1998)

Local Shops

2.70 Outside the defined town centres, local shops in the towns and villages play an important role in the provision of neighbourhood stores and speciality retailing. Their establishment and retention offers a local service and a range of individual outlets that complement the town centre shops. Rural shops and related services such as post offices, restaurants and petrol stations are important to many rural residents, particularly those without a car.

Policy SC27 : Local Shops

Subject to amenity considerations, proposals for the development and improvement of local shops will be supported, particularly in areas deficient in shopping facilities where they:

- **add to retail provision within the development boundaries; or**
- **provide a visitor facility in a suitable location;**
- **are ancillary to an existing rural business; or**
- **provide or retain convenience goods shops and post offices in the rural area.**

Amenity Considerations

2.71 Certain activities that require or seek a central location may create problems for adjacent uses. Public houses, hot food takeaways, restaurants, cafes and amusement arcades can cause external disturbance through noise, smell and perceived anti-social associations. This does not mean that such uses should be prohibited but that care should be taken in selecting suitable sites or premises.

2.72 These should preferably be within mixed-use areas, such as in town centres, outwith the core areas, where there will be no detrimental impact on adjacent activities. Although referring primarily to Hot Food Takeaways, Advice Note 18 also provides guidance on similar issues raised by other uses such as public houses and restaurants and cafes.

Policy SC28 : Public Houses and Hot Food Takeaways, Restaurants and Cafes

Development proposals for public houses, hot food takeaways, restaurants and cafes will be assessed against the criteria in Angus Council's Advice Note 18: Hot Food Takeaways. They will only be permitted where:-

- **they do not conflict with neighbouring land uses in terms of noise, disturbance, cooking odours, fumes and vapours, and**
- **traffic, parking, pedestrian and cyclist safety is not compromised.**

NPPG8 Town Centres and Retailing (Revised 1998)

The implications for village shops should be fully addressed when planning authorities are assessing new retail development proposals in nearby towns.

Village Shop and Community Post Office Conversion Grant Scheme may apply

Grants may be available for physical improvements to a food shop/general store over one mile from the nearest alternative town or Community Status Post Office in a rural community.

Policy SC29 : Amusement Arcades

Amusement arcades will only be permitted:

- **within mixed use areas of the town centres outwith core retail areas, or developed pleasure beach facilities;**
- **where they are not located immediately adjacent to, below or above residential property;**
- **where they do not conflict with neighbouring land uses and are not in close proximity to a school building, church, hospital or hotel; and**
- **where they meet environmental standards relating to noise.**

Car Showrooms

2.73 Proposals for car showrooms should be directed towards suitably accessed sites within towns or larger villages. There can be an obvious attraction for these to be grouped together, as at Queenswell Road, Forfar, and this is one reason why rural areas or good quality employment land are not considered appropriate locations for such developments.

Policy SC30 : Car Showrooms

Car showrooms will only be permitted on sites within development boundaries. Proposals must satisfy the following criteria:

- (a) the development would not lead to a shortage of good quality employment land; and**
- (b) the scale and location would not have a detrimental impact on residential amenity.**

SPORT AND RECREATION

2.74 The pursuit of sport and recreational activity can make a significant contribution towards the quality of life, health and well being enjoyed by the area's residents and visitors and is an increasingly important element in the Angus economy. This is recognised by NPPG11 : Sport, Physical Recreation and Open Space which considers the protection and enhancement of an areas recreational resource to be an important objective of the planning system. The Local Plan contributes towards addressing recreational needs and opportunities throughout Angus.

Sports and Recreation Facilities

2.75 A wide range of opportunities for sport and recreation exist in Angus through the provision of public and privately run facilities. Angus Council operates a number of sports facilities including sports centres, swimming pools, community halls, sports pitches and golf courses. These serve as a focus for the community, promote health and well being, and provide educational opportunities whilst a number of halls function as both sports and entertainment venues. In addition the three formal country parks provide opportunities for outdoor sports and activities as well as hosting major sporting events.

2.76 Angus Council is developing an Angus Sports Plan, which seeks to enhance and develop opportunities for sport and recreation in Angus through partnership working. The Local Plan seeks to encourage the development of sport and recreational facilities in Angus where they support the objectives of the Angus Sports Plan.

Policy SC31: Sports and Recreation Facilities

Development proposals for new and/or enhanced sport and recreational facilities should be located within the existing development boundaries, unless requiring a countryside location. Proposals will be supported where they:

- would significantly improve the range and/or quality of sport and recreational opportunity; or
- would meet an identified community need; and
- are of an appropriate scale and nature, and in a location which would not have a significant detrimental impact on residential amenity;
- would accord with other relevant policies of this Local Plan.

NPPG11 Sport, Physical Recreation and Open Space

Providing opportunities for sport and recreation near to where people live can make an important contribution to sustainable development. Not only does it enhance people's quality of life, but it also reduces the need for people to travel, thereby contributing to a reduction in fuel consumption and pollution.

The Angus Sports Plan seeks to:-

- *Improve the quality of life through Leisure and Sport;*
- *Provide equality of opportunity for Angus residents and visitors to participate in Leisure and Sports activities;*
- *Strengthen partnerships for co-operation in sport to maximise the resources available and reduce duplication of effort;*
- *Create an environment to attract external funding;*
- *Promote and encourage Leisure and Sports contribution to the Angus economy;*
- *Provide a clear reference point against which to identify gaps and measure developments;*
- *Further develop the network of quality sports facilities across Angus.*

Angus Sports Plan 2004

Open Space

2.77 One of the characteristics of the Angus towns and villages is the diversity of open spaces, including public parks, coastal links areas, school playing fields, private gardens and grounds, allotments, path networks, civic spaces and general amenity areas including areas of tree planting. These spaces and the way they link together form a network of open space within the built up area and define the layout and structure of the Angus towns and villages.

2.78 Open spaces serve a range of functions, they contribute towards the amenity and character of an area, are an important sporting, recreational and social resource, provide opportunities for wildlife and nature conservation and are valued and enjoyed for a variety of reasons. The Local Plan seeks to protect the open space network from development, which might erode the function of open spaces or the characteristics for which they are valued. This includes green corridors, which provide physical linkages to major open spaces and direct access to the countryside.

Policy SC32 : Open Space Protection

There is a general presumption against development of open spaces of sporting, recreational, amenity or nature conservation value including those shown on the Proposals Maps, for other forms of development. The loss of open space will only be considered acceptable where:

- **the retention or enhancement of existing facilities in the area can best be achieved by the redevelopment of part of the site where this would not affect its sporting, recreational, amenity or nature conservation value or compromise its setting; or**
- **replacement open space of the same type and of at least equal quality, community benefit and accessibility to that being lost will be provided within the local area; or**
- **it is demonstrated through an open space audit that there is an identified excess of open space provision in the local area to meet existing and future requirements taking account of the sporting, recreational and amenity value of the site.**

2.79 As well as protecting existing open spaces the Local Plan seeks to ensure that new development is accompanied by an appropriate level and type of open space. The design of open space must cover the new development as a whole and provision will be linked to phases of development. New spaces should be designed according to their intended use or function, be well located and properly maintained.

PAN 65: Planning and Open Space

Types of Open Space: -

Public parks and gardens – Areas of land normally enclosed, designed, constructed, managed and maintained as a public park or garden;

Private gardens or grounds -Areas of land normally enclosed and associated with a house or institution and reserved for private use;

Amenity greenspace -Landscaped areas providing visual amenity or separating different buildings or land uses for environmental, visual or safety reasons i.e. road verges, or greenspace in business parks, and used for a variety of informal or social activities such as sunbathing, picnics or kickabouts;

Playspace for children and teenagers - Areas providing safe and accessible opportunities for children's play, usually linked to housing areas;

Sports areas – Large and generally flat areas of grassland or specially designed surfaces, used primarily for designated sports i.e. playing fields, golf courses, tennis courts, bowling green; areas which are generally bookable;

Green corridors – Routes including canals, river corridors and old railway lines, linking different areas within a town or city or part of a designated and managed network and used for walking, cycling or horse riding, or linking towns and cities to their surrounding countryside or country parks. These may link green spaces together;

Natural/semi-natural greenspaces – areas of undeveloped or previously developed land with residual natural habitats or which have been planted or colonised by vegetation and wildlife, including woodland and wetland areas;

Other functional greenspaces allotments, churchyards and cemeteries;

Civic space – squares, streets and waterfront promenades, predominantly of hard landscaping that provide a focus for pedestrian activity and make connections for people and for wildlife, where trees and planting are included.

2.80 Apart from the physical provision of open space it is important that linkages with the overall green space network are recognised. New open spaces will require to be integrated with the existing network by incorporating green access corridors which link up with existing path networks and open spaces. An Open Space Audit is currently underway which will establish existing levels of open space provision at a local level, assess current and future requirements and identify deficiencies and problems with the existing network. This will form the basis of the preparation of an Open Space Strategy and will be used to derive local standards for open space provision.

2.81 In the interim, open space requirements for new housing developments will generally be based on the National Playing Fields Association (NPFA) six acre standard (2.43 hectares of open space per 1000 head of population). However the amount and type of open space to be provided by the developer will be dependant upon existing provision in the locality and the scale and type of development proposed. There may be circumstances where the provision of open space is considered unnecessary due to the level and location of existing open space areas. In these circumstances a financial contribution based upon the scale of the development may be required in order to improve the quality of existing provision. In applying Policy SC33 the potential population of any housing development will be assessed using the general standard of 2.5 persons per household.

Policy SC33 : Open Space Provision

Development proposals will require to provide open space and make provision for its long term maintenance. Angus Council will seek to ensure that as a minimum the NPFA standard of 2.43 hectares of open space/recreational space per 1000 head of population is met. The specific requirements of any development will be assessed on a site by site basis and this standard exceeded or relaxed as appropriate taking account of the level, quality and location of existing provision.

Noise and Sport

2.82 Certain forms of sporting activity can give rise to noise issues, including motor sports, war games, and clay pigeon and target shooting. The scale, nature and location of such activities are major factors in determining whether noise will be an issue. NPPG 11 : Sport, Physical Recreation and Open Space recognises potential conflicts between sporting activities and other land uses and recommends that noise-generating activities should only be located where their impact on the environment and local residents can be contained and minimised.

PAN 65: Planning and Open Space **Open space should be:-**

***well located** – linking into the open space network, connecting into well used routes and overlooked by buildings, helping to foster a feeling of safety and discouraging anti-social behaviour as well as being easily accessible to all.*

***well designed** – designed to reduce vandalism and, where appropriate, maintenance, with the use of high quality durable materials and incorporating elements of interest, for example through public art.*

***well managed** – covered by a management and maintenance regime attuned to the type of space, durability, wildlife habitats present, level of usage and local interest.*

***adaptable** – be capable of serving a number of functions and adapting to different uses while promoting a range of benefits such as biodiversity, flood control or environmental education.*

Policy SC34 : Noisy Sports

Development proposals involving noisy sporting uses will only be permitted where the scale, nature and location of the activity would:

- **not result in unacceptable levels of noise detrimental to the amenity enjoyed by nearby housing or other uses requiring a quiet environment;**
- **not conflict with nearby recreation or tourist use;**
- **not be significantly detrimental to local landscape or rural environment;**
- **accord with other policies of the Local Plan.**

Details of all noise sources, levels of intensity and measures to mitigate against potential impact, including full details of screening and landscaping will require to be submitted. An Environmental Assessment may be requested, depending on the scale, location and nature of the activity.

Golf Courses

2.83 Golf is a popular activity in Angus for residents and visitors alike. With courses available throughout Strathmore, the Sidlaws and the coastal area, golf is an important tourist attraction/resource and makes a significant contribution to the local economy. PAN 43 'Golf Courses and Associated Developments' (1984) highlighted an unmet demand for golf courses around the urban fringe of Dundee. Following recent interest in golf course development across the area, Angus Council commissioned **sportscotland** to assess the current supply of and demand for golf course development in Angus. The outcome of the study reaffirmed the previous findings that outwith the urban fringe around Dundee, there is no significant unmet demand for golf courses arising from Angus residents.

Provision of Golf Facilities In Angus – An Assessment Based on sportscotland's Facilities Planning Model.

Study conducted by sportscotland to assess the supply of and demand for golf courses in Angus, taking account of investment in golf course provision in around the Angus area since 1999.

sportscotland 2004

Policy SC35 : New Golf Course Development

Angus Council will only support proposals for additional golf courses where it can be demonstrated that the development:-

- **would meet unfulfilled local and/or visitor demand, and**
- **is consistent with other relevant policies of this Local Plan.**

Housing and/or other land uses proposed in support of a new golf course will only be supported where it accords with the development strategy and relevant policies of this Local Plan.

Paths and Access Rights

2.84 Path networks used for walking, cycling and horseriding provide an important recreational resource in Angus enabling accessibility in and around towns and villages and to the countryside. Such off road pedestrian and cycle links can also perform an important function as transport routes and are an important part of the infrastructure required to promote alternative modes of travel to the car particularly for short journeys. Paragraphs 2.97 to 2.99 of the Transport and communication chapter refer to walking and cycling routes in this context. Angus Council considers it important that such routes are protected from any adverse effects of development and where appropriate, will seek walking and cycling routes to be provided and enhanced as part of development proposals linking into existing networks where possible in accordance with Policy S2 : Accessible Development

2.85 The diversity of the Angus countryside is one of the areas greatest assets and is a valuable recreational resource. In seeking to provide and enhance opportunities for people of all abilities to access and enjoy the Angus countryside, Angus Council has prepared and approved a Finalised Draft Angus Countryside Access Strategy. The Strategy takes account of legislation and national guidance on countryside access including new access rights introduced by the Land Reform (Scotland) Act 2003. Angus Council will develop and promote access to the Angus countryside in accordance with the Strategy.

2.86 The Land Reform (Scotland) Act 2003 establishes a general right of access to land in Scotland and places a duty on local authorities to uphold access rights. Consequently, Angus Council will seek to ensure that there is no significant loss to the public of linear access, area access or access to inland water as a result of development proposals. Development may be permitted in instances where the loss of public access is considered to be minor. Where the loss of access would be significant, there may be instances where suitable alternative provision can be made available.

Policy SC36 : Access Rights

Development proposals, which will result in a significant loss to the public of linear access, area access or access to inland water will be resisted.

Land Reform (Scotland) Act 2003 – establishes a statutory right of access to most land and inland water and places a Duty upon Local Authorities to: -

Uphold Access Rights – to assert, protect and keep open and free from obstruction or encroachment any route, waterway or other means by which access rights may reasonably be exercised.

Core Paths Plan – to draw up a plan for a system of paths (core paths) sufficient for the purpose of giving the public reasonable access throughout their area.

Finalised Draft Angus Countryside Access Strategy – sets out priorities for the provision and development of access to the countryside in Angus and includes policies and proposals for: -

- Protection of Public Rights of Way and Access Rights;
- Developing access provision, including; Burgh Path Networks, a Coastal Path and, paths in the Angus Glens;
- Preparation of a Core Paths Plan for Angus;
- Setting up of a Local Access Forum for Angus

Linear access – along paths and tracks including core paths and public rights of way.

Area access – such as unenclosed land, the coast, woodland, riverbanks and other areas of public interest.

COMMUNITY FACILITIES AND SERVICES

Community Service Provision

2.87 Each of the Angus towns provides a range of social, education and health services. In rural areas, particularly the more remote Angus Glens, the range and distribution of facilities and their accessibility is a challenge for service providers. A strong community support network enhances the quality of life for Angus residents, can help prevent or reverse rural depopulation and can provide employment opportunities.

2.88 Angus Council will work in partnership with other public and private sector agencies and the voluntary sector in seeking to maintain and enhance basic service provision and delivery of community and health services in Angus, particularly in rural communities. The provision of new services and initiatives, which increase the accessibility of facilities, will be encouraged.

Healthcare

2.89 The local healthcare trust, NHS Tayside, has a considerable landholding in the area. There are hospital facilities in all the towns, except Kirriemuir, and in rural locations at Stracathro, Hillside and Strathmartine. Reorganisation of healthcare facilities may lead to redevelopment opportunities and the Plan makes provision for alternative uses for these sites to be considered.

Policy SC37 : Healthcare Facilities

Buildings and grounds associated with existing and proposed healthcare facilities throughout Angus will be reserved for healthcare use. Where sites become available for redevelopment, alternative uses, which are in line with the policies of the Local Plan, will be encouraged.

Education

2.90 Angus Council provides nursery, primary, secondary and special needs education facilities within the Council area. There are further education facilities based in Arbroath at Angus College.

2.91 School facilities often provide a valuable community facility within the areas they serve, for example, use of school playing fields for sport and recreation and local community education or evening classes. Where possible this additional role for schools will be supported. Provision for new or replacement education facilities is considered in the Settlement Statements in Part 4 of the Local Plan, including where school provision is required to support further housing development. In particular the Carnoustie and Forfar Schools Public Private Partnership (PPP) project proposes new and replacement primary schools in those burghs.

2.92 School rolls throughout the area continue to fluctuate in response to changing population numbers, structure and distribution. Small rural primary schools in particular can be affected by low or decreasing school rolls, and can come under pressure to close or rationalise in order to maintain effective learning and teaching in the area. Schools can also provide a valuable community focus, particularly smaller schools in the remoter parts of Angus, and therefore are a vital part of rural life.

Policy SC38 : Community Use of School Facilities

Angus Council will encourage the use of school facilities, for extra curricular sporting, recreational and community uses. Development affecting school facilities will only be permitted where:

- **it can be demonstrated that facilities to be lost will not be required in the future by either the school or the local community;**
- **the proposed use is compatible with the existing use or activity; or**
- **it can be demonstrated that alternative facilities of at least equal community benefit and accessibility can be provided to serve the local area.**

Cemetery Provision

2.93 There are a number of locations in Angus which will require additional cemetery provision over the Plan period. These areas are identified in the Plan to safeguard the land from alternative uses. Land allocations in relation to Arbroath, Brechin, Carnoustie, Forfar, Kirriemuir, Monifieth, Montrose and Liff are specified in the relevant Settlement Statements in Part 4 of the Plan. Detailed consideration remains to be given to the use of the land for such purposes and to matters relating to access, site preparation and boundary treatment. At Dunnichen the cemetery extension will be into the field to the north of the existing facility and will require boundary treatment as part of site preparation.

Proposal SC39 : Safeguard of Land for Cemetery Use

Land is reserved for cemetery purposes at Aberlemno, Dunnichen Cemetery, Farnell, Kirkton of Auchterhouse, and Panbride. With the exception of Dunnichen, the areas are detailed on the relevant village boundary maps.

TRANSPORT AND COMMUNICATIONS

2.94 Accessibility to jobs, services and facilities is a key issue throughout Angus where the network of towns, villages and countryside generate a variety of travel patterns and range of travel demands reflecting the geography of Angus and its transport and communications links with other areas.

2.95 Key elements of transport and communications infrastructure in Angus include the A90 Trunk Road, A92 and other public roads totalling 1750 km, 37 public car parks, East Coast Main Railway Line with four rail stations and three rail halts, Arbroath Bus Station, Montrose Port and Arbroath Harbour. In addition to local and national rail links, the public transport network is mainly bus based overlaying parts of the strategic and local road network. The National Cycle Route also passes through the coastal towns and mainly follows minor roads. As elsewhere in Scotland, telecommunications infrastructure has developed rapidly in Angus with the Scottish Executive emphasising the economic and social necessity to maintain the momentum in continuing network development.

2.96 In encouraging sustainable, integrated and inclusive transport, this Local Plan aims to promote a pattern of development that supports a choice of travel throughout Angus and to other areas. Complementing the Angus Local Transport Strategy, this includes land use planning measures that facilitate travel by foot, cycle and public transport and, where possible, reduce the need to travel by car. Alongside this there is a need to secure a balance between the demands of the telecommunications industry and the protection and enhancement where possible of the local environment.

Walking and Cycling

2.97 Walking and cycling are healthy, environmentally friendly means of transport suitable for a broad range of travel purposes, including journeys to work and school and for shopping, social and leisure trips.

2.98 There is considerable scope to enhance the links between walking/cycling and public/private transport, including combined trips, as part of a more integrated approach to meeting accessibility needs of everyone in the Angus towns, villages and countryside.

2.99 In addition to ensuring that the needs of pedestrians and cyclists are catered for as part of development proposals, measures will be carried out to encourage more use of walking and cycling throughout Angus as a means of transport as well as for informal recreation. These are directed towards improving the safety, attractiveness and convenience of journeys by foot and cycle within and around towns and villages and in the Angus countryside. This includes improvements to existing routes, the provision of missing links and the development of new ones. Key elements of the Finalised Draft Angus Countryside Access Strategy set out in paragraph 2.85 play an important role in this respect.

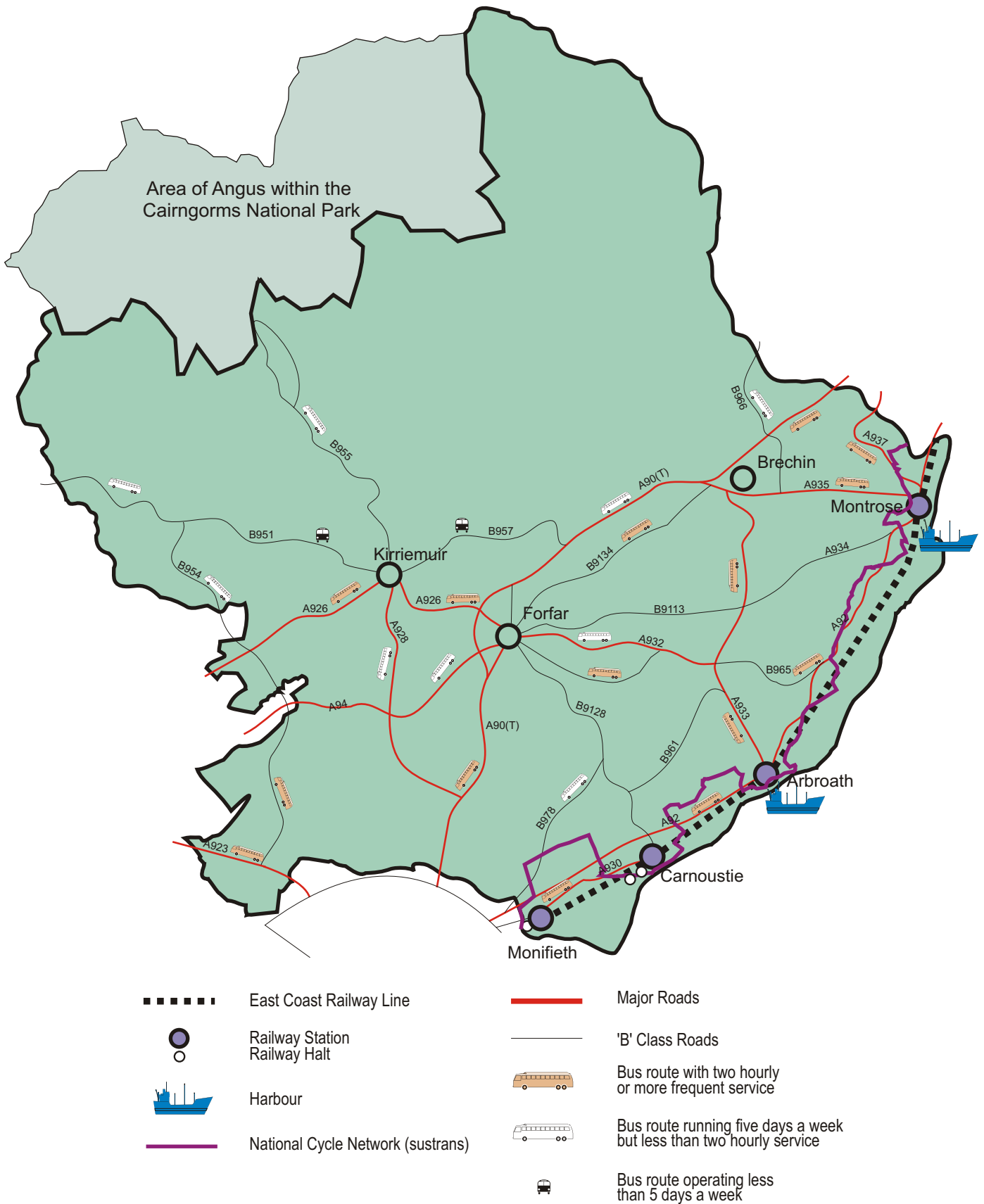
Angus Local Transport Strategy Key Objectives:-

- To maintain and improve accessibility to jobs, services and facilities for all members of the Angus Community in the most sustainable way;
- To promote greater integration within and between transport modes and across transport, land use, social, economic and environmental policies aimed at reducing the need to travel;
- To widen travel choices and improve the convenience and efficiency of transport services for the benefit of Angus residents, visitors and businesses;
- To take full account of the effect of transport movements on the environment and to reduce adverse environmental impacts;
- To reduce accident casualties associated with the transport network, improve road safety and assist safe travel throughout Angus.

Dundee and Angus Structure Plan: Transport Policy 3: Sustainable Transport – In order to promote and enhance an efficient, attractive and sustainable transport system through Local Plans and Local transport Strategies, this Structure plan supports and requires measures which will:-

- maintain and improve facilities for public transport;
- promote new and attractive pedestrian and cycle priority routes which link to established routes where feasible;
- promote the enhancement of integration and convenience between different modes of transport;
- provide for freight terminal facilities at locations which are convenient and accessible to the rail network, ports and airport;
- improve accessibility to facilities for people with restricted mobility; and
- encourage opportunities for electronic communication.

Figure 2.3 : Principal Transport Network



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Proposal SC40 : Walking and Cycling

Angus Council will pursue a range of measures and initiatives to enhance accessibility for walking and cycling, by:

- **providing local walking and cycling routes within and around each town;**
- **developing the existing cycleway provision north of Montrose in support of the National Cycle Network and North Sea Cycle Route;**
- **developing the “Safe Routes to School” initiative;**
- **improving the linkages to and within town centres and other areas with high pedestrian activity such as schools and leisure facilities;**
- **pursuing the phased implementation of an integrated coastal path and cycleway;**
- **incorporating a footpath/cycleway as part of upgrading the A92 between Arbroath and Dundee in accordance with Policy SC43.**

Key Elements of the Finalised Draft Angus Countryside Access Strategy are:-

- *Angus Coastal Path;*
- *Burgh Path Network;*
- *Eastern Cairngorms Access Project.*

Buses

2.100 Most public transport requirements in Angus are met by local bus services operated commercially or provided with financial support from Angus Council. Despite high levels of car ownership, particularly in rural Angus, local bus services remain essential to maintain accessibility for the public as a whole and particularly for some of the more vulnerable groups who remain wholly or partly dependant upon public transport provision, including many elderly people. A well developed bus service also provides a suitable alternative to the use of the private car for at least some journeys.

2.101 Support will continue to be given to the provision of a local network of bus routes and services linking communities throughout Angus. Complementary bus services including community transport initiatives that help people with restricted mobility and local communities access services and facilities particularly in rural parts of Angus will also be encouraged. The general approach to maintaining and supporting bus transport services is set out in the Angus Local Transport Strategy and the Public Transport Policy Statement adopted by the Council.

The Angus Public Transport Policy Statement allocates resources in the following priority order:

- *Journeys to work*
- *Journeys for hospital visiting*
- *Journeys for shopping*
- *Journeys for education (not entitled to free transport);*
- *Journeys for leisure.*

Policy SC41 : Bus Transport

Angus Council will:

- **promote the improvement of passenger waiting infrastructure including the provision of bus laybys, bus stops, shelters and interchange facilities conveniently located for access to and from housing, employment, shopping and other main destinations;**
- **promote the improvement of passenger information facilities by extending Real Time Information facilities across Angus;**
- **make provision for bus transport as part of the upgrading of the A92 between Arbroath and Dundee including bus laybys, bus stops and shelters at locations which are well related to existing facilities and path networks and allow safe and easy access by the communities along this route.**

Rail

2.102 The northern leg of the East Coast Main Rail line passes through Angus linking stations at Montrose, Arbroath, Carnoustie and Monifieth (along with halts at Golf Street (Carnoustie), Barry Links and Balmossie) to the national rail network

2.103 Angus Council is actively involved in a number of rail partnerships and initiatives including the Tay Estuary Rail Study and CREATE which are aimed at improving the provision of rail services through, to and from Angus and the Angus Rail Interchange Project which seeks to secure infrastructure and access improvements at Montrose, Arbroath and Carnoustie rail stations.

Proposal SC42 : Rail Station Improvements

Angus Council, working with rail industry partners, will implement a package of enhanced pedestrian, cycle and public transport access and interchange facilities including car and cycle parking improvements at Montrose, Arbroath and Carnoustie Rail Stations.

Road Network

2.104 The road network provides the basis for most travel and transport options in Angus. An efficient and safe road network, which is capable of meeting the needs of all users, and where conflict between users is minimised, provides opportunities for effective movement throughout Angus. In relation to the A90(T), Scottish Ministers have established a policy of closing central reserve gaps on road safety grounds when finance is available and/or the opportunity arises. Consequently there will be a general presumption by the Scottish Executive against development proposals, which result in an increase in the use of a central reserve gap, or would prevent or inhibit the closure of a central reserve gap. In addition the establishment of new junctions or new junctions incorporating a central reserve gap on the trunk road network will be resisted.

Angus Local Transport Strategy aims for rail are:

To secure and maintain fast, frequent and attractive rail services to and through Angus, as an integral part of the passenger and freight rail network, providing a principal mode of transport linking improved stations and rail infrastructure in Angus with major Scottish cities, England and Europe.

Tay Estuary Rail Study – *investigating the potential and priorities for investment in new local rail services, complementing wider investigations in the Scottish Strategic Rail Study.*

CREATE – *the Campaign for Rail Enhancement Aberdeen to Edinburgh which seeks to secure the best possible rail infrastructure and rail services for the areas served by the East Coast Main Line north of Edinburgh.*

Angus Rail Interchange Project – *utilising an award from the Public Transport Fund to secure station infrastructure improvements and enhanced interchange facilities at Montrose, Arbroath and Carnoustie Rail Stations.*

2.105 The construction of the new A92 road bridge at Montrose which is expected to be complete in 2005 will maintain an invaluable road link for Montrose and its surrounding area. The bridge has been designed to cater for the needs of various users including public transport, cyclists and pedestrians.

2.106 The upgrading of the A92 between Arbroath and Dundee to dual carriageway standards together with improved linkages to Carnoustie and Monifieth is under construction and will improve road safety, and support economic and tourism opportunities within the coastal corridor. The approved alignment is safeguarded from development proposals, which may adversely affect the implementation of the project.

Policy SC43 : Upgrade of A92/A930

Angus Council will safeguard land required to enable the implementation of the dualling of the A92 between Arbroath and Dundee and improved linkages to Carnoustie and Monifieth.

2.107 Angus Council also recognises the benefits of the following projects which will be progressed within the local plan period:

- route action plans for the A92 Arbroath to Northwaterbridge and on the A935 Brechin to Montrose Road; and
- construction of an A935/A90(T) link at Brechin.

2.108 The implementation of route action plans and associated improvement works on the A92 from Arbroath to Montrose and on the A935 Montrose to Brechin will improve the safety of these routes. The construction of a new A935/A90(T) road link at Brechin will bring economic benefits to Montrose by providing more direct transport links to the trunk road network as well as environmental benefits within Brechin through the removal of heavy traffic from the town centre.

Policy SC44 : Road Network Improvements

Angus Council will implement route action plans for the A92 north of Arbroath to the boundary with Aberdeenshire and the A935 Montrose to Brechin road and investigate the possibility of a link from the A935 to the A90(T) at Brechin.

Roadside Facilities

2.109 The provision of necessary roadside facilities in the interests of road safety and convenience must be coordinated to avoid detrimental effects on the environment, the appearance of the countryside and must consider the impact on facilities currently available in bypassed communities.

2.110 Guidance on the provision of roadside facilities on motorways and other trunk roads is contained in NPPG 9: The Provision of Roadside Facilities on Motorways and Other Trunk Roads in Scotland. In Angus the A90(T) Dundee to Aberdeen route forms part of the trunk road network to which the guidance applies. Existing roadside facilities on the 50 km of the A90(T) in Angus are located at Forfar (on the east side of the Orchardbank/Glamis Road junction), Finavon, Balnabreich (Little Chef) and Stracathro. In addition planning permission was granted in 2004 for overnight accommodation at Orchardbank, Forfar. The range of facilities available to road users at these locations is complemented by facilities available in the bypassed towns of Forfar and Brechin.

2.111 The allocation (B11) of a site for a hotel/travel lodge at Dubton Farm, Brechin, also provides a potential facility for road users prepared to divert from the A90(T). Proposals for additional facilities on the A90(T) will only be permitted where existing services are already located and where full access standards required by the Scottish Executive (normally related to grade separated junctions) can be achieved. The existing facilities at Finavon and Balnabreich are not accessed from the A90(T) by grade separated junctions and therefore proposals for additional roadside facilities at these locations would not be appropriate. The existing facilities at Forfar (Orchardbank/Glamis Road junction) and Stracathro however have grade separated access therefore proposals to improve and extend the range of existing services provided at these locations will be supported where these also accord with other policies of this Local Plan.

Policy SC45 : Roadside Facilities on A90(T)

The preferred locations for commercial roadside facilities (including food, fuel, overnight accommodation and associated parking) on the A90(T) are at the sites of the existing facilities at Stracathro and at Orchardbank, Forfar, on the north east quadrant of the junction with the A94. Proposals to extend the range and quality of the facilities at these locations will be acceptable provided they are mainly directed to meeting the needs of road users. Outwith these two areas, new and extended commercial roadside facilities on the A90(T) to serve road users will not be acceptable.

Roadside Facilities include:

- free short term parking for both commercial and private vehicles, including those only wishing to rest and not to use any facilities;
- fuel;
- free toilets;
- picnic areas with tables ;
- telephones;
- all facilities accessible to disabled people;
- catering;
- retail;
- tourist information;
- cash dispenser;
- overnight accommodation.

(It is expected that all facilities are to be provided primarily to meet the reasonable needs of travellers and the scale of provision should be consistent with these needs)

(PAN 75 : Planning for Transport)

2.112 The A92 coastal tourist route through Angus extends from Monifieth to Lower North Water Bridge north of Montrose, a distance of some 26 miles (41 km). Within the coastal corridor a range of facilities providing for the needs of tourists and long distance travellers are located adjacent to the A92 or within existing towns and villages all of which are easily accessible from the A92. On the 11 mile (17 km) stretch between Monifieth and Arbroath, which is currently being upgraded to dual carriageway standard, existing facilities are located at Ethiebeaton Park (travel lodge, restaurants, fast food and toilets together with planning permission for fuel), whilst a range of other facilities are located within Monifieth, Carnoustie and Arbroath. Between Arbroath and Lower North Water Bridge facilities are generally located within the communities at Inverkeilor and Montrose. Local Plan policy seeks to support facilities within existing communities adjacent to the A92 by directing proposals for new facilities to locations within existing development boundaries in preference to the development of facilities within the open countryside.

Policy SC46 : Roadside Facilities on the A92

Any new roadside facilities serving the A92 should be accommodated within the existing development boundaries and no new provision will be permitted within areas of open countryside.

Freight

2.113 Angus Council seeks to encourage more freight to be carried by rail or water where it provides a feasible alternative to road based transport and will safeguard appropriate sites for freight use, including the railway goods yard at Helen Street in Arbroath. Where appropriate these are identified in the relevant Settlement Statements in Part 4.

Policy SC47 : Rail and Sea Freight Facilities

Angus Council will support proposals for freight facilities at locations that are convenient and accessible to the rail network or the Port at Montrose where these are compatible with adjacent land uses.

Telecommunications

2.114 Modern telecommunications are an essential and beneficial element in the life of the local community and in the national economy. The use of telecommunication technologies can enhance accessibility

to services and facilities for the less mobile within a community, and in particular for those living in the more remote parts of Angus. It can also contribute to reducing the need to travel through increasing the flexibility of working arrangements for some people.

2.115 In seeking a balance between the Government's desire to extend the economic and social benefits of modern telecommunications technology and the protection of the natural and built environment, changes to the planning legislation in 2001 brought most forms of telecommunication development within planning control. National Planning Policy Guideline 19: Radio Telecommunications (July 2001) sets out guidance on how planning authorities should deal with the requirements of the industry through planning policy. The Guidance advises that in dealing with development proposals for telecommunications installations, the main issues to be considered are siting, design including scale and colour, visual impact and opportunities for the sharing of existing telecommunication developments.

2.116 Angus Council Advice Note 26 provides supplementary guidance in relation to the siting and design of telecommunications installations and indicates that the preferred locations for these is in industrial areas away from any boundary with residential properties. Within the open countryside the Advice Note highlights the possibility of utilising topographical features and concentrations of existing structures such as masts, pylons and farm buildings to minimise the visual impact of new installations. Development proposals will require to demonstrate that the preferred options and suggestions set out in the Advice Note have been fully explored.

Policy SC48 : Telecommunications

Planning permission will be granted for telecommunications development where the following criteria are met:

- there is an established operational need for the development in the location proposed;
- there is no reasonable prospect of sharing existing facilities due to operational, technical or environmental constraints;
- in the case of radio masts there is no reasonable possibility of erecting antennae on any existing building or other structure;
- there are no more satisfactory alternative sites available;
- the proposed development does not conflict with other relevant policies contained in the Local Plan.

Any development should be sited and designed so as to minimise its visual impact, subject to technical and operational considerations.

PAN 62 : Radio Telecommunications

The Scottish Executive is committed to securing world class telecommunications services for Scotland while safeguarding our natural and built environment.

NPPG 19 : Radio Telecommunications

The siting and design of telecommunications development are the key issues to be addressed through the planning system.

Angus Council Advice Note 26: Telecommunications Developments

Built-Up Areas: *The most preferred locations for telecommunications installations is in industrial areas (including railway land, wastewater treatment sites, landfill sites etc) away from any boundary with residential properties. Business and town centre locations (especially if mounted on buildings) are also likely to be generally acceptable subject to their visual impact being minimized particularly in conservation areas.*

Open Countryside: *Site selection in the countryside has in the past been largely driven by purely technical demands but operators will now be expected to give greater consideration to visual impact alongside their practical requirements. It is possible to find perfectly acceptable rural locations by carefully exploiting topographical features, for instance by utilizing land form to hide or partly screen a mast.*

It may be possible to utilize concentrations of existing rural "clutter" (e.g. existing masts or pylons, farm buildings (eg.silos) or other structures and buildings) to accommodate new installations in a less visually intrusive manner

PART 3: Environment and Resources

Contents

| | Page |
|--|------------|
| Environment and Resources | 64 |
| Natural Environment | 65 |
| Ecology, Habitat and Geological Conservation | 65 |
| Wider Natural Heritage and Biodiversity | 67 |
| Landscape Character | 68 |
| Trees, Woodlands and Hedgerows | 70 |
| Trees on Development Sites | 71 |
| Commercial Forestry | 72 |
| Advertising in the Countryside | 72 |
| Light Pollution | 72 |
| Noise Pollution | 73 |
| Built Environment | 74 |
| Conservation Areas | 75 |
| Development Affecting Conservation Areas | 76 |
| Demolition of Buildings in Conservation Areas | 76 |
| Trees in Conservation Areas | 77 |
| Listed Buildings | 78 |
| Ancient Monuments and Archaeological Sites | 79 |
| Historic Gardens and Designed Landscapes | 81 |
| Shopfronts, Advertisements and Signs in Conservation Areas, Dutch Canopies, Window Alterations and Security Grilles | 82 |
| Water Resource Management | 83 |
| Foul Drainage | 83 |
| Surface Water Management | 84 |
| Water Supply | 85 |
| Flood Risk | 86 |
| Coastal Management | 88 |
| Resources | 90 |
| Agricultural Land | 90 |
| Intensive Livestock Buildings | 90 |
| Minerals | 90 |
| Energy | 92 |
| Energy Efficiency | 92 |
| Renewable Energy | 93 |
| Wind Energy | 94 |
| Local Community Benefit | 97 |
| Waste Management | 98 |
| Municipal Solid Waste | 98 |
| Non-Municipal Solid Waste | 100 |
| Recycling Facilities | 101 |
| Sequential Approach for Mineral Extraction, Landfill and Land Raise Proposals | 102 |
| Contaminated Land | 104 |

ENVIRONMENT AND RESOURCES

3.1 The environmental assets and resources of Angus have long been recognised as important in both local and national terms. The area is essentially rural in nature with an interdependent network of seven towns and numerous villages.

3.2 The diverse landscape ranges from sandy beaches and cliffs along the 55km coastline, the attractive and productive Strathmore valley with its market towns, to the remote splendour of the upland areas of the Glens.

3.3 Angus has a rich and varied biodiversity that is reflected in the broad range of sites designated for their natural heritage value and when combined with the areas distinctive built heritage and important historic environment provide a high quality environment, attractive to both residents and visitors.

3.4 Protecting and enhancing the environmental assets and built and historic heritage of Angus is central to the Council's approach to the sustainable development and the use of the areas finite and non-renewable resources which can help to enhance the health and quality of life for both present and future generations of people living and working in Angus.

3.5 The capacity of the natural and built environment of Angus to accept development and absorb change varies from area to area depending on local characteristics. The Local Plan complements the aims set out in the Dundee and Angus Structure Plan for the sustainable management of the areas environmental resources by giving priority to:

- protecting and enhancing wildlife habitats identified as being of international, national or local importance;
- protecting and enhancing the biodiversity of Angus;
- conserving and enhancing important landscapes and landscape features and ensuring that new development is sympathetic to landscape character;
- protecting and enhancing the quality of the built and historic environment and ensuring that development proposals respect local characteristics;
- promoting the sustainable use of water resources and ensuring that new development does not exacerbate any flood risk;
- promoting the integrated management of the coastal area and minimising unnecessary coastal development;
- guiding proposals for renewable energy;
- safeguarding good quality agricultural land from inappropriate and irreversible development;
- providing a framework for the selection of sites for mineral extraction, landfill and land raise developments to minimise environmental damage to landscape, heritage and environmental assets.

The Dundee and Angus Structure Plan aims for the sustainable management of the areas environmental resources are to :

- *protect and enhance the natural environment in Angus in ways which respect landscape character, promote biodiversity conservation, and enable public enjoyment and understanding;*
- *conserve the heritage value of the built and historic environment and enhance environmental quality in and around the main settlements of the area;*
- *encourage the sustainable use of the area's natural resources and provide a framework for managing the impact of development that supports the economic viability of rural areas; and*
- *provide a framework for renewable energy development and waste management.*

THE NATURAL ENVIRONMENT

3.6 Areas of the natural environment of Angus are of international, national and local importance for their ecological, geological and geomorphological interest. In line with Government objectives the protection and enhancement of the area's rich and varied environmental assets is central to Angus Council's approach to the sustainable use of resources.

Ecology, Habitat and Geological Conservation

3.7 A range of sites in Angus have been recognised for their wildlife and geological interest. Those of international importance for wild birds include Ramsar sites and Special Protection Areas. Those of international importance for rare, vulnerable or endangered habitats and species of plants or animals are designated as Special Areas of Conservation. Together these form a European Community wide network of protected areas, known as Natura 2000. In addition Angus has a number of areas covered by national designations, including National Nature Reserves and Sites of Special Scientific Interest. The areas of international and national natural heritage designation are listed in Figure 3.1 and shown on the main Proposals Map.

Policy ER1 : Natura 2000 and Ramsar Sites

Development likely to have a significant effect on a designated, candidate or proposed Natura 2000 site (Special Protection Areas and Special Areas of Conservation), or Ramsar site and not connected with or necessary to the conservation management of the site must undergo an appropriate assessment as required by Regulation 48 of the Conservation (Natural Habitats etc.) Regulations 1994. Development will only be permitted exceptionally and where the assessment indicates that:

- (a) it will not adversely affect the integrity of the site; or
- (b) there are no alternative solutions; and
- (c) there are imperative reasons of overriding public interest, including those of a social or economic nature.

Where proposals affect a priority habitat and/or priority species as defined by the Habitats Directive (92/43/EEC), the only overriding public interest must relate to human health, public safety or beneficial consequences of primary importance to the environment. Other allowable exceptions are subject to the views of the European Commission.

NPPG 14: Natural Heritage (1999):

The Government's objectives for Scotland's natural heritage are to conserve, safeguard and, where possible, enhance:

- *the overall populations and natural ranges of native species and the quality and range of wildlife habitats and ecosystems;*
- *geological and physiographical features;*
- *the natural beauty and amenity of the countryside and the natural heritage interest of urban areas; and*
- *opportunities for enjoying and learning about the natural environment*

Natura 2000:

a network of areas designated to conserve rare, endangered or vulnerable natural habitats and species of wildlife comprising:-

Special Protection Areas (SPAs):

areas classified by the Scottish Ministers in accordance with the EC Birds Directive for the purpose of protecting the habitats of rare, threatened or migratory bird species.

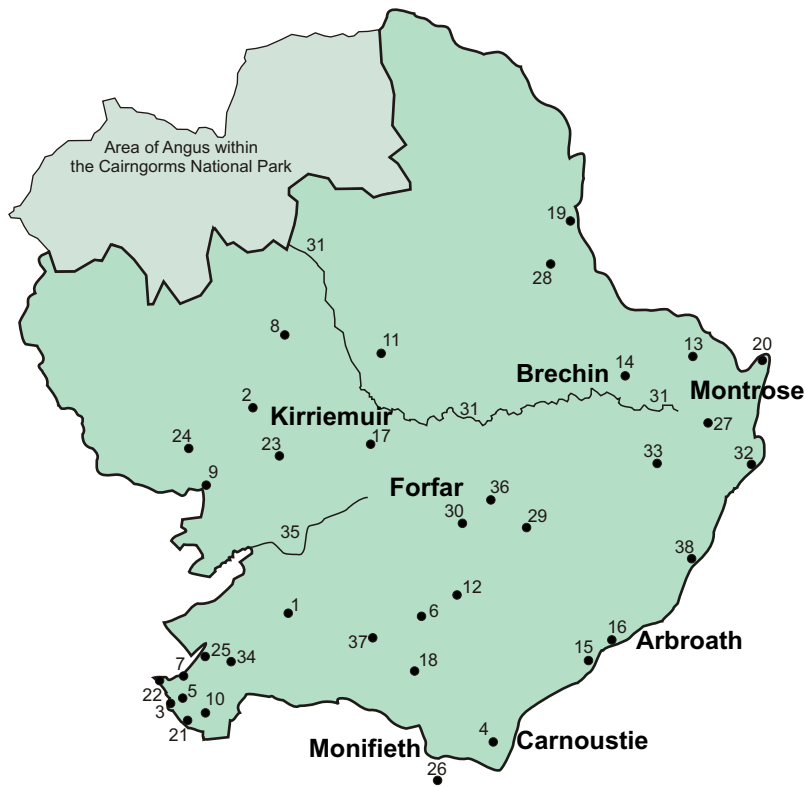
Special Areas of Conservation (SACs):

areas designated by the Scottish Ministers in accordance with the EC Habitats Directive to ensure that rare, endangered or vulnerable habitats and species of Community interest are either maintained at or restored to a favourable conservation status.

Ramsar Site:

wetland of worldwide importance particularly those containing large numbers of waterfowl. Sites include marshes, fens, peatlands, estuaries, open water and in-shore marine areas, and their associated plant life and animals.

Figure 3.1 - Natural Heritage Designations



| REF | | NNR | SAC | SPA | RAMSAR | SSSI | GCR | OTHER |
|-----|---|-----|-----|-----|--------|------|-----|-------|
| 1 | AUCHTERHOUSE HILL | | | | | ● | | |
| 2 | BALLOCH MOSS | | | | | ● | | |
| 3 | BALSHANDO BOG | | | | | ● | | |
| 4 | BARRY LINKS | | ● | ● | | ● | ● | |
| 5 | BLACKLAW HILL MIRE | | | | | ● | | |
| 6 | CARROT HILL MEADOW | | | | | ● | | |
| 7 | CRAIGS OF LUNDIE AND ARDGARTH LOCH | | | | | ● | | |
| 8 | CROSSBOG PINEWOOD | | | | | ● | | |
| 9 | DEN OF AIRLIE* | ● | | | | ● | | |
| 10 | DEN OF FOWLIS | | | | | ● | | |
| 11 | DEN OF OGIL | | | | | ● | | |
| 12 | DILTY MOSS | | | | | ● | | |
| 13 | DRYLEY'S BRICKPIT | | | | | ● | ● | |
| 14 | DUN'S DISH | | | ● | ● | ● | | |
| 15 | EASTHAVEN | | | | | ● | | |
| 16 | ELLIOT LINKS | | | | | ● | | |
| 17 | FORESTMUIR | | | | | ● | | |
| 18 | GAGIE MARSH | | | | | ● | | |
| 19 | GANNOCHY GORGE | | | | | ● | ● | |
| 20 | KINNABER LINKS (part of ST. CYRUS S.S.S.I.) | ● | | | | ● | | |
| 21 | LITTLE BALLO | | | | | ● | | |
| 22 | LOCHINDORES | | | | | ● | | |
| 23 | LOCH OF KINNORDY | | | ● | ● | ● | | |
| 24 | LOCH OF LINRATHEN | | | ● | ● | ● | | |
| 25 | LONG LOCH OF LUNDIE | | | | | ● | | |
| 26 | MONIFIETH BAY | | ● | | ● | ● | | |
| 27 | MONTROSE BASIN | | | ● | ● | ● | ● | ● LNR |
| 28 | NORTH ESK & WEST WATER PALEOCHANNELS | | | | | ● | ● | |
| 29 | RESCOBIE AND BALGAVIES LOCHS | | | | | ● | | |
| 30 | RESTENNETH MOSS | | | | | ● | | |
| 31 | RIVER SOUTH ESK (linear) | | ● | | | | | |
| 32 | RICKLE CRAIG - SCURDIE NESS | | | | | ● | ● | |
| 33 | ROSSIE MOOR | | | | | ● | | |
| 34 | ROUND LOCH OF LUNDIE | | | | | ● | | |
| 35 | THE RIVER TAY & ITS TRIBUTARIES(linear) | | ● | | | | | |
| 36 | TURIN HILL (composite site) | | | | | ● | ● | |
| 37 | WHITEHOUSE DEN | | | | | ● | ● | |
| 38 | WHITING NESS - ETHIE HAVEN COAST | | | | | ● | ● | |

- NNR** - National Nature Reserve
- SAC** - Special Area of Conservation
- SPA** - Special Protection Area
- SSSI** - Site of Special Scientific Interest
- GCR** - Geological Conservation Review Site (i.e. site is partly or wholly a SSSI for its geological interest.)
- LNR** - Local Nature Reserve
- NSA** - National Scenic Area
- Designated
- x Candidate
- Proposed
- * Site in process of being de-declared as an NNR

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Policy ER2 : National Nature Reserves and Sites of Special Scientific Interest

Developments affecting National Nature Reserves and Sites of Special Scientific Interest will only be permitted exceptionally where it can be adequately demonstrated that either:

- (a) the proposed development will not compromise, destroy or adversely affect the conservation objectives and/or particular interest for which the site was notified; or**
- (b) there is an overriding and proven public interest where social or economic considerations outweigh the need to safeguard the ecological, geological or geomorphological interest of the site and the need for the development cannot be met in other less damaging locations or by reasonable alternative means.**

National Nature Reserves (NNRs):

areas of national or international importance for nature conservation which include some of the most important natural and semi-natural habitats in Great Britain.

Sites of Special Scientific Interest (SSSIs):

areas of land or water which in the opinion of Scottish Natural Heritage are of special interest by reason of their flora, fauna, or geological or physiographical features.

Local Nature Reserves:

areas of locally important nature conservation or amenity value which give access to the public.

3.8 Angus also contains a number of sites of regional or local nature conservation or geological interest including Regionally Important Geological Sites, Local Nature Reserves and sites of recognised local nature conservation importance.

Policy ER3 : Regional and Local Designations

Development which would adversely affect sites containing habitats, species, and/or geological or geomorphological features of local or regional importance, whether designated or otherwise, will only be permitted where:

- (a) ecological appraisals have demonstrated to the satisfaction of the Council that the overall integrity of the site and the features of natural heritage value will not be compromised; or**
- (b) the economic and social benefits arising from the proposal significantly outweigh the natural heritage value of the site.**

Local Biodiversity Action Plan:

A Local Biodiversity Action Plan focuses resources to conserve and enhance biodiversity (at a local level) by means of local partnerships taking account of both national and local priorities.

Wider Natural Heritage and Biodiversity

3.9 The protection and enhancement of the natural heritage value of the wider environment beyond the confines of designated areas is necessary to promote biodiversity. Species or habitats protected under the Wildlife and Countryside Act 1981, EC Birds or Habitat Directives or identified as priorities in the UK Biodiversity Action Plan may be found outwith designated sites. Local Biodiversity Action Plans have been prepared for both Tayside and the Cairngorms with the aim of safeguarding the future of the area's habitats and species. Implementation of these LBAPs is progressing through the preparation and implementation of a series of habitat and species action plans. The Local Biodiversity Action Plans for Tayside and the Cairngorms will be material considerations in the determination of planning applications.

Policy ER4 : Wider Natural Heritage and Biodiversity

The Council will not normally grant planning permission for development that would have a significant adverse impact on species or habitats protected under British or European Law, identified as a priority in UK or Local Biodiversity Action Plans or on other valuable habitats or species.

Development proposals that affect such species or habitats will be required to include evidence that an assessment of nature conservation interest has been taken into account. Where development is permitted, the retention and enhancement of natural heritage and biodiversity will be secured through appropriate planning conditions or the use of Section 75 Agreements as necessary.

Landscape Character

3.10 The landscape of Angus is one of its most important assets. It ranges in character from the rugged mountain scenery of the Angus Glens, through the soft rolling cultivated lowland landscape of Strathmore to the sandy bays and cliffs of the coast.

3.11 A small part of north-west Angus is statutorily designated as part of a larger National Scenic Area (NSA). The character and quality of this landscape is of national significance and special care should be taken to conserve and enhance it. Part of the upland area of Angus, including the NSA, is contained within the Cairngorms National Park which is excluded from the Angus Local Plan Review. The guidance provided by the adopted Angus Local Plan will remain in force until it is replaced by a Cairngorms National Park Local Plan prepared by the National Park Authority. The Cairngorms was made a National Park in September 2003 because it is a unique and special place that needs to be cared for – both for the wildlife and countryside it contains and for the people that live in it, manage it and visit it. It is Britain's largest national park.

3.12 In seeking to conserve the landscape character of the area it is important to assess the impact of development proposals on all parts of the landscape. To assist in this the "Tayside Landscape Character Assessment (1999)" commissioned by Scottish Natural Heritage establishes landscape character zones and key character features within the local plan area to provide a better understanding of them and thus to enable better conservation, restoration, management and enhancement. Landscape Character Zones for the Local Plan Area are shown in Figure 3.2.

National Scenic Area:

Nationally important area of outstanding natural beauty, representing some of the best examples of Scotland's grandest landscapes particularly lochs and mountains.

National Park (Scotland) Act 2000 sets out four key aims for the park:

- To conserve and enhance the natural and cultural heritage of the area;
- To promote sustainable use of the natural resources of the area;
- To promote understanding and enjoyment (including enjoyment in the form of recreation) of the special qualities of the area by the public;
- To promote sustainable economic and social development of the area's communities.

Tayside Landscape Character Assessment 1999:

A detailed hierarchical assessment based on variations in the Tayside landscape, with a series of management and planning guidelines designed to conserve and enhance its distinctive character.

Figure 3.2 : Landscape Character Zones



- | | | | |
|---|--|---|--|
| <ul style="list-style-type: none"> 1a 1b 3 5 8 10 | <ul style="list-style-type: none"> Upper Highland Glens Mid Highland Glens Highland Summits & Plateaux Highland Foothills Igneous Hills Broad Valley Lowland | <ul style="list-style-type: none"> 12 13 14a 14b 15 | <ul style="list-style-type: none"> Low Moorland Hills Dipslope Farmland Coast with sand Coast with cliffs Lowland Basin |
|---|--|---|--|

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3.13 Where appropriate, development proposals will be considered in the context of the guidance provided by the Tayside Landscape Character Assessment. The assessment identifies different landscape character zones, considers their capacity to absorb change, and indicates how various types of development might best be accommodated to conserve characteristic landscape features and to strengthen and enhance landscape quality. Particular attention is focussed on the location, siting and design of development and the identification of proposals which would be detrimental to the landscape character of Angus.

Policy ER5 : Conservation of Landscape Character

Development proposals should take account of the guidance provided by the Tayside Landscape Character Assessment and where appropriate will be considered against the following criteria:

- (a) sites selected should be capable of absorbing the proposed development to ensure that it fits into the landscape;**
- (b) where required, landscape mitigation measures should be in character with, or enhance, the existing landscape setting;**
- (c) new buildings/structures should respect the pattern, scale, siting, form, design, colour and density of existing development;**
- (d) priority should be given to locating new development in towns, villages or building groups in preference to isolated development.**

Trees, Woodlands and Hedgerows

3.14 Trees, woodlands, hedgerows and treelines make valuable contributions to nature conservation and recreational activity and are integral to the landscape and townscape of Angus. Ancient woodland is of particular ecological value and is an irreplaceable resource. Such woodland requires special protection as once destroyed it cannot be recreated. Where appropriate, the Council will use Tree Preservation Orders to ensure the protection of an individual tree or group of trees considered important to the amenity value of the surrounding area. In addition and wherever possible the opportunity should be taken to strengthen woodland cover with local native species, either as part of a development proposal, or through the establishment of urban forestry and community woodland initiatives. Angus Council has established the Angus Millennium Forest (AMF) which covers around 83 ha of Council land in the main towns. The AMF makes a significant contribution to biodiversity, urban wildlife conservation and the provision of green spaces in these towns and should be protected from development.

Treeline (lowland)

As defined in The Local Biodiversity Action Plan this is a row of standard trees growing in a hedgerow or as a separate avenue of trees.

Tree Preservation Order(TPO):

An order made by the Planning Authority to preserve trees or woodlands in their area which are considered to have a high amenity value.

Policy ER6 : Trees, Woodlands and Hedgerows

Trees, woodlands and hedgerows which have a landscape, amenity and/or nature conservation value will be protected from development. Development that would result in the loss of or damage to ancient or semi-natural woodlands will not be permitted. Tree Preservation Orders will be promoted to protect groups of trees or individual significant trees of importance to the amenity of a surrounding area where such trees and woodland are under threat. Management Agreements will be introduced, where appropriate, to ensure the establishment of new and replacement planting. Tree planting initiatives such as Community Woodland proposals and other amenity planting will continue to be supported and encouraged.

Trees on Development Sites

3.15 The importance of trees and treelines on development sites should not be underestimated. They can make a substantial contribution towards the overall amenity and integration of new development into the environment and the layout of development proposals should, wherever possible, accommodate trees and treelines worthy of retention.

3.16 A full tree survey may be required to accompany planning applications on sites with existing trees so that the impact of the development on existing trees can be fully assessed. Care should also be taken to avoid damage to trees on sites adjacent to the proposed development. Additional guidelines on this matter are contained in Angus Council Advice Note 22: The Survey of Trees on Development Sites.

Policy ER7 : Trees on Development Sites

Planning applications for development proposals affecting sites where existing trees and hedges occur and are considered by Angus Council to be of particular importance will normally be required to:

- (a) provide a full tree survey in order to identify the condition of those trees on site;
- (b) where possible retain, protect and incorporate existing trees, hedges, and treelines within the design and layout;
- (c) include appropriate new woodland and or tree planting within the development proposals to create diversity and additional screening, including preserving existing treelines, planting hedgerow trees or gapping up/enhancing existing treelines.

In addition developers may be required to provide an Arboricultural Methods Statement, a Performance Bond and/or enter into Section 75 Agreements.

Gapping up
Planting up gaps in hedgerows. This ensures that the hedgerow will retain both its ecological and historical value.

Commercial Forestry

3.17 Commercial forestry is of importance to Angus and whilst afforestation is not subject to planning control, the planning process has a role in integrating forestry with other land use interests. The Tayside Indicative Forestry Strategy (IFS) was originally introduced as part of the Approved Tayside Structure Plan 1993. That part of the IFS relating to Dundee and Angus has been endorsed by the approved Dundee and Angus Structure Plan and continues to provide a strategic framework for considering commercial forestry proposals.

Policy ER8 : Commercial Forestry Development

Proposals for afforestation which are in accordance with the framework provided by the Tayside Indicative Forestry Strategy and the Tayside Landscape Character Assessment will be supported. Tree planting initiatives, such as community woodland proposals and other amenity planting will continue to be supported and encouraged.

Tayside Indicative Forestry Strategy (IFS):

An assessment at a Tayside level of the opportunities for new woodland planting taking account of the presence and complexity of conflicting land use interests. The IFS identifies those areas where forestry planting is preferred, those areas where there is potential and those areas that are sensitive and where forestry would not be encouraged.

Advertising in the Countryside

3.18 The uncontrolled erection of advertisements and signs can have a particularly detrimental effect on the appearance of the countryside. Almost all of Angus outwith the towns is designated as an Area of Special Advertisement Control. This designation enables the Council to resist the erection of advertisements that are not regarded as “reasonably necessary”. Further guidance is contained in Angus Council Advice Note 7: Advertising in the Countryside.

Policy ER9 : Advertising in the Countryside

Proposals for advertising in the countryside will only be permitted where it is in accordance with the guidance contained in Angus Council Advice Note 7: Advertising in the Countryside.

Light Pollution

3.19 Light pollution has increasing implications for degrading the integrity of the environment. Measures to reduce spillage not only minimise the impact of light pollution from new development but also contributes to greater energy efficiency. Angus Council will seek to minimise light spillage from exterior lighting.

Policy ER10 : Light Pollution

Where developments incorporate exterior lighting, Angus Council will require designs which minimise light spillage through use of low pressure sodium lights, full cut-off lanterns and other measures as appropriate. Where floodlighting is needed for sports pitches, golf driving ranges etc, it should be directed and hooded in such a way that the light source is not seen from any neighbouring properties, roads, or paths.

Noise Pollution

3.20 Noise can have a significant impact on our health, quality of life and the general quality of the environment. The planning system has an important role in preventing and limiting noise pollution and the noise implications of development can be a material consideration in determining applications for planning permission adjacent to existing noise sensitive development or where new noise sensitive development is proposed.

Policy ER11 : Noise Pollution

Development which adversely affects health, the natural or built environment or general amenity as a result of an unacceptable increase in noise levels will not be permitted unless there is an overriding need which cannot be accommodated elsewhere. Proposals for development generating unacceptable noise levels will not generally be permitted adjacent to existing or proposed noise sensitive land uses.

Proposals for new noise-sensitive development which would be subject to unacceptable levels of noise from an existing noise source or from a proposed use will not be permitted.

*Planning Advice Note 56 -
Planning and Noise (1999)
Noise sensitive land uses should
be generally regarded as including
housing, hospitals, educational
establishments, offices and some
livestock farms.*

BUILT ENVIRONMENT

3.21 The built environment of Angus is rich and varied. Built development, both historic and modern contributes to the character of the towns, villages and countryside of the area. Angus Council aims to protect and enhance the best of the built environment and improve on the general standard of design. SPP1: The Planning System (2002) emphasises the importance of design considerations in reaching planning decisions.

Historic Built Environment

3.22 The best of the historic built environment of Angus is protected through the listing of buildings, the designation of Conservation Areas, ancient monuments, archaeological sites and sensitive areas, historic parks and gardens. National policy advice on management of the built heritage is contained in the “Memorandum of Guidance on Listed Buildings and Conservation Areas, 1993” published by Historic Scotland. Reference will be made to the Memorandum in assessing development proposals which affect Listed Buildings or buildings in Conservation Areas.

Conservation Areas

3.23 There are 19 conservation areas in Angus, shown in Figure 3.3, of which nine are designated as outstanding. Most of the Angus conservation areas were designated in the 1970s and as part of ongoing work by Angus Council, they are being reviewed. It is proposed to prepare character statements for all conservation areas to inform development control decisions and enhancement proposals. These will identify particular characteristics and local qualities that should be protected.

3.24 Article 4 Directions exist in five of the Angus conservation areas (Arbroath Abbey to Harbour, Lundie, Montrose, Murroes and Fowlis). These provide Angus Council with greater control over development proposals by requiring planning permission to be sought for minor works that would not normally require permission. Angus Council intends to review, revise and update the Article 4 Directions for Lundie, Montrose, Murroes and Fowlis within the Plan period.

NPPG 18: Planning and the Historic Environment(1999)

The Government's aim is to promote sustainable development by:

- *applying the legislative framework to protect, maintain, conserve and promote the continued use of historic property and environments.*
- *promoting economic, social and physical change that respects the character of the historic environment.*

Conservation Area

Area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.

Character Statement

Outlines the characteristics and qualities of a Conservation Area which are worth protecting. Character Statements have been prepared for Arbroath and Montrose.

Article 4 Directions

Promoted by Angus Council and confirmed by the Scottish Ministers they require planning permission for specific types of development, which would otherwise be regarded as 'permitted development', i.e. a development that does not require planning permission.

Figure 3.3 : Heritage Designations



- Conservation Area (Outstanding)
 - Conservation Area
 - * Article 4 Direction
- 🌸 Gardens & Designed Landscapes
 - ★ Ancient Monuments
(in care of Scottish Ministers)

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Development Affecting Conservation Areas

3.25 Development proposals in conservation areas should be sympathetic to their surroundings and will be assessed on the contribution they would make to the character or appearance of each area. Support will be given to proposals which are consistent with the aims of preservation or enhancement but equally, development proposals which are poorly designed or where the setting, scale, use of materials, colours, or finish is inappropriate, will be discouraged.

3.26 In order to fully assess the impact of a proposal, applications should be accompanied by sufficient information on the historical, architectural, environmental and archaeological significance of the site along with details of the nature of the proposed development.

Policy ER12 : Development Affecting Conservation Areas

Development proposals within conservation areas or affecting the setting of such areas will be supported where they:

- (a) respect the character and appearance of the area in terms of:**
 - **density, scale, proportion and massing;**
 - **layout, grouping and setting;**
 - **design, materials and finish;**
- (b) contribute positively to the setting of the area and maintain important views within, into or out of the area;**
- (c) retain particular features which contribute to the character and appearance of the area;**
 - **open spaces;**
 - **walls and other means of enclosure;**
 - **ground surfaces;**
 - **natural features such as trees and hedgerows;**
- (d) accord with the Character Statement for the area.**

Demolition of Buildings in Conservation Areas

3.27 Conservation area designation brings the demolition of most buildings under planning control by introducing the requirement for Conservation Area Consent. This recognises the damage that demolition of 'unlisted' but important buildings can do to the character and appearance of the area. There is a general presumption in favour of retaining buildings that make a positive contribution to the character or appearance of conservation areas. applications for demolition of unlisted buildings in conservation areas will usually require to be accompanied by:

- a detailed scheme for the redevelopment of the site;
- details of site layout if it is to be retained as an open area;
- an indication of project timescale; and
- a structural engineer's report.

Conservation Area Consent
Consent required to demolish an unlisted building in a conservation area.

3.28 Where demolition is approved it may be necessary to impose a planning condition or to seek a legal agreement to ensure that the project is only commenced when evidence of a legally binding contract for the redevelopment project is in place.

Policy ER13 : Demolition of Buildings in Conservation Areas

There will be a presumption in favour of the retention of buildings which contribute to the character and appearance of conservation areas.

Development involving demolition of buildings or parts of buildings which make a positive contribution to the character and appearance of conservation areas will only be supported where:

- (a) it has been demonstrated that the condition of the building makes it impractical to repair, renovate or adapt it to any reasonably beneficial use for which planning permission would be granted; and**
- (b) there is evidence that all reasonable efforts have been made to sustain the existing use or find a viable and acceptable new use or uses for the building including marketing of the building nationally for at least 6 months; and**
- (c) planning permission for the reuse of the site, including any replacement building or other structure has been granted.**

Submission of the necessary information does not imply that consent for demolition will be automatically granted.

In most cases demolition will only be permitted where work on the erection of a replacement building is to start immediately following the date of demolition or other such period as may be agreed with Angus Council.

Trees in Conservation Areas

3.29 Trees make a valuable contribution to the character of several of the designated conservation areas. felling or insensitive lopping could adversely affect this character. anyone who wishes to fell, lop, prune or top trees in conservation areas is required to give six weeks prior written notice to the Council who may then make a Tree Preservation Order if it is considered appropriate and/or ensure that appropriate new or replacement planting is undertaken. In general works that sustain the future of important trees will be supported, although it is accepted that trees that are dead or unsafe will require to be removed. Where a tree or trees can be shown to detract from the character of a conservation area felling may also be appropriate.

Policy ER14 : Trees in Conservation Areas

Felling, lopping, topping or other work to trees in conservation areas will be acceptable where the applicant can demonstrate sound arboricultural or safety reasons for the proposal or demonstrate that the trees detract from the character of the conservation area. Where trees are important to the character of the area, Angus Council will consider the use of a Tree Preservation Order. Where felling is acceptable appropriate new and/or replacement planting will be required.

Listed Buildings

3.30 There are over 2000 listed buildings in Angus. The Council has a statutory duty to protect these buildings for their special architectural or historic interest. The Council will seek to ensure that development proposals respect and sustain the character and quality of the buildings and their settings.

3.31 Listed buildings are an important part of the heritage of the area and will be protected from alteration, extension or development that will affect their character, setting or any features which have led to their designation. The demolition of a listed building will not be supported unless a very strong case is made.

3.32 Alterations to listed buildings that require to meet other legislative requirements, particularly The Building Standards (Scotland) Regulations 1990, as amended, must be undertaken sensitively and ensure that the impact on both internal or external features is minimised.

3.33 Further guidance can be found in Angus Council Advice Note 20: Listed Buildings and Conservation Areas.

Policy ER15 : Change of Use, Alterations and Extensions to Listed Buildings

Change of use, or alterations and extensions to a listed building will only be permitted where they are in keeping with the fabric, character and appearance of the building or its setting.

3.34 The relationship of a listed building with the buildings, landscape and spaces around it is an essential part of its character. The setting of a listed building is, therefore, worth preserving and may extend to encompass land or buildings some distance away. Insensitive development can erode or destroy the character and/or setting of a listed building. Consequently planning permission will not be granted for development which adversely affects the setting of a Listed Building. Trees and landscaping, boundary walls and important elevations may be particularly sensitive to the effects of development.

Listed Building

A building that is included in a list compiled by Historic Scotland as being of architectural or historic interest.

Policy ER16 : Development Affecting the Setting of a Listed Building

Development proposals will only be permitted where they do not adversely affect the setting of a listed building. New development should avoid building in front of important elevations, felling mature trees and breaching boundary walls.

3.35 Listed buildings represent the very best examples both locally and nationally of particular building types and there is a strong presumption against demolition in whole or in part. Where proposals for demolition are put forward considerable supporting evidence will be required as part of any application for Listed Building Consent.

Policy ER17 : Demolition of Listed Buildings

There will be a presumption against the demolition of listed buildings. applications for consent to demolish a listed building will only be considered where:

- (a) it has been demonstrated through a detailed structural and feasibility report that the condition of the building makes it impractical to repair, renovate or adapt it to any reasonably beneficial use for which planning permission would be granted; and**
- (b) there is evidence that all reasonable efforts have been made to sustain the existing use or find a viable and acceptable new use or uses for the building including marketing of the building nationally for at least 6 months; and**
- (c) detailed planning permission for the reuse of the site, including any replacement building or other structure has been granted.**

Submission of the necessary information does not imply that consent for demolition will be automatically granted.

In most cases demolition will only be permitted where work on the erection of a replacement building is to start immediately following the date of demolition or other such period as may be agreed with Angus Council.

Ancient Monuments and Archaeological Sites

3.36 Angus has a rich heritage of archaeological remains ranging from crop marks and field systems through to structures such as standing stones, hill forts, castles and churches. They are evidence of the past development of society and help us to understand and interpret the landscape of today. They are a finite and non-renewable resource to be protected and managed.

Listed Building Consent

A legal requirement which authorises work to listed buildings.

NPPG 5: Planning and Archaeology (1994)

Sets out the role of the planning system in protecting ancient monuments and archaeological sites and landscapes. The Government seeks to encourage the preservation of our heritage of sites and landscapes of archaeological and historic interest. The development plan system provides the policy framework for meeting the need for development along with the need for preserving archaeological resources.

3.37 Sites considered to be of national importance are scheduled by Scottish Ministers as Ancient Monuments. There are over 200 such sites in Angus with additional sites regularly being incorporated into the List. In addition, there are other monuments of regional or local significance. All of these sites and monuments, whether scheduled or not, are fragile and irreplaceable.

3.38 The owner or occupier of a scheduled ancient monument is required to obtain consent from Historic Scotland for repairs, alterations, demolition, or any work affecting the monument. In order therefore to protect the scheduled monument any planning application that may affect it will be notified to Historic Scotland and their comments taken into account in determining development proposals.

PAN 42 : Archaeology – the Planning Process and Scheduled Monument Procedure (1994)

Archaeological remains offer a tangible, physical link with the past. They are a finite and non-renewable resource containing unique information about our past and the potential for an increase in future knowledge. Such remains are part of Scotland's identity and are valuable both for their own sake and for education, leisure and tourism. The remains are often fragile and vulnerable to damage or destruction; care must therefore be taken to ensure that they are not needlessly destroyed.

Policy ER18 : Archaeological Sites of National Importance

Priority will be given to preserving Scheduled Ancient Monuments in situ. Developments affecting Scheduled Ancient Monuments and other nationally significant archaeological sites and historic landscapes and their settings will only be permitted where it can be adequately demonstrated that either:

- a) the proposed development will not result in damage to the scheduled monument or site of national archaeological interest or the integrity of its setting; or**
- b) there is overriding and proven public interest to be gained from the proposed development that outweighs the national significance attached to the preservation of the monument or archaeological importance of the site. In the case of Scheduled Ancient Monuments, the development must be in the national interest in order to outweigh the national importance attached to their preservation; and**
- c) the need for the development cannot reasonably be met in other less archaeologically damaging locations or by reasonable alternative means; and**
- d) the proposal has been sited and designed to minimise damage to the archaeological remains.**

Where development is considered acceptable and preservation of the site in its original location is not possible, the excavation and recording of the site will be required in advance of development, at the developer's expense.

Scheduled Ancient Monument (SAM):

The site of a scheduled monument and any other monument which in the opinion of the Scottish Ministers is of public interest by reason of its historic, architectural, traditional, artistic or archaeological interest.

3.39 While the best examples of valuable archaeological sites are designated of national importance there are numerous examples of historic sites in both urban and rural areas that are of local significance. There are also other sites where finds may have been made in the past but no remains are known to date.

3.40 Within the mediaeval burghs of Arbroath, Brechin, Forfar and Montrose areas of primary and secondary archaeological significance were identified through the Scottish Burgh Surveys undertaken in the late 1970s. This provides an indicator for prospective developers that where redevelopment is being proposed an archaeological assessment may be required prior to commencement of works or at least a watching brief during excavations.

Policy ER19 : Archaeological Sites of Local Importance

Where development proposals affect unscheduled sites of known or suspected archaeological interest, Angus Council will require the prospective developer to arrange for an archaeological evaluation to determine the importance of the site, its sensitivity to development and the most appropriate means for preserving or recording any archaeological information. The evaluation will be taken into account when determining whether planning permission should be granted with or without conditions or refused.

Where development is generally acceptable and preservation of archaeological features in situ is not feasible Angus Council will require through appropriate conditions attached to planning consents or through a Section 75 Agreement, that provision is made at the developer's expense for the excavation and recording of threatened features prior to development commencing.

Historic Gardens and Designed Landscapes

3.41 There are many fine examples of estates, parks and gardens, which help to form the landscape quality of Angus. The contribution of these historic and designed landscapes to the appearance of Tayside is recognised in the Tayside Landscape Character Assessment (1999).

3.42 Angus Council will seek to protect and enhance historic gardens and designed landscapes currently included in the Inventory of Gardens and Designed Landscapes in Scotland (1989), and any others that may be identified during the plan period as well as non-inventory sites of local or regional importance. Although it is recognised that non-inventory sites make an important contribution to the character of the landscape of Angus, further research is required to determine their number and location.

Inventory of Gardens and Designed Landscapes in Scotland(1989):

A detailed list compiled by Historic Scotland and Scottish Natural Heritage as being of architectural or historic interest.

Inventory sites in Angus include:

*Airlie Castle
Ascreavie
Brechin Castle
Cortachy Castle
Edzell Castle
Glamis Castle
Guthrie Castle
The Guynd
House of Dun
House of Pitmuies
Kinnaird Castle*

Policy ER20 : Historic Gardens and Designed Landscapes

Sites included in the “Inventory of Gardens and Designed Landscapes in Scotland”, and any others that may be identified during the plan period, will be protected from development that adversely affects their character, amenity value and historic importance. Development proposals will only be permitted where it can be demonstrated that:

- (a) the proposal will not significantly damage the essential characteristics of the garden and designed landscape or its setting; or
- (b) there is a proven public interest, in allowing the development, which cannot be met in other less damaging locations or by reasonable alternative means.

Protection will also be given to non-inventory historic gardens, surviving features of designed landscapes, and parks of regional or local importance, including their setting.

Shopfronts, Advertisements and Signs in Conservation Areas, Dutch Canopies, Window Alterations and Security Grilles

3.43 Angus Council has produced a series of Advice Notes to provide further policy guidance on design issues with regard to alterations to existing buildings. The guidance is intended to ensure that alterations to existing buildings are carried out in a sympathetic manner that does not detract from the character of a building or area. Guidance has been published for shopfronts, advertisements and signs in conservation areas, dutch canopies, window alterations and security grilles.

Policy ER21 : Design Guidance

Development proposals affecting shopfronts, advertisements and signs in Conservation Areas, dutch canopies, security grilles and window alterations will be required to take account of the guidance provided by:

- Advice Note 2 – Shopfronts and Signs in Conservation Areas;
- Advice Note 8 – Dutch Canopies/Sunblinds;
- Advice Note 9 – Window Alterations;
- Advice Note 10 – Shop Window Security.

WATER RESOURCE MANAGEMENT

3.44 The Water Environment and Water Services (Scotland) Act 2003 introduced legislation to implement the EC Water Framework Directive. This established a requirement for river basin management by SEPA in partnership with other agencies including Angus Council. The Water Framework Directive requires the sustainable management of Scotland's water resources on the basis of natural river basin districts taking account of all the impacts that cause harm to the aquatic environment, including physical development, land use activity and effluent discharge. In the interim period until detailed controls are introduced through River Basin Management Plans, the Local Plan seeks to ensure that development activity does not lead to a deterioration of the quality and status of the water resource in Angus.

Foul Drainage

3.45 Recent major investment by Scottish Water, including the Tay Waste Water Project, to meet the requirements of the Urban Waste Water Treatment (Scotland) Regulations 1994 and Bathing Water (Classification) (Scotland) Regulations 1991 has significantly improved treatment standards and enhanced development prospects at Arbroath, Carnoustie, Monifieth, Forfar and Montrose. Drainage constraints do however continue to affect a number of locations across Angus and influence site selection and the timing of land release for development. In order to secure implementation of the Local Plan strategy the Council will continue to press Scottish Water to allocate appropriate resources for the Angus area in their Investment Plan to remove longstanding development constraints.

3.46 The nature and scale of some development constraints may present the opportunity for developer/Scottish Water partnership initiatives and investment. This approach is welcomed by Angus Council where it supports development proposals which are in accordance with the Local Plan strategy.

3.47 Private drainage systems, including septic tanks and biodiscs, are vital in bringing forward development proposals in locations outwith areas served by public sewers. Such private systems have however been increasingly viewed by developers as providing an opportunity to overcome development constraints affecting towns and villages served by public sewerage. Concerns remain over long-term maintenance and the potential for pollution and environmental damage.

3.48 Consequently, the general approach of the Local Plan will be to require development within sewered areas to be connected to the public drainage system and to discourage the use of private drainage solutions in areas served by public sewers, regardless of whether or not capacity is available.

Policy ER22 : Public Drainage Systems

Within towns and villages served by public sewers all development proposals requiring drainage must be connected to the public drainage system. Private drainage solutions will not be permitted within areas served by public sewers, even where they are subject to constraint.

Policy ER23 : Private Drainage Systems

Development proposals requiring the private provision of waste water treatment plant, biodiscs, septic tanks or similar arrangements will only be acceptable where:-

- (a) the site is located outwith the public sewerage network;**
- (b) the proposed development is in accord with the development strategy and other relevant policies of the Local Plan;**
- (c) there is no detrimental effect to a potable water supply, or supply for animals or an environmentally sensitive water course or loch, including ground and surface waters; and**
- (d) the requirements of SEPA and/or The Building Standards (Scotland) Regulations 1990, as amended, are met in relation to installation, e.g. proximity to other buildings.**

Surface Water Management

3.49 In the Angus towns and villages much of the existing drainage network is a combined system which deals with both foul water and surface water run-off from roads, roofs and other impermeable surfaces. This significantly reduces the capacity of the foul drainage network during storm water conditions. Scottish Water does not accept surface water run-off from new greenfield development into the foul drainage network and separate arrangements are required for surface water disposal. Depending on local circumstances such arrangements will also be required for brownfield redevelopment sites.

3.50 Developers are required to make appropriate provision for the collection, treatment, decontamination and disposal of all surface water arising from development sites to the standards and requirements of SEPA, Angus Council Planning & Transport and Roads Departments and Scottish Water as appropriate. Isolating pollutants at source and providing the necessary treatment can reduce the potential for pollution. The use of permeable surfaces and other water attenuation measures designed to slow surface water run-off from the development site can reduce the risk of flooding in water catchment areas. Detailed guidance on the effective management of surface water run-off through the use of Sustainable Urban Drainage Systems (SUDS) is provided by PAN61: Planning and Sustainable Urban Drainage Systems (2001) and the Sustainable Urban Drainage Systems - Design Manual for Scotland and Northern Ireland (2002).

PAN 61: Planning and Sustainable Urban Drainage Systems (2001)

Sustainable Urban Drainage Systems (SUDS) aim to deal in an integrated way with surface water, based on the following principles:

- *managing surface water run-off on-site as near to source as possible;*
- *slowing down run-off;*
- *treating it naturally; and*
- *releasing good quality surface water to watercourses or groundwater.*

Sustainable Urban Drainage Systems - Design Manual for Scotland and Northern Ireland (2002):

prepared by the Sustainable Urban Drainage Scottish Working Party the Manual provides a definitive source of advice for SUDS design, planning and implementation in Scotland.

Policy ER24 : Surface Water Disposal

Sustainable Urban Drainage Systems are preferred in dealing with surface water drainage from all new development. In considering development proposals Angus Council will consult and liaise closely with SEPA, Scottish Water and developers in order to ensure that appropriate methods of surface water run-off collection, treatment, decontamination and disposal are implemented to minimise the risk of flooding and the pollution of water courses, lochs and ground water.

Proposals that adopt ecological solutions to surface water management which promote local biodiversity by the formation of ponds and/or wetlands for example, and create or improve habitats will also be encouraged.

Water Supply

3.51 As a result of programmed investment by Scottish Water over a number of years the Angus water supply infrastructure (sources, treatment plant, service reservoirs and distribution network) is of a very high standard and generally capable of meeting the water demands of the development proposals identified in the Local Plan.

3.52 Although localised water supply problems continue to affect a number of villages in Angus including Monikie and Tannadice, there are no schemes currently proposed by Scottish Water to resolve these issues. Angus Council will continue to encourage Scottish Water to make timeous and appropriate investment in Angus to remove existing water supply constraints and maintain the current high standard of water supply and treatment.

3.53 Some more remote areas of rural Angus, where public water supply is not available, are dependent on private water supplies. It is important that these supplies and water catchment areas that are the source of potable water are protected from development which may adversely affect water quality. Applications for planning permission will require to prove to the satisfaction of Angus Council that the development proposal will not detrimentally affect existing water supplies. Use of private water sources in areas served by a public water supply will not be acceptable.

Policy ER25 : Water Resource Protection

Development proposals which adversely affect a water catchment area to the detriment of the potable quality of a public or private water supply will not be permitted.

Policy ER26 : Private Water Supplies

In areas outwith the public water supply network, development proposals requiring connection to a private supply will require to ensure that:-

- (a) the supply is certified fit for human consumption by the Environmental and Consumer Protection Department of Angus Council; and
- (b) abstraction rates from the source will not contaminate or deplete the supply to the detriment of existing users.

Flood Risk

3.54 Parts of Angus, principally around lochs, rivers and watercourses, are prone to localised flooding as a consequence of periods of heavy rainfall or rapid snow melt. In addition some low lying areas may be at risk from flooding due to tidal influence and wave action. Climate change is likely to have an increasing impact on both flooding and sea level rise over the life of this Local Plan. Recent trends show increasing levels of rainfall with storms likely to become more frequent and unpredictable. While flood events are most likely to occur along the North Esk, South Esk, Brothock Water, parts of the Elliot Water, and catchment of the Dighty Water and its tributaries, low-lying areas adjacent to other watercourses, such as the Barry Burn, can also be prone to localised flooding.

3.55 The effects of natural flood events can be compounded by surface water run-off from developed areas and the amount of existing development in low-lying areas at risk from flooding. It is therefore important when assessing development proposals or options for future development land that the potential for flooding should be minimised by taking full account of flood risk, both on site and elsewhere in the local catchment area.

3.56 The Angus Flood Liaison and Advice Group has considered the potential for flooding in Angus taking into account flood frequency information provided by SEPA which identified those areas most susceptible to flood risk. As a general principle there will be a presumption against locating 'built' development in areas of known significant flood risk. A precautionary principle will be adopted in considering development options or proposals in flood plains and low-lying areas adjacent to watercourses.

3.57 Where development is proposed, an assessment of the potential for flooding will be required, taking account of the location of the site and the flow characteristics of the local watercourse. Where appropriate, developers will be required to provide a detailed flood risk assessment in support of a planning application. SPP7: Planning and Flooding includes a Risk Framework based on flood return periods for coastal, tidal and watercourse flooding that provides a basis for assisting the assessment of development proposals in areas known or suspected to be at risk from flooding.

3.58 Angus Council will consult SEPA on all development proposals in areas known to be subject to flooding. To minimise the risk of localised flooding, surface water run-off from all new development will be managed using Sustainable Urban Drainage Systems (SUDS) as specified by Policy ER24 above.

SPP7: Planning and Flooding (2004):

The central purpose of the Governments Policy is to prevent further development which would have a significant probability of being affected by flooding or which would increase the probability of flooding elsewhere.

Planning authorities must take the probability of flooding from all sources and the risks involved into account during the preparation of development plans and in determining planning applications.

Flood Liaison and Advice Group (FLAG):

A non-statutory advisory group of public and private sector representatives, convened by Councils to share concerns and knowledge and provide advice on a wide range of planning and other flooding issues.

Policy ER27 : Flood Risk - Consultation

Angus Council will routinely consult with SEPA on all development proposals adjacent to or potentially affected by:-

- (a) the North Esk, south of Edzell;
- (b) the South Esk;
- (c) the Brothock Burn, south of Leysmill;
- (d) the Elliot Water, south of Arbirlot;
- (e) the catchment of the Dighty Water and its tributaries; and
- (f) other watercourses and lochs of known potential flood risk.

Angus Council may require developers to submit a flood risk assessment in support of a planning application.

Policy ER28 : Flood Risk Assessment

Proposals for development on land at risk from flooding, including any functional flood plain, will only be permitted where the proposal is supported by a satisfactory flood risk assessment. This must demonstrate to the satisfaction of Angus Council that any risk from flooding can be mitigated in an environmentally sensitive way without increasing flood risk elsewhere. In addition, limitations will be placed on development according to the degree of risk from coastal, tidal and watercourse flooding. The following standards of protection, taking account of climate change, will be applied:-

- In Little or No Risk Areas where the annual probability of flooding is less than 0.1% (1:1000 years) there will be no general constraint to development.
- Low to Medium Risk Areas where the annual probability of flooding is in the range 0.1% - 0.5% (1:1000 – 1:200 years) are suitable for most development. Subject to operational requirements these areas are generally not suitable for essential civil infrastructure. Where such infrastructure has to be located in these areas, it must be capable of remaining operational during extreme flood events.
- Medium to High Risk Areas (see 2 sub areas below) where the probability of flooding is greater than 0.5% (1:200 years) are generally not suitable for essential civil infrastructure, schools, ground based electrical and telecommunications equipment.
 - (a) *Within areas already built up* sites may be suitable for residential, institutional, commercial and industrial development where an appropriate standard of flood prevention measures exist, are under construction or are planned.
 - (b) *Undeveloped or sparsely developed areas* are generally not suitable for additional development.

Flood Risk Assessment

An assessment carried out to predict and assess the probability of flooding for a particular site or area and recommended mitigation measures including maintenance.

Essential Civil Infrastructure
includes hospitals, fire stations, emergency depots, etc.

Coastal Management

3.59 The Angus coastline is one of the area's most important assets extending from Montrose in the north to Monifieth in the south. The wider coastal area is home to around 50% of the Angus population and is a significant communications corridor for road, rail and sea as well as containing important employment centres at Arbroath and Montrose and contributing to the area's tourism industry. The coastal area also contains a number of sites protected for their natural and historic interest. In general there is a need to minimise unnecessary development on the coast whilst providing for development that requires a coastal location.

3.60 In line with the Dundee and Angus Structure Plan and Government advice outlined in National Planning Policy Guideline 13: Coastal Planning and Planning Advice Note 53: Classifying the Coast for Planning Purposes the Angus coast has been divided into two categories; developed and undeveloped coast. The undeveloped coast is shown on the Proposals Map.

3.61 The developed coast comprises the main towns of Monifieth, Carnoustie, Arbroath and Montrose and includes the traditional "links areas" which are important recreation zones. New development requiring a coastal location will generally be directed toward the main towns, within established development boundaries. Opportunity for the establishment of a coastal footpath/cycle route to link developed and undeveloped coast will also be progressed (see Proposal SC40: Walking and Cycling).

3.62 There is very little physical development on the undeveloped coast, the exceptions being at Barry Links which is used as a military training area, a number of fishing villages (Easthaven, Auchmithie, Ethiehaven and Usan) and farmsteads. The undeveloped coast is also important with regard to natural heritage and scenic views. Montrose Basin is a unique estuarine basin of rich natural heritage recognised as being internationally important. Priority for the undeveloped coastline will be to safeguard and protect the landscape character, biodiversity, natural and cultural heritage from inappropriate development.

3.63 The Tay Estuary Forum provides the opportunity to develop an integrated approach to the management and development of the Angus coastline through the preparation of a Coastal Zone Management Plan. In addition Angus Council has published the Angus Shoreline Management Plan that sets out the strategy for coastal defence. All development proposals affecting the Angus coastline will be assessed against the Shoreline Management Plan.

Developed Coast

Includes towns and cities as well as substantial freestanding industrial and energy developments. It may also contain sites of significance for national and international nature conservation, important cultural heritage resources as well as valuable areas of open space and recreation such as golf courses.

Undeveloped Coast

Includes agricultural and forestry land, low intensity recreational uses and smaller settlements which depend on the coast for their livelihood. Extensive sections of the undeveloped coast are protected by national and international natural heritage designations and contain important cultural heritage resources.

NPPG13 – Coastal Planning (1997)

Tay Estuary Forum

The Forum, established in 1997, aims to promote the wise and sustainable use of the Tay Estuary and adjacent coastline.

Shoreline Management Plan

This outlines the risks, to people and the environment, from coastal erosion and flooding and identifies preferred policies to manage the risks. Its aim is to ensure that future land use and development of the shoreline take account of these factors.

Policy ER29 : Coastal Development

New development requiring a coastal location will generally be directed toward the developed coast.

Development proposals for the undeveloped coast will generally only be considered acceptable where it can be demonstrated that:

- **the proposal requires a coastal location; and**
- **no other suitable alternative site exists within the developed coast; and**
- **the social and economic benefits of the proposal outweigh the potential detrimental impact on the Angus coastal environment.**

In addition, all development proposals affecting either the developed or undeveloped coast will be assessed against the Angus Shoreline Management Plan and other relevant policies of this Local Plan.

Agriculture

Agricultural Land

3.64 Current national policy protects prime quality agricultural land from inappropriate and irreversible development. It is estimated that Angus has around 9.6% of this scarce and non-renewable national resource, predominantly located in the lowland area along Strathmore and the coastal strip between Carnoustie and Arbroath. As the Local Plan strategy seeks to accommodate development in and around the main towns, it is inevitable that some prime quality land will be required for development.

Prime Quality Agricultural Land – Grade 1, 2 and 3.1 as defined and identified on the Macauley Land Use Research Institutes Land Capability for Agriculture maps.

Policy ER30 : Agricultural Land

Proposals for development that would result in the permanent loss of prime quality agricultural land and/or have a detrimental effect on the viability of farming units will only normally be permitted where the land is allocated by this Local Plan or considered essential for implementation of the Local Plan strategy.

Intensive Livestock Buildings

3.65 Agriculture is a major business activity throughout rural Angus and has a role in both economic and environmental terms. The scale of some farming practices has resulted in certain types of development now being subject to planning regulations. This applies particularly to intensive livestock rearing and Angus Council will seek to ensure that such developments do not adversely impact on neighbouring residents, and that existing and proposed units are not compromised by the development of housing in close proximity.

Intensive Livestock Building: a building, structure or installation used or to be used for housing pigs or poultry

Policy ER31 : Intensive Livestock Buildings

Proposals for intensive livestock buildings:

- **should not be located within 400 metres of the curtilage of a protected building; and**
- **the scale, design, access, traffic implications and waste disposal measures of the intensive livestock building must be appropriate and acceptable to its location.**

Planning permission will not normally be granted for new (non-agriculturally related) houses within 400 metres of an existing or proposed intensive livestock building.

Protected Building: any permanent building which is normally occupied by people or would be so occupied, if it were in use for purposes for which it is apt; but does not include-

- a building within the agricultural unit; or
- a dwelling or other building on another agricultural unit which is used for or in connection with agriculture.

Source - Town and Country Planning (General Permitted Development)(Scotland) Order 1992.

Minerals

3.66 Mineral deposits are finite and valuable natural resources of national and strategic importance which can make a significant contribution to the Angus economy. However, mineral extraction and associated activity can affect the landscape, heritage and environment of the area and the residential amenity of properties and

NPPG4: Land for Mineral Working (1994)

A sustainable framework for mineral extraction should seek:

- To conserve minerals as far as possible, while ensuring an adequate supply to meet

communities adjacent to operational sites.

3.67 NPPG4: Land for Mineral Working (1994) and the UK Strategy for Sustainable Development both promote a positive framework for mineral extraction. Accordingly, the extraction of mineral resources should only be considered where it is required to maintain an effective landbank equivalent to 10 years supply and construction material cannot be obtained from more sustainable or less environmentally damaging sources. The use of recycled or secondary minerals can both prolong the life of existing quarrying operations and reduce the requirement to establish new sites. Proposals for mineral extraction should avoid the most sensitive and vulnerable areas of Angus through application of a sequential approach (Policy ER39) to the selection of sites for mineral development.

3.68 Development proposals for hard rock or sand and gravel extraction in Angus will be considered in the context of the guidance provided by the Dundee and Angus Structure Plan and the Angus Mineral and Waste Landfill Audit (2001).

the needs of society for minerals.

- *To minimise production of waste and to encourage efficient use of materials, including appropriate use of materials and recycling of wastes.*
- *To encourage sensitive working practices during minerals extraction and to preserve or enhance the overall quality of the environment once extraction has ceased.*
- *To protect designated areas of critical landscape or nature quality from development, other than in exceptional circumstances where it has been demonstrated that development is in the public interest.*

Policy ER32 : Minerals

Angus Council will seek to conserve existing mineral reserves within Angus taking account of market demand and promoting the use of recycled and secondary minerals.

Proposals for mineral extraction will only be permitted where it can be demonstrated that:

- a) development is justified to maintain an effective 10 year land bank for construction aggregates and that the market requirement cannot be met from existing renewable, recycled or secondary sources;**
- b) the development conforms to a sequential consideration of international, national and locally important planning designations established by Policy ER39;**
- c) proposals for land restoration, aftercare and after use are satisfactory. Where considered necessary and prior to the commencement of development Angus Council will require a bond to cover the cost of an agreed scheme for the restoration, aftercare and after-use of the site;**
- d) the roads leading to and from the site are capable of accommodating the type and volume of heavy traffic movements generated by the development;**
- e) development will not have a detrimental impact on the residential amenity or general environment;**
- f) they do not adversely affect watercourses, lochs or groundwater resources; and**
- g) the proposal conforms to other relevant policies of the Local Plan.**

Where appropriate, development proposals will require to be accompanied by an Environmental Statement and/or Transport Assessment.

3.69 Angus Council supports the Government policy to address the causes of climate change, and has adopted an Environmental Policy Statement along with a draft Local Agenda 21 Strategy for Angus. The effective conservation and management of energy resources is important for economic, environmental and ecological reasons. The production of energy from renewable sources prevents the production of emissions in power generation, while the reduction of energy consumption reduces the demand for electricity from all sources and should make homes and businesses more cost efficient. In terms of sustainable development, energy efficiency and non-polluting power generation are fundamental to establishing a stable and environmentally acceptable energy policy.

Energy Efficiency

3.70 Energy efficiency, the reduction of pollution and the use of renewable resources are elements of the sustainable principles on which this plan is based. The key factors that impact on the energy efficiency of a building are site location and building design. The gradient and orientation of a site, together with the spacing between buildings and the height of possible obstructions have an impact on the amount of exposure a building has to direct sunlight and therefore its potential for solar energy gain. Heat loss is influenced by the number and/or construction of external walls and, on exposed sites, by the presence of planting and other types of windbreaks.

3.71 The choice of materials, amount of insulation, use of renewable energy sources and the installation of energy efficient heating/cooling systems can contribute to the wise use of resources. Energy generation and conservation technologies using renewable sources and energy efficient systems can reduce demand for fossil fuels and reduce running costs of domestic and commercial properties. Re-use of building materials and/or the local sourcing of materials also contributes to the conservation of resources and should be incorporated into development proposals wherever possible.

Securing a Renewable Future, Scottish Executive 2003

Energy efficiency has a crucial role to play if we are to achieve significant cuts in carbon emissions. ...It is also vital to improving Scotland's economic performance and business competitiveness.

Policy ER33 : Energy Efficiency

Angus Council will encourage energy efficiency through the promotion of:

- **siting, form, orientation and layout of buildings to maximise the benefits of solar energy, passive solar gain, natural ventilation and natural light;**
- **the use of landscaping and boundary treatment to modify temperature extremes, minimise heat loss due to exposure and create shelter on inner faces and entrances to buildings;**
- **optimum provision of insulation and the use of energy efficient heating/cooling systems;**
- **the re-use of building materials;**
- **local sourcing of materials;**

- the use of a flexible design to facilitate possible future adaptation for other uses;
- renewable energy generation and energy efficient systems in domestic and commercial buildings where appropriate, which reduce demand for power from non-renewable sources.

Renewable Energy

3.72 The Scottish Executive is strongly supportive of renewable energies and has set a target of 17-18% of Scotland's electricity supply to come from renewable sources by 2010. NPPG6: Renewable Energy Developments (Revised 2000) considers a range of renewable energy technologies and encourages the provision of a positive policy framework to guide such developments. The Scottish Executive's aspiration is for renewable sources to contribute 40% of electricity production by 2020, an estimated total installed capacity of 6GW (Minister for Enterprise, July 2005). This will require major investment in commercial renewable energy production and distribution capacity throughout Scotland.

3.73 The Dundee and Angus Structure Plan acknowledges the advantages of renewable energy in principle but also recognises the potential concerns associated with development proposals in specific locations. Angus Council supports the principle of developing sources of renewable energy in appropriate locations. Large-scale developments will only be encouraged to locate in areas where both technical (e.g. distribution capacity and access roads) and environmental capacity can be demonstrated.

3.74 Developments which impinge on the Cairngorms National Park will be considered within the context of the National Park Authority's Planning Policy No1: Renewable Energy.

Renewable Energy Sources

3.75 Offshore energy production, including wind and tidal methods, has the potential to make a significant contribution to the production of renewable energy in Scotland. Other than small-scale onshore support buildings, such developments currently fall outwith the remit of the planning system.

3.76 All renewable energy production, including from wind, water, biomass, waste incineration and sources using emissions from wastewater treatment works and landfill sites will require some processing, generating or transmission plant. Such developments, that can all contribute to reducing emissions will have an impact on the local environment and will be assessed in accordance with Policy ER34.

Policy ER34 : Renewable Energy Developments

Proposals for all forms of renewable energy development will be supported in principle and will be assessed against the following criteria:

NPPG6: Renewable Energy Developments (Revised 2000)

The Scottish Ministers wish to see the planning system make positive provision for renewable energy whilst at the same time:

- meeting the international and national statutory obligations to protect designated areas, species, and habitats of natural heritage interest and the historic environment from inappropriate forms of development; and
- minimising the effects on local communities.

Large-scale projects which may or will require an Environmental Assessment. These are defined as hydroelectric schemes designed to produce more than 0.5MW and wind farms of more than 2 turbines or where the hub height of any turbine or any other structure exceeds 15m.

SNH's EIA Handbook identifies 6 types of impact which may require an assessment:

- Landscape and visual;
- Ecological;
- Earth heritage;
- Soil;
- Countryside access; and
- Marine environment.

- (a) the siting and appearance of apparatus have been chosen to minimise the impact on amenity, while respecting operational efficiency;
- (b) there will be no unacceptable adverse landscape and visual impacts having regard to landscape character, setting within the immediate and wider landscape, and sensitive viewpoints;
- (c) the development will have no unacceptable detrimental effect on any sites designated for natural heritage, scientific, historic or archaeological reasons;
- (d) no unacceptable environmental effects of transmission lines, within and beyond the site; and
- (e) access for construction and maintenance traffic can be achieved without compromising road safety or causing unacceptable permanent and significant change to the environment and landscape.

Wind Energy

3.77 Onshore wind power is likely to provide the greatest opportunity and challenge for developing renewable energy production in Angus. Wind energy developments vary in scale but, by their very nature and locational requirements, they have the potential to cause visual impact over long distances. Wind energy developments also raise a number of environmental issues and NPPG 6 advises that planning policies should guide developers to broad areas of search and to establish criteria against which to consider development proposals. In this respect, Scottish Natural Heritage Policy Statement 02/02, Strategic Locational Guidance for Onshore Wind Farms in Respect of the Natural Heritage, designates land throughout Scotland as being of high, medium or low sensitivity zones in terms of natural heritage. Locational guidance is provided to supplement the broad-brush zones.

3.78 A range of technical factors influence the potential for wind farm development in terms of location and viability. These include wind speed, access to the distribution network, consultation zones, communication masts, and proximity to radio and radar installations. Viability is essentially a matter for developers to determine although annual average wind speeds suitable for commercially viable generation have been recorded over most of Angus, other than for sheltered valley bottoms. Environmental implications will require to be assessed in conjunction with the Council, SNH and other parties as appropriate.

Strategic Locational Guidance for Onshore Windfarms in Respect of the Natural Heritage - Scottish Natural Heritage Policy Statement No 02/02

Zone 3 – high natural heritage sensitivity. Developers should be encouraged to look outwith Zone 3 for development opportunities

Zone 2 – medium natural heritage sensitivity. ...while there is often scope for wind farm development within Zone 2 it may be restricted in scale and energy output and will require both careful choice of location and care in design to avoid natural heritage impacts.

Zone 1 - ...inclusion of an area in Zone 1 does not imply absence of natural heritage interest. Good siting and design should however enable such localised interests to be respected, so that overall within Zone 1, natural heritage interests do not present a significant constraint on wind farm development

Figure 3.4 : Geographic Areas



1 Highland

2 Lowland and Hills

3 Coast

TLCA Designation

- 1a Upper Highland Glens
- 1b Mid Highland Glens
- 3 Highland Summits & Plateaux
- 5 Highland Foothills

TLCA Designation

- 8 Igneous Hills
- 10 Broad Valley Lowland
- 12 Low Moorland Hills
- 13 Dipslope Farmland

TLCA Designation

- 14a Coast with sand
- 14b Coast with cliffs
- 15 Lowland Basin

3.79 Scottish Natural Heritage published a survey of Landscape Character, the Tayside Landscape Character Assessment (TLCA), which indicates Angus divides naturally into three broad geographic areas – the Highland, Lowland and hills and the Coast. The Tayside Landscape Character Assessment provides a classification to map these areas based on their own particular landscape characteristics (Fig 3.4).

| Area | TLCA Classification | Landscape Character |
|---------------------|----------------------------|---|
| 1 Highland | 1a, 1b, 3, 5 | Plateaux summits, glens and complex fault line topography |
| 2 Lowland and hills | 8, 10, 12,13 | Fertile strath, low hills and dipslope farmland. |
| 3 Coast | 14a, 14b, 15 | Sand and cliff coast and tidal basin |

The impact of wind farm proposals will, in terms of landscape character, be assessed against the TLCA classifications within the wider context of the zones identified in SNH Policy Statement 02/02.

3.80 The open exposed character of the Highland summits and the Coast (Areas 1 and 3) is sensitive to the potential landscape and visual impact of large turbines. The possibility of satisfactorily accommodating turbines in parts of these areas should not be discounted although locations associated with highland summits and plateaux, the fault line topography and coast are likely to be less suitable. The capacity of the landscape to absorb wind energy development varies. In all cases, the scale layout and quality of design of turbines will be an important factor in assessing the impact on the landscape.

3.81 The Highland and Coast also have significant natural heritage value, and are classified in SNH Policy Statement 02/02 as mainly Zone 2 or 3 - medium to high sensitivity. The development of large scale wind farms in these zones is likely to be limited due to potential adverse impact on their visual character, landscape and other natural heritage interests.

3.82 The Lowland and Hills (Area 2) comprises a broad swathe extending from the Highland boundary fault to the coastal plain. Much of this area is classified in Policy Statement 02/02 as Zone 1- lowest sensitivity. Nevertheless, within this wider area there are locally important examples of higher natural heritage sensitivity such as small- scale landscapes, skylines and habitats which will influence the location of wind turbines. In all cases, as advocated by SNH, good siting and design should show respect for localised interests.

3.83 Wind farm proposals can affect residential amenity, historic and archaeological sites and settings, and other economic and social activities including tourism. The impact of wind farm developments on these interests requires careful assessment in terms of sensitivity and scale so that the significance can be determined and taken into account.

3.84 Cumulative impact occurs where wind farms/turbines are visually interrelated e.g. more than one wind farm is visible from a single point or sequentially in views from a road or a footpath.

Landscape and visual impact can be exacerbated if wind turbines come to dominate an area or feature. Such features may extend across local authority, geographic or landscape boundaries and impact assessments should take this into account. Environmental impacts can also be subject to cumulative effect – for example where a number of turbine developments adversely affect landscape character, single species or habitat type.

3.85 SNH advise that an assessment of cumulative effects associated with a specific wind farm proposal should be limited to all existing and approved developments or undetermined Section 36 or planning applications in the public domain. The Council may consider that a pre-application proposal in the public domain is a material consideration and, as such, may decide it is appropriate to include it in a cumulative assessment. Similarly, projects outwith the 30km radius may exceptionally be regarded as material in a cumulative context.

Policy ER35 : Wind Energy Development

Wind energy developments must meet the requirements of Policy ER34 and also demonstrate:

- (a) the reasons for site selection;**
- (b) that no wind turbines will cause unacceptable interference to birds, especially those that have statutory protection and are susceptible to disturbance, displacement or collision;**
- (c) there is no unacceptable detrimental effect on residential amenity, existing land uses or road safety by reason of shadow flicker, noise or reflected light;**
- (d) that no wind turbines will interfere with authorised aircraft activity;**
- (e) that no electromagnetic disturbance is likely to be caused by the proposal to any existing transmitting or receiving system, or (where such disturbances may be caused) that measures will be taken to minimise or remedy any such interference;**
- (f) that the proposal must be capable of co-existing with other existing or permitted wind energy developments in terms of cumulative impact particularly on visual amenity and landscape, including impacts from development in neighbouring local authority areas;**
- (g) a realistic means of achieving the removal of any apparatus when redundant and the restoration of the site are proposed.**

NPPG6 : Renewable Energy Developments (Revised 2000)

Large-scale projects which may or will require an Environmental Assessment. These are defined as hydroelectric schemes designed to produce more than 0.5MW and wind farms of more than 2 turbines or where the hub height of any turbine or any other structure exceeds 15m.

Local Community Benefit

3.86 Where renewable energy schemes accord with policies in this local plan there may be opportunities to secure contributions from developers for community initiatives. Such contributions are not part of the planning process and as such will require to be managed through other means than obligations pursuant to Section 75 Planning Agreement. Community contributions are separate from planning gain and will not be considered as part of any planning application.

WASTE MANAGEMENT

3.87 As part of the Government's drive for sustainable development and in support of the wider environment, waste management is entering a period of change aimed at stopping the continued growth of waste arisings and dealing more effectively with the waste produced. Driven by European Legislation and the need for improved environmental protection, the current dependence on landfill is no longer appropriate, requiring a move towards more sustainable waste management.

3.88 The National Waste Strategy: Scotland (1999) introduced the principles that require to be taken into account in establishing an integrated approach to the sustainable management of waste. The waste hierarchy is key to the approach promoted by the National Waste Strategy. The objective of sustainable waste management is to minimise the amount of waste produced at source and increase the percentage of waste that is reused, recycled and recovered. Ultimately this approach should reduce the amount of waste being disposed of to landfill.

Municipal Solid Waste

3.89 The Tayside Area Waste Plan (2003), was prepared in the context of the National Waste Strategy by a partnership of SEPA, Angus, Dundee City, and Perth and Kinross Councils and the waste industry. This established the Best Practicable Environmental Option (BPEO) for the collection and management of municipal solid waste. Consideration of non-municipal wastes will be addressed in future development of the Tayside Area Waste Plan.

3.90 The Area Waste Plan provides an integrated approach to waste management in Tayside and promotes a range of measures to achieve Landfill Diversion Targets for Angus. Although the BPEO seeks to extend the existing range of waste management infrastructure and activity in Tayside through further development of centralised facilities and significantly improve the proportion of municipal waste that will be minimised, reused, recycled, composted and recovered, it is recognised that a proportion of municipal waste in the area will still need to go to landfill sites.

3.91 NPPG10: Planning and Waste Management (1996) places a requirement on local authorities to maintain a 10 year capacity for landfill. The Waste Landfill Audit (June 2001) projected, on the basis of a 25% reduction of municipal waste going to landfill in the period to 2010, that Angus had sufficient capacity for non-inert waste until 2015 at its existing landfill site at Lochhead, Forfar. Although the most recent projections based on current rates of disposal confirm that the site has capacity to around 2017 (in excess of the 10 year requirement) Angus Council will require to commence work to identify and consider landfill options for future disposal of residual waste.

The EU Landfill Directive (1999):

requires a progressive reduction in the landfilling of bio-degradable municipal waste and the pre-treatment of wastes before landfilling, to both reduce waste volume and minimise environmental impact of disposal.

The National Waste Strategy: Scotland (1999):

sets out a framework within which individuals and organisations can make a contribution by better use of resources available to them and by making better decisions about how to dispose of waste products.

The Tayside Area Waste Plan (March 2003):

aims to contribute to the sustainable development of the Tayside Area by developing waste management systems that will control waste generation, reduce the environmental impacts of waste production, improve resource efficiency, stimulate investment and maximise the economic opportunities arising from waste.

Best Practicable Environmental Option (BPEO):

The outcome of a decision-making procedure, which emphasises the protection and conservation of the environment across land, air and water.

The procedure establishes the option that provides the most benefits or the least damage to the environment as a whole, at an acceptable cost, in the long term as well as in the short term.

Landfill Diversion Targets for Angus:

- *bio-degradable municipal waste to landfill reduced to 35% of 1995 levels by 2020.*
- *85% household participation in recycling by 2010.*
- *85% household participation in composting by 2010.*
- *85% household participation in kerbside segregated collection by 2010.*

3.92 Proposals to develop or identify sites for new or extended landfill sites and other waste management facilities for municipal solid waste will be considered in the context provided by the Tayside Area Waste Plan and against Policy ER35.

Policy ER36 : Municipal Solid Waste Management

In accordance with the Tayside Area Waste Plan and the provisions of the National Waste Strategy: Scotland and National Waste Plan, Angus Council will support the provision of local facilities to reduce, reuse, recycle, recover and pre-treat municipal solid waste.

Proposals for new or extended landfill sites and/or the development of facilities for the management and disposal of municipal solid wastes will be permitted where it can be demonstrated that:

- (a) the proposal accords with the Development Strategy and BPEO set out by the Tayside Area Waste Plan;
- (b) the proposal would assist in the delivery of the Angus Council Waste Implementation Plan;
- (c) there is evidence of local need;
- (d) the capacity and location of the site accords with the principles of self-sufficiency and the proximity principle;
- (e) the development conforms to a sequential consideration of international, national and locally important planning designations established by Policy ER39;
- (f) the proposal provides a proven and acceptable system for the containment, collection, treatment and disposal of leachate;
- (g) the proposal provides a proven and acceptable system for the containment, collection and active use of landfill gas;
- (h) there is no detrimental impact on residential amenity or the general environment through noise, dust and odours;
- (i) there is no adverse affect on watercourses, lochs or groundwater resources;
- (j) the proposal will result in the positive regeneration of already degraded areas;
- (k) land restoration, aftercare and after use details are satisfactory; and
- (l) the roads leading to and from the site are capable of accommodating the type and volume of heavy traffic movements generated by the development.

Proposals for waste management facilities which can satisfy the above criteria may, where considered suitable, be acceptable on employment land (defined by Policy SC16 : Employment Land Supply and Policy SC17 : Industrial and Business Use).

Where appropriate, development proposals will require to be accompanied by an Environmental Statement and Transport Assessment.

Municipal Solid Waste:

Household waste and any other wastes collected by a waste collection authority or its agents, such as municipal parks and garden waste, beach cleansing waste, commercial or industrial waste, and waste resulting from the clearance of fly-tipped materials.

NPPG10 : Planning and Waste Management (1996)

Self-sufficiency:

the principle that waste areas should seek to provide sufficient facilities to manage local waste arisings.

Proximity Principle:

establishment of adequate waste management facilities to handle waste arisings as close as possible to the point of production.

Non-Municipal Solid Waste

3.93 The collection and disposal of non-municipal waste, includes inert and special wastes. Normally undertaken by commercial waste operators the treatment and disposal of inert waste is based around a small number of material waste treatment facilities on industrial estates and a range of landfill sites, usually former quarry sites in the Angus countryside. Increasing the recovery and re-use of metals, stone, slate and other construction wastes contributes to a more sustainable use of natural resources and can considerably extend the lifespan of landfill sites.

3.94 There are few facilities for the disposal of special wastes in Angus. The vast majority of special wastes are transported outwith Angus for treatment and disposal at specialist facilities.

3.95 The Tayside Area Waste Plan does not currently deal with non-municipal waste. In the absence of this guidance, proposals to develop or identify sites for new or extended landfill sites and other waste management facilities for non-municipal solid waste will be considered against Policy ER36.

Policy ER37 : Non-Municipal Waste Management

Angus Council will support the provision of local facilities to reduce, reuse, recycle, recover and pre-treat non-municipal waste in accordance with the provisions of the National Waste Strategy: Scotland and National Waste Plan.

Proposals for new or extended landfill sites and/or the development of facilities for the management and disposal of non-municipal solid waste will be permitted where it can be demonstrated that:

- a) there is evidence of a strategic local or national need;
- b) the development conforms to a sequential consideration of international, national and locally important planning designations established by Policy ER39;
- c) sites for inert waste include provision of facilities for the treatment of construction and demolition waste;
- d) sites for hazardous or special waste are required to meet a strategic national requirement;
- e) the proposal provides a proven and acceptable system for the containment, collection, treatment and disposal of leachate;
- f) the proposal provides a proven and acceptable system for the containment, collection and active use of landfill gas;
- g) there is no detrimental impact on residential amenity or the general environment through noise, dust and odours;
- h) there is no adverse affect on watercourses, lochs or groundwater resources;
- i) the proposal will result in the positive regeneration of already degraded areas;
- j) land restoration, aftercare and after use details are satisfactory; and
- k) the roads leading to and from the site are capable of accommodating the type and volume of heavy traffic movements generated by the development.

Non-Municipal Solid Waste:

Non-municipal wastes fall into two main types defined as:

Industrial waste is waste from a factory or any premises used for, or in connection with, the provision of public transport; the public supply of gas, water, sewerage or electricity services; the provision to the public of postal or telecommunications services.

Commercial waste is waste from premises used for a trade or business or for the purposes of sport, recreation or entertainment.

In addition non-municipal waste often also contains difficult or hazardous materials that may require specialist handling and treatment.

Inert Waste:

Waste that does not undergo any significant physical, chemical or biological transformations as defined by the EU Landfill Directive (99/31/EEC).

Proposals for waste management facilities which can satisfy the above criteria may, where considered suitable, be acceptable on employment land (defined by Policy SC16 : Employment Land Supply and Policy SC17 : Industrial and Business Use).

Where appropriate, development proposals will require to be accompanied by an Environmental Statement and Transport Assessment.

Recycling and Composting Facilities

3.96 Angus Council already promotes and supports the principles of waste reduction, recycling and re-use. Recycling centres are located in the main towns and collect a range of household wastes, paper, glass, metal and green waste as well as other bulkier household goods and waste that can be recycled and disposed of safely.

3.97 Angus Council will, through implementation of the Waste Implementation Plan, seek to extend this area of waste management activity through further development of centralised facilities, mini-recycling points in new retail, business and residential developments, kerbside collections and other initiatives. The requirement for mini recycling points to be provided in residential development in the towns and main villages will be considered in the context of the roll out of kerbside collections for glass, paper and plastic containers. Angus Council intend to produce Supplementary Guidance setting out detailed requirements for the provision of recycling facilities in new residential, business, industrial, residential and commercial developments. Where appropriate, developers will be encouraged to establish strategies to minimise waste from new development, including during the design and construction of the project.

Recycling facilities in Angus include:

- *civic amenity sites at Arbroath, Brechin, Carnoustie, Forfar, Kirriemuir, Monifieth and Montrose;*
- *mini recycling points at Friockheim, Glamis, Inverkeilor, Letham and Newtyle;*
- *34 recycling points.*

Policy ER38: Recycling and Composting Facilities

In support of the Tayside Area Waste Plan and Angus Waste Implementation Plan, Angus Council will promote the further development of local recycling facilities including:

- **centralised in-vessel composting (compliant with the Animal By-Products (Scotland) Regulations 2003) of green waste at Lochhead Landfill/Restenneth; and**
- **community recycling facilities to serve Carnoustie and Monifieth.**

Proposals for new retail, business, commercial, industrial and residential developments must include appropriate provision for recycling facilities for the collection of glass, metal cans, paper and other recyclable material. Recycling facilities must be located in a conveniently accessible location within the development and should be designed in consultation with Angus Council Environmental and Consumer Protection Department. This will include provision for the separate collection and storage of recyclates within the curtilage of individual houses.

SEQUENTIAL APPROACH FOR MINERAL EXTRACTION, LANDFILL AND LAND RAISE PROPOSALS

3.98 Proposals for mineral extraction, landfill and land raise development can result in significant issues of potential impact on the wider Angus environment and amenity enjoyed by residents and local communities. It is considered appropriate to establish a sequential approach to directing development, taking full account of a hierarchy of international, national and local designations. The hierarchy seeks to direct development to the least sensitive areas.

3.99 As the impact of different types of development on designations and other identified features varies, certain factors appear in different levels on the hierarchy. For instance prime agricultural land is in a lower level for renewable energy development than the others as the potential land take is relatively low.

This broad sequential approach based on the hierarchy of natural heritage designations is supported in a range of NPPGs including NPPG14: Natural Heritage.

The hierarchy also includes factors considered important in Angus, including settlement development boundaries, distance from a Trunk or "A" Class road, coastal sand and dune

systems, and river and stream beds.

Policy ER39 : Sequential Approach for Mineral Extraction, Landfill and Land Raise Proposals

Proposals for mineral extraction, landfill and land raise development must demonstrate and satisfy a sequential consideration of the international, national and locally important planning designations detailed in Table 3.1.

Level 1: International Designations:

Development that would have an adverse impact on the conservation interests of international designations will only be permitted where:

- **there are reasons of overriding public interest; and**
- **there is no alternative solution (including the full exploration of alternative sites in levels 2, 3 and 4).**

Level 2: National Designations:

Development that would have an adverse impact on a designated area of national importance will only be permitted where:

- **the designation objectives and overall integrity of the area will not be compromised; or**
- **any significant adverse impact on the area are clearly outweighed by social or economic benefits of national importance; or**
- **no suitable alternative site is available in levels 3 and 4.**

Level 3: Local Designations:

Development that would have a significant adverse impact on local designations or features will only be permitted where:

- **the importance or value of the designation or feature to local environmental quality is clearly outweighed by the local economic and social benefits ; and**
- **no suitable alternative site is available in level 4.**

Level 4: Preferred Areas:

Development may be permitted subject to local circumstances and amenity considerations.

TABLE 3.1

| | Mineral Extraction | Landfill and Land Raise |
|----------------------------------|--|---|
| LEVEL 1 INTERNATIONAL | <ul style="list-style-type: none"> • Special Protections Areas (SPAs) • Special Areas of Conservation (SACs) • Ramsar Sites • Priority habitats, as defined in Article 1 of the Habitats Directive | <ul style="list-style-type: none"> • Special Protection Areas (SPAs) • Special Areas of Conservation (SACs) • Ramsar Sites • Coastal sand and dune systems • River and stream beds • Priority habitats as defined in Article 1 of the Habitats Directive |
| LEVEL 2 NATIONAL | <ul style="list-style-type: none"> • National Nature Reserves • Sites of Special Scientific Interest which are not SPAs or SACs • Scheduled Ancient Monuments (and their settings) • Historic Gardens and Designed Landscapes • Listed Buildings (and their settings) • Prime Agricultural Land (Classes 1, 2 and 3.1) • Coastal sand and dune systems • River and stream beds • UK Biodiversity Action Plan priority habitats | <ul style="list-style-type: none"> • National Nature Reserves • Sites of Special Scientific Interest which are not SPAs or SACs • Scheduled Ancient Monuments (and their settings) • Historic Gardens and Designed Landscapes • Listed Buildings (and their settings) • Prime Agricultural Land (Classes 1, 2 and 3.1) • UK Biodiversity Action Plan priority habitats |
| LEVEL 3 LOCAL | <ul style="list-style-type: none"> • Other archaeological sites appearing on the Sites and Monuments Record • Areas of Wildlife Interest • Local or non-statutory Nature Reserves • Local Biodiversity Action Plan priority habitats • Recreation areas and facilities • Pipeline wayleave routes carrying water, oil, gas and petrochemical products • Buffer zones extending 400m from settlement boundaries • Sites safeguarded for possible future development • Outwith 2km of 'A' Class or Trunk Road | <ul style="list-style-type: none"> • Other archaeological sites appearing on the Sites and Monuments Record • Areas of Wildlife Interest • Local or non-statutory Nature Reserves • Local Biodiversity Action Plan priority habitats • Recreation areas and facilities • Pipeline wayleave routes carrying water, oil, gas and petrochemical products • Buffer zones extending 400m from settlement boundaries • Sites safeguarded for possible future development • Outwith 2km of 'A' Class or Trunk Roads |
| LEVEL 4 | <ul style="list-style-type: none"> • Areas not covered by designations included in tiers 1-3 | <ul style="list-style-type: none"> • Areas not covered by designations included in tiers 1-3 |

CONTAMINATED LAND

3.100 There are a number of sites across Angus, principally in the towns and villages, which may as a consequence of previous use be unstable and/or contaminated. The planning system has a key role to play in addressing the legacy of contaminated land through the consideration of proposals for its future use.

3.101 Part IIA of the Environmental Protection Act 1990 established a framework for Local Authorities aimed at addressing the issue of land contamination which is considered to be at risk of causing harm to human health or the environment. Under this legislation Angus Council has prepared a Contaminated Land Strategy, which indicates how the Council intends to identify and deal with contaminated land across Angus.

3.102 Guidance on dealing with proposals to develop or change the use of contaminated land is provided by PAN33 : Development of Contaminated Land (Revised 2000) and Angus Council Advice Note 27: Planning and Contaminated Land. In principle development proposals on sites suspected of being contaminated will be considered using a `Suitable for Use` approach.

PAN33 (Revised 2000): Development of Contaminated Land

The `Suitable for Use` approach to dealing with contaminated land consists of three elements:

- *Ensuring that land is suitable for its current use;*
- *Ensuring that land is made suitable for any new use, as planning permission is given for that new use; and*
- *Limiting requirements for remediation to the work necessary to prevent unacceptable risks to human health or the environment in relation to the current use or future use of the land for which planning permission is being sought.*

Policy ER40 : Contaminated Land

Development on land known or suspected to be unstable or contaminated will only be permitted where it can be demonstrated to the satisfaction of Angus Council that any actual or potential risk to the proposed use can be overcome.

Development proposals on such land will require to be supported by an appropriate site investigation (detailing the extent and nature of ground instability and/or contamination), risk assessment and details of any remediation measures necessary to make the site suitable for the intended use. Where appropriate Angus Council will require necessary remedial measures to be undertaken prior to the commencement of development.

PART 4: Town and Village Directory Statements and Boundary Maps

TOWNS & VILLAGES



- TOWN INSET MAPS (WITH SETTLEMENT STATEMENT)
- VILLAGE INSET MAPS AND STATEMENT
- VILLAGE BOUNDARY MAPS
- Arbroath HMA
- Brechin/Montrose HMA
- Forfar, Kirriemuir & Glens HMA
- South Angus HMA

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Town and Village Directory

Statements and Boundary Maps

A statement is provided for those settlements shown in bold where land has been allocated for development.

Boundary maps have been prepared for all other settlements listed.

| | | Page | |
|---|------------|-----------------------------------|------------|
| Angus Towns | | | |
| Arbroath | | 109 | |
| Brechin | | 123 | |
| Carnoustie and Barry | | 131 | |
| Forfar | | 141 | |
| Kirriemuir | | 151 | |
| Monifieth | | 159 | |
| Montrose including Ferryden and Hillside | | 165 | |
| Village Directory | | 175 | |
| | | | |
| Village Directory | Page | Page | Page |
| Aberlemno | 177 | Edzell | 213 |
| Airlie | 178 | Farnell | 215 |
| Arbirlot | 179 | Fern | 216 |
| Auchmithie | 181 | Finavon | 217 |
| Auchterhouse | 183 | Folda | 218 |
| Balgray | 184 | Fowlis Easter | 219 |
| Balhall | 185 | Friockheim | 221 |
| Balkeerie and Eassie | 186 | Gateside | 223 |
| Ballumbie House | 187 | Glamis | 225 |
| Barnhead | 189 | Greystone | 227 |
| Birkhill/Muirhead | 190 | Guthrie and Cotton of Guthrie | 228 |
| Bogindollo | 191 | Inchbare | 229 |
| Bowriefauld | 192 | Inveraldie/Tealing | 230 |
| Braehead of Lunan | 193 | Inverarity | 231 |
| Bridge of Dun | 194 | Inverkeilor | 233 |
| Bridgend of Lethnot | 195 | Kellas | 235 |
| Bridgend of Lintrathen | 196 | Kingsmuir | 237 |
| Bridgefoot & Strathmartine | 197 | Kinnell | 239 |
| Bucklerheads | 198 | Kirkinch | 240 |
| Burnside of Duntrune | 199 | Kirkton of Auchterhouse | 241 |
| Charleston | 200 | Kirkton of Craig | 242 |
| Colliston | 201 | Kirkton of Glenisla | 243 |
| Cortachy | 202 | Kirkton of Kingoldrum | 244 |
| Craichie | 203 | Kirkton of Kinnettles | 245 |
| Craig | 204 | Kirkton of Menmuir | 246 |
| Craigton of Airlie | 205 | Kirkton of Tealing | 247 |
| Craigton of Monikie | 206 | Letham | 249 |
| Douglastown | 207 | Letham Grange | 251 |
| Dunnichen | 208 | Leysmill | 254 |
| Dykehead | 209 | Liff | 256 |
| Eassie Muir | 210 | Lunanhead | 257 |
| Easthaven | 211 | Lundie | 258 |
| | | Maryton | 259 |
| | | Marywell | 260 |
| | | Memus | 261 |
| | | Milton of Ogilvie | 262 |
| | | Monikie | 264 |
| | | Muirdrum | 265 |
| | | Murroes | 266 |
| | | Newbigging (by Carnoustie) | 267 |
| | | Newbigging (by Tealing) | 269 |
| | | Newtyle | 270 |
| | | North Craigo | 271 |
| | | North Dronley | 272 |
| | | Oathlaw | 273 |
| | | Padanaram | 274 |
| | | Panbride | 275 |
| | | Piperdam | 276 |
| | | Prosen Village | 279 |
| | | Redford | 280 |
| | | Ruthven | 281 |
| | | South Kingennie | 282 |
| | | Strathmartine Hospital | 283 |
| | | Tannadice | 285 |
| | | Tarfside | 286 |
| | | Tigerton | 287 |
| | | Trinity | 288 |
| | | Wellbank | 289 |
| | | Westhall Terrace | 290 |
| | | Westmuir | 291 |
| | | Whigstreet | 292 |
| | | Woodville | 294 |

ARBROATH

ARBROATH

1. Arbroath is the largest town in Angus, with a range of manufacturing, retail and service businesses. Originally established as a market town around the Abbey, Arbroath developed a significant fishing industry with associated activities – including production of Arbroath ‘smokies’. More recently the town has developed as a popular holiday resort based on the beach, harbour, historic Abbey and other attractions.

2. Diversification of the economy and regeneration of the town continues to be a priority. While inward investment has introduced new businesses, Arbroath’s traditional manufacturing sector has continued to contract. Regeneration of the harbour, Abbey precinct, town centre and other parts of the town have enhanced the quality of the environment and attracted additional investment. The upgrading of the A92 road, between Arbroath and Dundee, will be completed during the early part of this Local Plan and will improve accessibility to the town.

3. Whilst the existing supply of greenfield employment land at Kirkton and Elliot industrial estates currently satisfy the provisions of the Dundee and Angus Structure Plan, the Local Plan requires to identify an additional greenfield site to ensure that a marketable supply can be maintained throughout the plan period.

4. The Kirkton area of Arbroath has provided the principal focus for greenfield housing land over many years and development is now nearing completion. The redevelopment of a wide range of brownfield sites throughout the town has augmented this land supply. Land at Montrose Road and Clifftown are identified as the locations for greenfield housing land release in the period to 2011.

5. The challenge for the Local Plan will be how promote the regeneration of Arbroath and enhance the opportunities for jobs, investment and tourism by allocating appropriate sites for development.

KEY ISSUES

6. The key issues facing Arbroath are:

- How Arbroath can best take advantage of improved accessibility to Dundee and the trunk road network;
- How to develop opportunities that continue the physical and economic regeneration of the town;
- How to develop and promote the historic and recreational potential of Arbroath whilst preserving the town’s historic character; and
- How to improve the quality and range of convenience shopping and retain retail expenditure within Arbroath.

PROFILE

Role:

Major employment centre and holiday resort.

Population:

Census 2001 - 22785;

1991 – 23680;

% change 91/01 : - 3.8

Housing Land Supply June 2004:

existing 150

allocated first ALP 237

constrained 76

Employment Land Supply 2004 :

Kirkton 9.2 ha

Elliot 1.0 ha

Total 10.2 ha

Drainage: available

Water Supply: available

DEVELOPMENT STRATEGY

7. The Local Plan Development Strategy for Arbroath seeks to:

- Give priority to regeneration of brownfield and opportunity sites within the built up area.
- Promote a partnership approach to area regeneration through the Regenerate! North Arbroath initiative and allocating a site at Cliffburn for housing in support of the project.
- Identify land for housing development at Montrose Road.
- Promote development opportunities within the town, where these can take advantage of improved accessibility provided by the A92 road improvements, including identifying and safeguarding further employment land in the Elliot area of the town.
- Encourage new development and investment where this will strengthen the role of the town as a retail and service centre.
- Support investment and initiatives related to the development and improvement of the town's visitor potential based on the Abbey, High Street and Harbour.
- Support the enhancement of the Historic core of Arbroath through the Abbey to Harbour Townscape Heritage Initiative (THI).
- Retain the open, undeveloped character of the beachfront and Victoria Park as a major asset to the town.

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.

9. The regeneration initiative for North Arbroath (see A6 below) incorporates a number of small housing renewal schemes. These sites are not included in Table 1, as they replace existing stock and do not contribute to the Structure Plan housing requirements.

SITES PREVIOUSLY IDENTIFIED BY THE FIRST ANGUS LOCAL PLAN

10. The sites summarised in Table 2 were previously identified in the first Angus Local Plan. This Plan continues the allocation of these sites for housing development, and where appropriate the wording of the proposal and/or the indicative yield from the site may have changed.

11. The Montrose Road site was identified for housing in the first Angus Local Plan and part of the area was allocated for 80 houses, with the remainder identified for longer term housing use. The whole area is now released for development to maintain an effective housing land supply to 2011 and beyond. This is a major development at the north entrance to the town and this should be reflected in development proposals for the site. Appropriate landscaping and integration of existing commercial development on Montrose Road can help create an attractive gateway to Arbroath.

Table 1 :Existing Sites

| | |
|------------------------------------|------------|
| (a) The Elms/ Cairnie Road | 6 |
| (b) McGregors Walk | 15 |
| (c) Lochlands Drive/Cairnie Street | 10 |
| (d) East Newgate 2 | 13 |
| (e) Cliffburn Road | 7 |
| (f) Millgate/Alma Works | 8 |
| (g) Abbeybank House | 9 |
| (h) Seagate | 14 |
| (i) Elliot | 31 |
| (j) Edradour | 12 |
| Total | 125 |

Table 2 : Sites from First ALP

| | |
|--------------------------------------|------------|
| A1: Montrose Road | 200 |
| A2 : James Street Hall | 17 |
| A3 : Millgate Loan/ East Mary Street | 20 |
| A4 : Benedict Road | 20 |
| Total | 257 |

A1 : Housing - Montrose Road

15 ha of land at Montrose Road is allocated for the phased development of around 200 dwellings up to 2011 with potential for further housing in the period beyond 2011. Proposals should be in accordance with the development brief which will be prepared for this site and will include details of the following requirements:

- 20% of the capacity of the site to provide LCHO affordable housing;
- the need to acknowledge the location of this site on the edge of Arbroath and its visual impact on the approach to the town; and
- the relationship between existing commercial land uses along the Montrose Road frontage and new housing.

(Outline Planning Permission for the site allocated in the Adopted Angus Local Plan was granted in December 2004)

A2 : Housing - James Street Hall

0.04 ha of land at the James Street Hall is allocated for around 17 dwellings.

A3 : Housing - Millgate Loan/Chalmers Street

0.15 ha of land at Millgate Loan/Chalmers Street is allocated for around 20 dwellings.

A4 : Housing – Benedict Road

0.6 ha of land at Benedict Road is allocated for around 20 dwellings. This site should be developed in conjunction with land at Cliffburn as part of the wider regeneration project (see A5 below)

NEW ALLOCATIONS

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

13. An area of greenfield land at Cliffburn Road is available adjacent to the ongoing regeneration project in the Cliffburn area of Arbroath. The development of this site could assist in diversifying the range and type of housing available in this part of town, and also adds to the greenfield housing land opportunities which exist in the town.

Table 3 : New Allocations

| | |
|----------------|------------|
| A5 : Cliffburn | 125 |
| Total | 125 |

A5 : Housing - Cliffburn

4.9 ha of greenfield land at Cliffburn is allocated for around 125 dwellings. Development proposals should include the following:

- **20% of the capacity of the site to provide LCHO affordable housing;**
- **the principal vehicular access to be taken from Cliffburn Road;**
- **road widening and footpath provision on Cliffburn Road;**
- **formalising the footpath on the eastern edge of the site;**
- **provision of public open space to serve the wider Cliffburn area.**

REGENERATE! NORTH ARBROATH

14. The Cliffburn, Strathairlie and Demondale areas of Arbroath are the subject of a major regeneration initiative - Regenerate! North Arbroath. This is a partnership project involving the local community, Angus Council, Communities Scotland, Angus Housing Association, Scottish Enterprise Scotland, Angus College, Tayside Police and Angus Healthcare with the support of monies from the European Regional Development Fund. The regeneration scheme will involve the renewal of some existing housing and new residential development, as well as a range of community and environmental projects.

15. Whilst the social and economic regeneration of these three communities is at the core of the project, there are a number of proposals to improve the built environment including:

- demolish existing vacant/unpopular property (several small sites) and replace with new housing;
- establish an integrated approach to the provision and improvement of landscaping, sports pitches and playgrounds;
- improve the level of community facilities provision and services;
- establish an area capable of being developed for new mixed tenure housing.

Individual development proposals are not identified in this Local Plan, as housing renewal and replacement do not contribute towards meeting Structure Plan allowances for new housing.

A6 : Regenerate! North Arbroath

Angus Council in partnership with the local community, Communities Scotland, Angus Housing Association and other service providers will develop and implement proposals as part of a community based regeneration scheme for the Cliffburn, Strathairlie and Demondale areas of the town.

OPPORTUNITY SITES

16. There are a number of sites in Arbroath 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).

A7 : Opportunity Site - Little Cairnie

0.3 ha of land to the rear of Little Cairnie Hospital provides an opportunity for redevelopment for around 6 dwellings or other uses compatible with the surrounding area. Improvements to the existing access from Forfar Road will be required.

A8 : Opportunity Site - Marine Ballroom, Hill Street

The site of the Marine Ballroom on Hill Street provides an opportunity for redevelopment for alternative uses, including housing (approximately 20 dwellings). Any development proposals should respect the scale, mass and density of surrounding development.

A9 : Opportunity Site - Ernest Street/Palmer Street

1.5 ha of disused land and buildings provides an opportunity for redevelopment for around 50 houses and flats. Proposals should include the following:

- **20% of the capacity of the site to provide LCHO affordable housing unless a reduction in this requirement for affordable housing can be agreed in writing with the planning authority, based on the nature and extent of exceptional development costs resulting from site contamination problems or poor ground conditions ; and**
- **investigation of ground contamination issues and any necessary remediation which would be required to take place in advance of development.**

17. Wardmill/Dens Road is a mixed-use area in various ownerships, with degraded land and buildings among well-maintained and viable businesses. The area would benefit from investment and regeneration, particularly where all or a significant part of the area is included. The Baltic Mills, a Category A listed building, is an important landmark in the area. The use of, or impact on, the building should be considered in any development proposals.

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.

Opportunity Sites

A 7 : Little Cairnie
A 8 : Marine Ballroom
A 9 : Ernest St/ Palmer St
A10 : Cairnie Street/Stobcross
A11 : Wardmill/ Dens Road

A10 : Opportunity Site - Wardmill/Dens Road

The Dens Road/Wardmill Road area of Arbroath offers an opportunity for regeneration for one or more uses, including business, commercial, leisure. Residential use may also be acceptable.

Development proposals will require to be accompanied by a masterplan demonstrating how regeneration proposals will be managed, taking account of existing activities and addressing the following:

- flood protection;
- drainage
- access
- assessment and remediation of potential contamination;
- impact on the Baltic Works; and
- quality of the amenity of any proposed housing.

WORKING

18. An area west of the existing industrial estate at Elliot provides the opportunity to take advantage of the upgrading of the A92 road and to extend the range and quantity of the long-term employment land supply in Arbroath. Development proposals which would prejudice the expansion of employment land to the west of the existing Elliot Industrial Estate will not accord with this Local Plan. Brownfield sites within Arbroath that are well related to the town centre and transport links provide the potential for reuse for more specialised needs such as office or business use.

A11 : Working - West of Elliot Industrial Estate

21 ha of land to the west of the existing Elliot Industrial Estate is allocated for Class 4* (business), Class 5* (general industry), and Class 6* (storage and distribution) uses.

Development proposals which would prejudice the expansion of employment land to the west of the existing Elliot Industrial Estate will not accord with this Local Plan.

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

19. The Council has identified opportunities to attract mobile inward investment to the Angus towns through the provision of well-located and accessible sites for office and call centre developments. The acquisition and preparation of such sites within the central areas of the main towns, initially in Arbroath, supports land use policies to promote the physical and economic regeneration of urban areas. There are a number of brownfield locations that could contribute towards the strategy of renewal and provide opportunity for a range of office and other business uses.

A12 : Domestic Scale Fish Processing

Smoking and processing of fish on a small domestic scale will continue to be supported within the Fit o' the Toon area.

TOURISM

20. Tourism remains an important activity and source of employment for Arbroath, and Angus Council will continue to promote and support projects and investment that improve the town's facilities and role in this sector.

21. The completion of a number of partnership projects has enhanced the visitor attractions and historic area of the town. Projects have included the Abbey visitor centre, West Links, town centre improvements and improved signing. Recently approved development proposals at the harbour will further extend the range of visitor facilities and attractions. Marketing initiatives such as the annual 'Seafest' complement the physical works projects and assist in attracting more visitors into the town. Improved links between attractions will make them more accessible to visitors, encouraging them to stay longer and explore the town.

A13 : Arbroath Harbour

Development opportunities in and around the harbour which encourages tourism and leisure uses, whilst retaining and supporting the needs of the fishing and boat building industries, will be supported.

Opportunity exists to promote a gateway development at the entrance to the harbour. Further opportunities to regenerate underused and vacant sites and to implement environmental projects, which will retain and enhance the unique character of the Harbour, will be sought.

A14 : Improvement Of Tourist Linkages

Angus Council will continue to pursue the strengthening of linkages between the Abbey Precinct, High Street and Harbour area and the West Links as a means of consolidating and promoting tourist and environment benefits to both Arbroath and Angus.

TOWN CENTRES AND RETAILING

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.

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 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 ownership 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 SC26 and other relevant development plan policies and national planning guidance.

A15 : Cairnie Street/Stobcross

The site of the former Westburn Foundry is allocated for a supermarket of up to 3,500 square metres gross floor area, subject to meeting the requirements of the reserved matters planning application granted for this site in June 2006.

A16 : Westway - Dundee Road

Land at Westway/Dundee Road is reserved for leisure use and non food retail warehouses for sale of durable goods (limited to bulky and electrical goods.)

25. The town centre contains a mixture of land uses, which the Local Plan seeks to maintain and strengthen, through the implementation of a package of environmental improvements and other initiatives (such as the Townscape Heritage Initiative). These aim to support the physical and economic regeneration of the town and its historic core. The High Street remains a focus both for shopping and as a link between two major attractions within the town, at the Abbey and the Harbour.

Townscape Heritage Initiative (THI)

A five-year programme of grant assistance for the social, economic and heritage regeneration of historic town centres.

26. The West Port is an important part of Arbroath, both as a shopping street and a conservation area. Whilst Angus Council will encourage new uses where they are compatible with existing activities, retailing is important in retaining the vitality and viability of the area.

A17 : West Port Shopping Frontage

Proposals involving the change of use of existing ground floor retail premises (Class 1*) shops will only be acceptable where:-

- it can be demonstrated that the property has been vacant for at least 12 months and actively marketed for retail use in that time; or
- at least 5% of retail units within the West Port are vacant.

Where development proposals satisfy the above criteria the following will also apply:-

- ground floor frontage development should include a shop window frontage and maintain an appropriate window display; and
- a condition will be applied (in accordance with Circular 4/1998) to restrict the permission to the use specified.

Proposals for the establishment of hot food takeaways will be considered in the context of Policy SC25: Public Houses and Hot Food Takeaways, Restaurants and Cafes.

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

Circular 4/1998 – The use of conditions in Planning Permissions

TRANSPORT AND COMMUNICATION

27. The implementation of projects to improve transport links is important to maintaining and improving accessibility within and around Arbroath. The former goods yard at Helen Street has been identified by Network Rail as a strategic site, which will be safeguarded for future use as a potential rail freight facility.

A18 : Helen Street - Goods Yard

The site of the former railway goods yard at Helen Street is safeguarded as a potential site for a rail freight facility.

ENVIRONMENT

TOWNSCAPE HERITAGE INITIATIVE

28. The approval of the application for Townscape Heritage Initiative (THI) recognises the quality of Arbroath's historic town centre. The THI is a partnership of the Heritage Lottery Fund, the European Regional Development Fund, Scottish Enterprise Tayside, Historic Scotland and Angus Council. The THI has funds to support projects, which further social, economic and heritage regeneration within the Arbroath No1 Conservation Area.

Townscape Heritage Initiative (THI)

A five-year programme of grant assistance for the social, economic and heritage regeneration of historic town centres.

HOSPITALFIELD

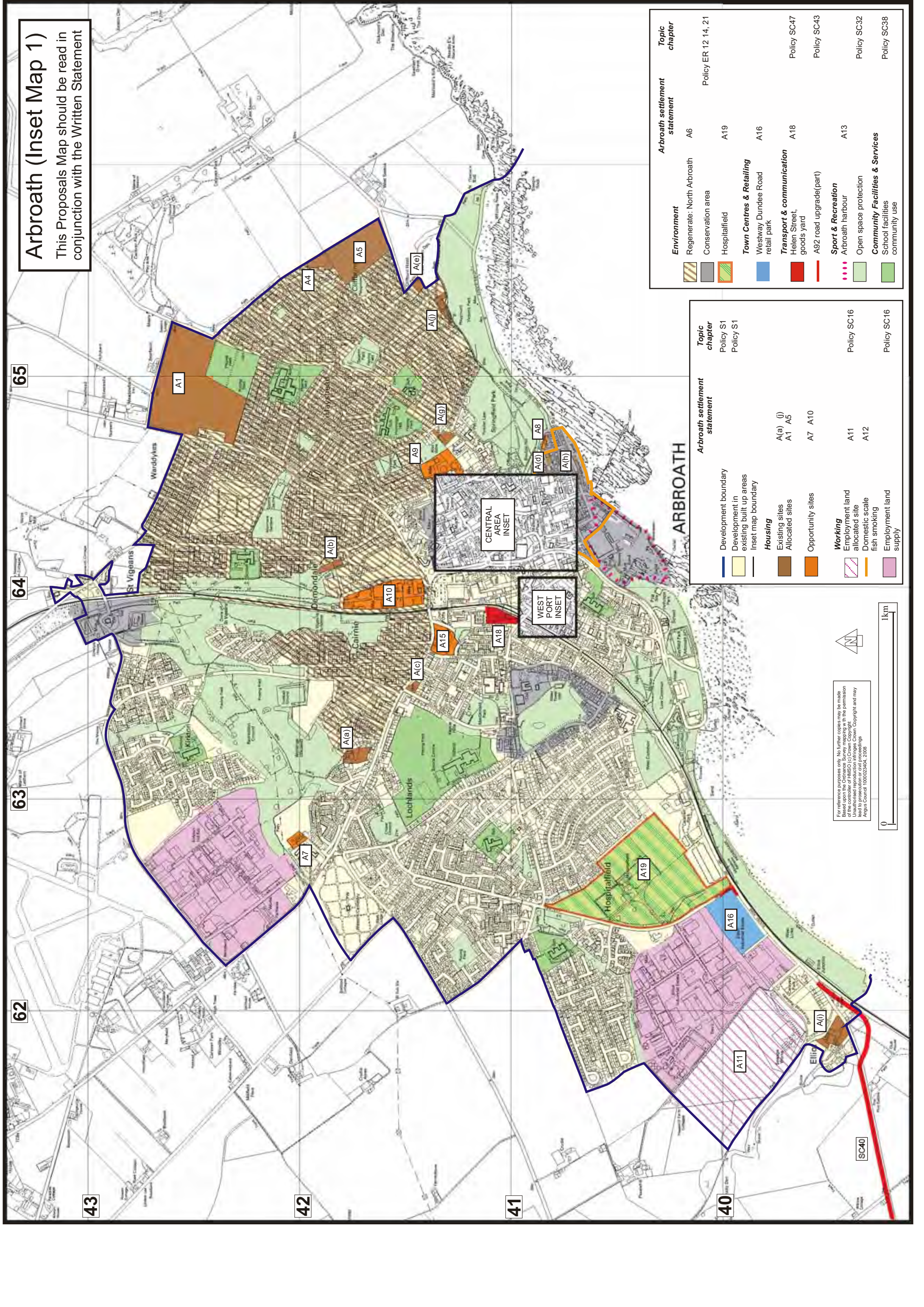
29. Hospitalfield House (a Category A listed building and Scheduled Ancient Monument), set in around 22 ha of managed woodland and open agricultural land, is a prominent feature in the local landscape and a unique private open space within Arbroath. The Local Plan policy seeks to maintain this unique character and all development proposals will require to be accompanied by a conservation and/or design statement demonstrating how they contribute to the character and setting of the area. This policy is not intended to prevent all development, but to ensure any future development proposals are in keeping with this historic property and its landscape setting.

A19 : Hospitalfield House

Hospitalfield House and grounds will be protected from development that would be detrimental to the historic character and landscape setting of the property.

Arbroath (Inset Map 1)

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



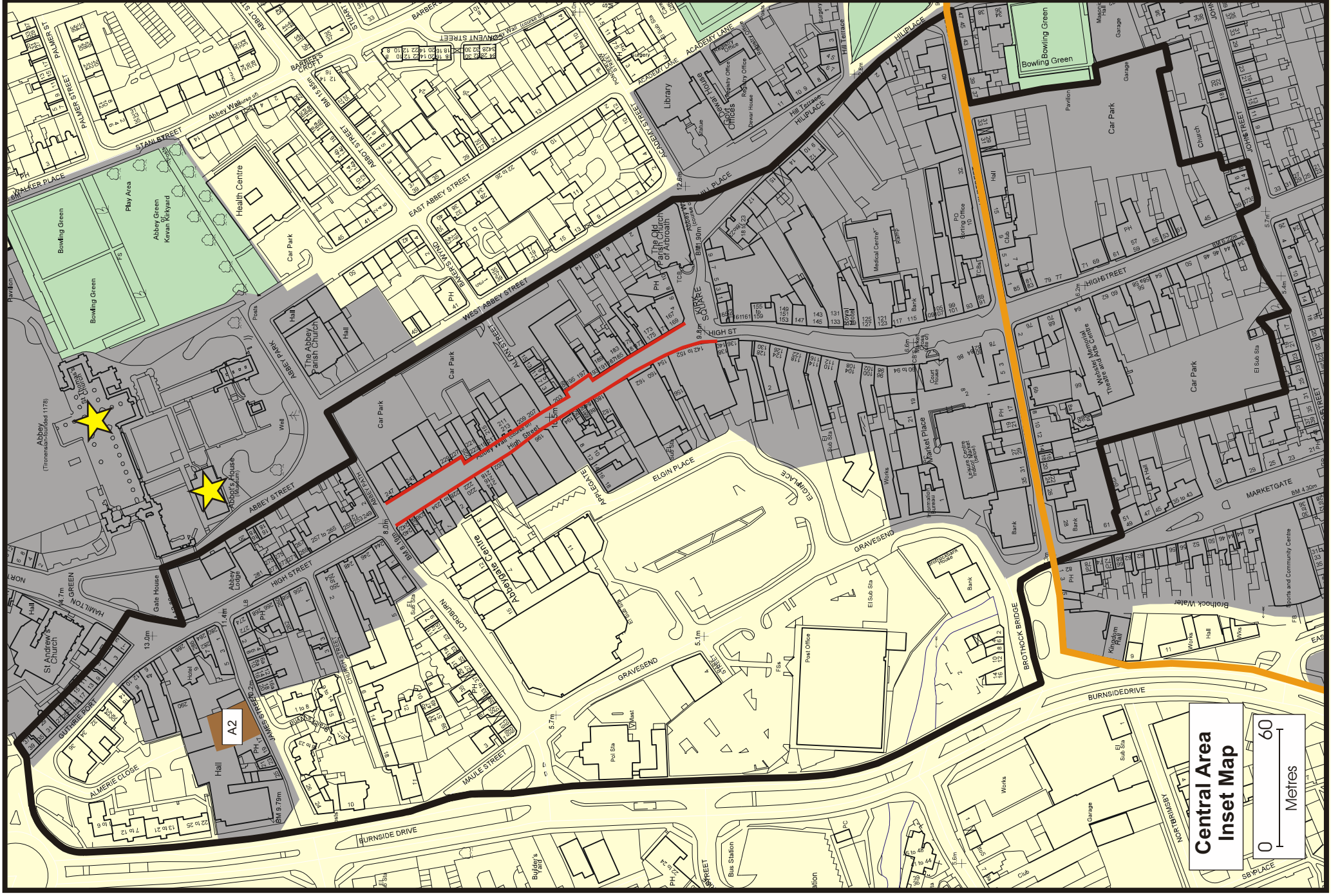
ARBROATH

| Arbroath settlement statement | Topic chapter |
|--|---------------|
| Development boundary | Policy S1 |
| Development in existing built up areas | Policy S1 |
| Inset map boundary | |
| Housing | |
| Existing sites | A(a) (j) |
| Allocated sites | A1 A5 |
| Opportunity sites | A7 A10 |
| Working | |
| Employment land allocated site | A11 |
| Domestic scale fish smoking | A12 |
| Employment land supply | Policy SC16 |
| | Policy SC16 |

| Environment | Arbroath settlement statement | Topic chapter |
|--|-------------------------------|---------------------|
| Regenerate: North Arbroath | A6 | Policy ER 12 14, 21 |
| Conservation area | | |
| Hospitalfield | A19 | |
| Town Centres & Retailing | | |
| Westway Dundee Road retail park | A16 | |
| Transport & communication | | |
| Helen Street, goods yard | A18 | Policy SC47 |
| A92 road upgrade(part) | | Policy SC43 |
| Sport & Recreation | | |
| Arbroath harbour | A13 | Policy SC32 |
| Open space protection | | |
| Community Facilities & Services | | |
| School facilities | | Policy SC38 |
| community use | | |

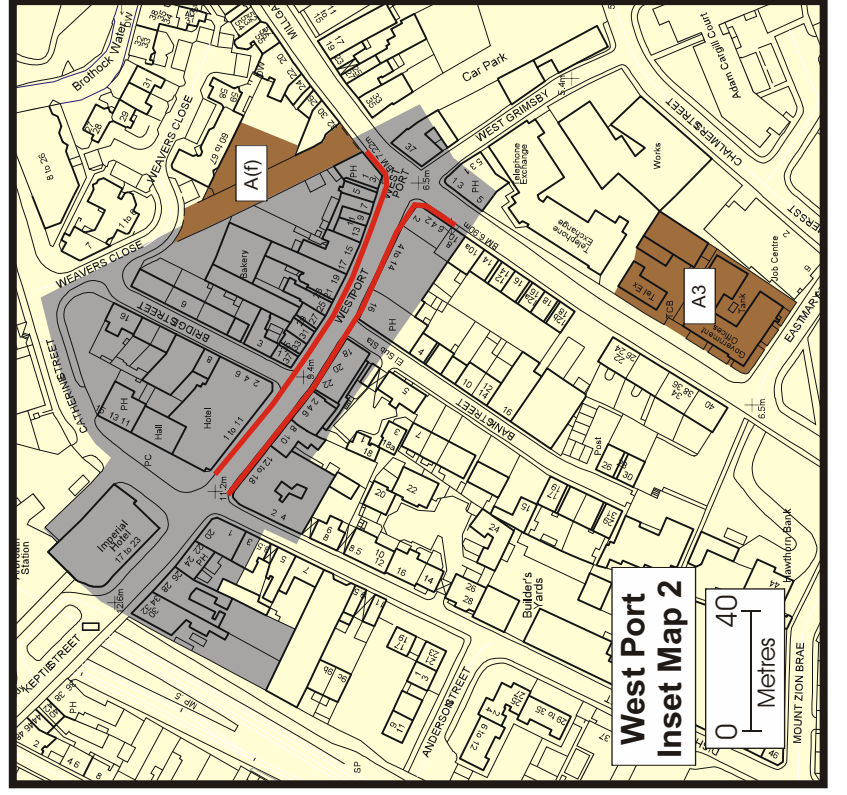
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| Arbroath settlement statement | Topic chapter |
|---|-----------------------|
| Housing | |
| Existing sites | A(1) |
| Allocated sites | A2, A3 |
| Employment & Enterprise | |
| Domestic scale fish smoking | A12 |
| Development in existing built up areas | Policy S1 |
| Environment | |
| Conservation area | Policy ER12 14 & 21 |
| Ancient monuments (in the care of Scottish Ministers) | Policy ER18 |
| Town Centres & Retailing | |
| Town centre | Policy SC 23, 25 & 26 |
| Core retail area | Policy SC24 |
| West port shopping frontage (map2) | A17 |
| Sport & Recreation | |
| Open space protection | Policy SC32 |

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BRECHIN

BRECHIN

1. The 'Cathedral City' of Brechin functions as an employment, commercial and service centre for north Angus. The town contains a number of attractive and distinctive areas including its characterful town centre, the Cathedral precinct with its round tower and lanes, St Ninians Square and the Caledonian Railway Station.

2. The first Angus Local Plan encouraged economic regeneration and inward investment by providing opportunities for business, leisure, tourism and housing together with environmental improvement of the town centre. This Local Plan maintains this approach and continues to support and build upon measures aimed at improving the attractiveness of the town for inward investment. This includes the provision of attractive and well located sites for housing to the west of the town, developing the potential for recreation and tourism and promoting the regeneration and improvement of vacant and underused sites. Further improvement of the town centre environment remains a key focus of the strategy. Angus Council will seek to establish a Townscape Heritage Initiative for Brechin to facilitate the restoration, repair and reuse of historic buildings within the central area of the town.

KEY ISSUES

3. The main issues affecting Brechin include:-

- how to encourage and improve the vitality and viability of the town centre;
- how to encourage the regeneration of vacant and underused buildings and land;
- how to fully build upon measures already in place aimed at improving the attractiveness of Brechin for inward investment.

DEVELOPMENT STRATEGY

4. The Development Strategy for Brechin seeks to:-

- provide for a range of housing development by releasing greenfield land on the west side of the town and promoting the use of available brownfield land;
- support measures which will regenerate the town centre and enhance its historic character and general environment;
- improve the environment by encouraging urban renewal of vacant and underused sites;
- support the potential for recreation and tourism development by reserving a site in the west of Brechin for improved visitor accommodation as part of the existing gateway facility.
- integrate recreational open space in association with the release of new land for housing development in the west of the town.

PROFILE

Role:

North-east Angus market town providing a range of services and facilities to the surrounding area.

Population:

Census 2001 – 7199;
1991 – 7655;

% Change 91/01 : - 5.96.

Housing Land Supply June 2004 :

existing - 119
constrained - 80

Employment Land Supply 2004:

Brechin Business Park-7.85ha
Montrose Road – 0.14ha

Drainage:

Capacity with localised constraints affecting parts of the town.

HOUSING

EXISTING SITES

5. The existing housing land supply, comprising sites with planning permission or under construction as identified in the Housing Land Audit June 2004, is shown in Table 1.

Table 1 : Existing Sites

| | |
|-------------------------|----|
| (a) River Street | 8 |
| (b) Bearehill /Rosehill | 93 |
| (c) Witchden Road | 8 |
| (d) Guthrie Park | 10 |

Total 119

NEW ALLOCATIONS

6. Table 2 summarises new allocations of housing land which will contribute towards meeting the Structure Plan allowances to 2011.

Table 2 : New Allocations

| | |
|---------------------|-----|
| B1 : Dubton Farm | 100 |
| B2 : Andover School | 20 |

Total 120

B1 : Housing - Dubton Farm

Approximately 29 ha of greenfield land in the west of Brechin at Dubton is allocated for residential development together with significant areas of landscaping and public open space.

An initial phase of 100 units will be released within the plan period. The scale of further land release in the period beyond 2011 will be determined by a future Local Plan. Proposals should be in accordance with the development brief which will be prepared for this site which will include details of the following requirements:

- **structural landscaping within and around the periphery of the site, including the provision of community woodland adjacent to the A90(T) to provide effective noise mitigation, define development areas and help to integrate new development into the existing landscape framework and adjacent built up area;**
- **access to be taken directly from the A935 and Pittendriech Road;**
- **provision for public transport and linkages for pedestrians and cyclists throughout the whole site and to key public places such as schools, the town centre, community woodland areas, Brechin Business Park and visitor attraction to the west;**
- **developer investment to upgrade off site sewers;**
- **noise impact assessment focusing on the A90(T) and Brechin Business Park to the west;**
- **provision of associated community facilities;**
- **25% of the capacity of the site should provide LCHO affordable housing.**

B2 : Housing - Andover School, Nursery Lane

0.83 ha of land at the former Andover School comprising the existing stone building and adjacent ground is allocated for around 20 dwellings. The school building is Category B listed and will require to be retained. Proposals to convert the school building to housing must comply with Policy ER15 of the Local Plan (page 78). Whilst there is potential for housing to be built within adjacent ground to the south and north of the school, proposals must comply with Policy ER16 (page 79). The site is surrounded by a stone boundary wall which will require to be retained as part of any development proposals. *(Full planning permission granted July 2004 to convert the school building to 10 flats/1 house, and outline planning permission granted July 2004 for 10 houses in adjacent ground).*

REGENERATION PROJECT

7. The Queens Park Housing Estate has been identified as appropriate for regeneration to provide a wider choice of mixed tenure housing through demolition of the existing flats and the construction of new dwellings. Opportunities for environmental improvement including landscaping and boundary treatment will also be promoted to enhance the entrance to the town.

B3 : Regeneration - Queens Park

2.0 ha of land at Queens Park, provides an opportunity for redevelopment to provide around 35 dwellings including private and social rented accommodation and children's nursery. Development proposals should seek to address the north east and north west corners of the site which are highly visible on the approach to and from Brechin. *(Outline planning permission granted September 2004).*

OPPORTUNITY SITES

8. There are a number of sites in Brechin 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.

B4 : Opportunity Site - Albert Place

0.22 ha of land at Albert Place provides an opportunity for re-use/redevelopment to provide around 10 dwellings. The site is partly vacant and partly in industrial use, and its redevelopment is dependent upon the whole site becoming available. Proposals for the comprehensive redevelopment of the whole site will be required taking account of the guidance in Angus Council Advice Note 6: Backland Housing Development.

Opportunity Sites

- B4: Albert Place
- B5: Scott Street
- B6: Witchden Road - former gas works
- B7: Southesk Street / Commerce Street

B5 : Opportunity Site - Scott Street, Goods Yard

2.4 ha of land at Scott Street provides an opportunity for redevelopment for around 70 dwellings. A comprehensive landscaping scheme will be required to enhance the amenity of the area and provide a buffer to the railway line.

B6 : Opportunity Site - Witchden Road, Former Gas Works

0.6 ha of land at the former gas works site provides an opportunity for redevelopment for a variety of uses including residential or business use (Class 4*) subject to a site investigation being undertaken to assess potential land contamination and the satisfactory completion of any remediation works.

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

B7 : Opportunity Site - Southesk Street/Commerce Street

The vacant site fronting onto the east side of Southesk Street provides opportunity for redevelopment for alternative uses compatible with the surrounding area including office/business use (Class 4*). The wall forming the boundary with Southesk Street is Category B listed and will require to be incorporated into development proposals.

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

TOWN CENTRES AND RETAILING

9. Building upon previous environmental improvement schemes and in support of a wider regeneration strategy for the town, Angus Council will seek to establish a Townscape Heritage Initiative within the historic centre of Brechin.

B8 : Town Centre Improvements

Angus Council will support appropriate initiatives including the establishment of a Townscape Heritage Initiative for the improvement and/or redevelopment of buildings and sites within Brechin Town Centre where they support and enhance the area's retail and service function.

SPORT AND RECREATION

B9 : Community Woodland - Cookston

Approximately 7.3 ha of land adjacent to the A90(T) at Cookston is allocated for community woodland and recreational open space. All woodland areas should principally comprise native species.

B10 : Open Space Area - Cookston

4.9 ha of land on the west side of Cookston Road, adjacent to the A90(T), is allocated for recreational open space to complement the use of the existing community woodland for recreational activity.

TOURISM

B11 : Hotel/Travel Lodge Development - Dubton Farm

1.5 ha of land in the west of Brechin, north of the A935, is allocated for a hotel/travel lodge (Class7*) use. The site is located on the main approach to Brechin and is set in an attractive landscape adjacent to the Brechin Business Park. Development proposals including boundary treatment should seek to reflect the traditional design and established landscape characteristics of the area.

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

COMMUNITY FACILITIES AND SERVICES

B12 : Brechin Cemetery Extension

0.6 ha of land adjacent to the existing Brechin Cemetery is reserved to provide future cemetery facilities.

ENVIRONMENT AND RESOURCES

9. Following an appraisal of a range of potential options for a Flood Prevention Scheme in Brechin, Angus Council will promote the construction of defences along the north bank of the River South Esk as the preferred option. Public consultation on the nature and design of the scheme will be undertaken as it progresses towards the planning application stage and as part of the planning application process.

B13 : Brechin Flood Prevention Scheme

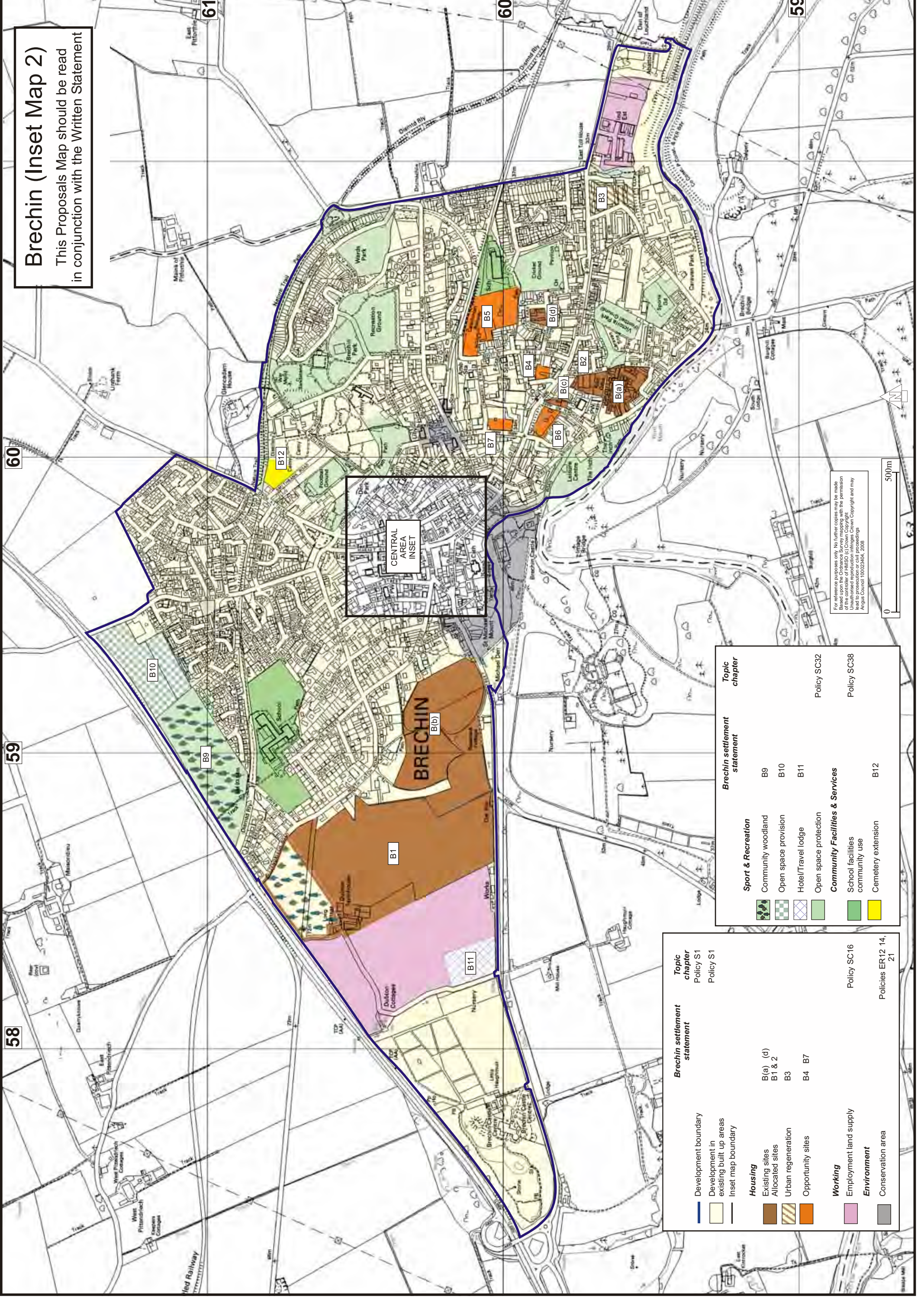
Angus Council will promote the construction of defences along the north bank of the River South Esk as the preferred Flood Prevention Scheme for Brechin.

B14 : Brechin Flood Risk Areas

Development proposals in relevant parts of Brechin subject to potential flood risk will be assessed in accordance with Policy ER28 having particular regard to:

- the stage reached in the planning, design and construction of proposed flood defence measures, including the form and alignment of various sections of defence works along the north bank of the River South Esk;
- opportunities for incorporating and extending cycleways and footpaths in association with flood defence works; and
- applying measures in sensitive areas downstream of the A933 Brechin Bridge aimed at reducing the intensification of development and promoting biodiversity.

Brechin (Inset Map 2)
 This Proposals Map should be read
 in conjunction with the Written Statement



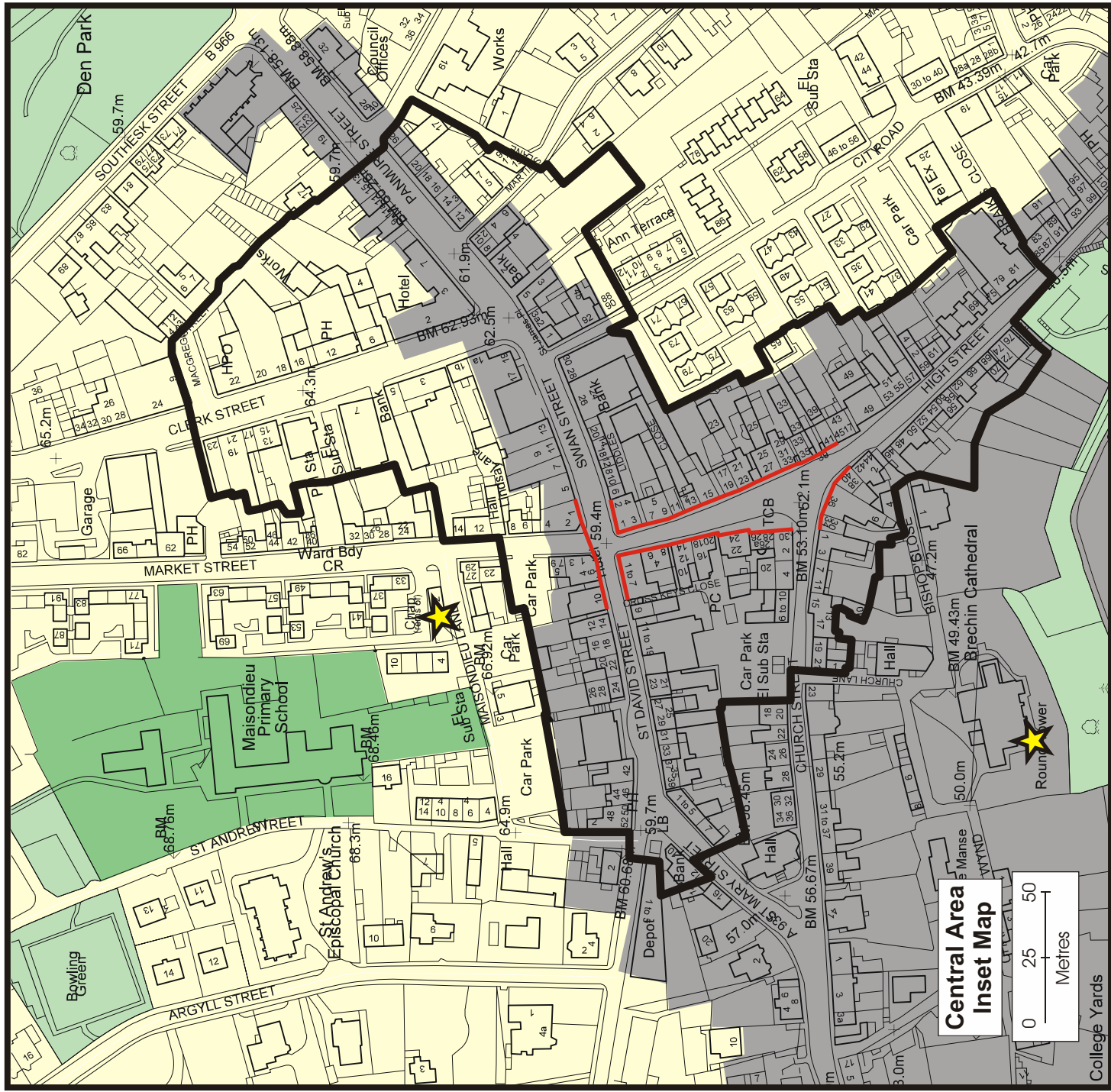
CENTRAL
 AREA
 INSET

| Brechin settlement statement | Topic chapter |
|--|---------------|
| Sport & Recreation | |
| Community woodland | B9 |
| Open space provision | B10 |
| Hotel/Travel lodge | B11 |
| Open space protection | Policy SC32 |
| Community Facilities & Services | |
| School facilities | Policy SC38 |
| community use | |
| Cemetery extension | B12 |

| Brechin settlement statement | Topic chapter |
|--|----------------------|
| Development boundary | Policy S1 |
| Development in existing built up areas | Policy S1 |
| Inset map boundary | |
| Housing | |
| Existing sites | B(a) (d) |
| Allocated sites | B1 & 2 |
| Urban regeneration | B3 |
| Opportunity sites | B4 B7 |
| Working | |
| Employment land supply | Policy SC16 |
| Environment | |
| Conservation area | Policies ER12 14, 21 |

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| Brechin settlement statement | | Topic chapter |
|---|----|------------------------|
| Development in existing built up areas | | Policy S1 |
| Environment | | Policies ER12, 14, 21 |
| Conservation area | | Policy ER18 |
| Ancient monuments (in care of Scottish Ministers) | | Policies SC23, 25 & 26 |
| Town Centres & Retailing | B8 | Policy SC24 |
| Town centre | | Policy SC32 |
| Core retail area | | Policy SC38 |
| Sport & Recreation | | |
| Open space protection | | |
| Community Facilities & Services | | |
| School facilities | | |
| community use | | |

CARNOUSTIE and BARRY

CARNOUSTIE and BARRY

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 |

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 130¹

Total 130

¹ 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.

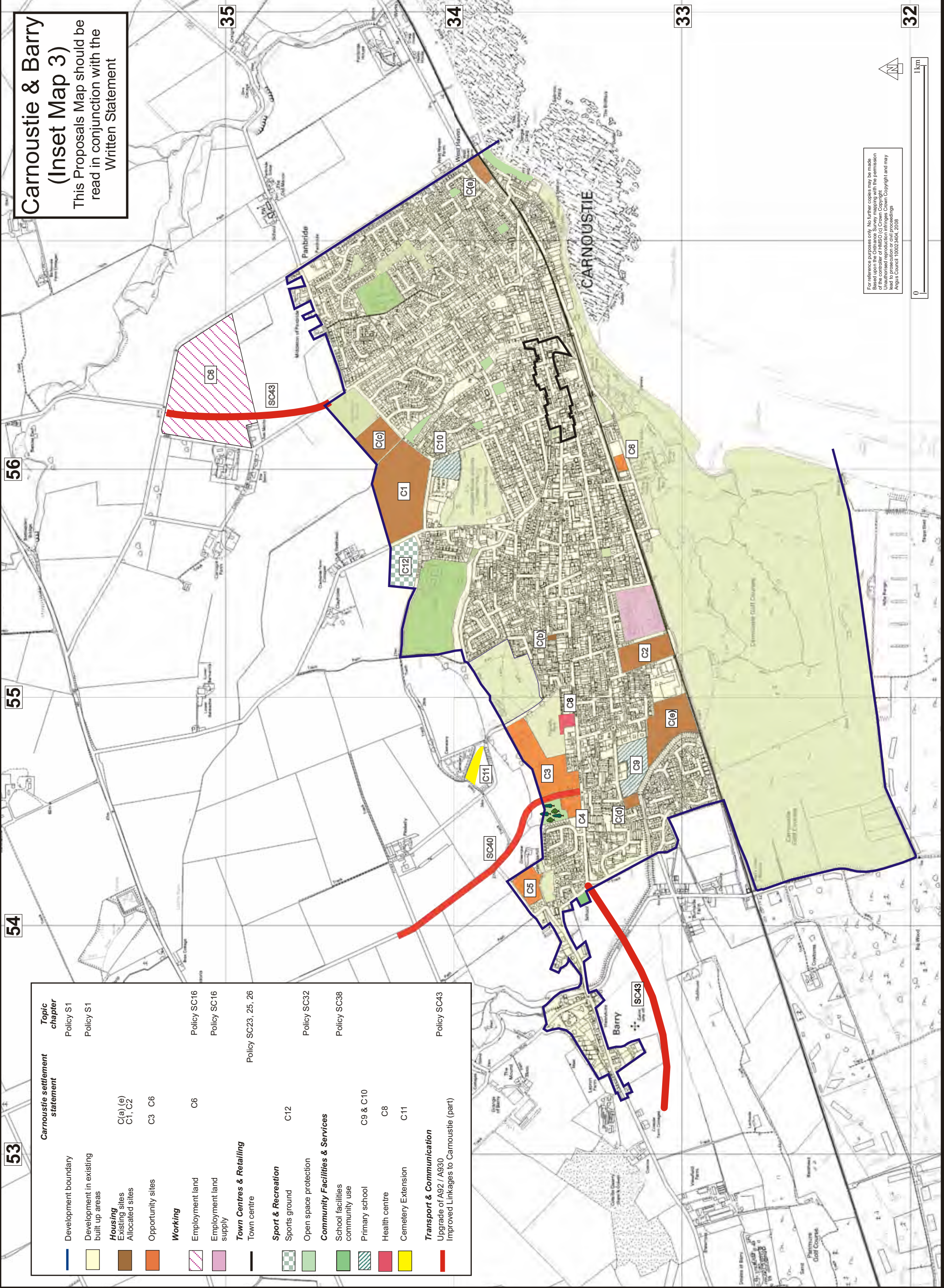
24. In these circumstances, and recognising the potential risks to existing golf and related facilities in Carnoustie of falling below the high standard required, it is proposed that further work and consultation is required before an informed view can be taken on this matter. In the event that proposals 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.

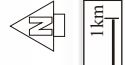
Carnoustie & Barry (Inset Map 3)

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



| Development boundary | Carnoustie settlement statement | Topic chapter |
|------------------------------|---------------------------------|---------------------|
| Blue outline | | Policy S1 |
| Yellow hatched | | Policy S1 |
| Brown | C(a)(e) C1, C2 | |
| Orange | C3 C6 | |
| Pink | | Policy SC16 |
| Purple | C6 | Policy SC16 |
| Black outline | | Policy SC23, 25, 26 |
| Green with checkered pattern | | Policy SC32 |
| Green | C12 | Policy SC38 |
| Green with diagonal lines | | |
| Blue hatched | C9 & C10 | |
| Red | C8 | |
| Yellow | C11 | |
| Red line | | Policy SC43 |

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FORFAR

FORFAR

1. Forfar is a traditional market town providing a wide range of services and facilities to a large rural hinterland. It is one of the main towns in Angus, located centrally in Strathmore. The town is well connected to the strategic road network. The Glamis Road and Kirriemuir Road junctions on the A90(T) have been reconfigured to grade separated status, which provides improved accessibility to the town.

2. The Dundee and Angus Structure Plan (approved 2002) identifies Forfar as a focus for growth in Angus. In addition to a number of brownfield sites previously identified in the first Angus Local Plan which have still to come forward, there are further areas of land within the town which have now become available to accommodate residential development.

PROFILE

Role:

Important market town in central Angus providing a wide range of services and facilities to the surrounding area.

Population:

Census 2001 – 13206;
1991 – 12832;
% Change 91/01: +2.91

Housing Land Supply June 2004:

existing - 118,
allocated first ALP - 115
constrained - 115

Employment Land Supply 2004:

Orchardbank 30 ha

Drainage:

Capacity with localised constraints affecting parts of the south and east of the town. Requires completion of Phase 3 of the Forfar Sewers Renewal Scheme, programmed for completion in 2005.

Water Supply:

available

KEY ISSUES

3. The key issues for Forfar are:

- The need to identify appropriate sites to accommodate new housing development, in support of the Structure Plan strategy, whilst safeguarding the form and setting of the town;
- The promotion of the brownfield redevelopment sites for housing where appropriate;
- The resolution of the long standing drainage constraint affecting areas in the south and east of the town;
- The protection of the Strathmore Mineral Water Company ground water resource in West High Street from contamination;
- The protection of the landscape quality and recreational resources of open spaces and the associated path network around the town including Balmashanner and Forfar Loch County Park;
- The opportunity to maximise the advantages of grade separation of the junctions on the A90(T) providing safe and easy access to the transport network;
- The continued protection and enhancement of the character and function of the town centre as an attractive place to visit and as a service centre;
- The provision of marketable employment land and safeguarding other business and industrial sites in the town to provide for continued growth in the local economy.

DEVELOPMENT STRATEGY

4. The Local Plan development strategy for Forfar seeks to:-

- Continue to allow for redevelopment of brownfield sites, which will contribute to the regeneration of vacant and/or underused areas of the town.
- Identify a range of effective housing land allocations.
- Safeguard important landscape features from inappropriate development, including Balmashanner to the south and Forfar Loch Country Park to the north-west.
- Encourage a strong and lively town centre with shopping facilities to meet the area's requirements.
- Support the development of land west of Orchardbank, towards the A90(T) for high quality business and employment uses, and provide for an extension to an existing employment site in the east of the town.
- Continue with the creation and maintenance of a recreational network, connecting open spaces and new development around the town.

GROUND WATER PROTECTION ZONES

5. Surface water disposal in Forfar requires special consideration in order to protect the ground water resource used by the Strathmore Mineral Water Company. Disposal of sewage effluent will be to the public drainage system and is therefore not covered here. Large scale proposals where disposal of surface water via soakaways to the ground, including the use of Sustainable Urban Drainage Systems (SUDS) schemes, could potentially have an impact on the ground water resource. These may include developments with large car parks or other impenetrable areas, garage forecourts, major roads, industrial areas, or development on land which is known to have been previously landfilled. Developers are encouraged to make early contact with Angus Council and/or SEPA in order to establish the need for further assessment of potential risk.

Hydro – Environmental Appraisal and Protection Zone Determination, Hydrogeological Services International Ltd, June 1999 establishes three protection zones to guide activities which may impact on the ground water resource.

F1 : Protection of Ground Water Resources

Large scale development proposals which involve the use of surface water soakaways must consider the potential impact on the ground water resource. In appropriate circumstances Angus Council will require developers to undertake an assessment of potential risk to ground 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) Montrose Road | 25 |
| (b) Slatefield Farm | 12 |
| (c) Dundee Road | 6 |
| (d) Turfbeg Farm | 21 |
| (e) Victoria Street | 6 |
| (f) Roberts Street/ Prior Road | 25 |
| (g) Service Road | 2 |
| (h) Prior Road 1 | 5 |
| (i) Prior Road 2 | 3 |
| (j) North Street | 6 |
| (k) Manor Rise | 7 |
| Total | 118 |

SITES PREVIOUSLY IDENTIFIED BY THE FIRST ANGUS LOCAL PLAN

7. The sites summarised in Table 2 were previously identified in the first Angus Local Plan. This Plan continues the allocation of these sites for housing development, and where appropriate the wording of the proposal and/or the indicative yield from the site may have changed. Development may be dependant on the completion of Phase 3 of the Forfar Sewers Renewal Scheme which is indicated by Scottish Water for completion during 2005.

Table 2 : Sites from First ALP

| | |
|-----------------------|-----------|
| F2 : Beechill Nursery | 5 |
| F3 : Green Street | 20 |
| Total | 25 |

F2 : Housing - Beechill Nursery

1.4 ha of land is allocated for residential development of around 5 dwellings. The site must be accessed directly from Lour Road and development must safeguard trees within the site.

F3 : Housing - Green Street

1 ha of land at Green Street is allocated for residential development of around 20 dwellings. (Planning permission for 18 flats granted 30 September 2004)

NEW ALLOCATIONS

8. Table 3 summarises new allocations of housing land which will contribute towards meeting the Structure Plan allowances to 2011. The sites allocated are considered to have the potential to deliver attractive places to live in a range of locations across Forfar, meeting a variety of different housing needs. Taking account of the scale of the sites identified, the likely timescales within which development might begin and the issues that each of the sites must address, development of some sites is planned to come forward on a phased basis, with development expected to continue beyond 2011.

Table 3 : New Allocations

| | |
|-------------------------|------------|
| F4 : Wester Restenneth | 150 |
| F5 : Whitehills Nursery | 100 |
| F6 : Dundee Road | 100 |
| F7 : Gowanbank | 60 |
| F8 : Slatefield | 5 |
| Total | 415 |

F4 : Housing - Wester Restenneth

20 ha of land at Wester Restenneth, between the Montrose Road and Brechin Road, is allocated for around 250 dwellings. A first phase of around 150 dwellings will be permitted in the period to 2011.

A comprehensive development scheme will be required for the whole site which should address the following:

- **A full remediation statement will be required for the site.**
- **15% of the capacity of the site to provide LCHO affordable housing.**

Foul drainage arrangements for this site should be agreed in writing with Scottish Water.

F5 : Housing - Whitehills Nursery

6.5 hectares of land at Whitehills Nursery is allocated for around 100 dwellings with a requirement for 15% of the capacity of the site to provide LCHO affordable housing. Vehicular access for a limited number of houses will be permitted from Fyfe Street, and the remainder of the site will be accessed from a new junction on to Prior Road. No through route for vehicles will be permitted between Fyfe Street and Prior Road, although emergency access should be provided.

F6 : Housing - Dundee Road

5.4 ha of land at Dundee Road is allocated for around 100 dwellings. Proposals should include 15% of the capacity of the site to provide LCHO affordable housing.

F7 : Housing - Gowanbank

6 hectares of land at Gowanbank is allocated for residential development of around 60 units.

An appropriate vehicular access will require to be provided from Arbroath Road, or from both Montrose Road and Arbroath road. No through route for vehicles will be permitted between Montrose Road and Arbroath Road, although emergency access should be provided.

The public footpath which crosses the site from north east to south west and connects into the Forfar Path network at those points will require to be taken into account and incorporated into the layout of the site.

Development will require to take account of the amenity of existing properties around the perimeter of the site and respect the cordon sanitaire associated with the operational landfill site to the east.

Foul drainage arrangements for the site should be agreed in writing with Scottish Water.

F8 : Housing – Slatefield

Approximately 2ha of land at Slatefield is allocated for a high quality residential development of around 5 houses.

F9 : Safeguarded Site – North of Turfbeg

17.6 ha of land north of Turfbeg is safeguarded for possible development of around 300 houses and related community facilities in the period beyond 2011.

OPPORTUNITY SITES

9. There are a number of sites in Forfar 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). Some sites are within an area affected by a drainage constraint, although it is anticipated foul drainage may be accommodated on a 'like for like' basis. A separate system for disposal of surface water will be required.

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.

F10 : Opportunity Site - South Street

0.8 ha of land at South Street provides an opportunity for a high density development of town houses and flats. Proposals should provide for improved sightlines at the Strang Street/South Street corner through realignment of the building line and/or reduction in the height of the walls.

Opportunity Sites

F8 : South Street
F9 : Forfar Infirmary
F10 : New Road
F11 : St James Road

F11 : Opportunity Site - Forfar Infirmary

1.2 ha of land at Forfar Infirmary provides an opportunity for around 30 dwellings, business or community uses. The main vehicular access should be from Montrose Road. Pedestrian and cycle routes linking Montrose Road and Arbroath Road should be provided through the site. The existing boundary wall along the Arbroath Road frontage will require to be retained and incorporated into development proposals.

F12 : Opportunity Site - New Road

2.4 ha of land at New Road provides an opportunity for a mixed use redevelopment including an appropriate mix of housing, business, community uses or retailing which is complementary to the town centre. Development should take account of the character of the surrounding area, which includes listed buildings and a conservation area. Proposals should address St James Road, one of the main routes through the southern part of the town. Vehicular access will not be permitted from The Vennel.

F13 : Opportunity Site - St James Road

1.1 ha of land to the south of St James Road provides an opportunity for redevelopment for uses including housing, business or community uses; or an appropriate mix of these uses. Proposals should address St James Road, which is one of the main routes through the southern part of the town.

WORKING

SITES PREVIOUSLY IDENTIFIED BY THE FIRST ANGUS LOCAL PLAN

10. The first Angus Local Plan allocated land at Orchardbank for employment purposes. The construction of roads and infrastructure has commenced on site.

F14 : Working - Orchardbank

29.6 ha of land to the west of Orchardbank adjacent the A90(T) is reserved for a 'Gateway' development comprising business development (Class 4*), general industry (Class 5*), storage and distribution (Class 6*), a landscaped spine incorporating a public path, appropriate boundary treatment including landscaping, screening and mounding for noise attenuation, and roadside facilities including a travel lodge. Development should be in accordance with the approved Development Brief for the site. (*Outline planning permission for a business park, roadside facilities and a travel lodge style hotel was granted 16 July 2004, detailed planning permission for infrastructure and landscaping was granted 8 June 2004*).

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

F15 : Working – Carseview Road

4 ha of land at Carseview Road is allocated principally for general industrial development (Class 5*). There may also be scope for limited areas of business (Class 4*) development in the western part of the site. Access will be from Carseview Road and a landscaped buffer will be required along the northern and western boundaries.

TOWN CENTRES AND RETAILING

11. Forfar is a market town serving a large rural area, and the town centre provides for a range of uses including retail, business, office, other service activities and housing. Angus Council will support private sector initiatives for appropriate improvement and/or redevelopment in the 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

12. School facilities in Forfar are to be upgraded as part of the Carnoustie and Forfar Schools Public Private Partnership (PPP) Project, programmed for completion by July 2008. The proposals for Forfar are :

- a replacement two-stream primary school at Langlands within the existing site,
- upgrading and extension of Kirkriggs which will continue as a two-stream primary school, and
- a new-build two-stream primary school at Whitehills Nursery, Fyfe Street.

13. Completion of the PPP proposals for Forfar will result in existing primary schools at Wellbrae and Chapelpark, which are both listed buildings, becoming surplus to the Education Department's requirements. Proposals for 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. The site at Lilybank which was formerly reserved for education purposes is surplus to requirements and is no longer reserved for development in this Plan.

F16 : Primary School – Whitehills Nursery

2 ha of land at Whitehills Nursery, Fyfe Street is reserved for the development of a primary school. (*Outline planning permission granted 13 May 2005*)

F17 : Newmonthill Cemetery Extension

1.7 ha of land to the south of Newmonthill Cemetery is reserved for long term cemetery provision. Access will be through the existing cemetery and no direct vehicular access will be permitted from Lour Road.

ENVIRONMENT

14. Two locally important landscape features make a valuable contribution to the setting of Forfar. The town sits in a sheltered location at the foot of Balmashanner Hill to the south, and Forfar Loch Country Park lies on the western side of the town. These features are protected from development which would erode their character and local recreational value.

F18 : Balmashanner

In order to protect the open character and landscape value of Balmashanner Hill development within the area defined on the proposals map will not be permitted.

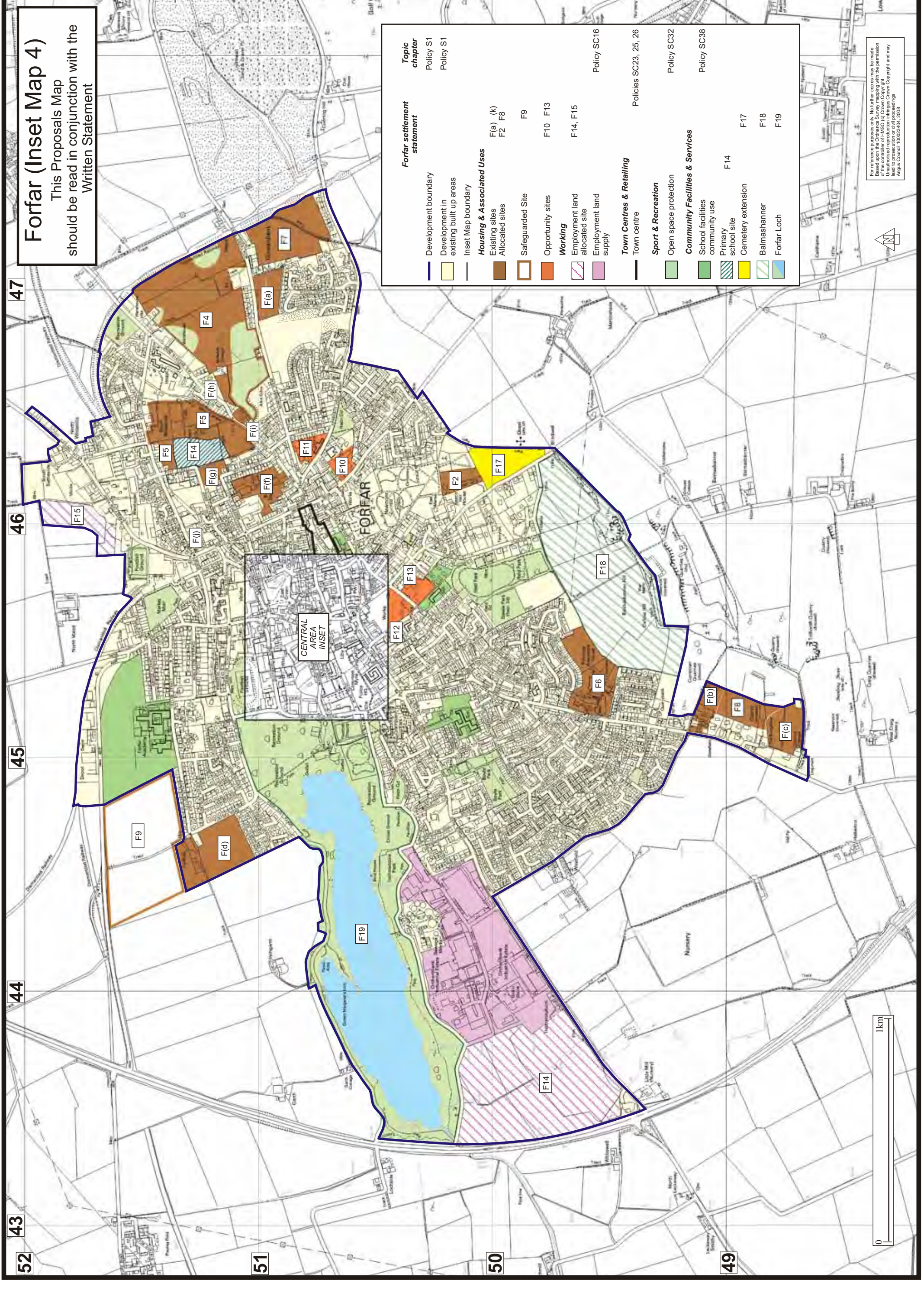
F19 : Forfar Loch

Development which would adversely affect the landscape or nature conservation value of Forfar Loch, the Country Park or its setting will not be permitted. In particular no further built development will be permitted on land along the northern shore of the Loch.

Forfar Image Enhancement Proposals

15. Proposals for image enhancement are being developed by Angus Council for a variety of locations in Forfar. Projects include environmental improvements around the town centre and The Myre, and enhancements of the main approach routes into the town. These projects are expected to come forward during the life of the Local Plan.

Forfar (Inset Map 4)
 This Proposals Map should be read in conjunction with the Written Statement

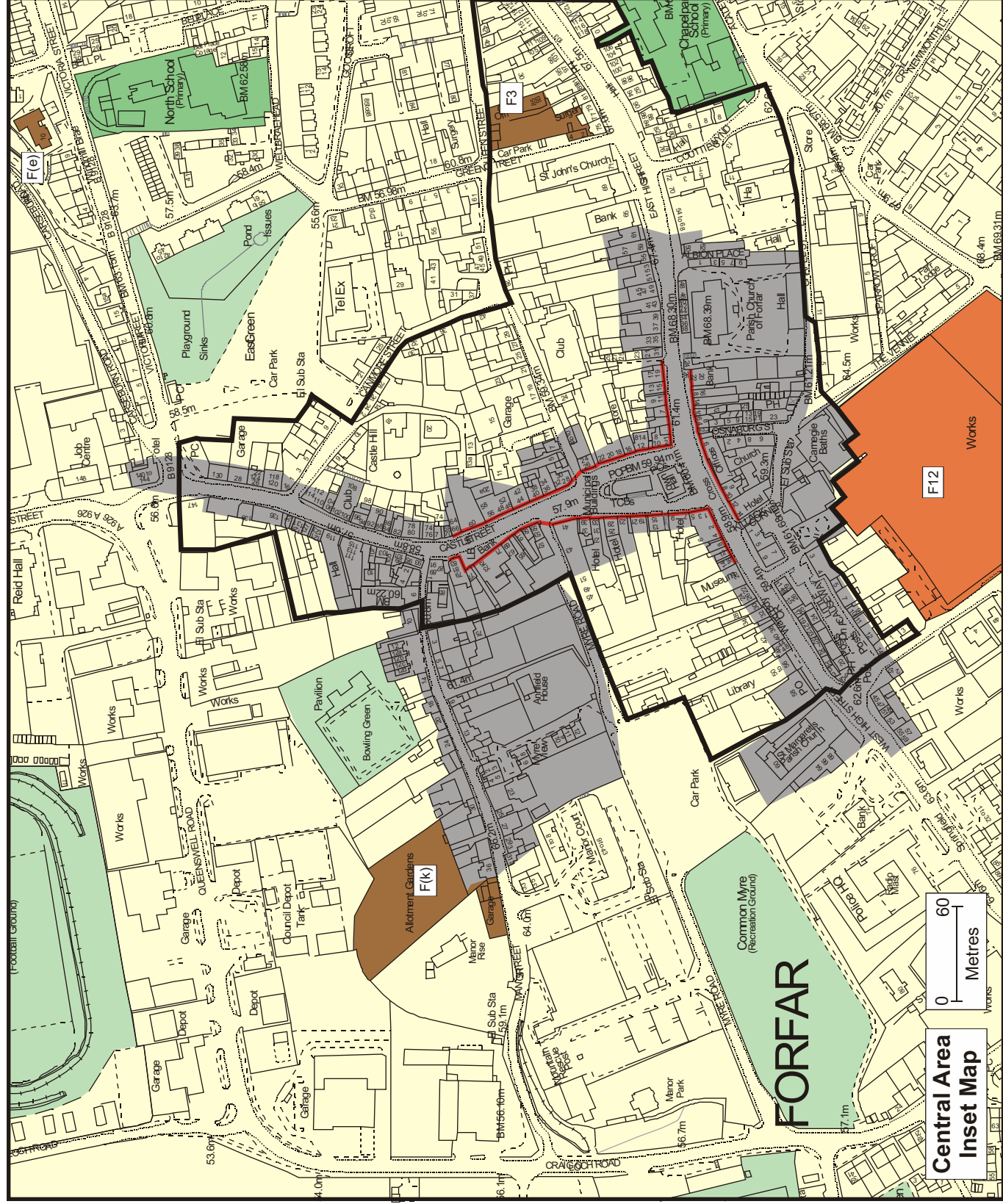


| Forfar settlement statement | Topic chapter |
|--|-----------------------|
| Development boundary | Policy S1 |
| Development in existing built up areas | Policy S1 |
| Inset Map boundary | |
| Housing & Associated Uses | |
| Existing sites | F(a), (k) |
| Allocated sites | F2, F8 |
| Safeguarded Site | F9 |
| Opportunity sites | F10, F13 |
| Working | |
| Employment land allocated site | F14, F15 |
| Employment land supply | Policy SC16 |
| Town Centres & Retailing | |
| Town centre | Policies SC23, 25, 26 |
| Sport & Recreation | |
| Open space protection | Policy SC32 |
| Community Facilities & Services | |
| School facilities | Policy SC38 |
| community use | |
| Primary school site | F14 |
| Cemetery extension | F17 |
| Balmashanner | F18 |
| Forfar Loch | F19 |

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| Forfar settlement statement | Topic chapter |
|--|-----------------------|
| Development in existing built up areas | Policy S1 |
| Housing Existing sites Allocated sites | F(e) & F(k) F3 |
| Opportunity sites | F12 |
| Town Centres & Retailing Town centre | Policies SC23, 25, 26 |
| Core retail area | Policy SC24 |
| Sport & Recreation Open space protection | Policy SC32 |
| Community Facilities & Services School facilities community use | Policy SC38 |
| Environment Conservation area | Policies ER 12 14,21 |

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KIRRIEMUIR

KIRRIEMUIR

1. Kirriemuir is a gateway community at the foot of the Angus Glens, providing a range of services and facilities to the wider area. The town has experienced significant housebuilding in the past, but since 1999 further development has been restricted due to issues at the Waste Water Treatment Plant. The Local Plan identifies sites for housing development largely to meet local needs which will be able to come forward when work is completed at the WWTP which creates capacity for further development.

2. Land previously identified to contribute towards meeting local employment needs has not come forward. In order to provide a marketable supply of employment land in the area the Local Plan allocates land at Forfar Road to accommodate local business development, well located for access to the A90(T).

KEY ISSUES

3. The key issues relating to the future development of Kirriemuir are:

- The need to resolve problems at the Waste Water Treatment Plant which constrain development in Kirriemuir and other settlements within the sewerage catchment area;
- The need to identify sites within and well related to the town to accommodate an appropriate level of new housing development;
- The protection and enhancement of the character and heritage of the town as a visitor attraction and “Gateway to the Glens”;
- Protection of the role of Kirriemuir as an important service centre to the surrounding rural area including the maintenance of shopping and other facilities;
- The need to identify a suitable site for a replacement health centre; and
- The need to ensure the continued provision of marketable land for employment uses.

DEVELOPMENT STRATEGY

4. The Local Plan Development Strategy for Kirriemuir aims to:-

- Identify appropriate land to continue to accommodate a range of housing developments to meet local needs;
- Give priority to the redevelopment of brownfield sites within the built-up area where possible;
- Provide well located employment land;
- Sustain a strong and lively town centre with shopping and service facilities to serve the wider area and visitors;
- Support the development of a replacement health centre;
- Encourage the development of visitor attractions in the Kirriemuir area.

PROFILE

Role:

Gateway to the Glens. Kirriemuir is a small local centre providing services to a large rural area.

Population:

Census 2001 – 5963;
1991 – 5467;
% Change 91/01 : +9.07

Housing Land Supply June 2004:

existing - 47
allocated first ALP - 10

Employment Land Supply 2004 :

3 hectares

Drainage:

Formal drainage constraint affecting waste water catchment area including Kirriemuir, Maryton and Westmuir.

DRAINAGE ISSUES

5. The ongoing drainage constraint affecting the Kirriemuir WWTP, which also serves Maryton and Westmuir, continues to have an effect on the level of development that can take place. It is expected that improvement works will take place at the WWTP which will be completed by January 2006, although available drainage for new development would only be confirmed following a review of the operation of the drainage system on completion of the improvement project. The drainage situation will be kept under close review during the life of this Local Plan, and Angus Council will continue to press Scottish Water to make the necessary investment to allow timeous resolution of this issue to allow Kirriemuir to accommodate new development.

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. The planning permission for development at Westfield/Lindsay Street is subject to a condition requiring confirmation of availability of a connection to the public foul drainage system from Scottish Water before development can take place.

Table 1 : Existing Sites

| | |
|------------------------------|-----------|
| (a) Glengate | 8 |
| (b) Westfield/Lindsay Street | 39 |
| Total | 47 |

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. This Plan continues the allocation of this site for housing development, and where appropriate the wording of the proposal and/ or the indicative yield from the site may have changed. New housing development in Kirriemuir will require to be connected to the public foul drainage system.

Table 2 : Sites from First ALP

| | |
|--------------------|-----------|
| K1: Shielhill Road | 10 |
| Total | 10 |

K1 : Housing - Shielhill Road

0.5 ha of land at Shielhill Road is allocated for around 10 dwellings, perhaps town houses or low-rise flats. Appropriate secure boundary treatment between the development and the primary school grounds will be required. (Planning permission granted for 14 affordable housing units on 18 August 2005).

NEW ALLOCATIONS

8. Table 3 summarises new allocations of housing land which will contribute towards meeting the Structure Plan allowances to 2011. New housing development in Kirriemuir will require to be connected to the public foul drainage system.

Table 3 : New Allocations

| | |
|----------------|------------|
| K2 : Hillhead | 80 |
| K3 : Sunnyside | 40 |
| Total | 120 |

K2 : Housing - Hillhead

7.6 ha of land between Kinnordy Road and Shielhill Road is allocated for around 120 dwellings. A first phase of around 80 units will be permitted for development in the period to 2011.

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

- vehicular access from Kinnordy Road. Access from Shielhill Road may be permitted if suitable arrangements can be agreed to relocate or redesign the drop-off/pick-up point for pupils of Northmuir Primary School;
- 15% of the capacity of the site to provide LCHO affordable housing; and
- proposals for suitable use and maintenance of the land not required for phase 1.

K3 : Housing - Sunnyside

2 ha of land south of site K(b) : Westfield/Lindsay Street, is allocated for around 40 dwellings.

Access will be taken from site K(b). Development will require to have regard to the edge of town location with appropriate landscaping, particularly planting along the western and southern boundaries. The benefits of the southerly aspect of the site should be reflected in an energy efficient layout and design.

WORKING

9. An area of land at North Mains of Logie was allocated in the first Angus Local Plan to provide opportunities for local business development. This site has not come forward for development and in order to provide a marketable supply of employment land in Kirriemuir to meet Structure Plan requirements, a new site for a business park has been identified at Forfar Road. The site at North Mains of Logie is not continued in this Local Plan. New employment land development in Kirriemuir will require to be connected to the public foul drainage system.

K4 : Working – East Muirhead of Logie, Forfar Road

4 ha of land west of Maryton and south of Forfar Road is allocated for Class 4* (business), Class 5* (general industry), and Class 6* (storage and distribution) uses. Vehicular access should be from Forfar Road. Landscaping and other boundary treatments will be required to take account of the location of this site on the edge of the town and provide an appropriate high quality visual entrance to the town in keeping with the character of Kirriemuir.

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

COMMUNITY FACILITIES AND SERVICES

K5 : Kirriemuir Cemetery Extension

0.8 ha of land to the southeast of the existing cemetery is reserved for future cemetery purposes.

38

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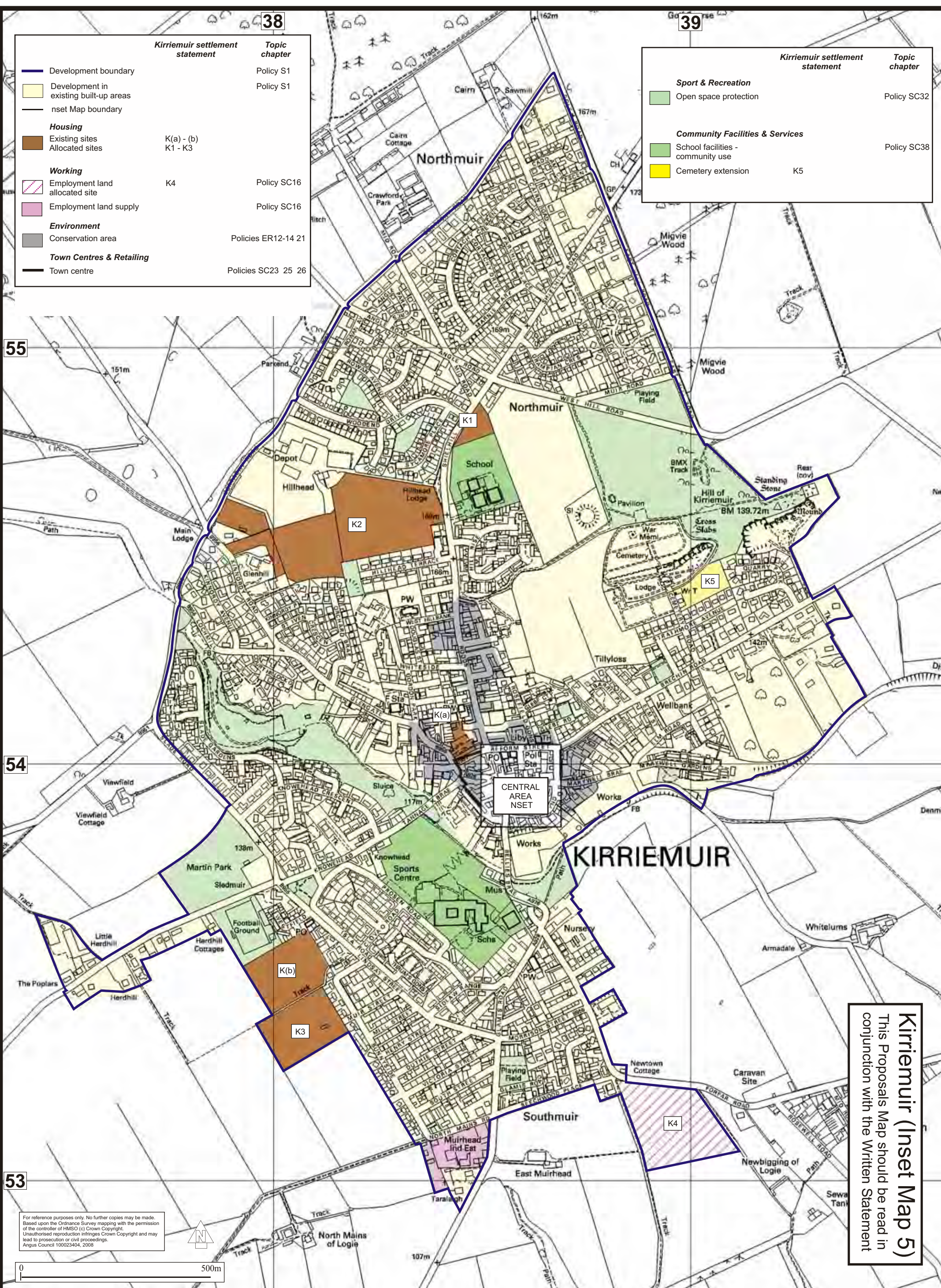
| Kirriemuir settlement statement | | Topic chapter |
|-------------------------------------|--|---------------------|
| | Development boundary | |
| | Development in existing built-up areas | |
| | nset Map boundary | |
| Housing | | |
| | Existing sites | K(a) - (b) |
| | Allocated sites | K1 - K3 |
| Working | | |
| | Employment land allocated site | K4 |
| | Employment land supply | |
| Environment | | |
| | Conservation area | Policies ER12-14 21 |
| Town Centres & Retailing | | |
| | Town centre | Policies SC23 25 26 |

| Kirriemuir settlement statement | | Topic chapter |
|--|-----------------------------------|---------------|
| Sport & Recreation | | |
| | Open space protection | Policy SC32 |
| Community Facilities & Services | | |
| | School facilities - community use | Policy SC38 |
| | Cemetery extension | K5 |

55

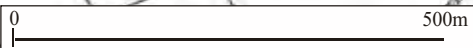
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Kirriemuir (Inset Map 5)
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MONIFIETH

MONIFIETH

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.

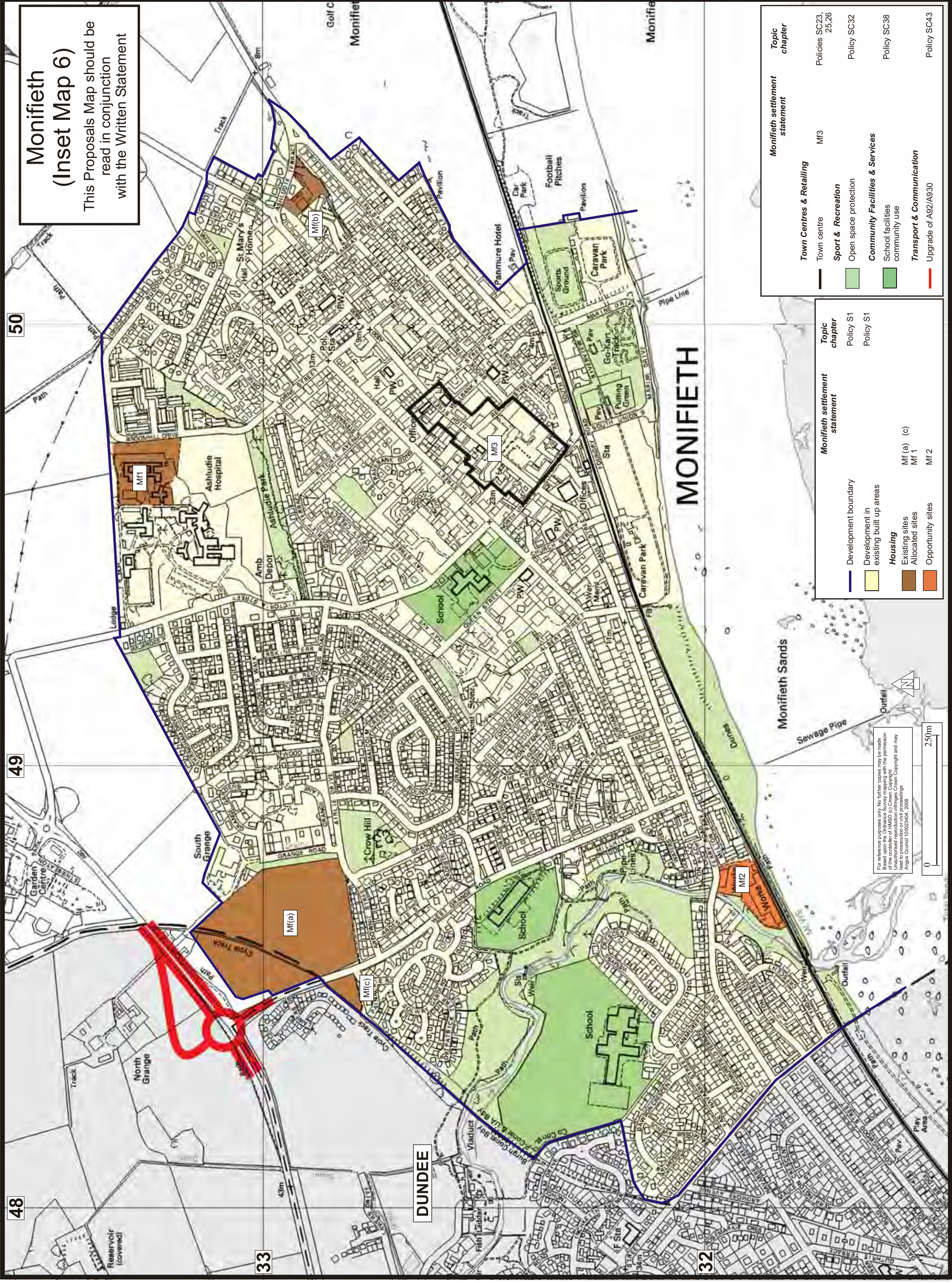
The town centre is in need of upgrading and the Council is keen to work with landowners and developers to regenerate the area and consolidate its retail and service centre function. Development proposals could include mixed-use redevelopment and housing in upper floors.

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)

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| Monifieth settlement statement | Topic chapter |
|--|---------------|
| Development boundary | |
| Development in existing built up areas | Policy S1 |
| Housing | Policy S1 |
| Existing sites | |
| Mf (a) (c) | |
| Mf 1 | |
| Mf 2 | |
| Opportunity sites | |

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

MONTROSE including Ferryden and Hillside

MONTROSE including Ferryden & Hillside

1. Montrose is an important service and employment centre for the north east of Angus with a number of distinctive features including attractive townscape, harbour and Basin, the Mid Links, extensive seafront and open links areas. Its significance is enhanced by its location on the A92 coastal tourist route and the rail network making it an attractive place to live as well as a popular destination for visitors, tourists and business. Hillside, located approximately 2 km north of Montrose is one of the larger villages in Angus. Although there are a number of local services in Hillside it is largely dependent upon Montrose for employment, shopping and community facilities. Ferryden located on the southern shore of the river South Esk is characterised by the traditional fishing village to the east and more modern residential expansion to the west. The village is supported by a limited number of basic facilities and the community relies on Montrose for a wider range of services. Whilst the Local Plan seeks to retain the separate character and identity of Ferryden and Hillside it aims to maximise their close geographical and functional relationship with Montrose.

2. Given the physical form of Montrose, its important environmental features and land use constraints, the location of future development particularly for housing and employment remains a key issue. The long standing housing allocation at Brechin Road has finally come forward and a first phase of development is underway. Whilst land at Brechin Road will continue to have a key role in providing a long-term housing land supply for Montrose the need to allow for the reuse and regeneration of Sunnyside Hospital Estate is also recognised. The Local Plan seeks to support development proposals, which will maintain the integrity and secure the future of the listed buildings and allow these to come forward in a phased and coordinated manner in accordance with an approved master plan for the site.

3. In terms of employment land, existing sites at Forties Road and Broomfield satisfy the minimum requirement of the Dundee and Angus Structure Plan. However in a positive attempt to facilitate further industrial development in the area it is considered appropriate to provide additional employment land at the former Montrose Airfield.

4. Due to the location of a fertiliser store in the harbour area the southern part of Montrose is covered by a Health and Safety Consultation Zone that will impact on development within this part of the town. Consultation procedures in respect of development proposals within this consultation zone are set out in Policy S5 : Safeguard Areas contained within the Strategy section (Page 14).

PROFILE

Role:

Important north-east Angus seaside and market town providing wide range of services and facilities to the surrounding villages and area.

Population:

Census 2001 – 13126;
1991 – 13647;
% Change 91/01 : -3.82

Housing Land Supply June

2004:

existing - 121
allocated first ALP- 258
constrained - 100

Employment Land Supply 2004

Forties Road – 7.63 ha
Broomfield – 4.87 ha

Drainage:

No constraints within Montrose; Sewerage System serving Hillside requires upgrading.

KEY ISSUES

5. The main issues affecting Montrose are:-

- the release of Sunnyside Hospital Estate and the need to establish new uses for the existing buildings and grounds;
- the need to allocate additional employment land to satisfy potential future demand;
- the continued protection of the towns important environmental assets including the Basin, Mid Links, South Links, seafront and historic townscape;
- resolution of the drainage constraint affecting Hillside to enable development to come forward.

DEVELOPMENT STRATEGY

6. The Development Strategy for Montrose seeks to:

- safeguard and enhance the natural and built features which are a key part of the character and identity of the town;
- promote as a priority the reuse of available brownfield land for residential and other appropriate uses;
- provide for future housing growth by releasing land at Brechin Road and opportunities presented at Sunnyside Hospital Estate;
- provide for economic growth by allocating additional employment land on part of the airfield;
- encourage a strong and lively town centre including opportunities for additional shopping facilities to meet local requirements;
- pursue a network of paths within and around Montrose and further develop the cycle route north of the town;
- establish measures to mitigate the effects of coastal erosion and dune instability in the context of the Shoreline Management Plan.

HOUSING

EXISTING SITES

7. 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) Waldron Road | 8 |
| (b) Charleton Road | 2 |
| (c) Chapel Works | 8 |
| (d) Western Road/ High Street | 10 |
| (e) Brechin Road/ Tayock | 9 |
| (f) Hill Place | 12 |
| (g) New Wynd | 15 |
| (h) Provost Johnstone Road | 20 |
| (i) Bridge Street | 22 |
| (j) Rosemount Road | 7 |
| (k) Lower Balmain Street | 8 |
| Total | 121 |

SITES PREVIOUSLY IDENTIFIED BY THE FIRST ANGUS LOCAL PLAN

8. The sites summarised in Table 2 were previously identified in the first Angus Local Plan. This Plan continues the allocation of these sites for housing development, and where appropriate the wording of the proposal and/or the indicative yield from the site may have changed.

9. The site at Brechin Road is identified in the 2004 Housing Land Audit as having a potential capacity of 400 units. However, only 200 units are required to come forward in the period to 2011 to meet the allowances of the Dundee and Angus Structure Plan. This position is reflected in Table 2.

Table 2 : Sites from first ALP

| | |
|--------------------------------|------------|
| M1 : Brechin Road | 200 |
| M2 : Dungmans Tack | 18 |
| M3 : Lochside Distillery Tower | 40 |
| Total | 258 |

M1 : Housing – Brechin Road

Approximately 30 ha of land at Brechin Road is allocated for residential development together with significant areas of landscaping, open space and associated community facilities. An initial phase of 200 dwellings will be released within the plan period. The scale of further land release in the period beyond 2011 will be determined by a future Local Plan and take account of development progress at Sunnyside Hospital. Development proposals should accord with the approved Development Brief for the site. 25% of the capacity of the site should provide LCHO affordable housing. (*Outline planning permission granted for whole site in February 2005; and full planning permission granted for 112 dwellings in February 2005*).

M2 : Housing - Dungmans Tack

1.2 ha of land at Dungmans Tack is allocated for around 18 dwellings. This backland site is surrounded by residential properties and a nursing home. Development proposals will require to take account of guidance in Angus Council Advice Note 6: Backland Housing Development. 25% of the capacity of the site should provide LCHO affordable housing.

M3 : Housing - Lochside Distillery Tower

0.7 ha of land on the site of Lochside Distillery Tower is allocated for around 40 dwellings. Located on a prominent corner site and visible from the main approaches to the town from the north and west, the site and the existing buildings form a landmark and a gateway to the historic part of the town. Development proposals will require to be of a high design standard, be of a similar mass and scale to the existing buildings on the site and address the street frontage. (*Full planning permission for 37 dwellings was granted in February 2005*)

OPPORTUNITY SITES

10. There are a number of sites in Montrose 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).

11. Sunnyside Hospital Estate has been subject of a programme of rationalisation which has resulted in the majority of the buildings becoming surplus to healthcare requirements. Although a portion of the site is still in use it is expected that the Estate will become vacant and marketed for development within the plan period. While some initial work has been undertaken including the preparation of a development brief, further work is required by the landowner and/or prospective developers to bring the site forward for development. This includes the preparation of a master plan to coordinate the effective delivery of the regeneration project. The master plan should accord with the development principles outlined in the development brief, be based on a feasibility appraisal of what uses are achievable and viable and should set out detailed matters including the location and layout of proposed uses, implementation, phasing, timing and viability of development.

12. The approved development brief indicates an estimated site capacity of around 320 dwellings comprising 130 from the reuse of buildings and 190 on potential development areas. However given the scale of the site and the number and size of the buildings involved, the Brief also indicates that the site could be developed for a mix of uses. Therefore whilst the maximum number of dwellings capable of coming forward on this site is estimated as 320, this number may be subject to change depending on specific development proposals and the mix of uses that are advanced.

13. The development brief also allows for the development of associated greenfield parcels of land including a playing field to facilitate the reuse of the listed buildings. In line with Policy SC32 : Open Space Protection, the playing field will require to be relocated within the site unless it is demonstrated that there is an excess of pitch provision in the area.

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.

Opportunity Sites

M4 : Sunnyside Hospital Estate

M4 : Opportunity Site - Sunnyside Hospital Estate

Land and buildings at Sunnyside Hospital Estate provide an opportunity for regeneration and redevelopment for a range of uses as outlined in the approved Development Brief. The preparation of a Master Plan by prospective developer(s) will be required to provide a framework for the coordination and delivery of development. Development proposals for the reuse of hospital buildings and associated parcels of greenfield areas for housing or any other uses will only be considered in the context of an approved Master Plan and will be assessed against the strategy and relevant policies of the Local Plan. Development on greenfield areas of land will only be permitted where it is necessary to facilitate the reuse of the listed buildings. In accordance with Policy SC32 : Open Space Protection, the existing playing field will require to be relocated within the site unless it is demonstrated that there is a clear excess of pitch provision in the area.

WORKING

14. The first Angus Local Plan allocated an area of 3.6 ha, in the south west corner of Montrose airfield, as an extension to the employment land at Broomfield Industrial Estate. It is considered that a further part of the airfield, forming a gap between the A92, the Waste Water Treatment Plant and the existing Broomfield Industrial Estate, provides an opportunity for supplementing the employment land supply for the town. Given that this area is generally flat, of open aspect and highly visible (particularly from the A92, the links areas and golf courses to the south and the dune system to the east) the potential impact of development in this location needs to be fully addressed. Consideration of building heights, use of materials and landscaping will therefore be particularly important. Guidance on these matters will be established through the preparation of a development brief. In addition as the previously allocated area remains undeveloped, opportunity will be taken to incorporate this area into the development brief to provide development guidelines for both sites. The allocation of the site takes account of the requirement for landscaping around the site boundaries to provide effective screening and integration of development in this area.

M5 : Working - Montrose Airfield

10 ha of land forming part of the former Montrose Airfield adjacent to the A92 is allocated for employment uses comprising business (Class 4*), general industry (Class 5*) and storage and distribution (Class 6*). Proposals should be in accordance with the development brief which will be prepared for this site (and will incorporate the previous allocation from the first Angus Local Plan) which will include details of the following requirements :

- **provision of structural landscaping prior to any development to include a 40 metre landscape belt (including mounding) along the eastern boundary and 10 metre landscape strip along the northern and western boundaries of the site;**
- **transport assessment addressing:-**
 - (a) accessibility by a range of transport modes including linkages for pedestrians and cyclists to the site and to the links areas to the south and east;**
 - (b) provision of a new access from the A92 and associated junction improvements;**
- **formation of a link road between the site and Broomfield Industrial Estate to the south;**
- **provision of a new section of cycletrack forming part of the Montrose to St Cyrus cycle route;**
- **aspects of design including heights of buildings, colour of materials and appropriate landscaping.**

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

TOWN CENTRES AND RETAILING

15. Montrose supports a good range of retail provision in terms of type and location comprising a strong and lively town centre which includes a number of multiple retailers and two edge of centre foodstores. Existing planning permissions for new retail development at New Wynd/Baltic Street and a new DIY/garden centre and foodstore to the north of the town at Brechin Road will further improve the range of retail provision and distribution of food shopping within the town.

COMMUNITY FACILITIES AND SERVICES

M6 : Sleepyhillock Cemetery Extension

0.8 ha of land situated between the existing cemetery and Montrose Basin is reserved for future cemetery purposes.

TRANSPORT AND COMMUNICATION

16. The commercial Port of Montrose has an important role in the Angus economy and forms an important link in the wider transport network. The Port provides modern facilities for the handling and storage of commercial and oil related cargoes and imports/exports significant volumes of freight per year. Angus Council supports the maintenance and further development of Montrose Port as an integral part of the health of the Angus economy and as an environmentally friendly means of moving heavy freight. This includes improved transport linkages and opportunities that will enhance its use for sea based transport.

M7 : Montrose Port

Angus Council will safeguard Montrose Port for the development of operations associated with the Port and support proposals that enhance its role as a commercial port where these are compatible with adjacent land uses.

17. The railway siding and goods yard at Montrose Rail Station is a prime location for a rail related use that would benefit from the proximity of the rail station. The site is currently occupied by a timber building and storage area, which is unsightly, in a poor condition and highly visible from the A92 and railway line and as such, would benefit from environmental improvement.

M8 : Railway Sidings - Montrose Rail Station

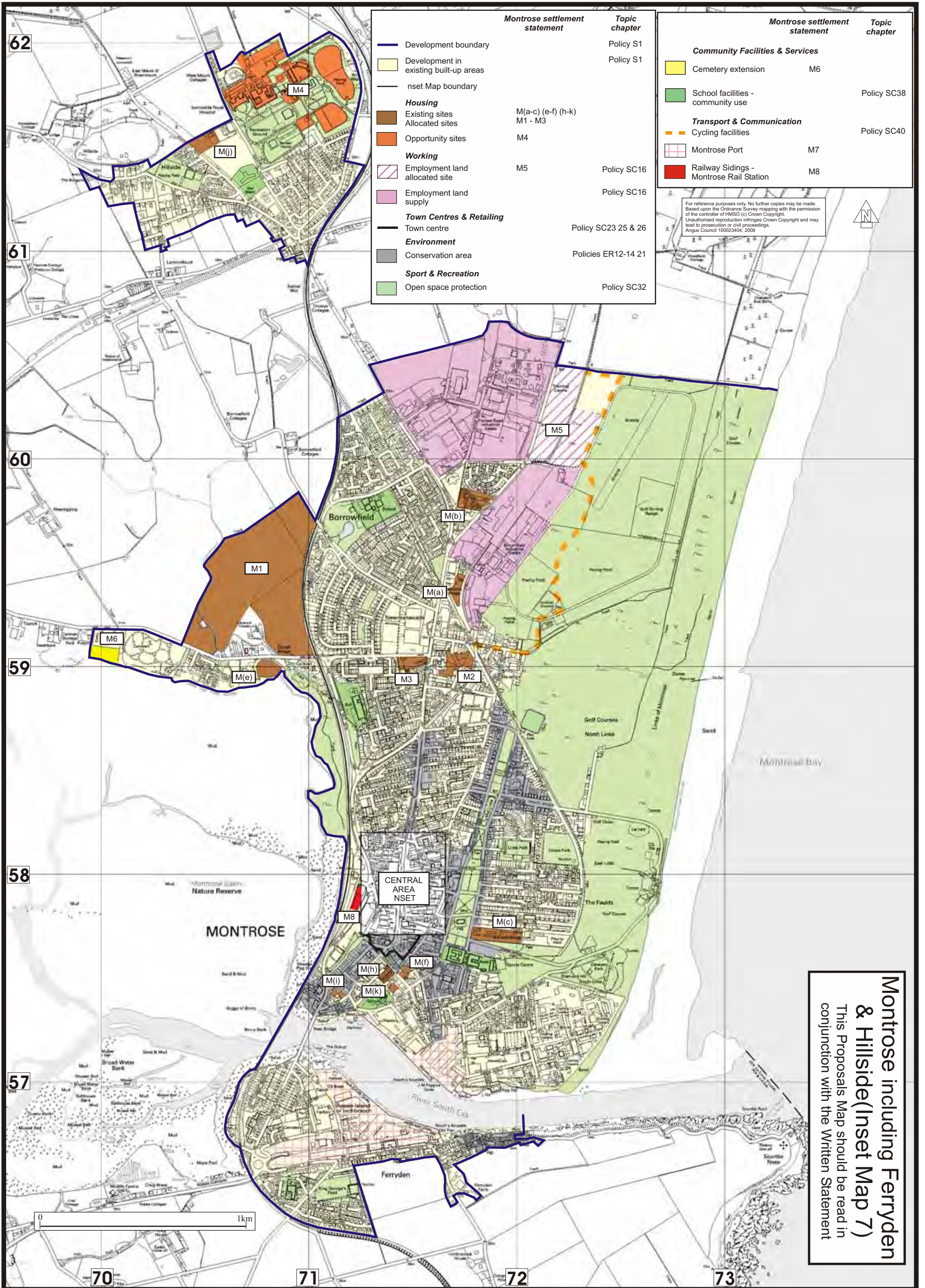
The railway siding and goods yard at Montrose Rail Station is reserved for rail related use. Proposals for the removal of the existing timber building and improvement of the storage area will be supported.

***Rail Related Use:** freight generating uses such as storage and distribution where freight by rail can be used as an alternative to road for all or part of a journey; or development generating a large number of workforce and visitor trips with potential to use rail travel as an alternative to the private car.*

SOUTH MONTROSE REGENERATION

18. The southern part of Montrose comprises a mix of land uses in different ownerships including the GSK pharmaceutical facility, the harbour as well as residential, industrial, warehousing and commercial properties. The area between GSK and the north quay of the harbour is of poor environmental quality and contains a number of older buildings some of which are vacant or in poor condition and several of which are of historic interest. While there may be scope for regeneration, the current road layout and configuration of buildings restricts accessibility within the area and to the harbour in particular and the Health and safety Consultation Zones affects the development potential within this part of town.

19. The Montrose Economic study (January 2006) examined the potential of this area and its relationship to the town and recommended the need for a coordinated approach to deal with the various issues in this part of Montrose. Angus Council together with other relevant parties will investigate measures to facilitate the regeneration and environmental improvement of south Montrose including opportunities arising at GSK and the harbour.



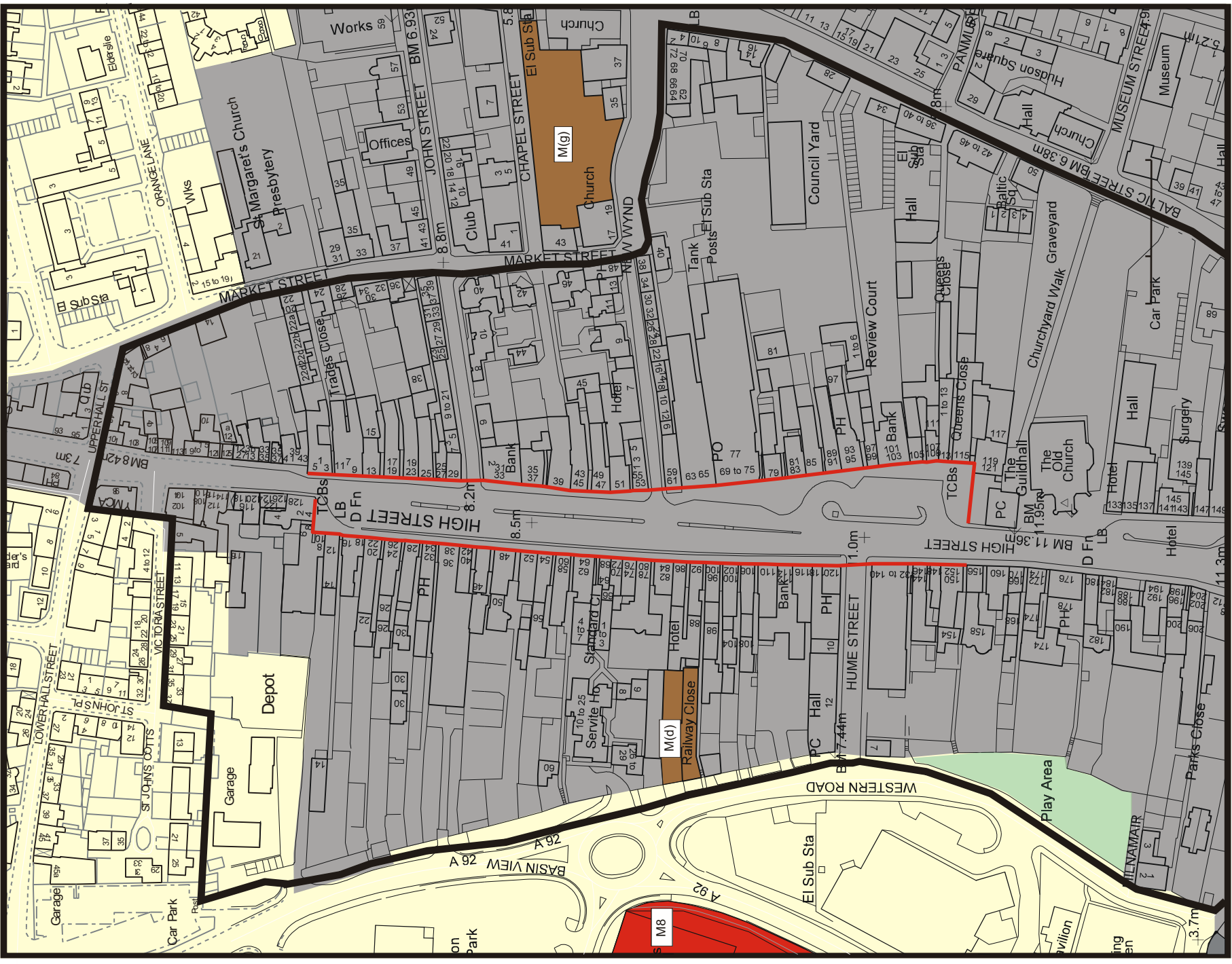
| Montrose settlement statement | | Topic chapter |
|--|--------------------|---------------------|
| Development boundary | | Policy S1 |
| Development in existing built-up areas | | Policy S1 |
| nset Map boundary | | |
| Housing | | |
| Existing sites | M(a-c) (e-f) (h-k) | |
| Allocated sites | M1 - M3 | |
| Opportunity sites | M4 | |
| Working | | |
| Employment land allocated site | M5 | Policy SC16 |
| Employment land supply | | Policy SC16 |
| Town Centres & Retailing | | |
| Town centre | | Policy SC23 25 & 26 |
| Environment | | |
| Conservation area | | Policies ER12-14 21 |
| Sport & Recreation | | |
| Open space protection | | Policy SC32 |

| Montrose settlement statement | | Topic chapter |
|--|----|---------------|
| Community Facilities & Services | | |
| Cemetery extension | M6 | |
| School facilities - community use | | Policy SC38 |
| Transport & Communication | | |
| Cycling facilities | | Policy SC40 |
| Montrose Port | M7 | |
| Railway Sidings - Montrose Rail Station | M8 | |

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Montrose including Ferryden & Hillside (Inset Map 7)
 This Proposals Map should be read in conjunction with the Written Statement

| Montrose settlement statement | Topic chapter |
|--|-----------------------|
| Development in existing built up areas | Policy S1 |
| Housing | |
| Existing sites | M(d) & (g) |
| Town Centres & Retailing | |
| Town centre | Policy SC23, 25 & 26 |
| Core retail area | Policy SC24 |
| Environment | |
| Conservation area | Policies ER12, 14, 21 |
| Sport & Recreation | |
| Open space protection | Policy SC32 |
| Transport & Communication | |
| Railway Sidings & Goods Yard | M8 |



Central Area Inset Map



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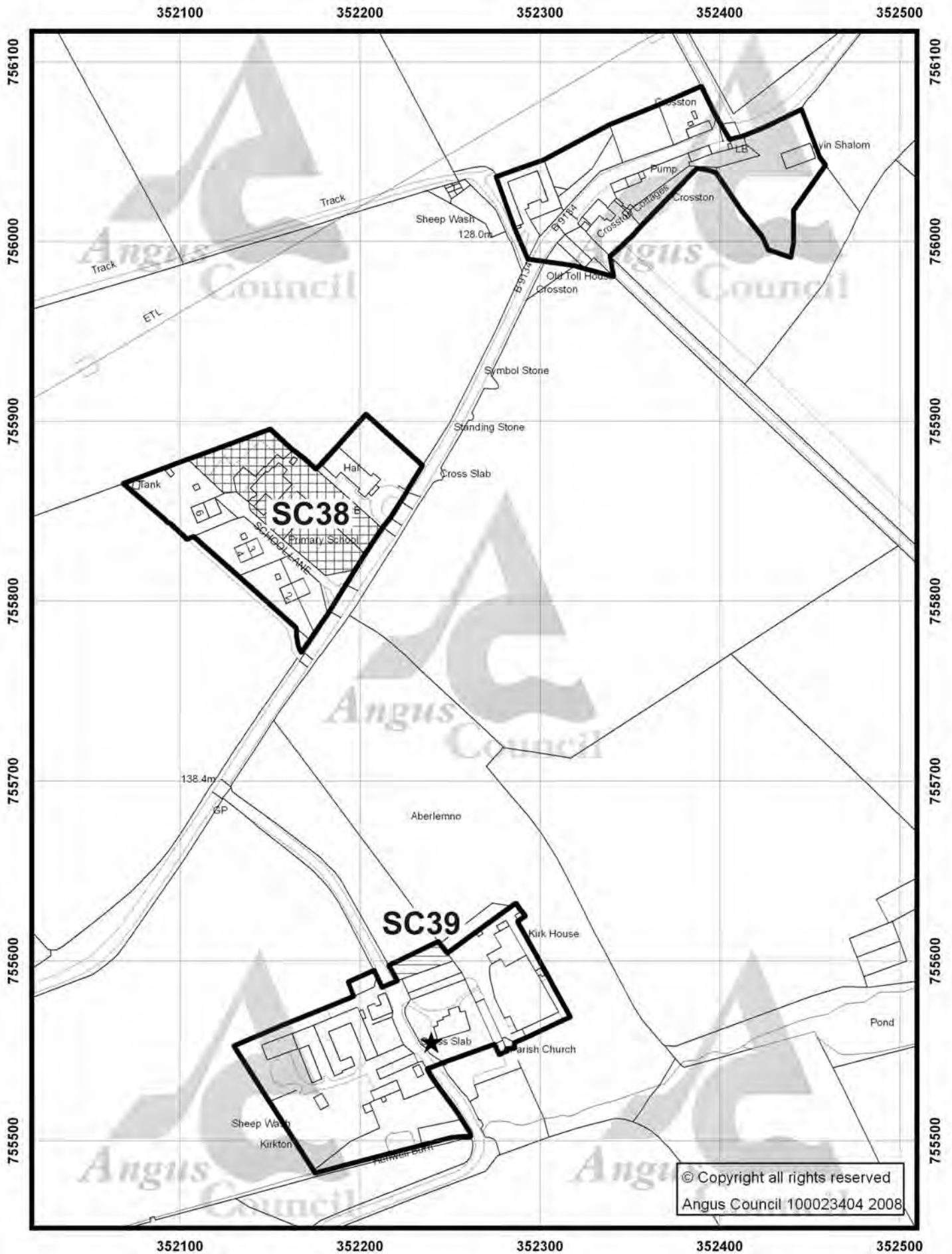
Village Directory


Statements and Boundary Maps

A statement is provided for those settlements shown in bold where land has been allocated for development.

Boundary maps have been prepared for all other settlements listed.



| Village Directory | Page | | Page | | Page |
|----------------------------|------------|-------------------------------|------------|-----------------------------------|------------|
| Aberlemno | 177 | Edzell | 213 | Maryton | 259 |
| Airlie | 178 | Farnell | 215 | Marywell | 260 |
| Arbirlot | 179 | Fern | 216 | Memus | 261 |
| Auchmithie | 181 | Finavon | 217 | Milton of Ogilvie | 262 |
| Auchterhouse | 183 | Folda | 218 | Monikie | 264 |
| Balgray | 184 | Fowlis Easter | 219 | Muirdrum | 265 |
| Balhall | 185 | Friockheim | 221 | Murroes | 266 |
| Balkeerie and Eassie | 186 | Gateside | 223 | Newbigging (by Carnoustie) | 267 |
| Ballumbie House | 187 | Glamis | 225 | Newbigging (by Tealing) | 269 |
| Barnhead | 189 | Greystone | 227 | Newtyle | 270 |
| Birkhill/Muirhead | 190 | Guthrie and Cotton of Guthrie | 228 | North Craigo | 271 |
| Bogindollo | 191 | Inchbare | 229 | North Dronley | 272 |
| Bowriefauld | 192 | Inveraldie/Tealing | 230 | Oathlaw | 273 |
| Braehead of Lunan | 193 | Inverarity | 231 | Padanaram | 274 |
| Bridge of Dun | 194 | Inverkeilor | 233 | Panbride | 275 |
| Bridgend of Lethnot | 195 | Kellas | 235 | Piperdam | 276 |
| Bridgend of Lintrathen | 196 | Kingsmuir | 237 | Prosen Village | 279 |
| Bridgefoot & Strathmartine | 197 | Kinnell | 239 | Redford | 280 |
| Bucklerheads | 198 | Kirkinch | 240 | Ruthven | 281 |
| Burnside of Duntrune | 199 | Kirkton of Auchterhouse | 241 | South Kingennie | 282 |
| Charleston | 200 | Kirkton of Craig | 242 | Strathmartine Hospital | 283 |
| Colliston | 201 | Kirkton of Glenisla | 243 | Tannadice | 285 |
| Cortachy | 202 | Kirkton of Kingoldrum | 244 | Tarfside | 286 |
| Craichie | 203 | Kirkton of Kinnettles | 245 | Tigerton | 287 |
| Craigo | 204 | Kirkton of Menmuir | 246 | Trinity | 288 |
| Craigton of Airlie | 205 | Kirkton of Tealing | 247 | Wellbank | 289 |
| Craigton of Monikie | 206 | Letham | 249 | Westhall Terrace | 290 |
| Douglastown | 207 | Letham Grange | 251 | Westmuir | 291 |
| Dunnichen | 208 | Leysmill | 254 | Whigstreet | 292 |
| Dykehead | 209 | Liff | 256 | Woodville | 294 |
| Eassie Muir | 210 | Lunanhead | 257 | | |
| Easthaven | 211 | Lundie | 258 | | |

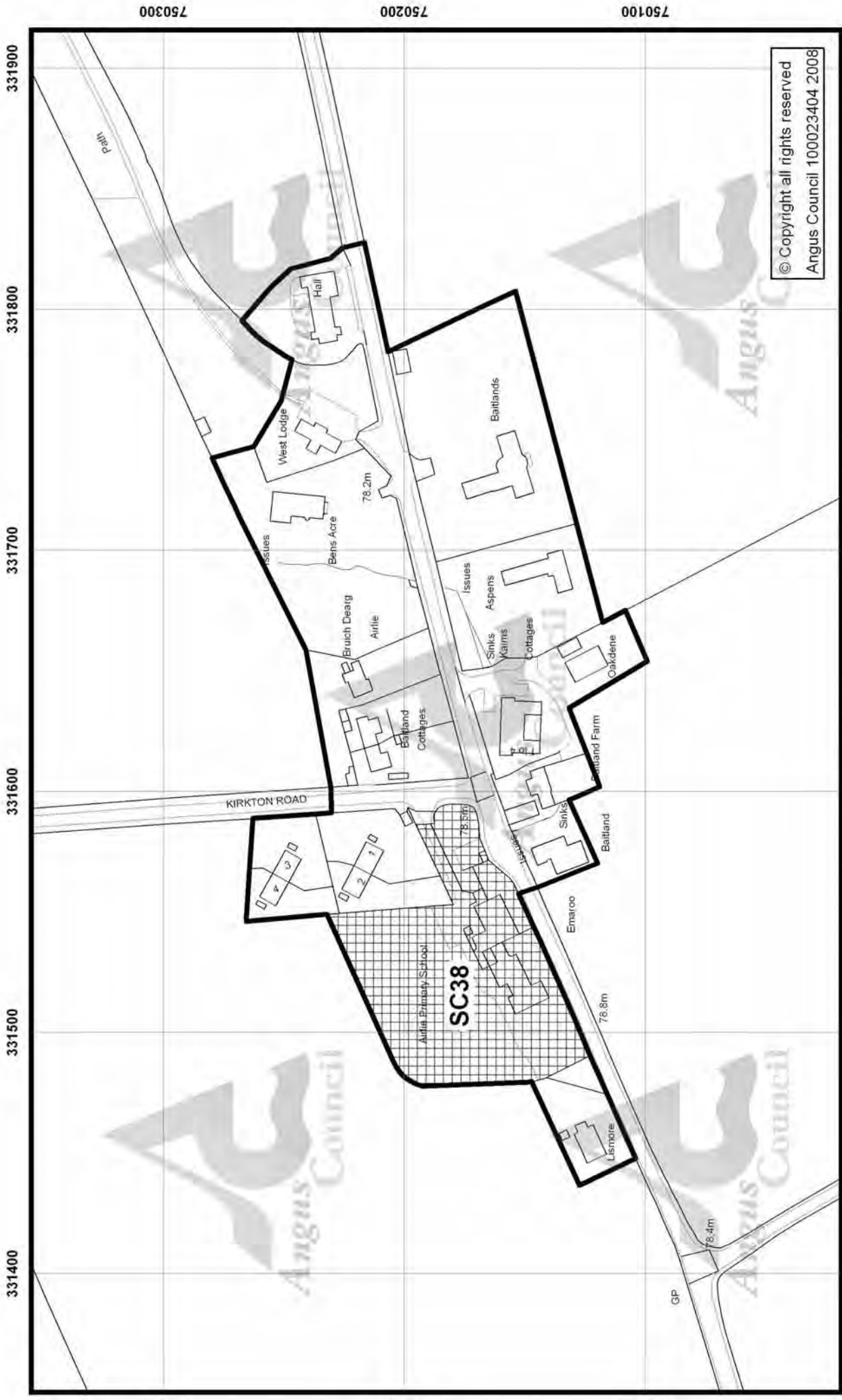




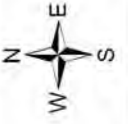
Aberlemno

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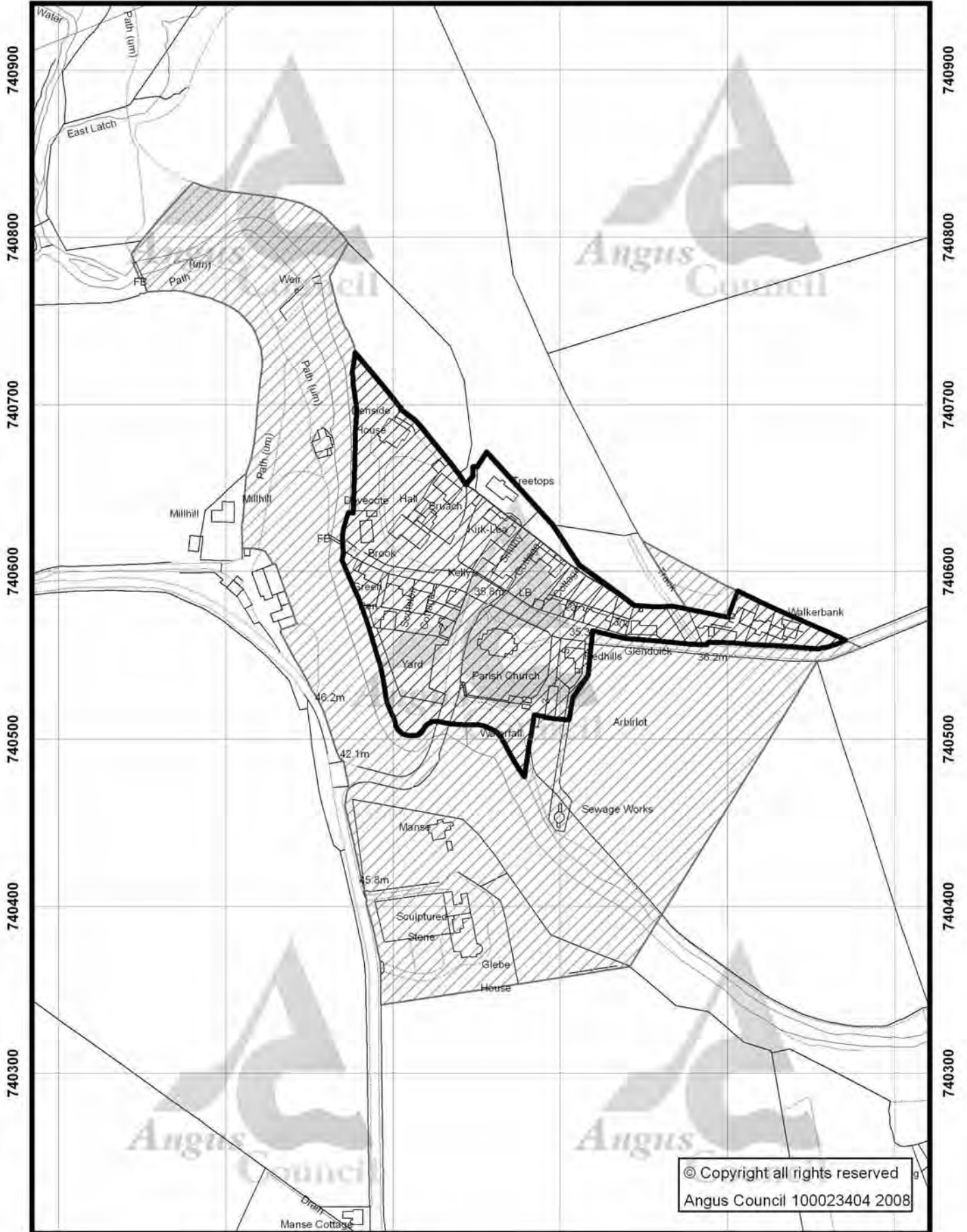


Airlie Angus Local Plan Review




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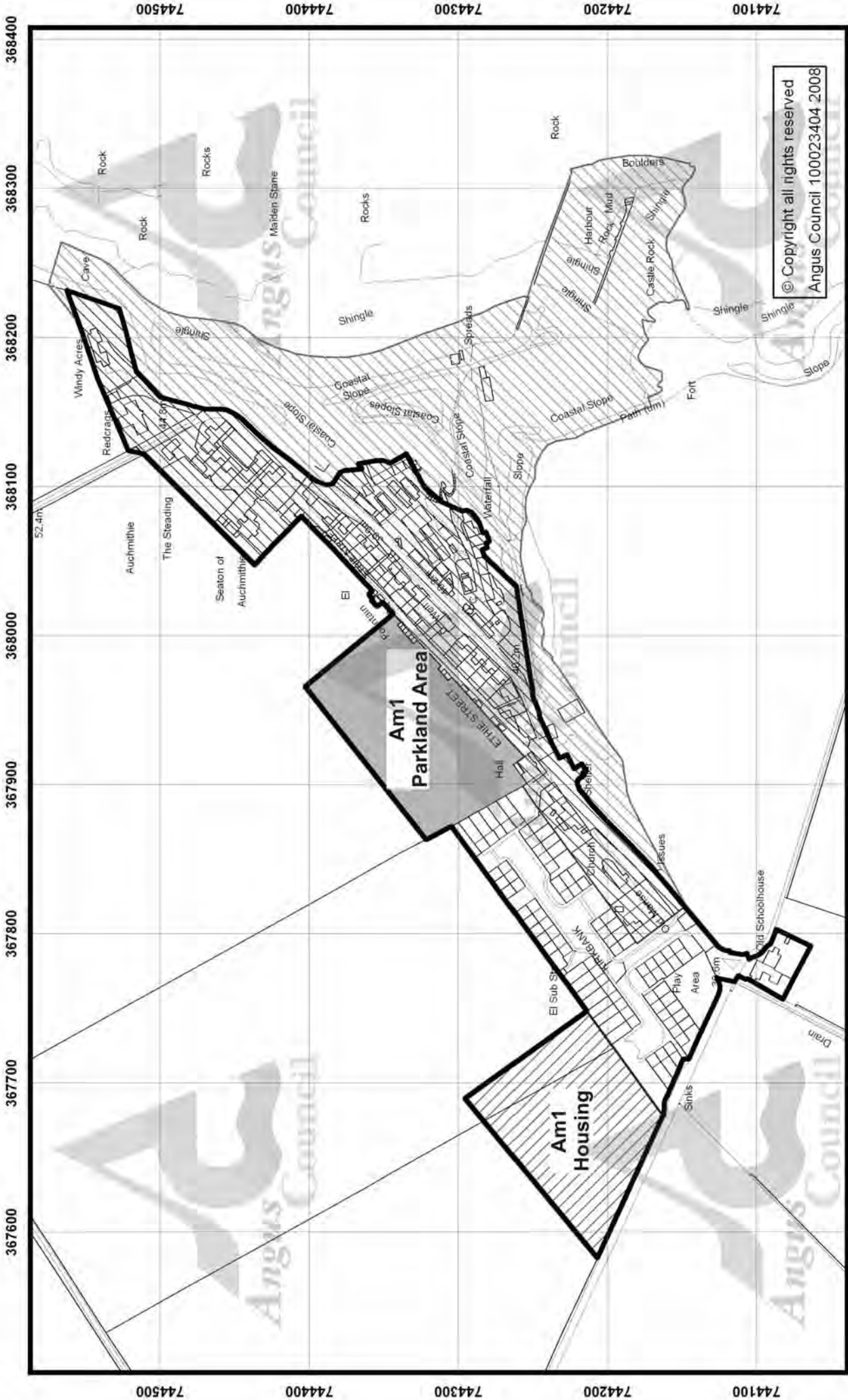
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Arbirlot
Angus Local Plan Review

0 40 80 160 Metres





Auchmithie Angus Local Plan Review



AUCHMITHIE

1. The small fishing village of Auchmithie, perched above the cliffs was designated a conservation area in 1972. It is a popular destination for local visitors with its old harbour and cliffs.

KEY ISSUE/DEVELOPMENT STRATEGY

2. A drainage embargo at Auchmithie has constrained the possibility of new development in recent years and consequently the levels of population and available facilities have reduced. Of particular local concern is the lack of any significant area of outdoor recreation facilities.

3. The village is served by a communal septic tank which has recently been replaced by Scottish Water (SW) to improve outflow, to meet environmental standards. SW are monitoring the outflow and there may be capacity in the new tank to accommodate some limited development. SEPA will require to be assured that the future outflow of the tank will not breach mandatory Bathing Waters Standards. If some residential development can be accommodated within the capacity of the existing tank or a privately funded upgrade could be agreed, potential for increasing traffic problems limits options for its location.

4. The development strategy for Auchmithie seeks to provide opportunity for new housing and address the issue of play space. In addition Angus Council will also seek to establish a programme for small scale environmental improvements within the village

HOUSING

NEW ALLOCATIONS

5. 3. Table 1 summarises new allocations for housing land which will contribute towards meeting the Structure Plan allowances to 2011.

6. In conjunction with and as part of the proposed new housing development, opportunity will also be sought to establish new village park that will provide for outdoor play needs.

Am1 : Housing - Kirkbank

Approx 1.2ha of land immediately north of the existing houses at Kirkbank is allocated for residential development of around 15 dwellings, subject to available drainage capacity. Development of this site should:-

- **allocate 20% of the capacity of the site to provide LCHO affordable housing;**
- **have regard to its edge of village location; and**
- **incorporate appropriate landscaping and boundary treatment.**

PROFILE

Role:

Originally a small fishing village, about 4km north of Arbroath.

Population:

Census: 2001 - 183

1991 - 221

% change 91/01 - 17%

Drainage:

Formal drainage constraint

Water Supply:

Available

Table 1: New Allocations

Am1 : North of Kirkbank 15

Total 15

In addition and as part of community planning gain, provision of approx 1.1ha of land will be required (to accommodate a seven aside football pitch, play park and car parking) and located adjacent to the Auchmithie Village Hall. This matter may be dealt with by a legal agreement.

ENVIRONMENT

Am2 : Village Environmental Improvements

Angus Council in conjunction with partners will seek to establish a phased programme for small-scale environmental improvements within the village.

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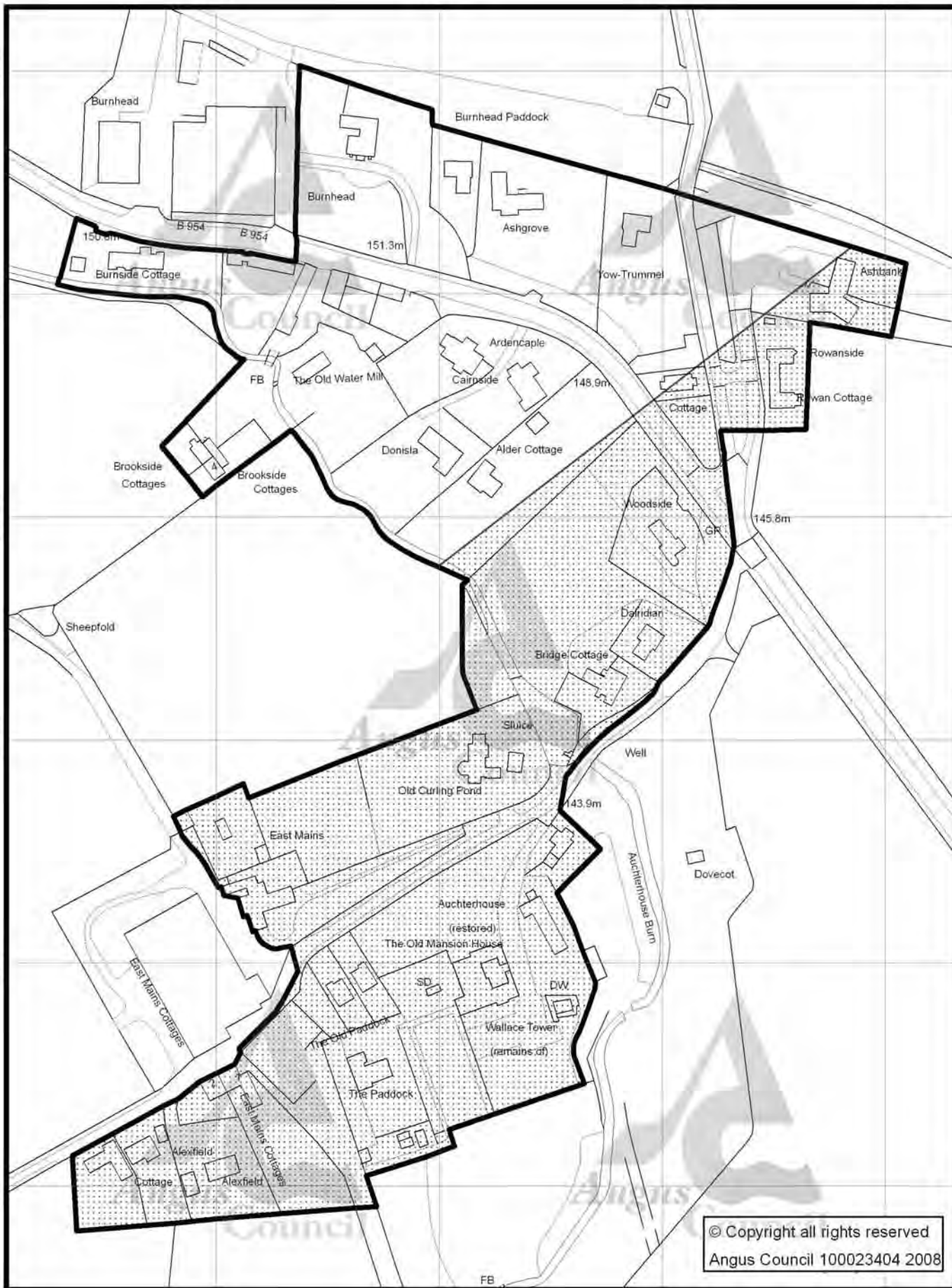
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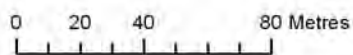
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Auchterhouse
Angus Local Plan Review



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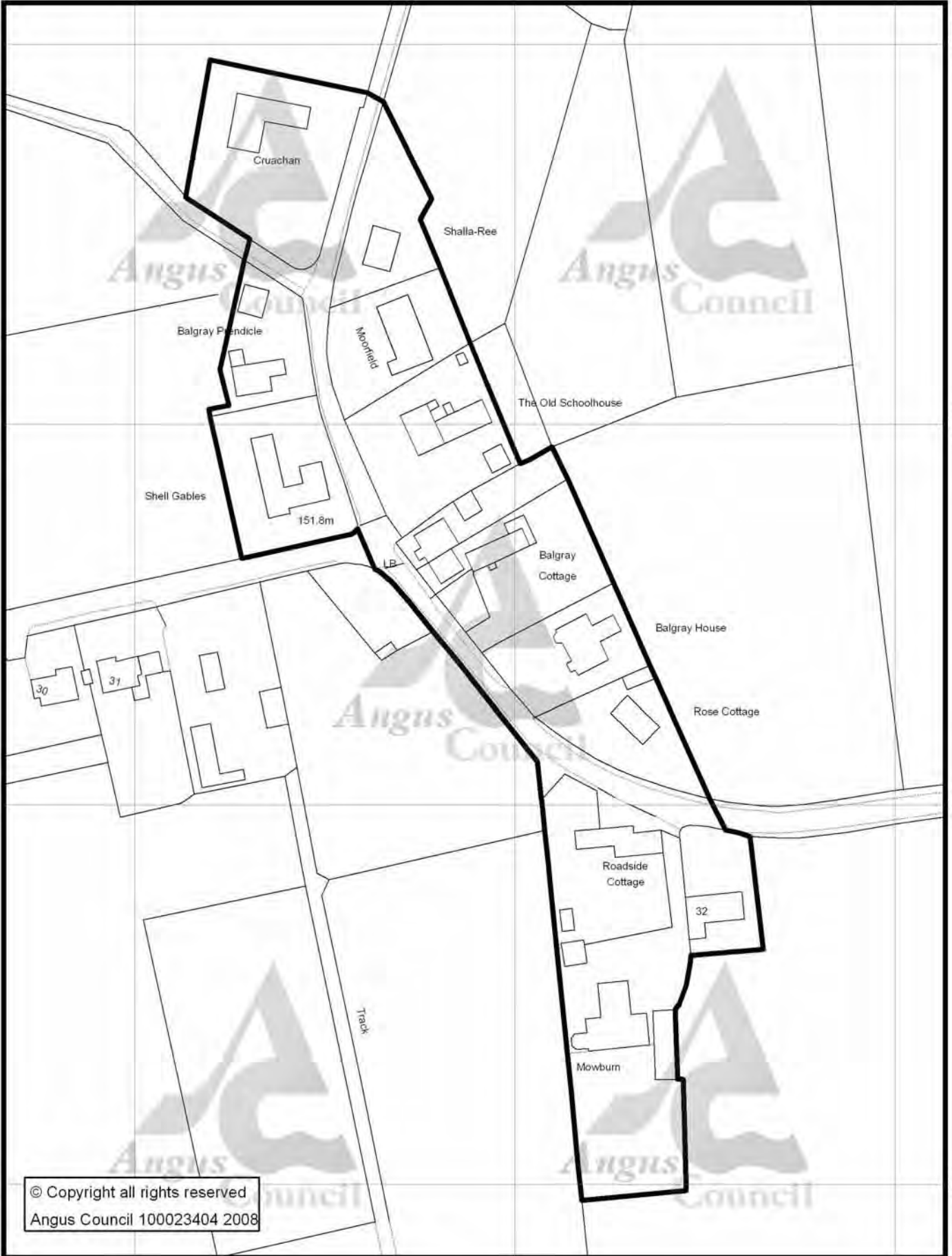
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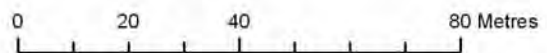
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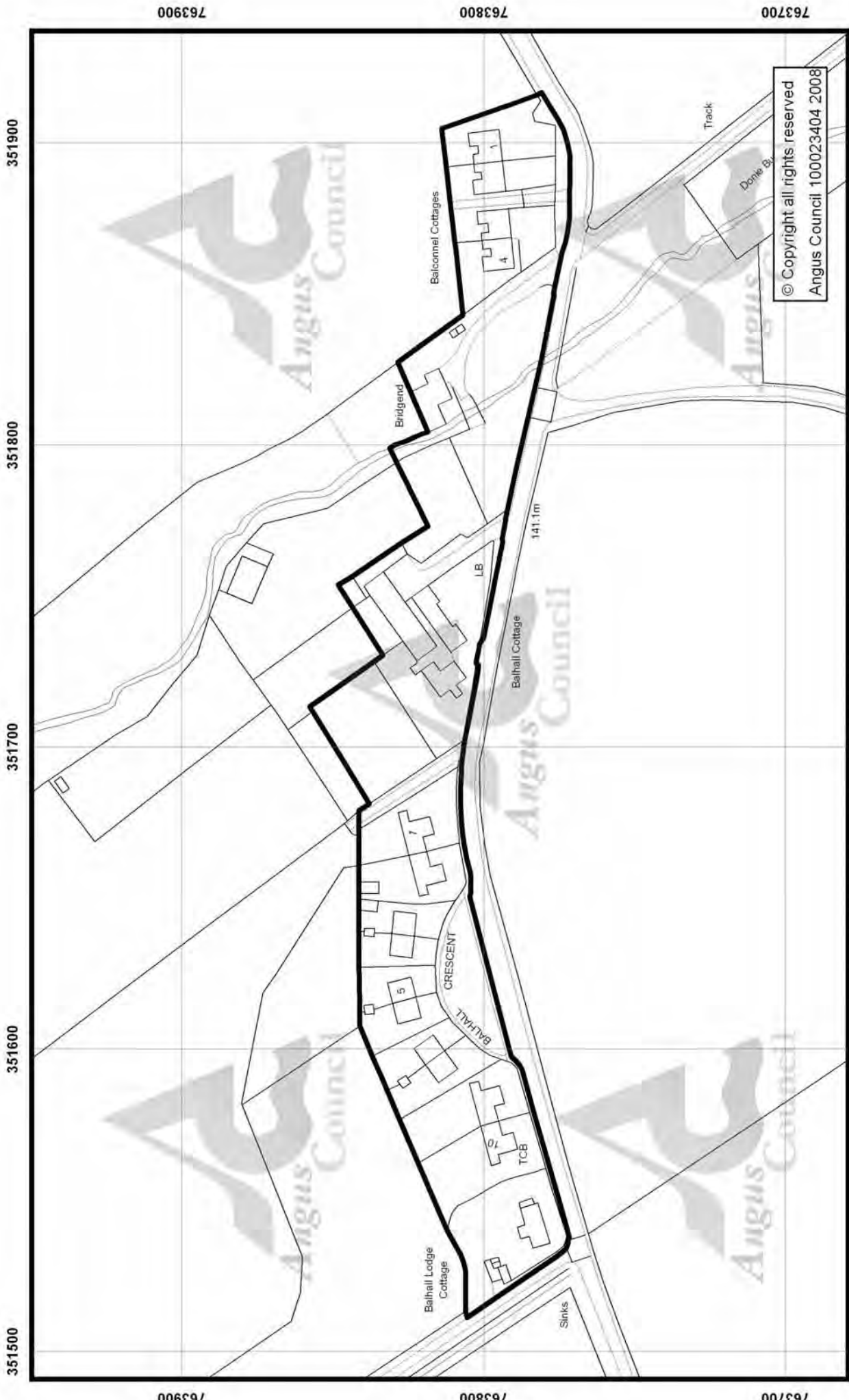
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Balgray

Angus Local Plan Review



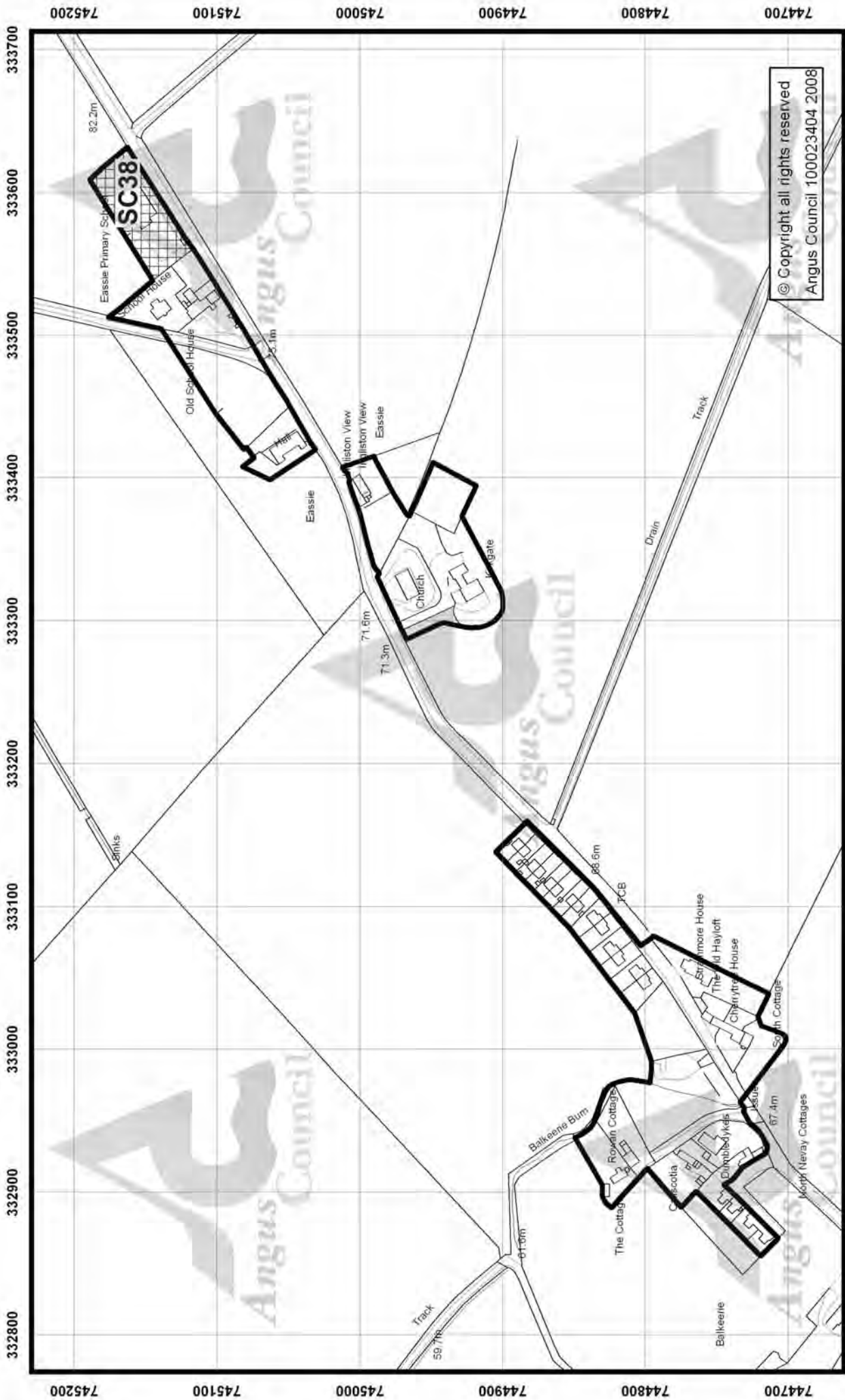


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Balhall
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Balkeerie and Eassie Angus Local Plan Review



BALLUMBIE HOUSE

1. The Ballumbie House area is located on the edge of Angus and lies partly within Dundee City Council's area. This statement applies only to that part within Angus. Planning permission was granted by Angus Council for a mixed residential and golf course development set in around 95 ha of land. The site includes the former Ballumbie House, a Category 'B' listed building. A Section 75 Agreement is in place to secure the phased development of housing and the restoration of Ballumbie House.

KEY ISSUE/DEVELOPMENT STRATEGY

2. The development approach for Ballumbie House will limit residential development to the existing approved number and distribution of housing sites and maintain or enhance the recreational potential of the golf course and associated facilities.

HOUSING

EXISTING SITES

3. The existing housing land supply, comprising sites with planning permission or under construction as identified in the Housing Land Audit June 2004, is shown in Table 1.

Ba1 : Ballumbie House

Private housing at Ballumbie House and grounds will be limited to the approved development layout of dispersed groups of houses to a maximum of 238 units and the conversion of Ballumbie House to provide 14 units.

SPORT AND RECREATION

4. The golf course and associated facilities contribute to the recreation and tourism resource of Angus. Proposals that support or enhance the recreational potential of the Ballumbie House area will be supported where they are compatible with existing land uses and do not adversely impact on the amenity of the area.

Ba2 : Recreation Development

Proposals which extend the recreational potential of the golf related development at Ballumbie House will be supported where they are compatible with the existing land uses/activities and are not detrimental to the area's unique environment.

PROFILE

Role:

Mixed golf course and housing development located on the edge of Angus, falling partly within Dundee City.

Housing Land Supply June 2004:

existing – 184

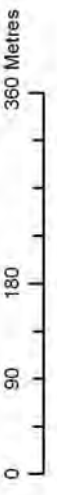
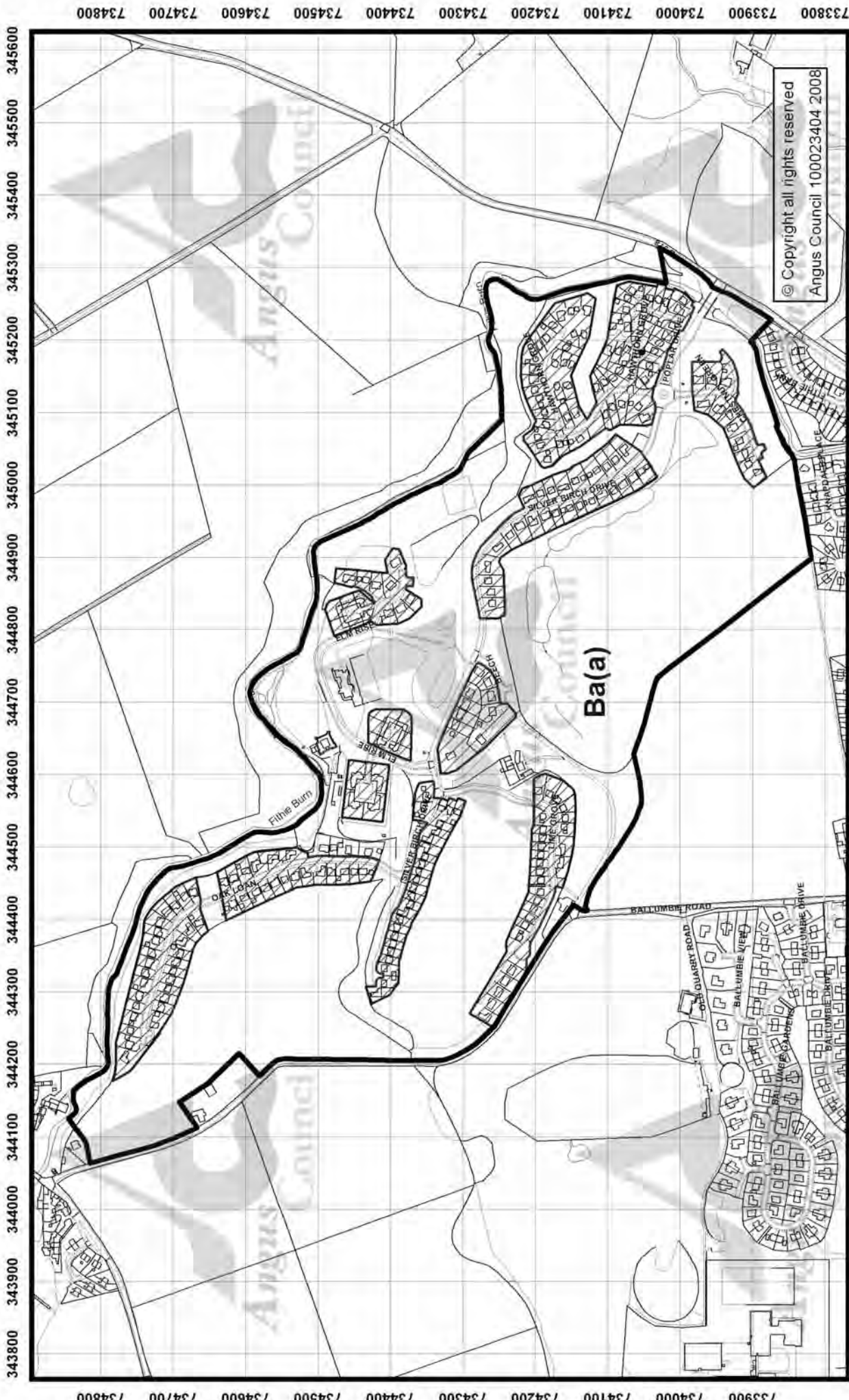
Drainage:

Capacity available.

Table 1: Existing Sites

(a) Ballumbie House 184

Total 184



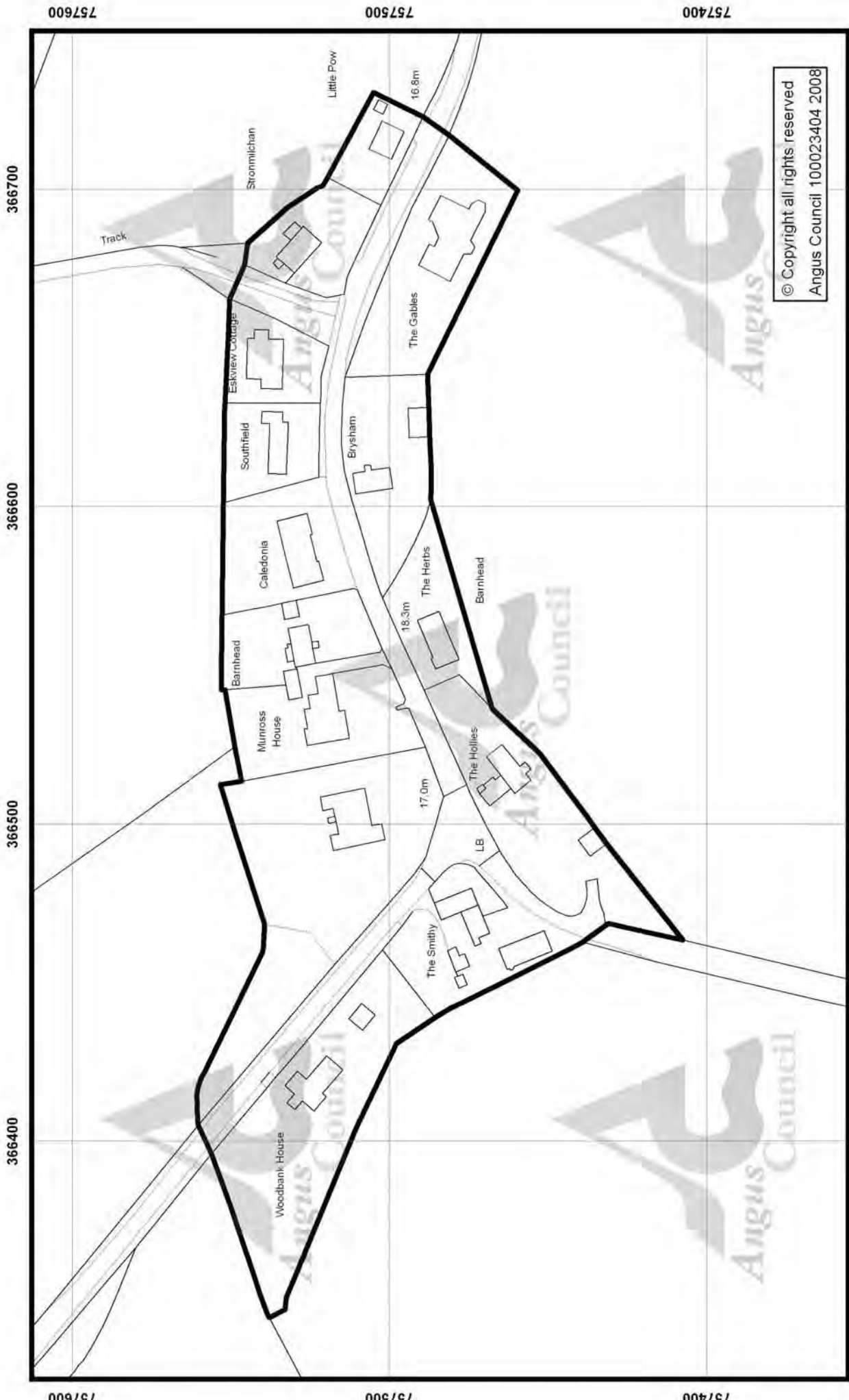
Ballumbie House
Angus Local Plan Review



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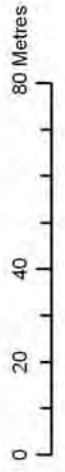
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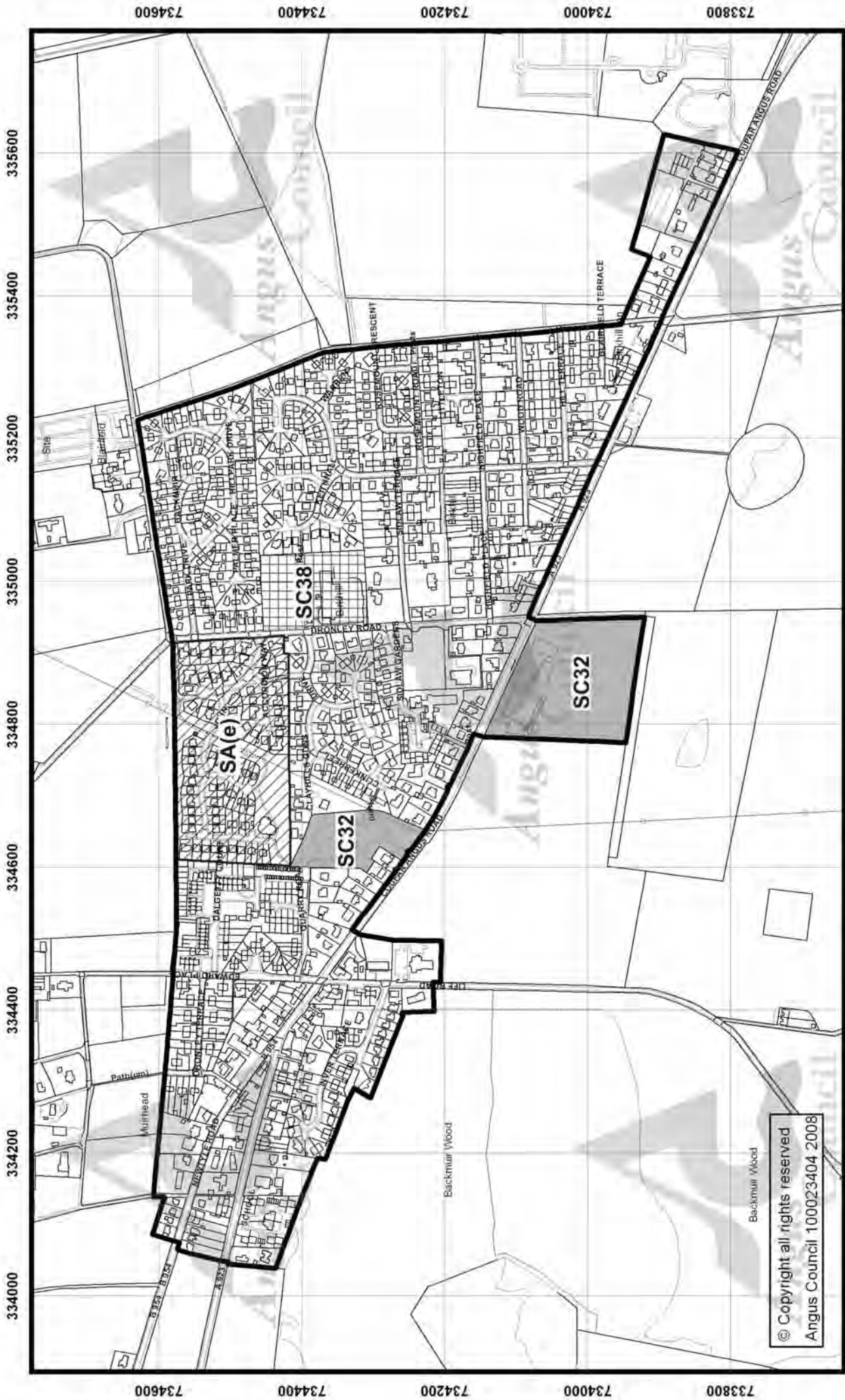


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Barnhead
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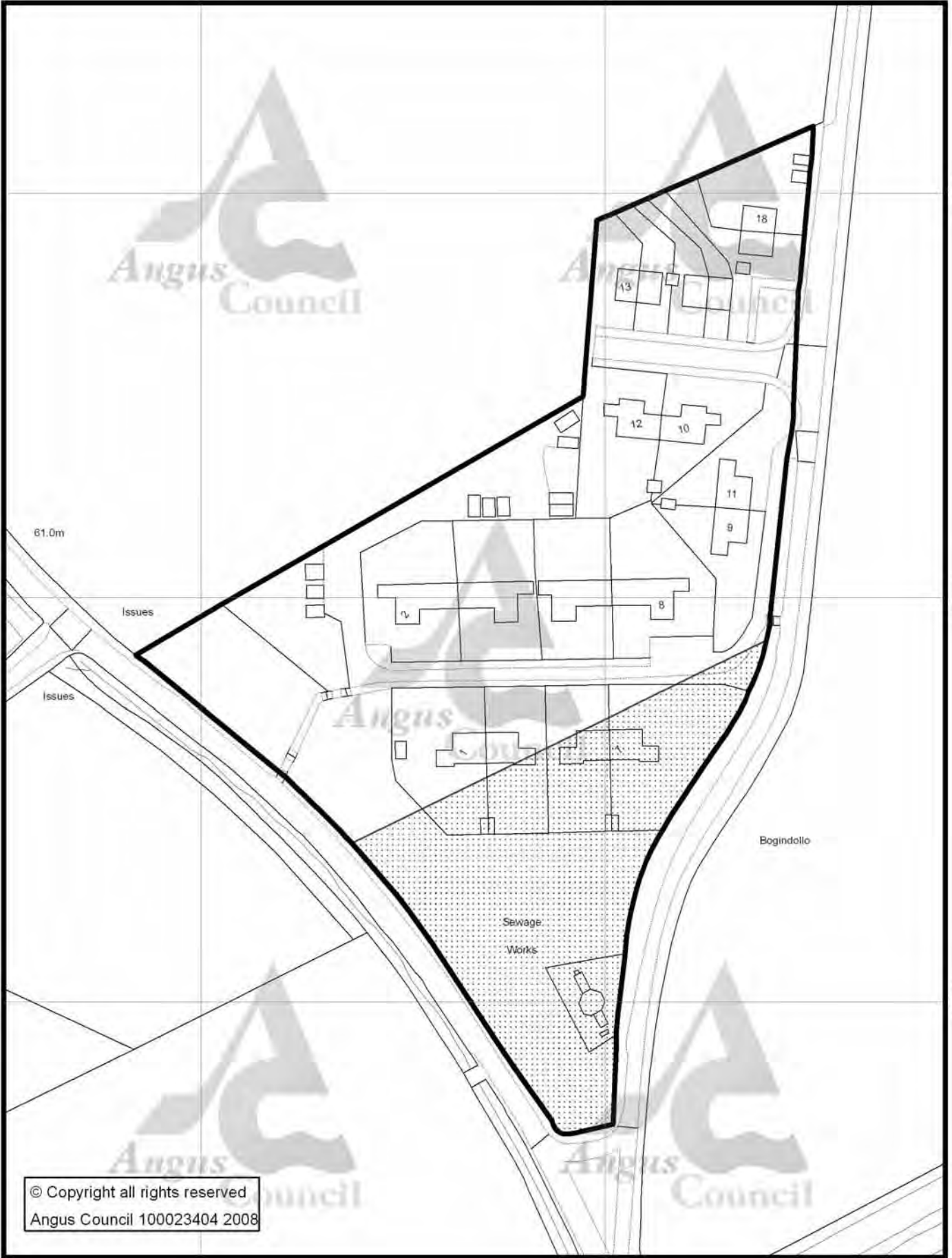




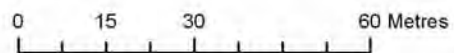
Birkhill and Muirhead

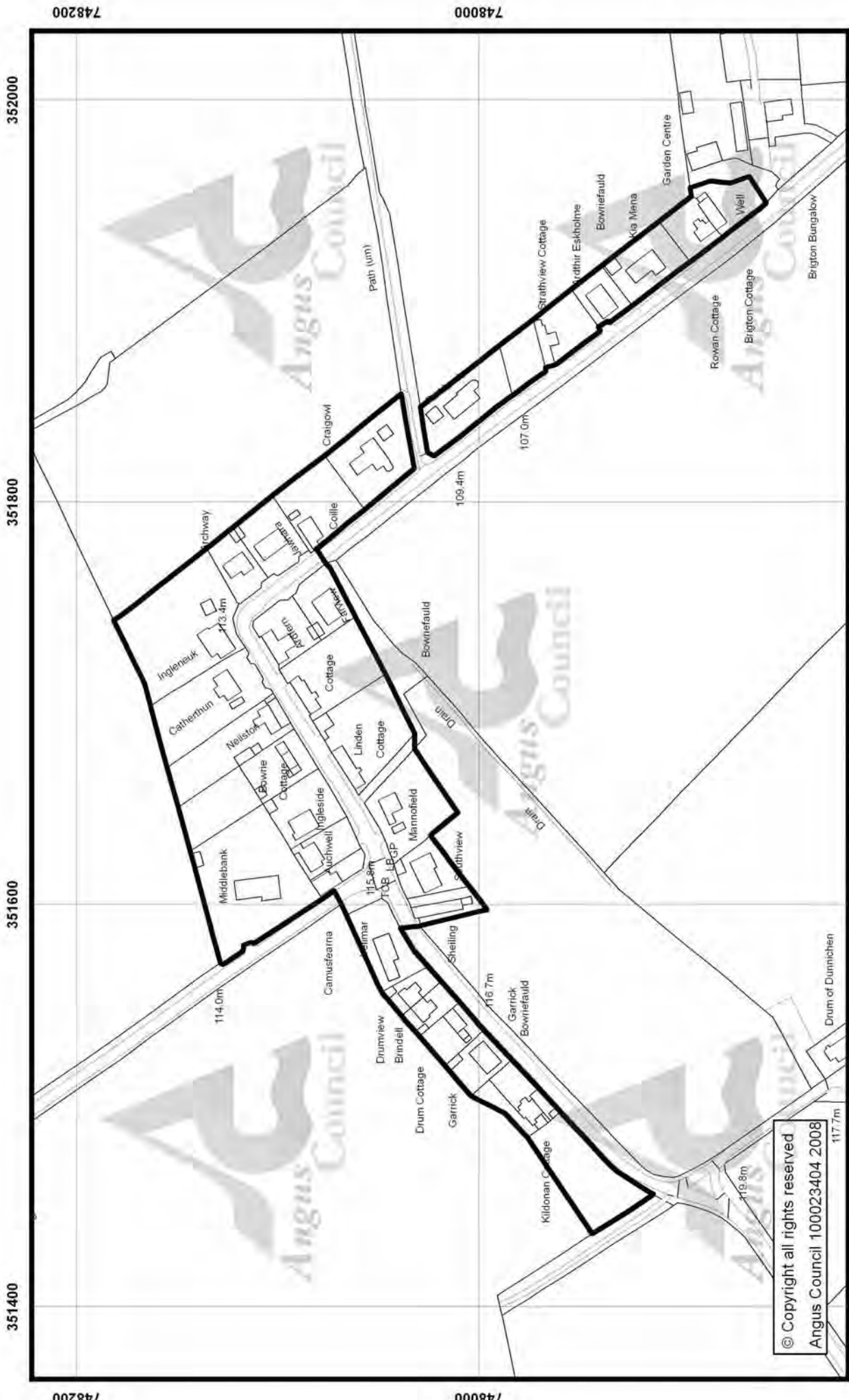
Angus Local Plan Review



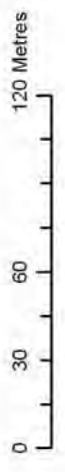


Bogindollo
Angus Local Plan Review





**Bowriefauld
Angus Local Plan Review**



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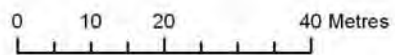
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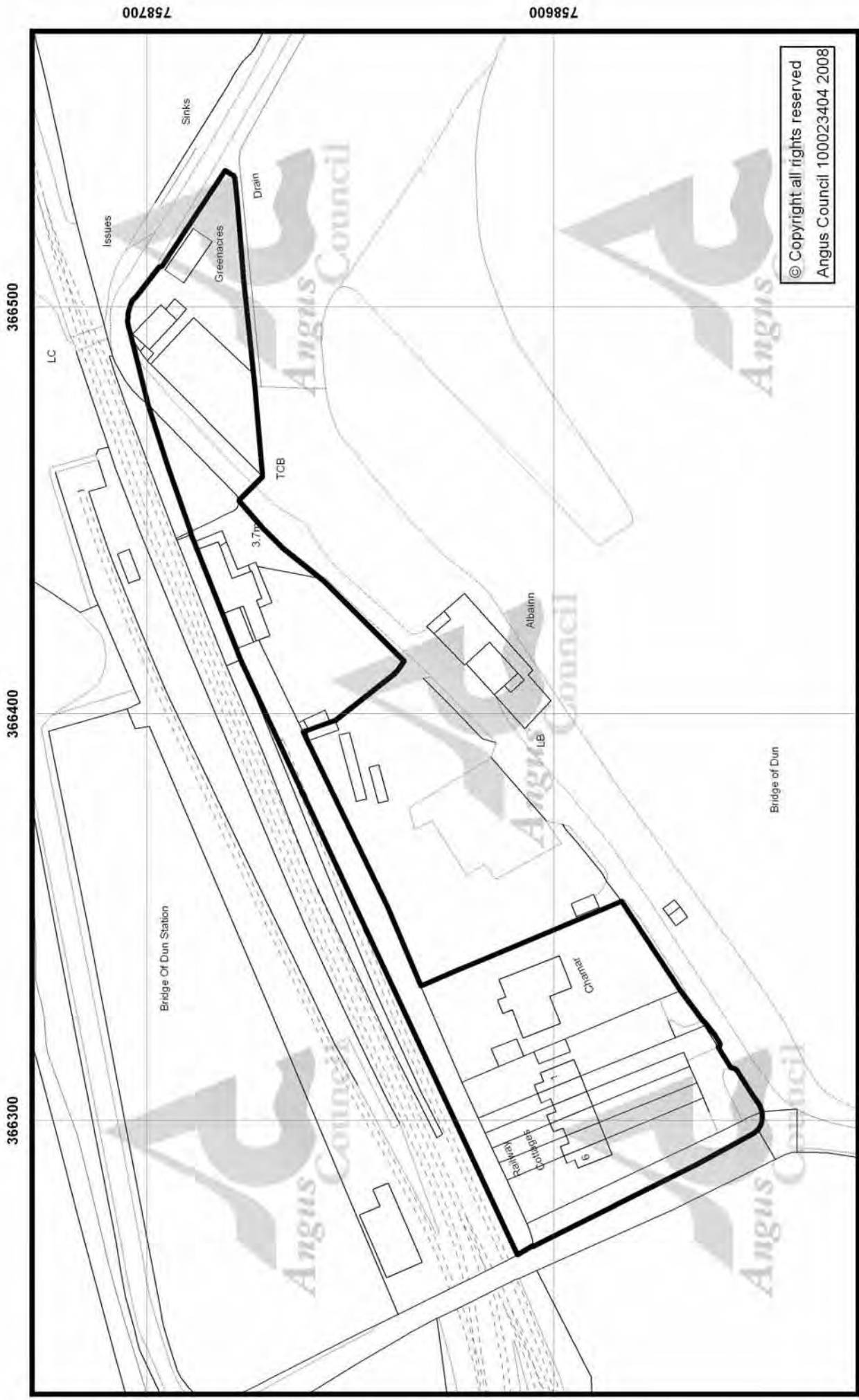
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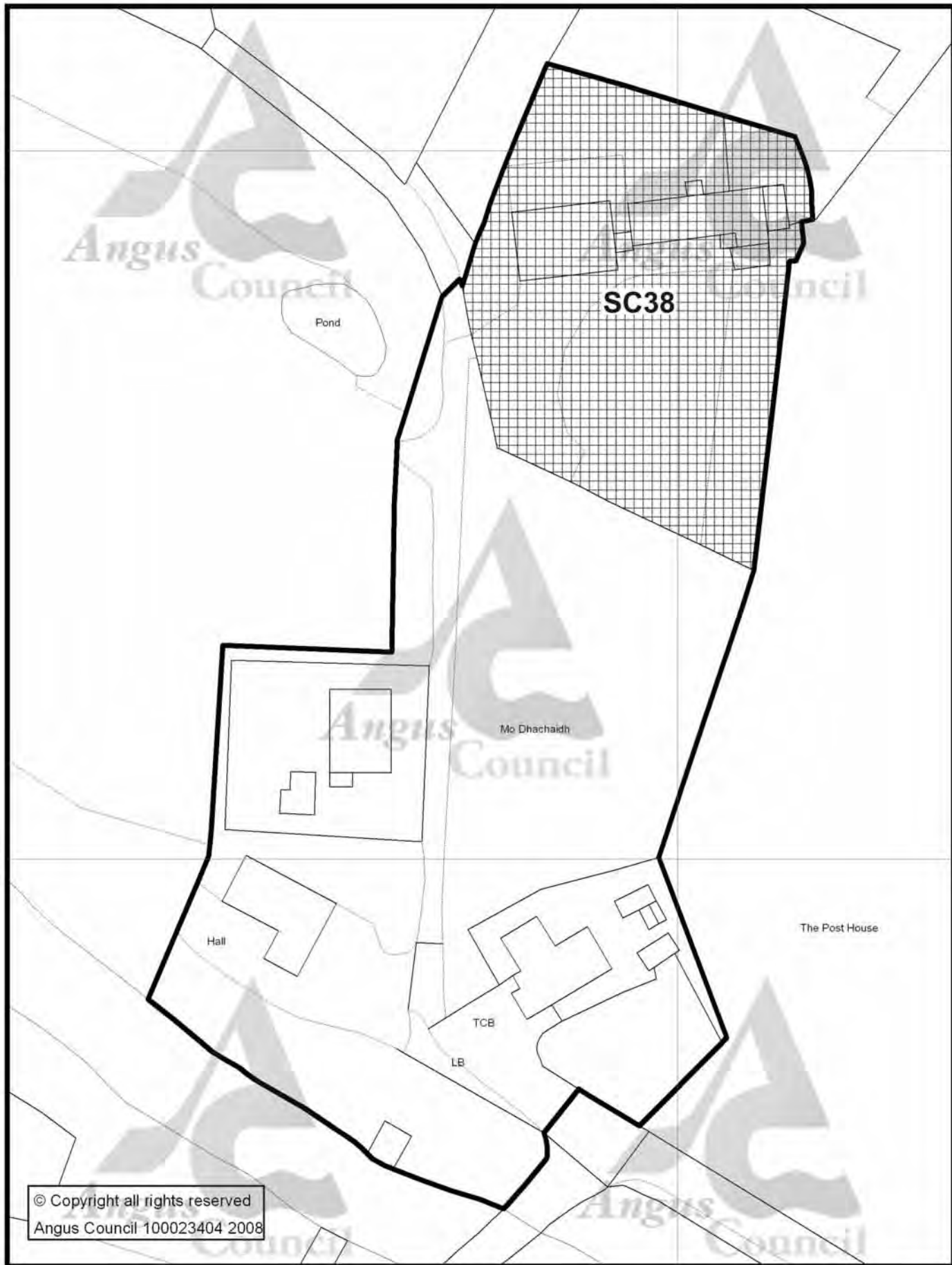
Braehead of Lunan
Angus Local Plan Review





**Bridge of Dun
Angus Local Plan Review**

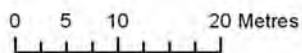


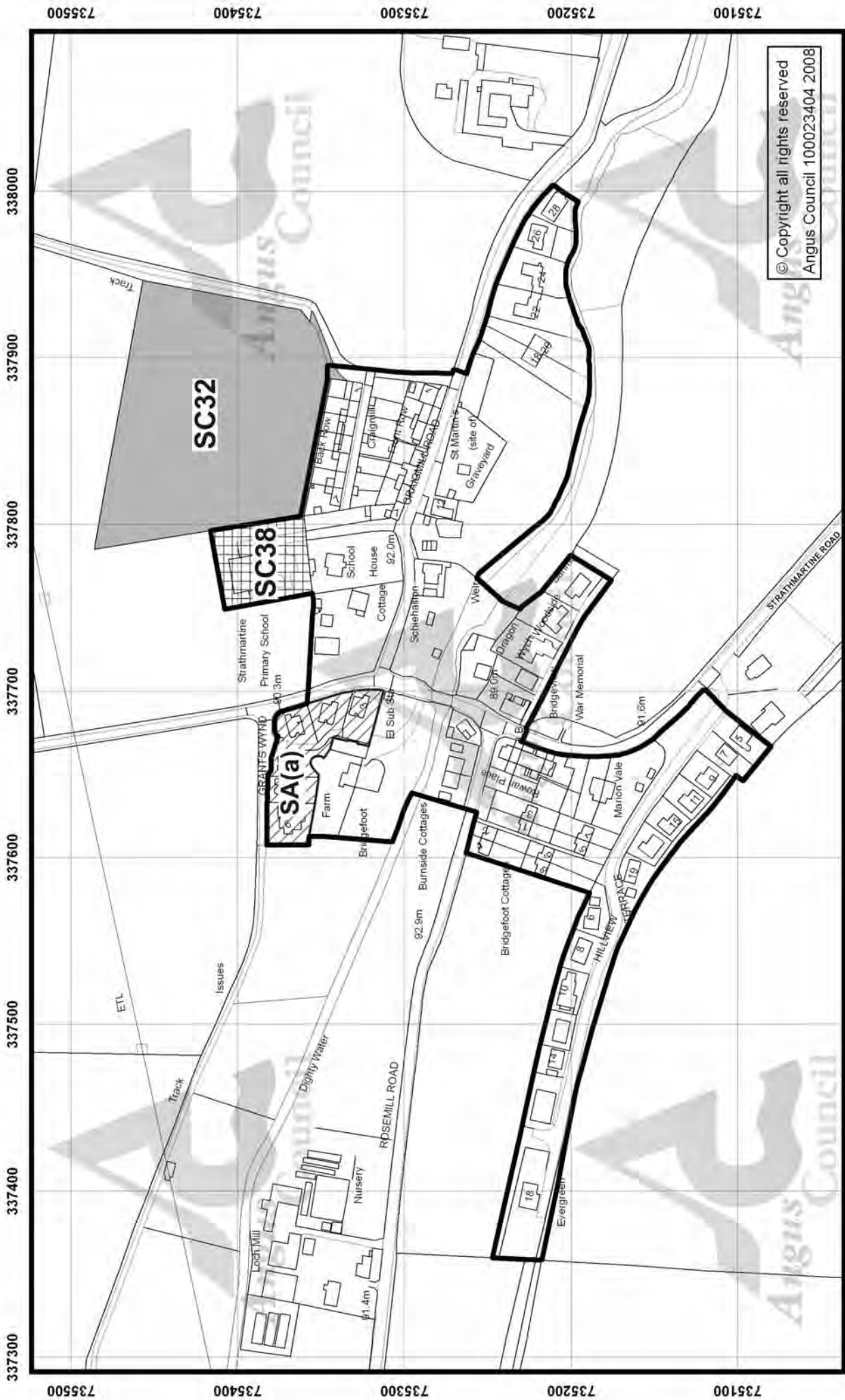


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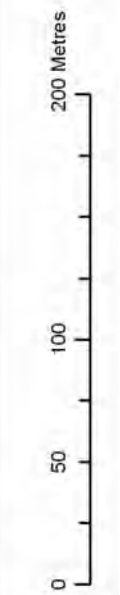


Bridgend of Lethnot
Angus Local Plan Review





Bridgefoot and Strathmartine Angus Local Plan Review



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346300

736500

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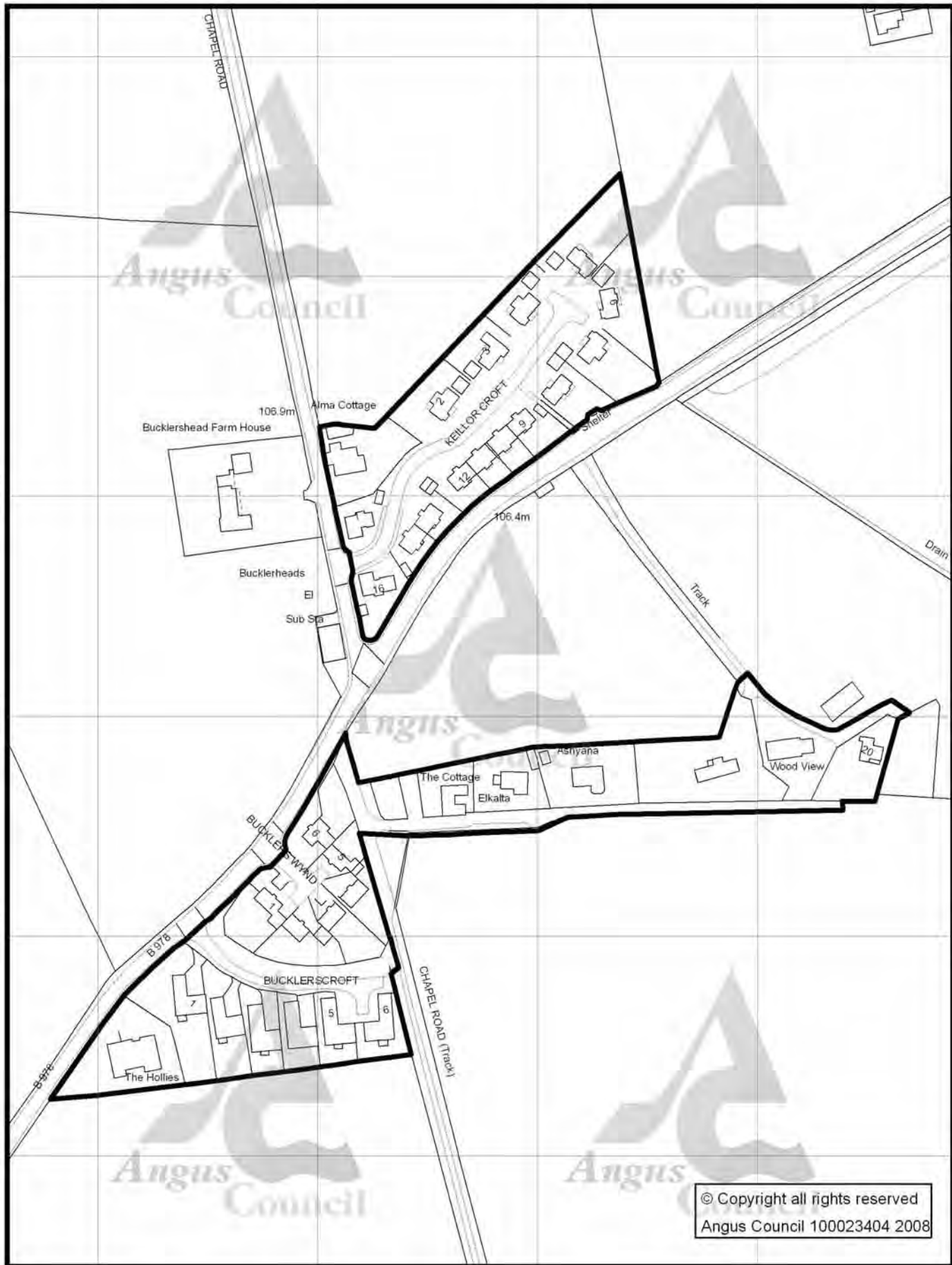
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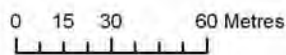
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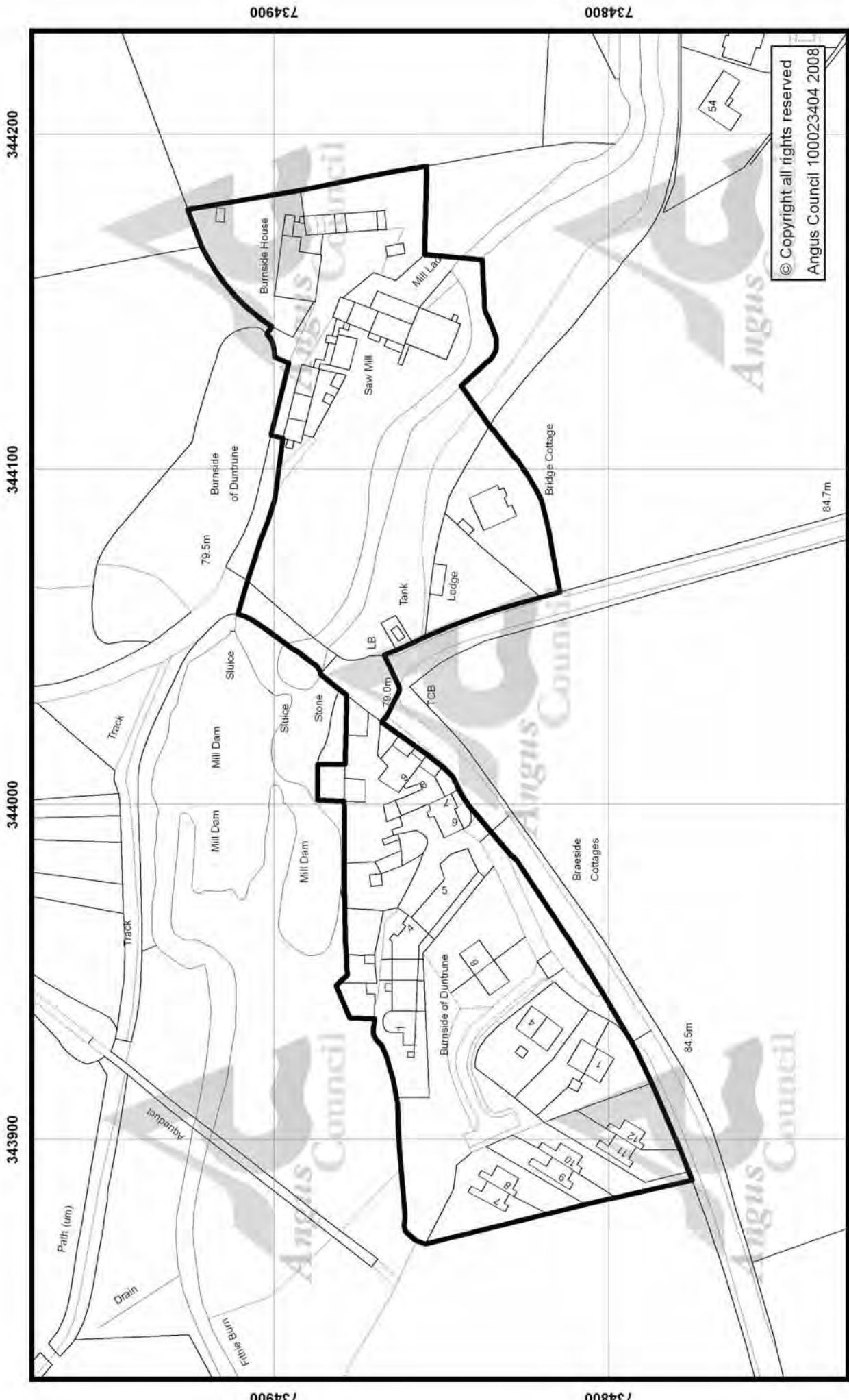
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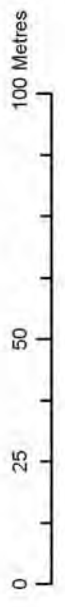
Bucklerheads

Angus Local Plan Review





**Burnside of Duntrune
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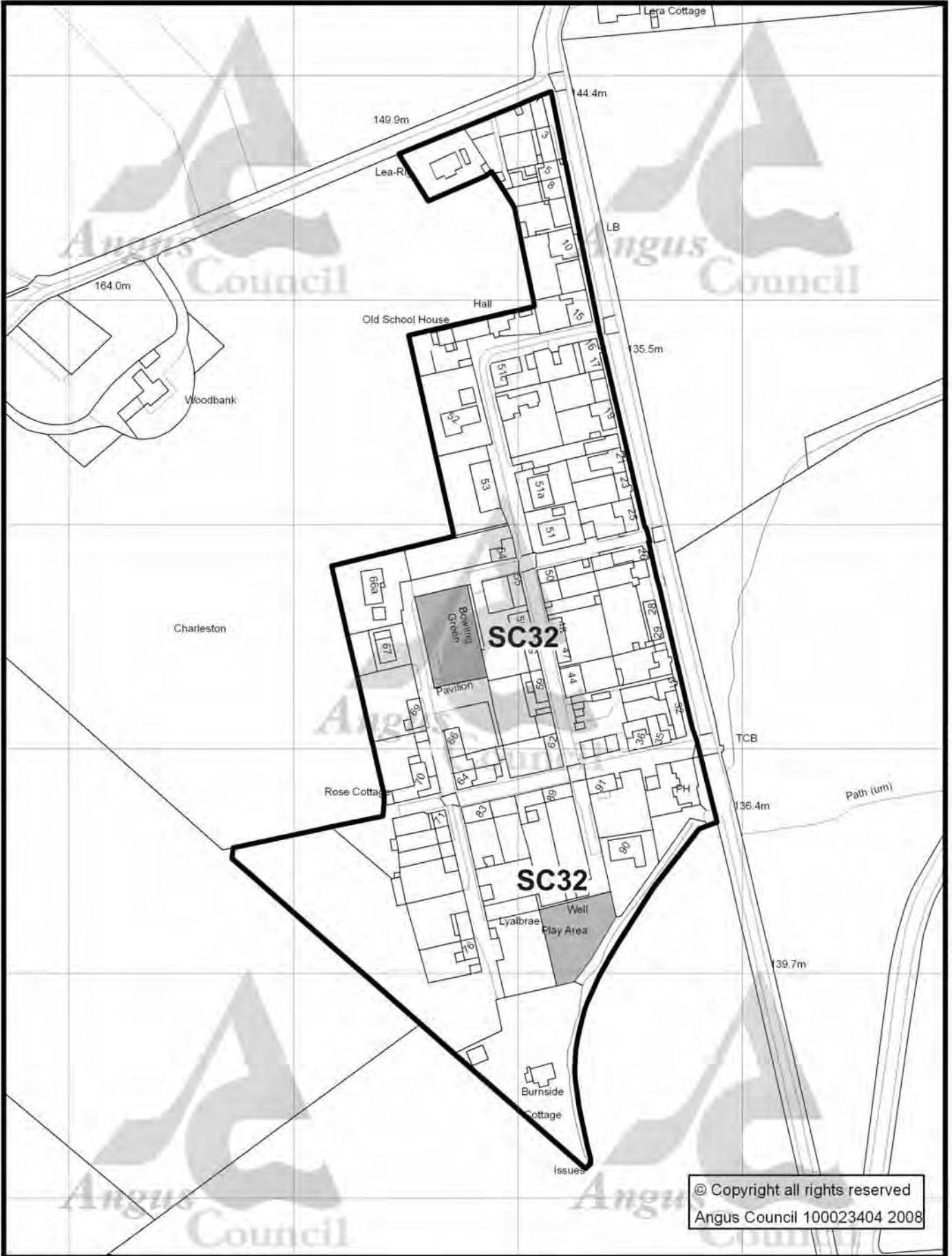
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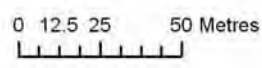


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Charleston

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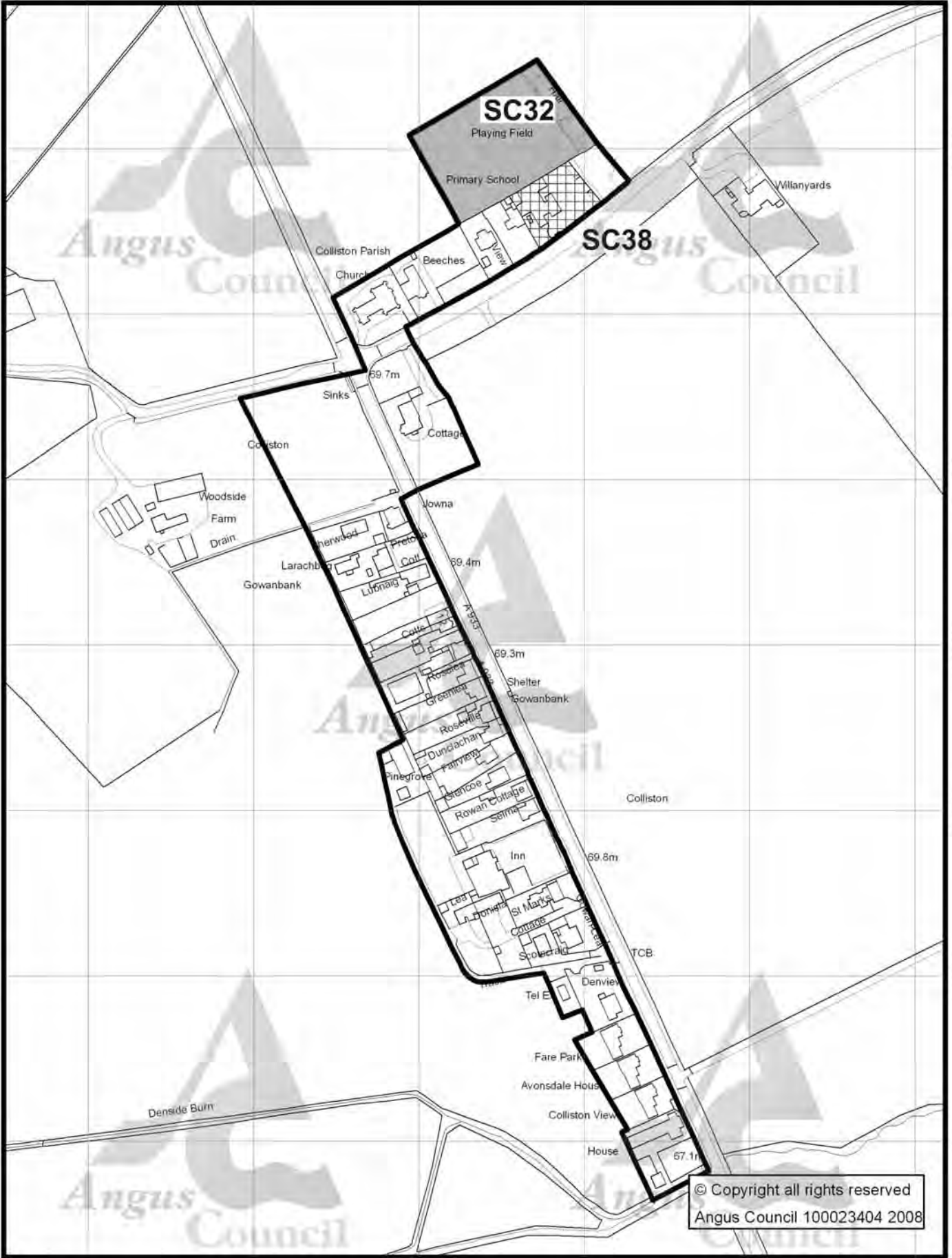
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Colliston
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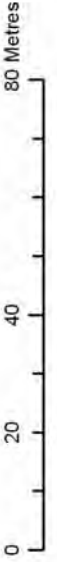
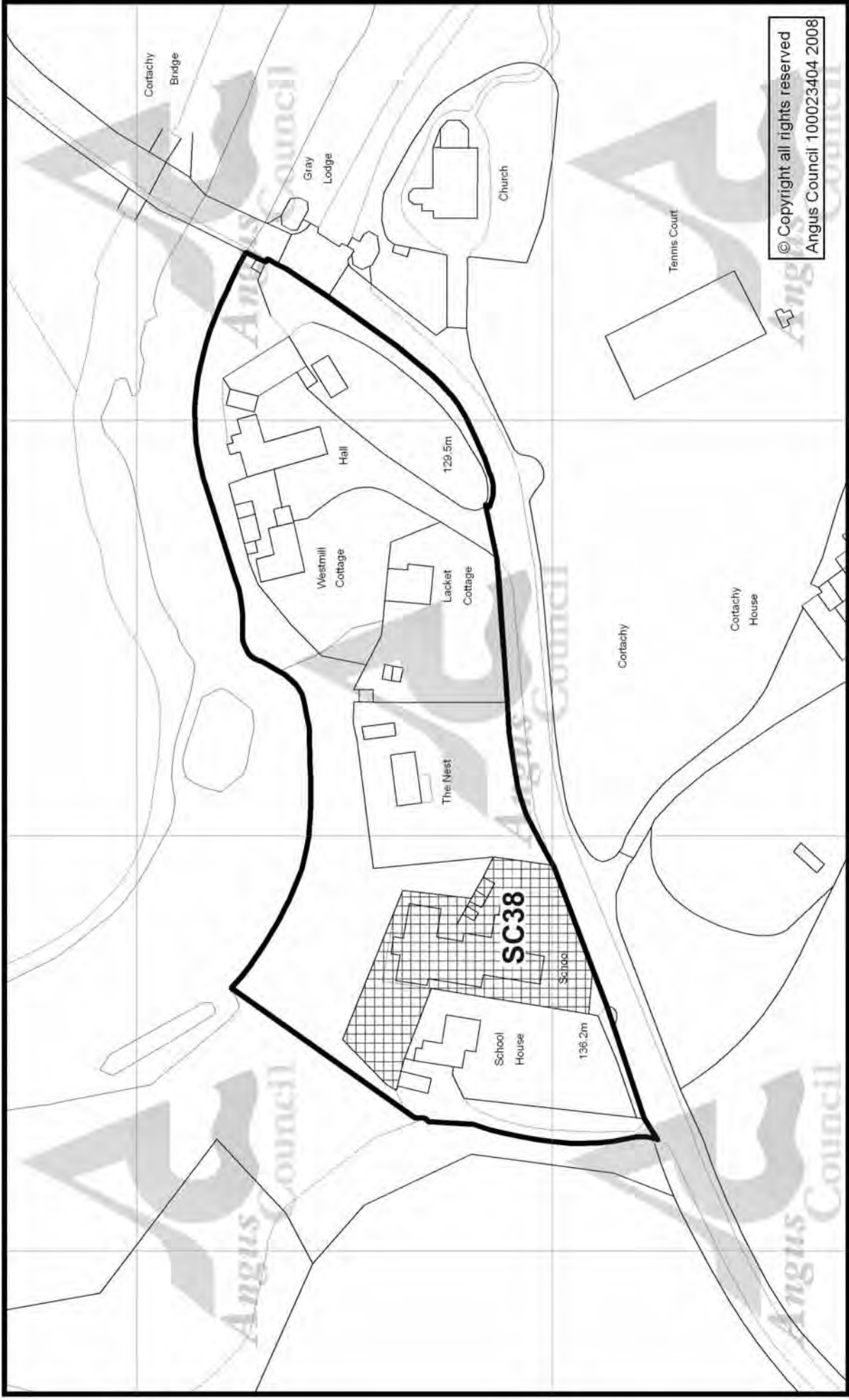
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Cortachy
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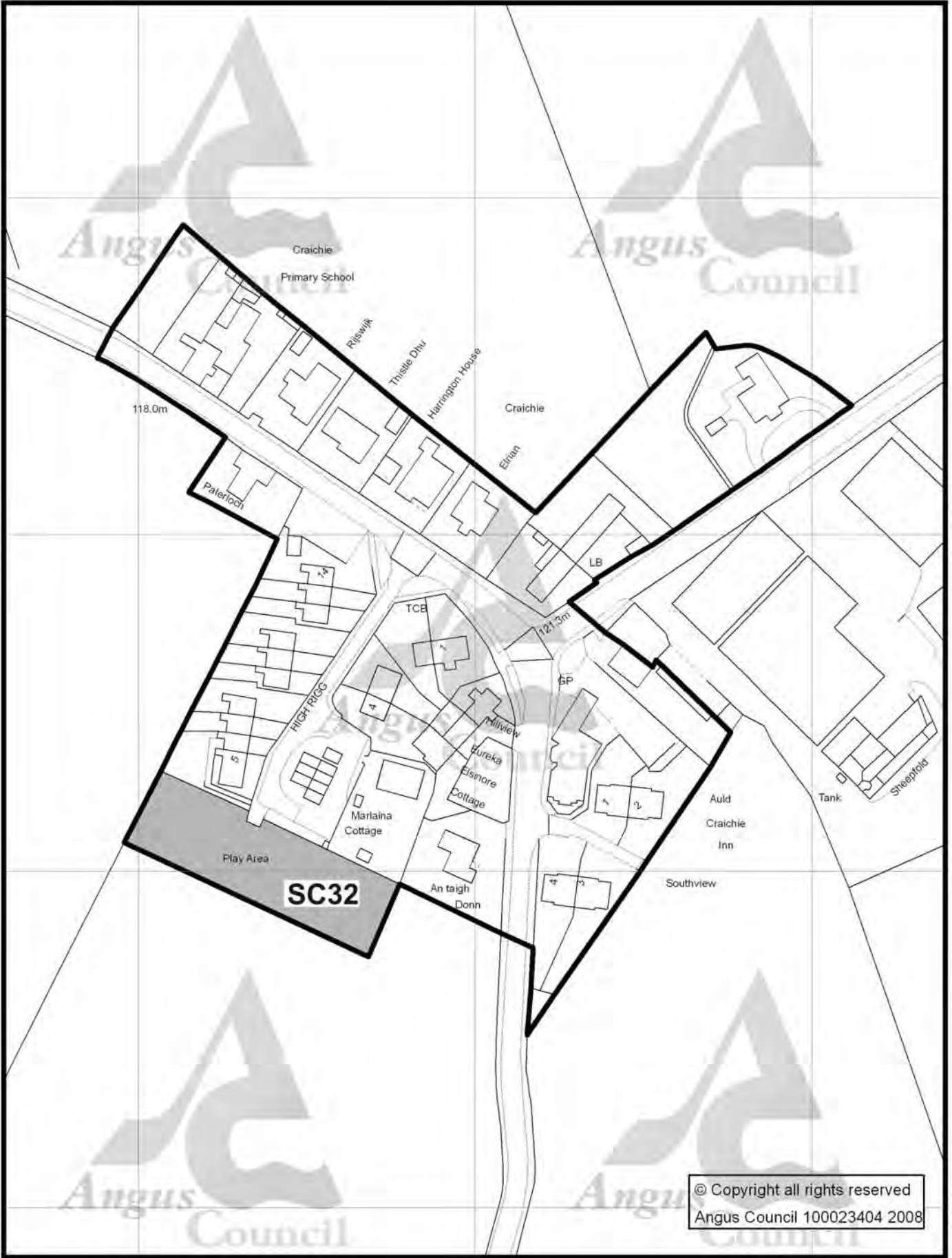
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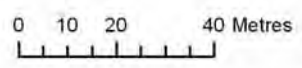
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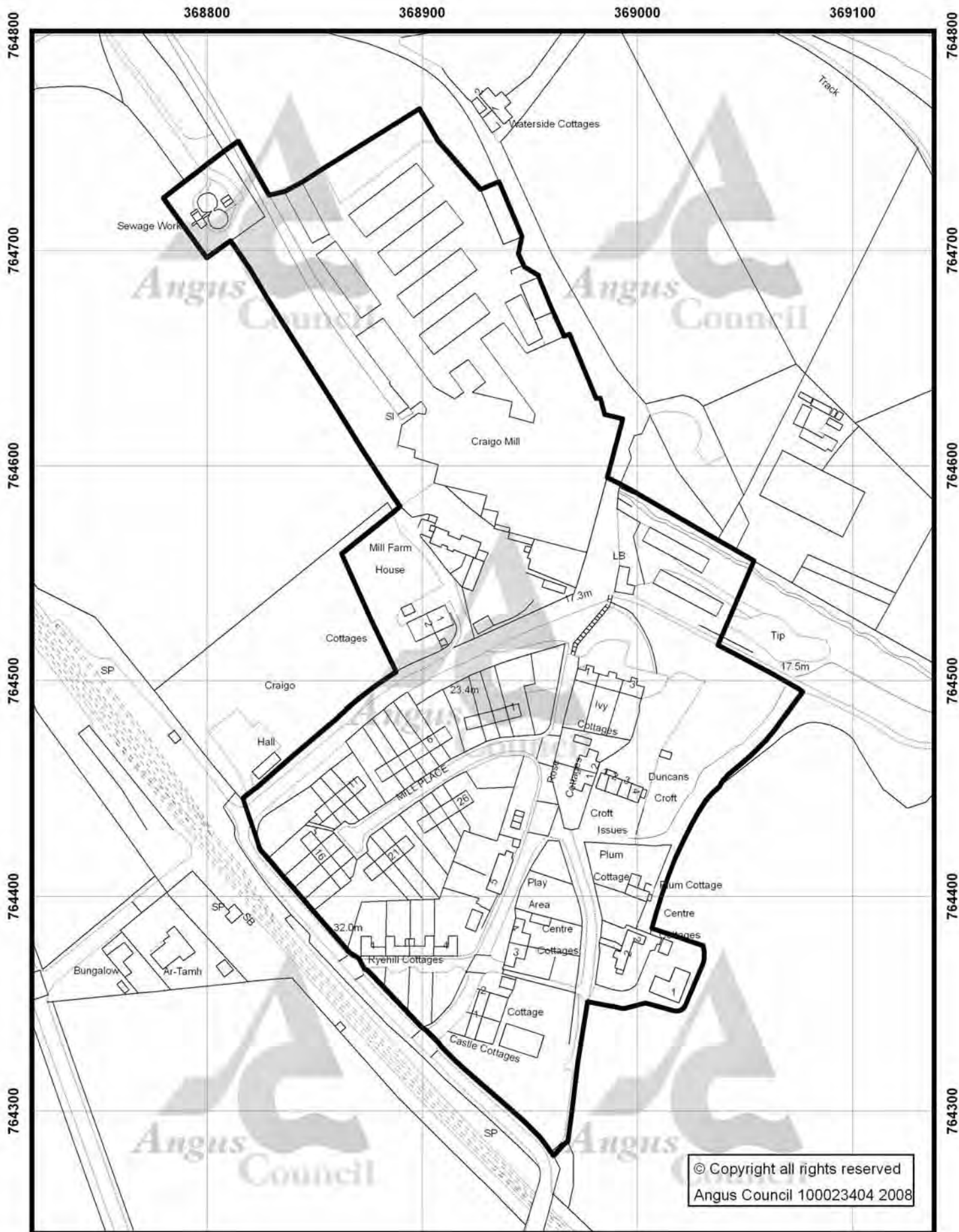


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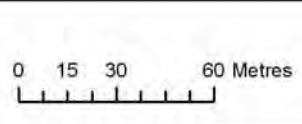


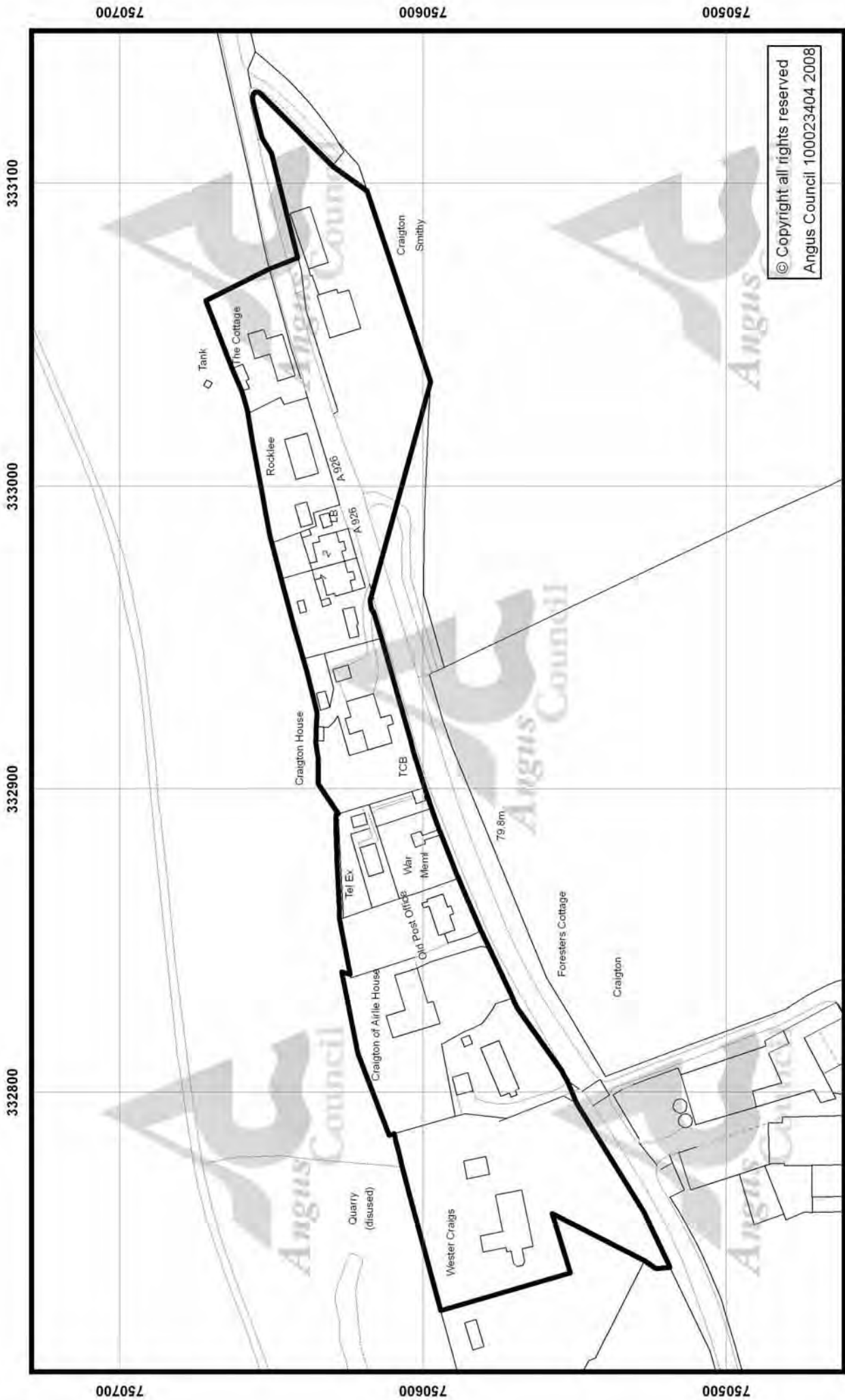
Craichie
Angus Local Plan Review





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Angus Local Plan Review**



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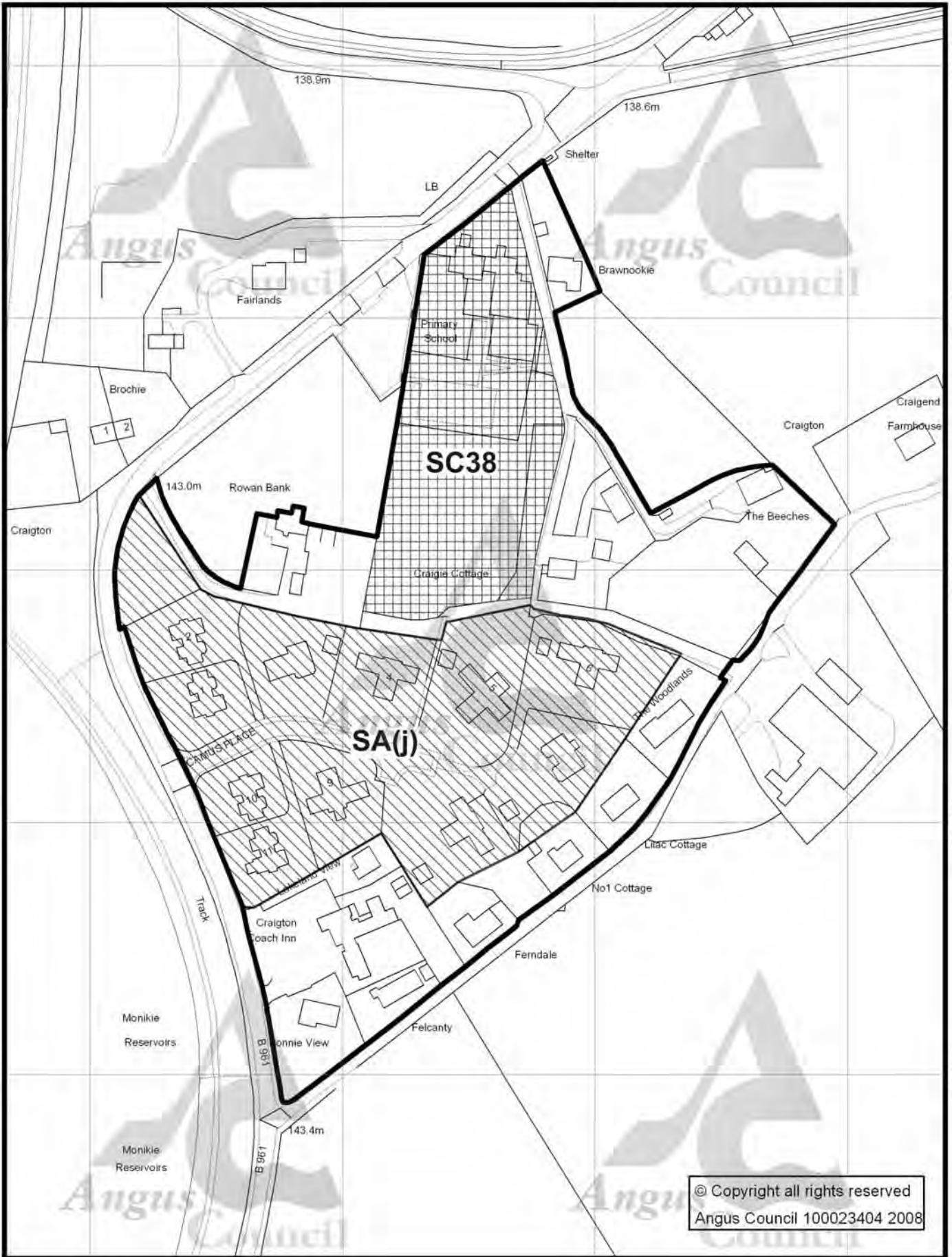
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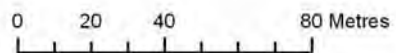
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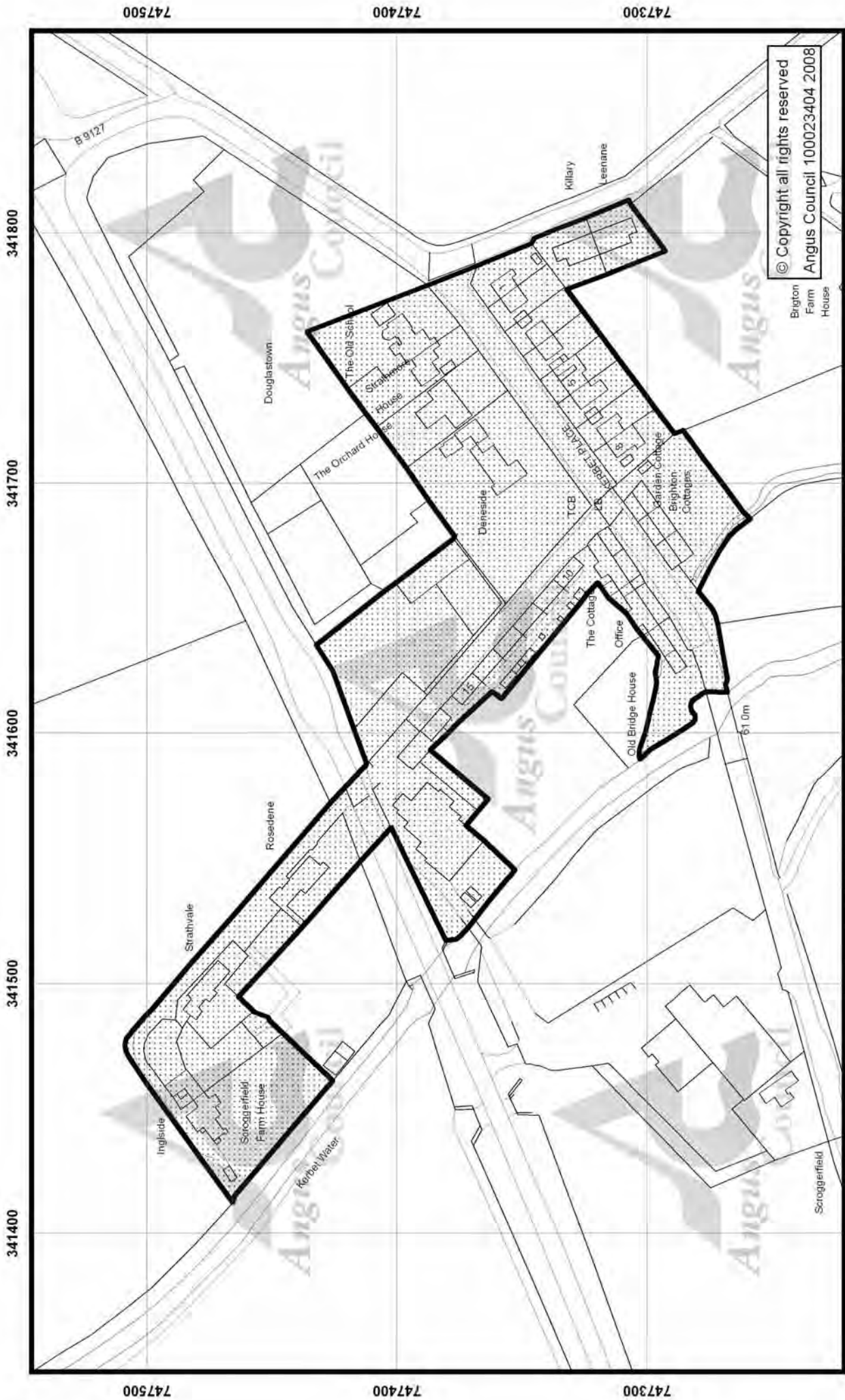
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Angus Local Plan Review





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Angus Local Plan Review



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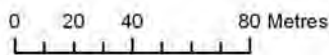
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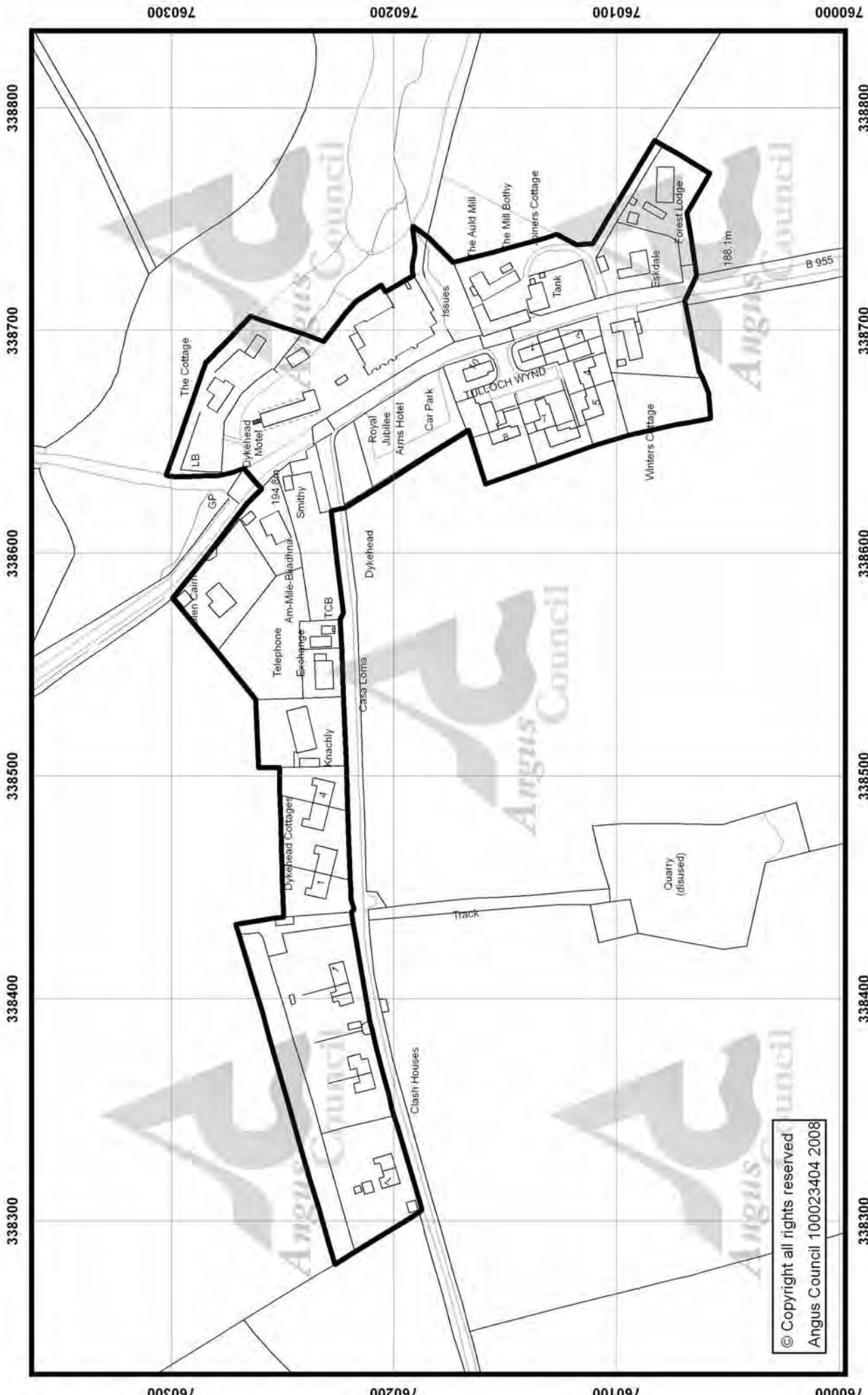
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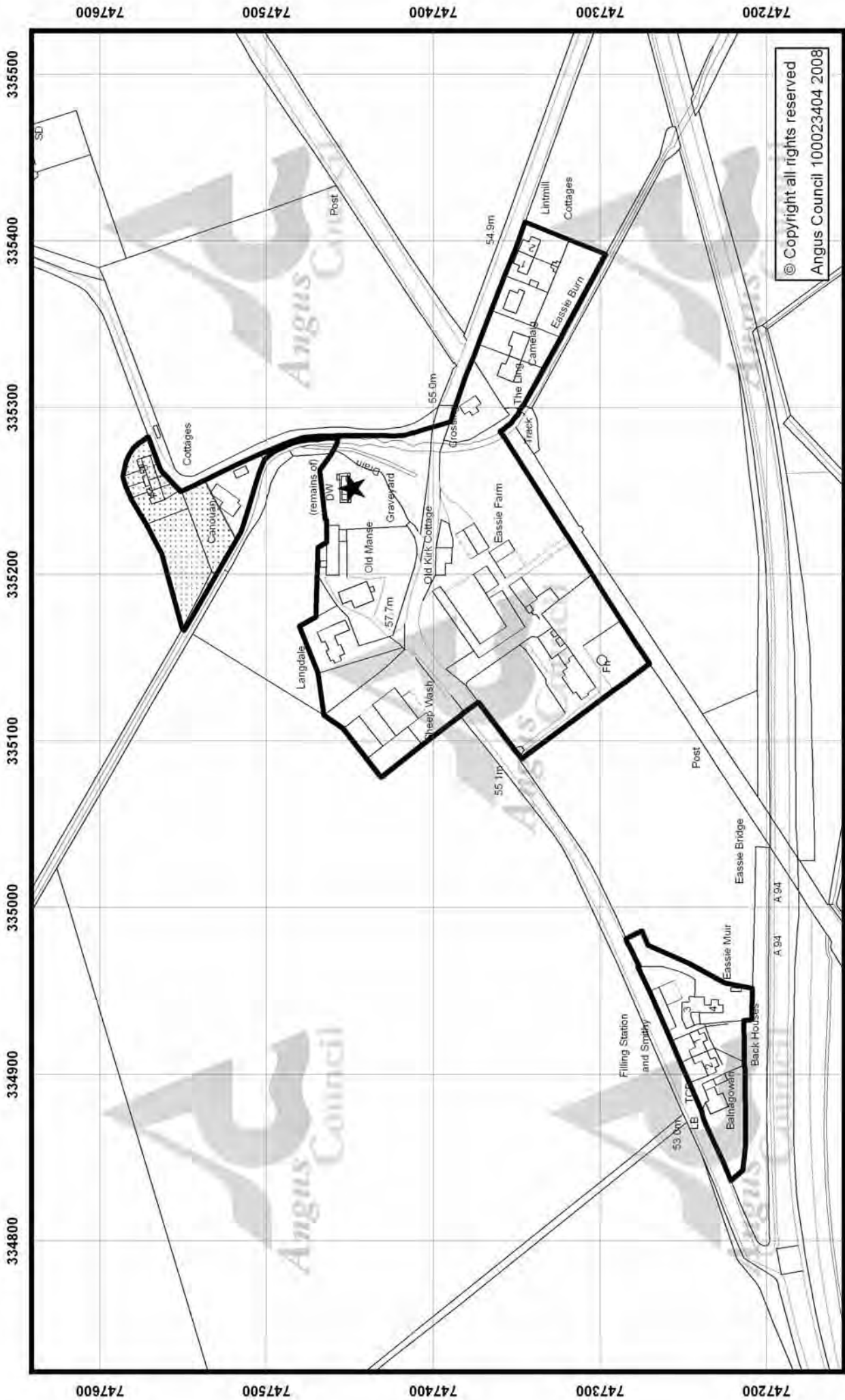
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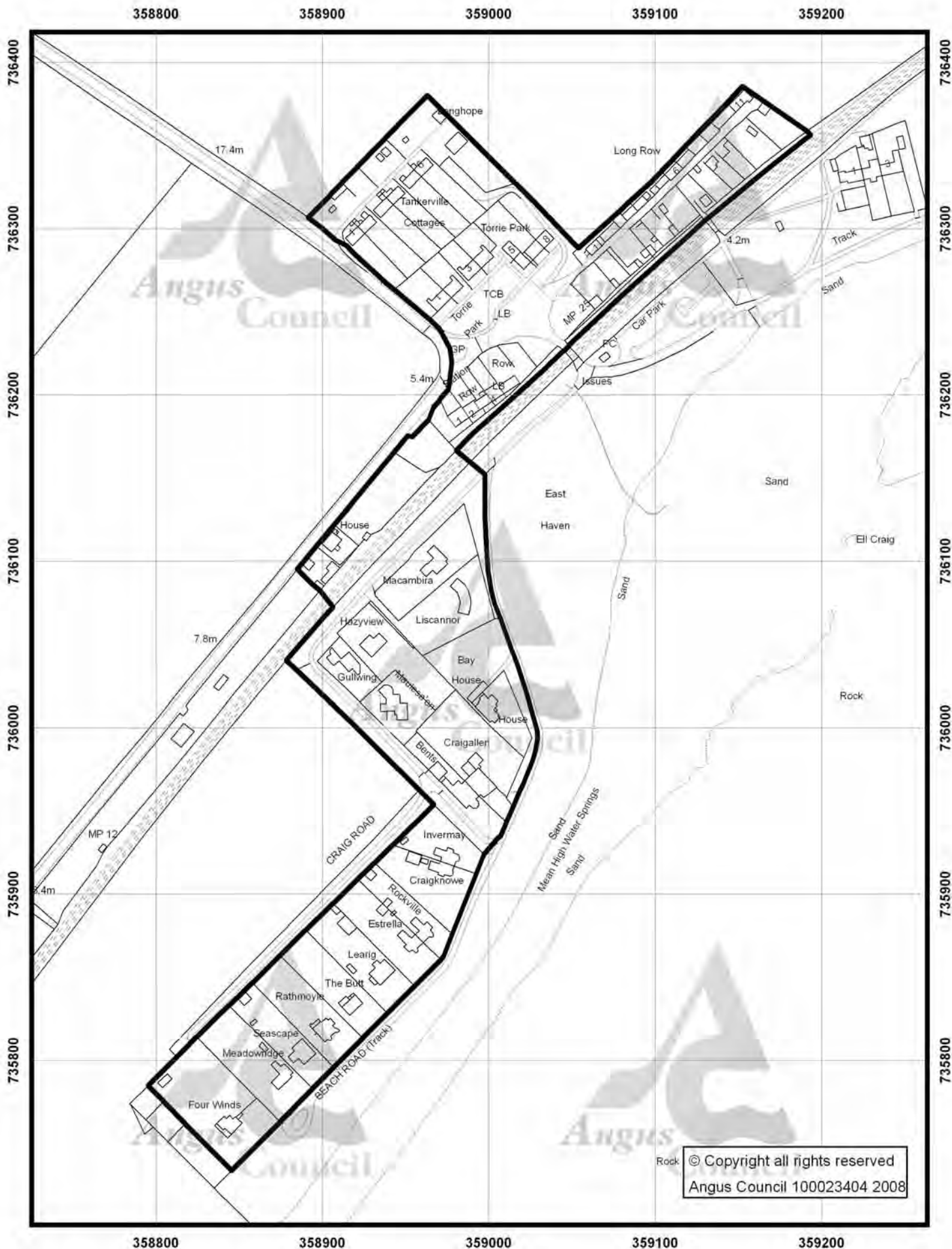




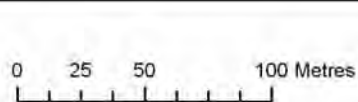
Eassie Muir

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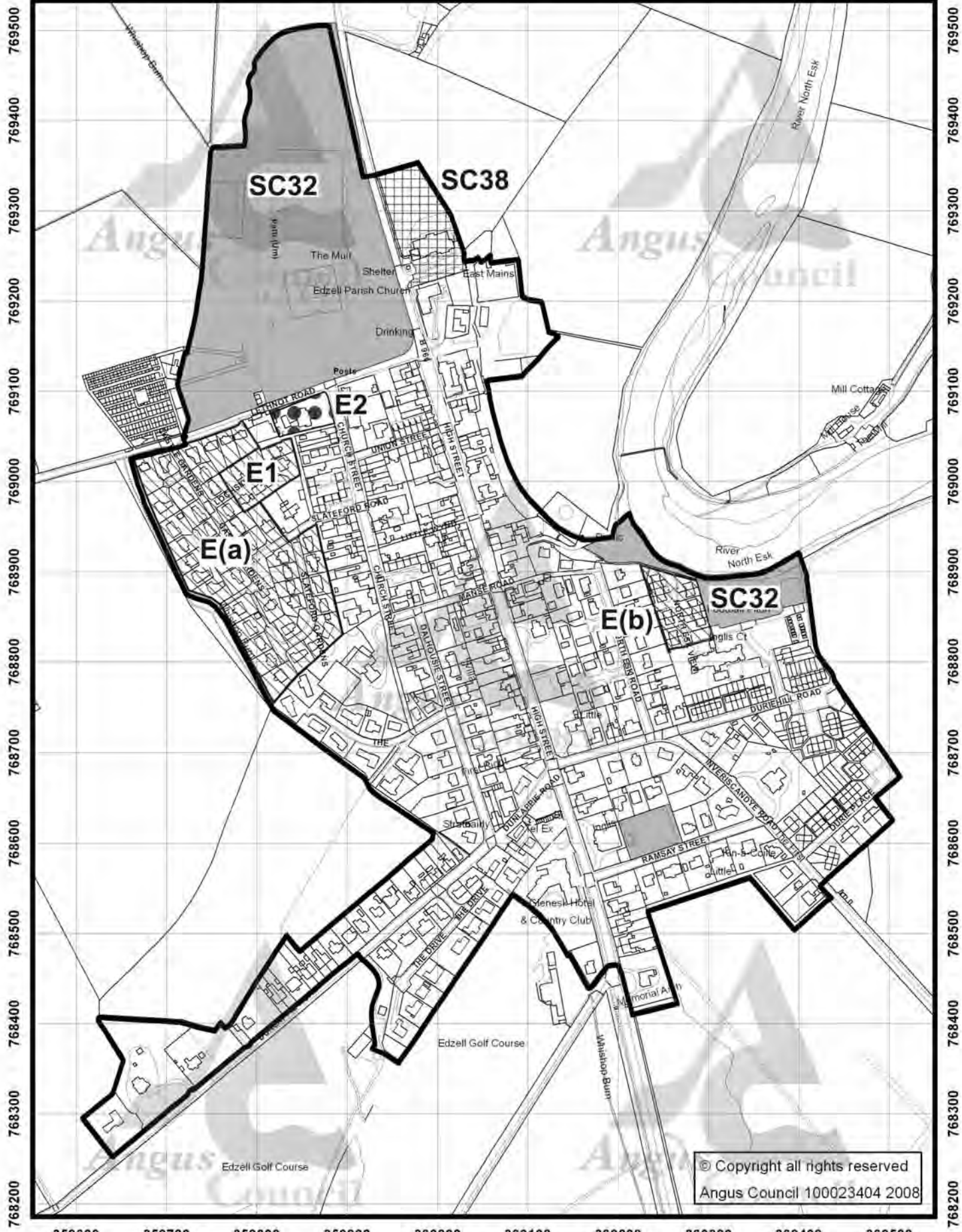




East Haven
Angus Local Plan Review



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Edzell

Angus Local Plan Review

