

APPENDICES

APPENDIX 1: CURRENT POLICY AND GUIDANCE FOR ONSHORE WIND ENERGY

1.1 National Policy and Guidance

1.1.1 Scottish Planning Policy

National policy in relation to renewable energy development is expressed in SPP with related web-based guidance reflecting the Scottish Government's commitment to greatly increasing the amount of energy produced by renewable sources. Inevitably it focuses on land based wind power as, at least in the short term, the most available resource suitable for expansion.

SPP is thus very positively disposed to renewable energy production and directs all councils to create development plan policies that encourage renewable energy generation capacity, including onshore wind power.

SPP and published guidance recognise that wind energy developments are likely to have significant impacts on the environment, including the landscape. SPP therefore underlines the need to ensure that developments do not have *unacceptable* impacts. In this respect Government describes the need for local authority development plans to set out a Spatial Framework for windfarms of more than 20MW capacity. Web based guidance lists the criteria that should be considered in the location of windfarms. It suggests the extent to which developments below the 20MW capacity are considered in this way would depend on the scale of the development proposed.

SPP is to be updated and has undergone a consultation process. The proposed policy continues the strong support for onshore wind energy and the development of spatial frameworks. Key proposed changes in emphasis compared with the 2010 SPP include:

- Inclusion of all scales of wind energy development in spatial frameworks, not just those above 20MW
- Further clarification on the hierarchy of constraints to wind energy development.
 - Group 1: national parks and national scenic areas as an absolute constraint;
 - Group 2: Areas of Significant Protection as a secondary but high level of constraint, including many national designations; a 2.5km area around settlements; Core Areas of Wild Land and Areas where cumulative impact limits further development, including areas identified in capacity studies as having reached their carrying capacity;
 - Group 3: Many local constraints including local designations and areas identified as high or medium constraints in landscape capacity studies placed in a third category;
 - Group 4: areas where wind energy development is likely to be supported.

1.1.2 Scottish Government Guidance

Scottish Government provides frequently updated web based guidance on onshore wind energy:

<http://www.scotland.gov.uk/Resource/0042/00427805.pdf>

and the process for preparing spatial frameworks for windfarms:

<http://www.scotland.gov.uk/Resource/0040/00400726.pdf>

The guidance highlights the issue of cumulative impact.

1.1.3 Scottish Natural Heritage Guidance

Scottish Natural Heritage provides comprehensive guidance on most aspects of onshore wind energy development and the landscape:

- Assessment of landscape and visual impacts and visual representation of wind turbines;
- Siting and design guidance;
- Assessment of cumulative impacts.

This information can be found on the SNH website:

<http://www.snh.gov.uk/planning-and-development/renewable-energy/onshore-wind/landscape-impacts-guidance/>

1.2 Development Plan Policies

1.2.1 Angus Development Plan Context

Planning legislation indicates that planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise.

The development plan in Angus comprises: -

- TAYplan Strategic Development Plan (Approved 2012);
- Angus Local Plan Review (Adopted 2009)

1.2.2 TAYplan Strategic Development Plan

TAYplan sets out policies 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.

Policy themes cover 1 Location Priorities; 2 Shaping Better Quality Places; 3 Managing TAYplan's Assets; 4 Strategic Development Areas; 5 Housing; and 6 Energy and Waste Resource Management Infrastructure; 7 Town Centres; and 8 Delivering the Strategic Plan.

The general policies of TAYplan provide the strategic context for energy infrastructure including wind. There is no location framework or areas of search the strategic level.

Further information on TAYplan can be viewed at www.tayplan-sdpa.gov.uk/publications

1.2.3 Angus Local Plan Review

The Local Plan Review provides the policy framework to guide future development, land use and investment in Angus. It provides a range of policy relating to Building Sustainable Communities and Environment and Resources.

There is a specific chapter dealing with Energy including policies on Energy Efficiency (ER33); renewable Energy Developments (ER34) and Wind Energy Development (ER35). In terms of wind energy the section sets out broad locational guidance based on Tayside Landscape Character areas identifying three basic areas as follows (1) Highland; (2) Lowland and Hills; and (3) Coast as illustrated in Fig 3.4 (Geographic Areas) of the Local Plan Review.

Further information on the Angus Local Plan review can be viewed at www.angus.gov.uk/localplan

Implementation Guide for Renewable Energy Proposals (June 2012)

Subsequent to this the Council also prepared and published an Implementation Guide for Renewable Energy Proposals (June 2012) which explains and clarifies for developers and the general public the existing Angus Local Plan Review policy base that will be used by Angus Council in determining renewable energy planning applications. It also provides links to a wide range of related information sources.

Further information on the implementation guide can be viewed at <http://www.angus.gov.uk/renewableenergy/>

Angus Local Development Plan

Angus Council is currently progressing with a new Local Development Plan to replace the Local Plan Review. A Main Issues Report (MIR) was published in November 2012 and a Proposed Plan is expected in spring 2014. The MIR preferred option indicates a spatial framework for wind turbines including a map based approach to considering cumulative impacts would be prepared. The Landscape Capacity Assessment for Angus will be a key input into the development of refreshed policy and spatial framework/guidance. Further information on the Landscape Capacity Assessment can be viewed at www.angus.gov.uk/renewableenergy

APPENDIX 2: CUMULATIVE IMPACT AND LANDSCAPE CAPACITY ASSESSMENT METHODOLOGIES

1.0 Background

Cumulative environmental impact is the impact that results from incremental changes caused by past, present or reasonably foreseeable actions. Scottish Government Guidance on wind energy states:

‘Assessing the cumulative impact of a number of wind turbines or a number of wind farms involves considering the combined effects of siting proposals in proximity to each other’.

Cumulative impact is a critical consideration in the case of landscape and visual impacts of onshore wind turbines and windfarms in Scotland due to the current number of existing and consented developments in the landscape, proposed developments in the planning system and the long term implications of national policy that encourages the development of onshore wind energy generation.

The characteristics of wind turbines that lead to cumulative impacts include:

- The large scale and striking visual appearance of wind turbines and windfarms in most landscapes;
- The great extent of their visibility and the potential for intervisibility between wind turbine developments and as seen by receptors;

The larger modern turbines are prominent, large scale, man-made features and there are few other precedents in terms of scale, height and appearance in most landscapes. Topography aside, they are much taller than any natural features such as trees or most buildings and other structures. Of similar built structures in rural landscapes, electricity pylons are significantly smaller than the largest turbines and although broadcasting masts are often taller they are usually singular and infrequent, whereas wind turbines are built in multiples, often in great numbers. Furthermore, most landscape features are static whereas wind turbines rotate. Smaller turbines may also present issues of scale and appearance in more localised contexts, as well as visual confusion when seen together with larger turbines.

This study on behalf of Angus Council requires the assessment of cumulative development and landscape capacity. However it is recognised in guidance that the determination of landscape capacity and cumulative impacts is not a straightforward exercise. The background and considerations involved in this process are detailed in this Appendix.

Definitions of the term ‘capacity’ applied to landscape generally refer to the ability to accept a development without a ‘significant’ or ‘unacceptable’ level of change to a landscape. This implies that criteria must be identified and thresholds must be determined to give meaning to the words ‘significant’ and ‘unacceptable’.

Guidance on the assessment of cumulative impacts and landscape capacity is available from a number of sources, most particularly Scottish Natural Heritage *Assessing the cumulative impact of onshore wind energy developments (March 2012)* but also in UK guidance (e.g. *Landscape Character Assessment Guidance for England and Scotland Topic paper 6: Techniques and Criteria for Judging Capacity and Sensitivity. SNH and The Countryside Agency, 2002*) and will be referred to in the following sections.

The determination of ‘cumulative impacts’ and ‘capacity’ is subject to debate. No clear guidance is given in the published information beyond the need for the individual impact assessor or Development Plans to determine what the assessment criteria and significance thresholds are. Reasoned argument applicable to the specific circumstances applies, rather than the establishment of an absolute or universal definition. Inevitably this approach is subject to differences of opinion, with thresholds of significance and views on acceptability often differing depending on the background or vested interests of those involved in the debate.

In the absence of any clearly stated or agreed criteria or thresholds and to progress this study some form of threshold or thresholds need to be defined. In order to do this a number of terms and concepts need to be clarified, defining exactly what is being assessed and how. The purpose of the following section is to focus the subsequent assessment and to provide guidance and a basis for decisions to be made by the appropriate authorities.

2.0 Defining Terms: Sensitivity, Significance, Capacity and Acceptability of Change

Topic Paper 6 of Landscape Character Assessment: Guidance for England and Scotland (2002) refers to the fact that the terms ‘sensitivity’ and ‘capacity’ have often been used in an interchangeable manner in landscape character assessment, essentially referring to the ability of a landscape to absorb change without a significant effect on its character. A landscape of high sensitivity is often considered to have a low capacity for change, and vice-versa. Furthermore sensitivity is used as a key criterion in determining both significance of impact and landscape capacity. In fact there are subtle but important differences between sensitivity and capacity. This section discusses the differences and interrelationships between sensitivity, capacity and significance in landscape character assessment and how the acceptability of change may be determined.

2.1 Landscape Sensitivity

The sensitivity of a landscape is a measure of its inherent vulnerability to potential changes and their effects on fabric and character. Vulnerability to change can be considered in two ways:

- 1) As an inherent part of the landscape’s characteristics, regardless of possible types or scales of change that may occur; or
- 2) In relation to a specific proposed type and scale of change.

In the former case the assessment of sensitivity would be applied in landscape character assessment where no particular change is being contemplated or assessed, and the landscape is being considered in a resource planning context. In the latter case the assessment of sensitivity would typically be applied in an environmental impact assessment where specific changes are envisaged. In the EIA case the sensitivity of the receiving landscape would be assessed against the magnitude of change in order to determine impact significance.

2.2 Landscape Capacity

Landscape capacity is variously described as the ability of a landscape to accommodate (or absorb) change without a significant (or unacceptable) change in fabric or character. This is usually taken to mean whether or not one or more of the key defining characteristics of the landscape is changed such that the overall fabric or character of the landscape is changed, i.e. a 'capacity threshold' is crossed. In the case of windfarms it is primarily landscape character that is being considered, particularly in cumulative assessments.

The determination of landscape capacity is closely related to landscape sensitivity and the determination of significance of impact. However assessment of capacity is a not necessarily based around the assessment of known development proposals, but rather the hypothetical ability to accommodate particular types of development, such as windfarms before a threshold or series of increasing thresholds are crossed.

According to *Topic Paper 6*, in determining capacity not only the sensitivity of the landscape to the particular type of development is considered but also the *landscape value* of the area concerned. Value may be determined in a number of ways, including by landscape designations (national, regional or local); cultural and historic associations and in terms of how it is valued by those who live in it or use it in some way.

The determination of capacity is primarily a planning tool rather than a reactive or assessment tool. Nevertheless the determination of capacity thresholds can also be used to assess existing levels of development or potential development scenarios such as is the case with windfarm developments in Angus.

2.3 Determination of Impact Significance

The principles involved in determining impact significance are the same whether a single or multiple developments are being considered. This involves assessing:

- 1) The sensitivity of the receptor to the type of change proposed; and
- 2) The magnitude of change that would result from the proposals.

Sensitivity and magnitude are considered in combination, leading to an overall assessment of impact. This informs a determination of whether the impact is significant in terms of the EIA regulations. In doing this the considerations about what exactly is being assessed should be taken into account and clearly delineated including baseline, types of impacts and specific developments.

The threshold at which significance is determined in relation to the EIA regulations should also be defined prior to assessment. However, this threshold is particularly open to debate and often subject to the perceptions of different groups of stakeholders.

2.4 The Nature of Impacts

The issue of whether impacts are positive, beneficial or neutral is also an important consideration when making decisions on the acceptability of impacts, regardless of their significance. If an impact were considered positive or neutral in nature it is likely that its level of significance would be considered less critical than were it considered negative. Most windfarm developers equivocate this issue by reference to public opinion polls indicating support for renewable energy and the division of public opinion that is apparent over most windfarm developments. This masks the underlying landscape issue that should be considered independently of a windfarm's primary function or other effects.

The purpose of a windfarm is to provide renewable energy involving low levels atmospheric carbon pollution. This accords with current policy and is considered positive and beneficial. Conversely, wind turbines are objects that are unprecedented in scale and appearance in most landscapes, especially the rural areas in which they are mainly located. Many published landscape character assessments of rural areas do not specifically mention wind turbines and windfarms, although increasingly there are guidelines relating to placing them within particular character types. Furthermore, whilst government policy and advice (e.g. SPP, web based guidance, SNH guidance) and local authority policy (Development Plans) support their development, it is always with a precautionary note relating to balancing benefits and impacts.

The tone of most guidance is that of achieving a balance of impacts against the positive returns of renewable energy. For example SPP states in paragraph 187:

'Planning authorities should support the development of wind farms in locations where the technology can operate efficiently and environmental and cumulative impacts can be satisfactorily addressed.'

and;

'The design and location of any wind farm development should reflect the scale and character of the landscape. The location of turbines should be considered carefully to ensure that the landscape and visual impact is minimised.'

Web based guidance for onshore wind states:

'Wind turbines can impact upon the landscape by virtue of their number, size or layout, how they impact on the skyline, their design and colour, any land form change, access tracks and ancillary components anemometers, substations and power lines. The ability of the landscape to absorb development often depends largely on features of landscape character such as landform, ridges, hills, valleys, and vegetation.'

and:

'As more areas of search are taken up and as more sites are proposed within or near sensitive landscapes, landscape protection and designing appropriate mitigation through conditions and/or legal agreements, will become a more routine consideration alongside maximising the potential of wind energy. In relation to landscape impact, a cautious approach is necessary in relation to particular landscapes which are rare or valued, such as National Scenic Areas and National Parks'.

Wind turbines are placed in the landscape for a specific purpose other than landscape change. Given this fact and the nature of Government advice, a precautionary approach should be taken in the assessment of impacts by concluding that in most cases the impacts are to some degree negative. The degree of negative impact and level of significance will of course depend on the characteristics of the landscape in which the windfarm is located. It is conceivable that in some degraded or industrial landscapes the construction of a windfarm could be considered a neutral or positive change.

In terms of visual impacts the issue of public opinion is more relevant, but a precautionary note applies in this case as well. Particularly the issue of positive responses to the provision of clean energy needs to be separated from the consideration of visual impact of turbines in the landscape.

2.5 Acceptability of Change

As discussed above there is published guidance on methods of assessment of cumulative landscape and visual impacts of windfarms (e.g. SNH, 2012) and separate guidance on the factors that determine impact significance (e.g. LI & IEMA, 2002). However there is currently no generic guidance that defines how to determine the *acceptability* of impacts. Indeed generic guidance on acceptability may be inappropriate as any judgement on this is contextual and often a case of weighing perceived impacts against perceived benefits. The impacts and benefits will often be different in type and the balance of judgement is to an extent subjective. The acceptability of change in any particular landscape will depend on the nature of the landscape, the significance of the impacts and the purpose of the change. The final judgement is often informed by and weighed against specific development plan policies and material considerations.

The determination of significant change should theoretically be a clearly defined stage in this process, similar to an impact assessment. Nevertheless, as previously discussed, significance in landscape and visual impact assessment is not universally defined and is open to debate. If the significance of change is open to interpretation, then 'acceptability' of change is a still less definable term that is often based on opinion and is open to debate.

What is acceptable to one individual or organisation may not be acceptable to another. What may be seen as unacceptable change in a narrow context (e.g. landscape and visual impacts) may be seen as acceptable when considering the overall balance of positive and negative impacts (e.g. provision of carbon-neutral energy). In a study of windfarms in the Western Isles (SNH, 2004) the idea of a predetermined 'carrying capacity' is questioned and the concept of *Limits of Acceptable Change* (LAC) is discussed:

'LAC is first and foremost a process through which decisions are made on the conditions which are acceptable and then prescriptions are made for the actions needed to protect or achieve those conditions. So the objective of the LAC process is not to prevent change but rather to control it and to decide on the actions required to maintain or achieve the desired conditions. Other key features of LAC are the use of indicators and a monitoring programme. As a process, LAC is always participatory and multi-disciplinary, and may or may not involve a wide range of stakeholders. Whilst the term capacity may still be used in LAC, (recreational) carrying capacity is not a simple, single, absolute value. It is the amount, kind and distribution of use that can occur without causing unacceptable impacts on either natural resources or the perceptions and experiences of the users'.

This concept requires qualitative judgements about what is important in a landscape or to people using that landscape and what level of change is acceptable (i.e. what types and levels of change can take place before the landscape is considered to be critically or significantly changed). In the context of this study, acceptability of change will be related to cumulative landscape and visual impacts judged against landscape capacity as determined by structured a process of judgement; the provisions of criteria-based landscape policies; other material considerations and the wider Scottish picture of windfarm development. No account will be taken of the other potential impacts or benefits of windfarms. The resulting judgements of this study will need to be balanced against the other benefits or disadvantages of the proposals.

2.6 National and Local Policy

The acceptability of proposed windfarms and cumulative landscape and visual impacts of multiple windfarm development has to be considered in the light of national and development plan policy. National policies and Angus structure and local plan policies are described in Appendix 1 above.

2.7 Developing a Cumulative Impact Assessment Methodology

2.7.1 Cumulative Impacts

For the purposes of this study, cumulative impacts are taken to be those arising from more than one development of the same type, rather than the accumulation of changes making up one development. In the case of windfarms, cumulative studies concentrate on other windfarms. In practice, other features in the landscape or views (e.g. communications masts or electricity pylons) should also be taken into account. Nevertheless, given the singular appearance of windfarms and their generally isolated rural locations, the potential for overlap of cumulative impacts with other developments is more limited.

2.7.2 Baseline

The baseline for a cumulative, or indeed any, assessment is usually taken to include the existing landscape and visual receptors in the study area at the time of assessment. The baseline should include all operating windfarms and, arguably, all consented windfarms as this is effectively the 'permitted landscape'. The assessment of change and significance of

impact should be carried out relative to this baseline whether carrying out a standard or cumulative assessment.

Nevertheless, a landscape capacity study leading to the determination of an ‘acceptable’ level of windfarm development requires consideration of a full picture of all the windfarms in the landscape: operating, consented and proposed, in order to determine the extent and acceptability of change. The fact that there are operating or consented windfarms in an area is not necessarily an indication that the landscape is less sensitive to further development and that capacity is available. Indeed, depending on the landscape type, degree of development and objectives of policy in relation to landscape character, it may mean that most or all of the capacity is already occupied. Therefore, despite the existing baseline, the development must also in effect be considered relative to the underlying landscape.

2.7.3 Types of Cumulative Impact

Landscape

The assessment of cumulative landscape impacts involves an assessment of change in the fabric and character of the landscape as a result of the combined changes of more than one development. The changes are assessed in relation to defined areas of landscape such as a project study area, landscape character area or designated landscape. As previously discussed, it is effects on landscape character that are the primary focus in relation to windfarms from which all other assessments are derived.

Visual

The assessment of cumulative visual impacts involves an assessment of the change in views and visual amenity as a result of combined changes of more than one development, as experienced by people at their homes and during recreation, travel or work. There are three types of cumulative impact in relation to visual receptors:

- 1) Combined: more than one development is seen from a single static viewpoint in one arc of view (i.e. within the span of one view, without the receptor turning around). This would include particular directional viewpoints or the view from the principal aspect of a residential property.
- 2) Successive: more than one development is seen from a single static viewpoint by a receptor turning around to encompass more than one arc of view, up to 360°. This includes high and open viewpoints, or views from all aspects of a residential property.
- 3) Sequential: more than one development is seen by a receptor visiting a series of viewpoints. This may involve travelling along a linear route or through an area in which views of the developments may be continuous or intermittent and different developments may be seen at different locations. This includes roads, railways, paths and other defined routes or could involve an area such as a designated landscape.

In practice most assessment will include all of these types of impact in order to gain a full picture of how cumulative impacts will be experienced by receptors.

2.7.4 Effect of Pattern of Development on Perception of Impact

Cumulative studies tend to focus on the number of windfarms, turbines or output capacities within a particular area as an indication of level of cumulative impact. Nevertheless, there is not necessarily a simple relationship between numbers, areas and cumulative impact. The pattern of windfarm and wind turbine development, in terms of size, layout and proximity may also affect the perception of cumulative impacts.

The effect of proximity of different windfarms and turbines to one another has a bearing on impacts. Whilst close proximity of two or more windfarms may reduce the total area visually affected, the level of perceived cumulative impact may be increased by juxtaposition of windfarms or turbines of significantly different appearance (due for example to differing turbine sizes or site layouts) leading to a jarring visual clash or an untidy, disorganised appearance.

Furthermore, studies and planning decisions have indicated that there is less resistance to expansion of existing windfarms than to creation of separate new windfarms. In particular, respondents to a survey on impacts of windfarms on tourism in Scotland (Glasgow Caledonian University and others, March 2008) showed little concern about views being affected by one windfarm compared with more than one windfarm being visible in the same view.

“A significant proportion of respondents (44%) agreed that they don’t like to see several Wind farms in the same view. These results suggest that those respondents who have indicated having a neutral or even positive perspective on individual wind farm sites are less likely to have a similar opinion on a landscape that has several developments in view.

This clear result compares with analysis in the previous section where there was a small increase in the negative response as the visual impact increased for an individual wind farm development. This suggests that people see one large scale development in an area as preferable to several smaller scale developments dotted on the landscape.

On the other hand, both sets of results also confirm that a definite tipping point exists where wind farm development becomes untenable for a significant number of visitors”.

Current guidance and recent planning decisions are tending towards the concept of concentration of wind turbines into large clusters in certain areas. This is on the basis that this reduces the potential for a widespread dispersal of effects over a larger area and allows areas more sensitive to windfarm development to remain free of windfarm development. SNH guidance now highlights this issue and supports this type of approach where appropriate (SNH, 2009).

The policy may also offer advantages in terms of economies of scale for site servicing and electricity transmission. The disadvantages are likely to be that areas chosen for concentration of the turbines are likely to be significantly and adversely affected by development – this being effectively a ‘sacrificial’ landscape policy. Furthermore, this concept does not necessarily sit well with recent encouragement for smaller scale wind

energy development promoted by the Feed in Tariff where turbines are likely to relate to individual properties scattered across the landscape.

2.7.5 Setting Assessment Objectives

What exactly is being assessed depends on the purpose of the cumulative assessment. In the case of an EIA for a single development it is primarily the impacts of the proposal and its contribution to cumulative impacts that is being assessed. Such a study would therefore typically concentrate on areas in which the impact of the windfarm under consideration is significant and give only slight consideration to areas in which it is not, even if there were significant cumulative impacts from other windfarms.

In the case of a more broad-based cumulative study such as this, it is the overall impact of windfarm developments on a defined study area that is being assessed. Nevertheless this study requires a consideration of the both the full cumulative impact *and* the contribution that specific developments (proposed or operating) make to that impact, in order to inform decisions.

2.7.6 Defining Thresholds of Cumulative Development

The discussion above has defined the terminology and our approach to cumulative assessment. It has isolated the central issues that inform the assessment of acceptability of levels of change. The key requirement is to develop a methodology for defining thresholds of significance and acceptability that are clear and robust enough to be accepted by all sides of the debate. This study as a stage in the debate about acceptable levels of change in the landscape of Angus. Whilst we can describe and define what those levels of change might be it is difficult to enforce a universal view as to what levels of change are significant or acceptable.

Scottish Government Guidance underlines the landscape and visual issues associated with increasing levels of cumulative wind turbine development:

'In areas approaching their carrying capacity the assessment of cumulative effects is likely to become more pertinent in considering new wind turbines, either as stand alone groups or extensions to existing wind farms. In other cases, where proposals are being considered in more remote places, the thresholds of cumulative impact are likely to be lower, although there may be other planning considerations.'

'In assessing cumulative landscape and visual impacts, the scale and pattern of the turbines plus the tracks, power lines and ancillary development will be relevant considerations. It will also be necessary to consider the significance of the landscape and the views, proximity and inter-visibility and the sensitivity of visual receptors.'

SNH guidance Siting and Designing Windfarms in the Landscape (SNH, Dec 2009) lists the factors that affect the perception of cumulative impact of windfarm development:

'The cumulative impact of windfarm development on landscape and visual amenity is a product of:

- *the distance between individual windfarms (or turbines),*
- *the distance over which they are visible,*
- *the overall character of the landscape and its sensitivity to windfarms,*

- *the siting and design of the windfarms themselves, and*
- *the way in which the landscape is experienced.*

'The combination of single turbines and small clusters of turbines can raise the same issues'.

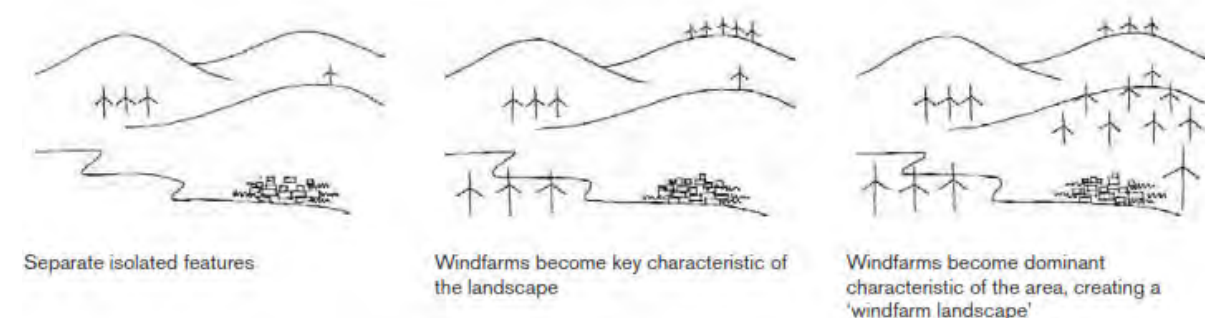
To this list might be added turbine height and windfarm size. In determining an acceptable level of development, it is necessary to clearly define what differing levels of development actually entail.

The SNH guidance identifies three broad levels of cumulative change in the landscape that may be set by local authorities depending on landscape sensitivity and value and local policy objectives:

- **Landscape Protection:** Maintain existing landscape character.
- **Landscape Accommodation:** Accept a degree of change providing this is not detrimental to key landscape characteristics and key visual resources.
- **Landscape Change:** Accept large amounts of change that may have detrimental effects on key landscape characteristics and visual resources.

In determining an acceptable level of development, it is necessary to clearly define what differing levels of development actually entail. The methodology therefore sets out defined levels of change to the landscape and visual environment that might occur or be experienced depending on the size, number and location of turbines to be built within an area.

The descriptions in Table 2.1 below set out a graduated landscape typology that defines the terms of reference for increasing levels of cumulative landscape and visual impact of turbines. It does this by describing their effect on landscape character and the experience of those living in or travelling through the landscape. Further generic illustration of this concept is provided in Part 1 section 5 of the SNH guidance:



The purpose of this approach is to address the gap between results of cumulative impact assessment and judgements on acceptability of change. It does not set thresholds of significance or acceptability but it does present a framework that describes levels of change in landscape character and the experience of visual receptors in the landscape. This can then be used to inform and shape the debate concerning the degree of change in a landscape and the acceptability of cumulative impacts and the *Limits of Acceptable Change*.

Table 1: Description of Levels of Cumulative Wind Turbine Development

Landscape Type	Landscape Character	Visual Experience
Landscape with no Wind Turbines	A landscape type or area in which no or very few wind turbines are present, and none are clearly visible from neighbouring areas.	There would be no discernible effects on visual receptors.
Landscape with Occasional Wind Turbines	A landscape type or area in which windfarms or wind turbines are located and/or are close to and visible. However they are not of such a size, number, extent or contrast in character that they become one of the defining characteristics of the landscape's character.	Visual receptors would experience occasional close-quarters views of a windfarm or turbine and more frequent background views of windfarms or turbines. Some of the turbines would not be perceived as being located in the landscape character type or area. No overall perception of wind turbines being a defining feature of the landscape.
Landscape with Wind Turbines	A landscape type or area in which a windfarm, windfarms or wind turbines are located and/or visible to such an extent that they become one of the defining characteristics of the landscape character. However, they are clearly separated and not the single most dominant characteristic of the landscape.	Visual receptors would experience frequent views of windfarms or wind turbines as foreground, mid-ground or background features, affecting their perception of the landscape character. However there would be sufficient separation between windfarms and turbines and sufficient areas from which wind turbines are not visible such that they would not be seen as dominating the landscape over all other landscape features.
Wind Turbine Landscape	A landscape type or area in which windfarms or wind turbines are extensive, frequent and nearly always visible. They become the dominant, defining characteristic of the landscape. Nevertheless there is a clearly defined separation between developed areas.	Visual receptors would experience views of windfarms as foreground, mid-ground and background features, to the extent that they are seen to dominate landscape character. Few areas would be free of views of wind turbines.
Windfarm	Landscape fully developed as a windfarm with no clear separation between groups of turbines. Few if any areas where turbines not visible.	Visual receptors would always be close to and nearly always in full view of wind turbines.

The above descriptions of levels of turbine development within a landscape are necessarily simple, factual and generic. They can be applied to any chosen scale of study area, from a region to a landscape type or a single landscape character area. They do not apply to any specific baseline landscape type or types: indeed the character of the landscape is likely to affect judgements on the assignment to a particular level of development. For instance, a large scale landscape may be less dominated and affected than a smaller scale landscape; or a more complex topography, or a densely wooded landscape may reduce the visibility of wind turbines within an area and hence affect the perception by visual receptors. A large landscape character area will require a greater extent and frequency of development than a smaller area to become affected by wind turbines. Furthermore, as

discussed in Chapter 5 of this report, there are a number of design and siting factors that affect the perception of cumulative impacts. This includes not only size and number of turbines and windfarms in an area but also the juxtaposition of different layouts including turbine size, positioning and distribution.

The descriptions assume conditions of good visibility covering the 30-35km range that visibility studies and visual impact assessments of larger windfarms adopt as best practice. Clearly this exceeds the requirements for assessments of smaller turbines.

The descriptions are intended to be neutral in that they are purely descriptions of levels of development and the frequency or proximity at which wind turbines and windfarms may be seen. They do not attempt to define the levels of development as being good, bad, acceptable or unacceptable. This is a judgement that would be made when considering specific cases against the landscape type, its capacity for windfarm development, the development policy framework and other material considerations. In this case it is the determination of areas in which cumulative impact has reached the capacity of the landscape.

2.8 Capacity Assessment Method

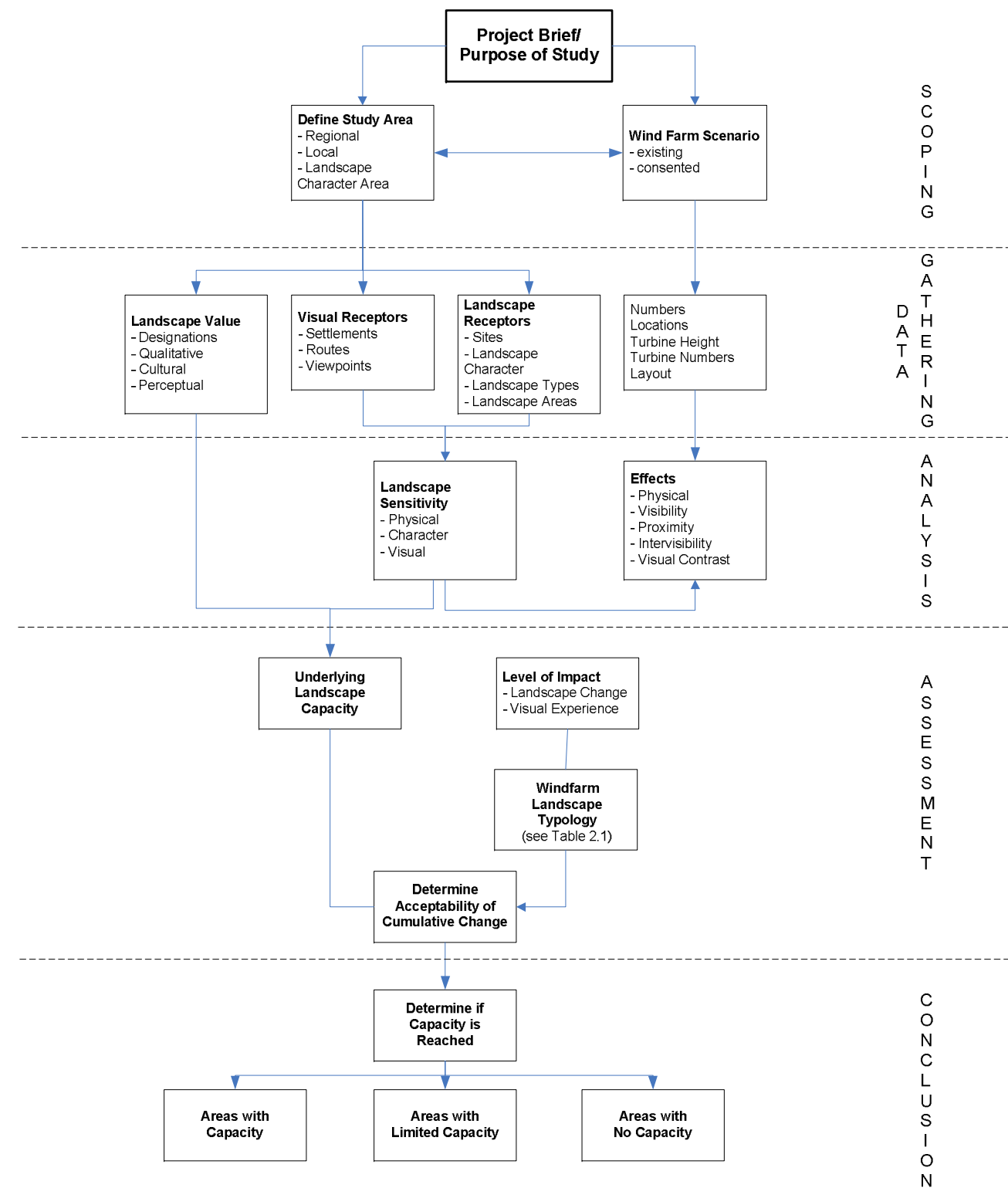
2.8.1 Assessment Process

The considerations discussed above have been taken into account in the staged methodology. This is illustrated by the flow diagram in Figure 1 overleaf. There are 5 stages in the process as shown in Table 2 below:

Table 2: Stages in Landscape Capacity Assessment

Scoping:	Define the purpose of the study, the study area and the wind energy development scenario that is to be assessed.
Data Gathering:	Gather information on receptors (visual and/or landscape); landscape designations and potential constraints; windfarms/ turbines (existing, proposed etc).
Analysis:	Determine landscape character sensitivity, visual sensitivity and landscape value. Determine visibility, direct and indirect landscape effects of the consented windfarms and turbines.
Assessment:	Determine landscape capacity from landscape sensitivity and value. Determine level of cumulative change caused by consented wind turbines, leading to a wind turbine landscape/ visual typology.
Conclusions:	Determine significance and/ or acceptability of existing and future potential cumulative change to the landscape and visual environment.

Figure 1: Cumulative Impact and Landscape Capacity Methodology Flowchart



This is a flexible framework which can be adapted to include the whole study area or focus on subdivisions of landscape, windfarm groupings or development scenarios as required. In this case local landscape character types have been considered, then building up to a picture of the whole of Angus.

The assessment for Angus includes:

- 1) Assessment of landscape capacity, cumulative change and acceptable limits of cumulative development in:
 - landscape character types and units in Angus;
 - broad regional landscape character areas of Angus;
 - Angus as a whole.

The cumulative development in each case is expressed via the wind turbine landscape/visual typologies described in Table 2.1.

The cumulative and capacity assessment for onshore wind energy in Angus considers:

- 1) Current wind turbine landscape typology resulting from operating and consented wind turbines, where there is a high degree of certainty in the cumulative assessment scenario.
- 2) The limits of acceptable cumulative change expressed in terms of the wind turbine landscape typologies (e.g. acceptable level of development in an area might be judged as no more than a *Landscape with Occasional Windfarms*). This is based on a judgement considering landscape capacity but also including policy considerations, emerging guidance on wind turbine development and strategic landscape considerations in Angus.
- 3) The effects of consented wind turbines together with wind turbines currently under planning application – where there is a level of uncertainty regarding the potential cumulative scenario.

Further comment is made on the extent to which the current and proposed type and pattern of development (e.g. turbine size, windfarm size and separation between developments) affects the cumulative impacts and, if appropriate, how the area should be developed in order to keep within an acceptable cumulative change.

This information is used to determine where existing development has reached or come close to reaching landscape capacity and further development should be limited. On a more strategic level it identifies areas where development should be limited to provide separation between concentrations of wind turbine development. It also allows the identification of areas where further development may be possible and, in these cases, what level of development would be acceptable.

The assessment is carried out on the basis of the structured methodology in line with SPP and Scottish Government web based guidance in combination with professional judgement, on the basis of a desk analysis of available information on the landscape, on wind turbine developments and through site visits. Whilst a GIS application has been used, this is only as a tool for managing, mapping and illustrating spatial data.

The following sections detail the stages in determining landscape capacity.

2.8.2 Determining Landscape Character Sensitivity

The determination of landscape character sensitivity for a landscape character type involves a breakdown of the physical and perceptual characteristics that contribute to landscape character. Each criterion described below is evaluated in terms of **high**, **medium** or **low** for sensitivity to wind energy development. An overall assessment is derived from a composite of all the criteria. Whilst scale is often important, there is no consistent relative weighting for each criterion, as in each landscape type different criteria may be critical to the ability to accommodate wind energy development.

Table 3. Determination of Landscape Character Sensitivity

Landscape Character Criteria	Factors affecting level of sensitivity
Scale (primarily in character but also in geographical size of area)	Consideration of horizontal and vertical scale. Larger scale landscapes are generally considered more able to accommodate commercial wind turbines, although a smaller size of turbine may reduce impacts. A larger physical area would be able to accommodate more development depending on other aspects determining capacity.
Landform	The relationship between wind turbines and landform is complex and also dependent on scale. Generally simple landforms: flat, undulating or gently rolling, are considered less sensitive and complex landforms more sensitive, especially if smaller scale. Landforms of sufficient scale may provide opportunities for screening or backgrounding turbines, reducing their visual sensitivity.
Pattern	The pattern of landcover (woodland, field boundaries, crops, roads, settlements etc). Degree of strength, regularity, fragmentation. Minimal or simple landscape patterns are considered less sensitive to wind turbine development. Again the relationship to scale is important.
Development	The degree of built or infrastructure development will affect suitability. In general a greater level of development is more suitable, particularly large scale industrial and extractive industries, or potentially large scale agriculture. Areas with small scale residential development would potentially be more sensitive. Undeveloped areas with remote or wilderness characteristics would also be more sensitive.
Quality	This is a measure of the condition and integrity of the landscape fabric and character. A landscape in good condition with a high degree of integrity is more likely to be sensitive to development. A landscape of poor quality may represent an opportunity to compensate for impacts.
Elements and Features	The elements that make up a landscape, such as woodlands, fields, hedges, buildings and landforms create its pattern but add to its distinctive composition and character. Prominent or distinctive focal features such as steep hills, towers, lochs add further distinctiveness. The relationship of wind turbines to these affects overall sensitivity.
Context	The characteristics of surrounding landscape areas provide a context that affects perception of a landscape and may affect how wind turbine developments are perceived. Landscapes acting as a backdrop or foreground to other areas are particularly sensitive.
OVERALL RATING	High/ Medium/ Low

The following definitions apply to the thresholds of low, medium and high landscape character sensitivity:

Low Sensitivity: A landscape type or area with key characteristics that would be capable of successfully accommodating or co-existing with wind energy development of all or most scales.

Medium Sensitivity: A landscape type or area with some key characteristics that would be capable of successfully accommodating or co-existing with wind energy development but also some characteristics that would be adversely affected and where scale of development may be a limiting factor.

High Sensitivity: A landscape type or area in which most or all key characteristics would be adversely affected by wind energy development and is not capable of successfully accommodating this type of change.

2.8.3 Determining Visual Sensitivity

The visual sensitivity of a landscape area is determined by who is likely to see it, (types and numbers of receptors) and how visible in general the area is. The assessment is made in relation to the visibility of tall structures.

2.8.4 Visibility Analysis

A systematic analysis of the relative visibility of areas of Angus has been undertaken. Three sets of visual receptors were determined as follows, and these are identified in Section 4:

- Settlements;
- Routes;
- Viewpoints

Each of the receptor types and locations is representative of locations frequented by people in Angus. The visibility analysis included each set of receptors, and generated visibility diagrams of different scenarios for different heights of objects in the landscape.

The analysis was carried out using a computer based technique in which the intervisibility between receptors and landforms, or objects of specific heights on the landforms, is determined. The more intervisibility, the greater the visual sensitivity is likely to be. In the case of area receptors (settlements) or linear receptors (routes) these are broken up into units of the same area or length such that this represents different population sizes or length exposed to view. No value judgement has been made as to relative sensitivity of receptors.

The extent of the visibility assessment was limited to a 15km radius from the receptors. In our experience, this is the distance within which the great majority of significant impacts from wind farms are likely to occur. Whilst it is recognised that impacts occur beyond this distance, up to 35km and beyond, as recognised by EIA best practice, this is not an EIA assessment and the results are considered to adequately distinguish between locations of potentially greater or lesser sensitivity.

Each receptor type was assessed at six different heights above ground level in order to distinguish between the potential visibility of windfarm infrastructure and turbines of differing height:

- 0m representing objects at or near existing ground levels such as tracks and small buildings;
- 15m representing maximum height of small domestic and farm scale turbines;
- 30m representing blade tip height of typical farm scale turbines;
- 50m representing blade tip height of many commercial windfarm turbines and some single Feed in Tariff turbines;
- 80m representing blade tip height of many commercial windfarm turbines and some single Feed in Tariff turbines;
- 125m representing blade tip height of typical commercial turbines currently in use

A receptor height of 2m was assumed.

Results of the visibility analysis are illustrated in Figures 4.2a-f to 4.4a-f. The colours show the differences in visual sensitivity across Angus. Red colours indicate areas that are most visible from the greatest numbers of receptors, grading through orange, yellow and green to blue areas that are seen by fewest receptors and uncoloured areas where objects of that height would not be seen at all from receptors.

The three key criteria which determine visual sensitivity are listed in Table 4 below. Each is rated in terms of high, medium or low and a composite rating derived based on professional judgement. The following definitions apply to the thresholds of low, medium and high visual sensitivity:

Low Visual Sensitivity: A landscape type or area which due to its location and characteristics has limited internal and/or external visibility and where wind energy developments would not be visible to many sensitive receptors.

Medium Visual Sensitivity: A landscape type or area which due to its location and characteristics has a moderate degree of internal and/or external visibility and where wind energy developments would be potentially visible to a wide range of receptors, some of which are sensitive.

High Visual Sensitivity: A landscape type or area which due to its location and characteristics has extensive internal and external visibility and where wind energy developments would be potentially visible to a wide range and number of sensitive receptors.

Table 4. Determination of Visual Sensitivity

Visual Sensitivity Criteria	Factors affecting level of sensitivity
Receptors	A greater number of potential receptors including higher population densities, visitor attractions or the presence of busy transport routes will lead to a higher visual sensitivity. The sensitivity and expectations of the receptors is also a contributory factor.
Internal Visibility	Views within a landscape area may be open or restricted by landform, vegetation or buildings. The greater the degree of openness and intervisibility the greater the sensitivity.
External Visibility	A landscape area that is visible from surrounding areas by virtue of its prominence or being overlooked is more visually sensitive than an area that is seldom seen.
OVERALL RATING	High/ Medium/ Low

The combination of landscape character and visual sensitivities leads to an overall assessment of landscape sensitivity for an area. Whilst landscape character is likely carry more weight in determining sensitivity, no consistent weighting is given to either factor as it is likely that different landscapes will express them to varying extents depending on their unique characteristics. Professional judgement is used in the case of each landscape type.

2.8.5 Determining Landscape Value

Landscape value reflects the value that society and individuals put on a landscape. This can be officially recognised by some form of local or national designation, or simply by its value to a ‘community of interest’ (this could be for example a local population, recreational users or conservation interest).

Other characteristics affecting value of a landscape include its historic and cultural associations, particularly if expressed by surviving features and patterns in the landscape. Finally there are more intangible characteristics generally valued by society, such as tranquillity remoteness and wilderness.

The key criteria which determine value are listed in Table 5 below. Each is rated in terms of high, medium or low and a composite rating derived based on professional judgement. The following definitions apply to the thresholds of low, medium and high landscape value:

Low Landscape Value: A landscape type or area which has no landscape designation; little apparent value to communities; no or few

cultural heritage designations or associations and has no distinctive or unusual perceptual values.

Medium Landscape Value: A landscape type or area which has at least in part local landscape or landscape related designations; value to local communities; some cultural heritage designations or associations and has some distinctive perceptual values.

High Landscape Value: A landscape type or area, all or much of which is covered by national landscape or landscape related designations; has value to local and wider communities; widely recognised cultural heritage designations or associations and has clearly distinctive and/or unusual perceptual values.

Table 5. Determination of Landscape Value

Landscape Value Criteria	Factors contributing to value
Designations	International, national, regional or local designations relating to landscape in particular, although ecological designations also contribute to the landscape value of an area.
Community value	An undesignated area may be particularly valued by a community of interest: local, or activity-based.
Cultural value	Valued landscapes will have historic associations, be rich in historic features and buildings and/or have literary or artistic associations.
Perceptual	Tranquillity, remoteness or wilderness are valued characteristics, whereas landscapes that are highly modified, developed and populated would have low value in this respect. Landscapes regarded as particularly scenic would also be more sensitive.
OVERALL RATING	High/ Medium/ Low

2.8.6 Determining Landscape Capacity

The final assessment of capacity combines sensitivity and value and is expressed as **High, Medium** or **Low**. The following definitions broadly define the relationship between landscape sensitivity/ value and capacity:

Low Capacity: A landscape that is both sensitive to wind turbine development and has a high value, and where only a slight level of change can be accommodated without significantly affecting any of the key defining criteria.

Medium Capacity: A landscape that has some sensitivity to wind turbine development and has some aspects of value, and where a moderate level of change can be accommodated which may significantly affect some of the defining criteria

High Capacity: A landscape that has low sensitivity to wind turbine development and has low value, and can accommodate substantial change that significantly affects many of the key defining criteria

Broadly speaking there is an inverse relationship between capacity and landscape sensitivity and value. Nevertheless it is not a simple relationship and we have not employed the use of a matrix in this study: a balance of judgement is made in each case as landscape value may be a more important factor than sensitivity in some cases; and vice versa in others.

It should be noted that in landscapes where there is existing wind turbine development the capacity for turbines may be reduced. This is because the landscape would be approaching the maximum level of change that it can acceptably accommodate.

2.9 Determining Acceptability of Change

The final stage involves bringing together the cumulative impact assessment and the landscape capacity assessment in a reasoned judgement of the effects of windfarm development on the Angus landscape. As explained above, the likely acceptability of a proposed level of development may be determined by considering against the underlying capacity of the landscape. This should also be considered against policy criteria and objectives.

2.10 Scope of Assessment

The scope of the assessment can be varied according to the extent of the study area and the purpose of the study. It can also vary according to the depth and detail required to assess impacts within the defined study area. In the case of a detailed study the method should build up to the wider study area from smaller units.

The current study focuses primarily on the local authority area of Angus, although areas beyond the boundary are being considered in terms of the visual influence of nearby windfarms and neighbouring contiguous landscape types. Nevertheless the results of the study will be discussed in terms of Angus and its landscapes.

Wind Energy Development Types

The study considers all sizes of turbines and developments operating, consented or proposed, as well as potential future scenarios where appropriate. However the capacity assessment and guidance for smaller turbines (under 15m to blade tip) is limited to localised generic siting and design considerations. The smallest turbines are not considered to have the same qualities of scale, prominence and widespread visibility that lead to the wider cumulative impacts that characterise larger turbines.

APPENDIX 3: CHANGES AND SUBDIVISIONS TO ANGUS LANDSCAPE CHARACTER AREAS

1.0 Background

A number of minor adjustments have been made to landscape character areas determined by the between the SNH 1999 assessment and the boundaries used in this study. There are also a number of landscape character areas in which sub-areas have been identified.

The changes to main LCA boundaries are principally derived from draft changes proposed by Angus Council. Most of these are minor. Ironside Farrar has also proposed two changes to LCA boundaries and defined the boundaries a number of settlements that were not previously distinguished.

2.0 Boundary Changes

The following proposed changes are intended to give a more accurate definition to LCA boundaries, relating more closely to well defined landscape features on the ground including (singly or in combination): breaks in slopes; clear changes in land use; roads, field boundaries, woodland/ plantation edges and built up areas.

Most of the changes have been derived from Angus Council (email from S. Roberts 16.01.13) and reviewed by Ironside Farrar, as detailed below, with a clear rationale for the change given. The numbered areas are illustrated in the attached figure A3.1.

Area Reference	Angus Council Change	IFL Change	Rationale
Area 1 Barry Links	Moves boundary between LCT 13 (Dipslope Farmland) and 14a (Coast with Sand) further south except for reclaimed flat land around Buddon Burn.	Accept change but adjust LCTs to Carnoustie urban area boundary.	Better reflection of changes in topography and/or land use between Dipslope Farmland, Coast with Sand and Urban area.
Area 2 Carnoustie	Moves boundary between LCT 13 and 14b (Coast with Cliffs) further north to minor road	Accept change but adjust LCTs to Carnoustie urban area boundary and around Hatton House.	Road and urban edge a more clearly defined boundary than mid-field.
Area 3 Arbroath West	Moves 13/14a boundary near Arbroath slightly further south.	Accept change and adjust edge of urban area to reflect current	Boundary aligned with urban area boundary and moved closer to change between cultivated and uncultivated open areas.

Area Reference	Angus Council Change	IFL Change	Rationale
Area 4 Arbroath East	Very minor change between urban and LCT 14b	Accept change and adjust edge of urban area to reflect latest built up area.	Boundary aligned along new urban edge of Arbroath.
Area 5 Deil's Head	Move short section of 13/14b boundary inland	Accept change	Boundary aligned with change in slope facing towards sea.
Area 6 Ethie Castle	Move very short section of 13/14b boundary inland	Accept change	Boundary aligned with minor road.
Area 7 Ethie Mains	Move section of 13/14a boundary inland	Accept change	Boundary more clearly aligned with crest of landform.
Area 8 Dunninald House	13/14a boundary moved inland to minor road	Accept change	Boundary more clearly defined by alignment with road on crest of landform
Area 9 Montrose Basin south	Moves boundary between LCT 13 and 15 (Lowland Loch Basin) to north of A934	Move boundary to follow A934	Road is a better defined boundary: on the main break in slope and change in land use between pasture in 15 and arable in 13.
Area 10 Montrose Basin north	Moves boundary between LCT 10 (Broad Valley Lowland) and LCT 15 (Lowland Loch Basin) further downslope to the south, mainly aligned along the A935	Accept change	Boundary is better defined to edge of basin and road rather than part way down the side of the enclosing slope.
Area 11 Menmuir Hills - Noranside	Moves boundary between LCT 5 (Highland Foothills) and 10 (Broad Valley Lowland) south around a hill and along the minor road.	Accept change	Boundary between hill and valley is better defined around the hill and along minor roads.

Area Reference	Angus Council Change	IFL Change	Rationale
Areas 12 and 13 Menmuir Hills - Memus and Derachie	Moves boundary between LCT 5 (Highland Foothills) and 10 (North and South Esk) to align with field boundaries.	Accept change	Boundary more clearly defined by field and woodland boundary features on the ground.
Area 14 Glen Prosen and Glen Clova - Cortachy	Extends LCT 1b (Mid Highland Glen) further south into LCT10 (Strathmore) by including policies of Cortachy and Inverquaharity Castles	Accept Change	Boundary follows edge of river floodplain and treebelts before it narrows downstream into Strathmore. Includes most of estate policies in one landscape type.
Area 15 Kirkton of Airlie	Moves boundary between LCT 5 (Highland Foothills) and 10 (Broad Valley Lowland) further south to include small valley around Canty Burn and align with field/ woodland boundaries on hill crest above Strathmore.	Accept Change	Small valley is more characteristic of Highland Foothills and new boundary defines topographic edge of the larger valley of Strathmore
Area 16 Glen Isla - Mains of Airlie	Minor realignment of boundary between LCT 1b (Mid Highland Glen) and 10 (Broad Valley Lowland)	Accept Change	Better tie-in with realigned Area 15
IFL 1	n/a	Realignment of boundary between LCT 5 (Highland Foothills) and LCT 10 (North and South Esk) up valley side to align with minor road between Fern Den and Tigerton	Road is placed on main break of slope between steep slopes (predominantly pasture) to the north and less steep (predominantly arable land) to the south.
IFL 2	n/a	Realignment of boundary between LCT 5 (Highland Foothills) and LCT 10 (North and South Esk) down valley side to align with minor road east of Tigerton and then around base of hillslopes.	Road is placed on main break of slope with realignment further east grading back into existing defined boundary.

Area Reference	Angus Council Change	IFL Change	Rationale
IFL	n/a	Larger built up areas defined as 'Urban'.	More consistent approach than existing data which defined Dundee and Arbroath but no other settlements.

In respect of the urban areas these have been identified separately for two reasons: (a) to be consistent across Angus and (b) for clarity, as the study concentrates on the rural landscape of Angus. The separate identification of these areas makes no significant difference to the assessment of the Landscape Character Areas in which they lie or indeed to commentary on potential effects on residential amenity or setting of settlements.

3.0 Proposed Landscape Sub-Areas

The following proposals are subdivisions of the main Angus LCAs. They reflect differences across the LCA that may be distinctive enough to influence landscape sensitivity and capacity in respect of wind energy. The differences include (singly or in combination): scale, elevation, landform, tree cover, development and influence of neighbouring character areas. The proposed sub-areas, their extents and the rationale for subdivision are detailed in the table below. The extents are illustrated in the attached figure.

In most cases the differences are not sufficient to define new landscape character types or areas, although some areas could well be sufficiently distinctive to be reclassified under a fully detailed review of landscape character in Angus.

Landscape Type/Location	Proposed Sub-Area	Rationale
LCT10: Broad Valley Lowland - Strathmore. (i) Area between Ruthven House and Leys of Cossans	Area of fluvio-glacial landforms expressed as small hillocks and ridges in the farmland.	More complex small scale landforms contrast with flatter more open landscape in the rest of Strathmore. Field sizes smaller and boundaries more irregular than rectilinear shapes elsewhere. More small woodlands. This may affect size/ numbers of wind turbines.
LCT 10: Broad Valley Lowland - North and South Esk Valley (ii) River South Esk between Cortachy and Brechin	Character is defined by the river which meanders through the core of this area and the surrounding land which is more characterised by woodland policies, large houses and mills than the surrounding farmland.	A more complex and scenic landscape than the surrounding valley with smaller more irregular fields and woodlands.

Landscape Type/Location	Proposed Sub-Area	Rationale
LCT 10: Broad Valley Lowland - North and South Esk Valley (iii) River North Esk catchment.	This area is topographically separated from the South Esk and its tributaries by glacial landforms, draining to the east/ northeast into the North Esk.	Separated from the main river corridor and transport routes. Characterised by a network of minor roads and subtle east-west undulations in the landform due to the drainage lines.
LCT 10: Broad Valley Lowland - North and South Esk Valley (iv) Higher ground around Muir of Pert separating the Rivers North and South Esk.	This area is elevated above the valley floors of Strathmore (North Esk) and Montrose Basin (South Esk).	Higher more exposed ground more similar to <i>Dipslope Farmland</i> than a valley. Forms containing slopes to Strathmore to the north and Montrose Basin to the south.
LCT 12: Low Moorland Hills (i) Forfar Hills (volcanic hills and farmland surrounding Forfar)	The area is characteristic of the landscape described in the SNH 1999 Landscape Character Assessment, with individual low but distinctive hills interspersed across an area of undulating farmland.	The modest scale and landform characteristics of the hills and spaces between make this area less suitable for larger scale wind energy projects.
LCT 12: Low Moorland Hills (ii) Montreathmont Moor (farmland and forestry between the Forfar Hills and Montrose Basin)	The area is not characterised by distinctive hills. Similar undulating farmland is centred around a large area of forestry on Montreathmont Moor.	The simple undulating landform and rectilinear landscape pattern would be more suitable for larger wind energy projects by comparison with the Forfar Hills.
LCT 13: Dipslope Farmland (i) Tealing Farmland	The sub-area furthest west located between the Dundee to the south and the Sidlaw Hills to the north. Narrower strip than most of the Dipslope Farmland to the east. Elevation 100-200m AOD, sloping to the south and east but partially contained by a ridge of land just north of Dundee.	Character is influenced by the location between the urban area and the hills. Generally more densely settled and affected by infrastructure including roads, electricity pylons and telecoms masts.
LCT 13: Dipslope Farmland (ii) Monikie/Crombie Farmland	Lying between the Sidlaw Hills and Forfar Hills to the north and the coastal area to the south. Elevation 200m AOD in N falling to 10m AOD near coast.	Character is influenced by greater tree cover than most of the Dipslope Farmland, in areas that include two country parks and estate policies of Panmure. More settlement in lower part to the south where the A92 lies and some open unimproved areas to the north
LCT 13: Dipslope Farmland (iii) Redford Farmland	Lying between the Forfar Hills to the north and the coastal area to the south. Max. elevation 197m AOD in N falling to ca. 20m AOD near coast.	This area has a higher, more open and larger scale character than most of the Dipslope Farmland due to elevation, lack of trees and field boundaries.

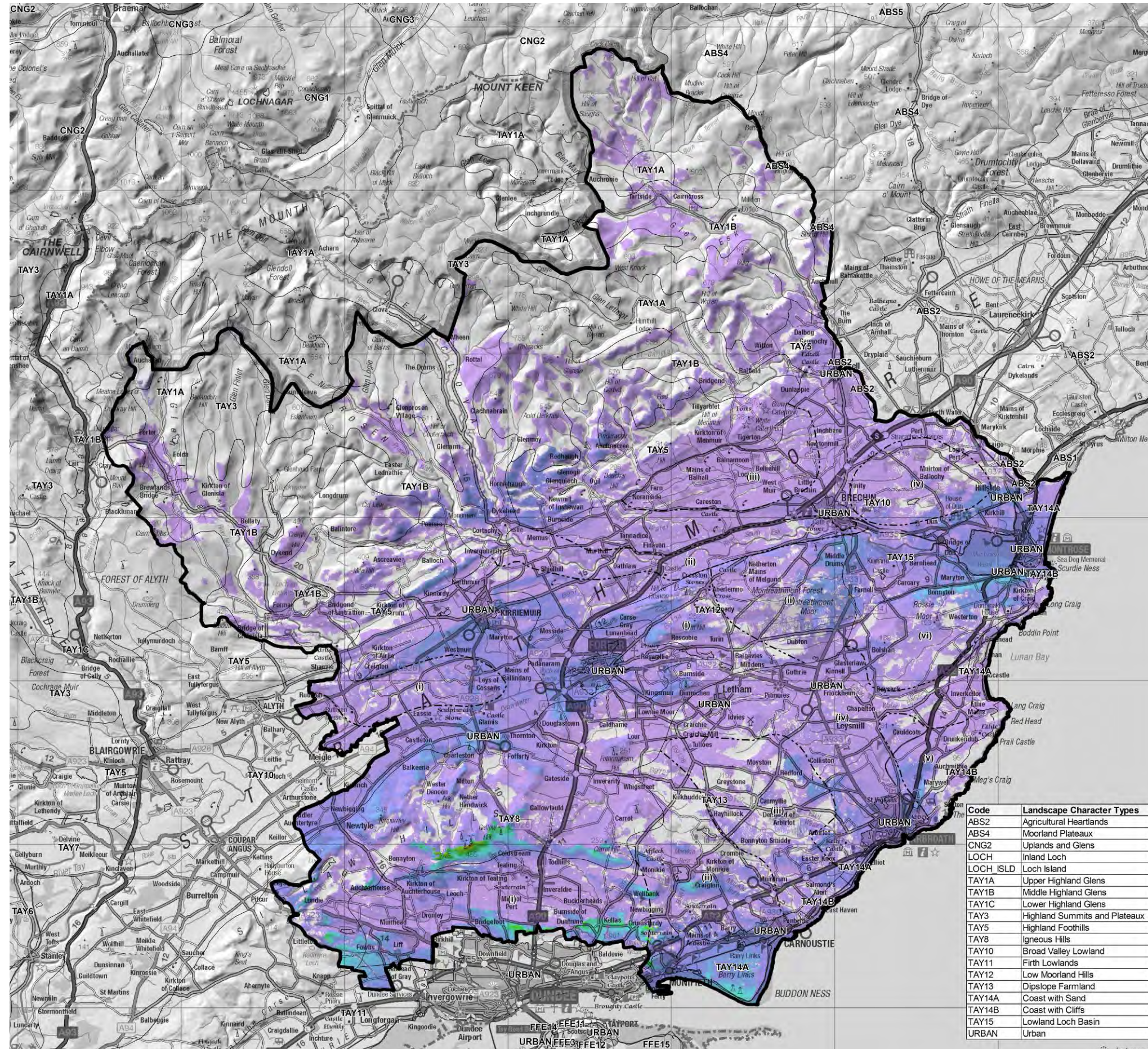
Landscape Type/Location	Proposed Sub-Area	Rationale
LCT 13: Dipslope Farmland (iv) Letham/ Lunan Water/ Arbroath Valleys	Lower and/or more sheltered ground lying between Letham, Friokheim, Arbroath and Lunan Bay. Max 165m AOD but generally below 100m AOD down to 10m AOD near Lunan Bay.	This lower area follows drainage lines including the Lunan Water, Brothock Water and Elliott Water and has a more settled, sheltered and contained character than the surrounding higher areas of Dipslope Farmland. Crossed by main roads including A92 and A933
LCT 13: Dipslope Farmland (v) Ethie Farmland	Higher/ exposed ground lying between Arbroath, Lunan Water and the coast. Ca. 30-95m AOD	This area has a predominantly open and exposed character, influenced by proximity of the coast and lower surrounding ground. Crossed at lowest point by main road A92 and railway. Limited in area.
LCT 13: Dipslope Farmland (vi) Rossie Moor	Higher ground lying between the Lunan Water, Montrose Basin and the coast. Ca. 30-150m AOD.	Characterised by an open character due to elevation, surrounding lower ground and coastal influence. Separated from other elevated Dipslope Farmland areas by the Lunan Water. Large fields and a small area of unimproved moorland on highest area. A92 passes across east near coast but most of area is sparsely populated and has few roads.

APPENDIX 4: VISIBILITY ANALYSIS FOR WIND TURBINES IN ANGUS

Figures 4.2 a-f: Visibility from Settlements

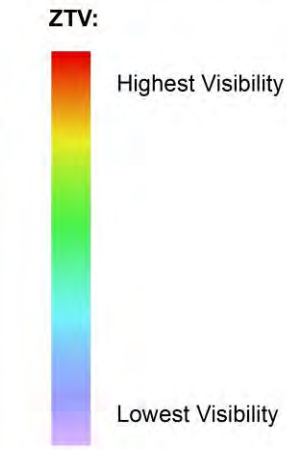
Figures 4.3 a-f: Visibility from Transport Routes

Figures 4.4 a-f: Visibility from Viewpoints



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- Legend**
- Study Area
 - Scottish Local Authority Boundaries
 - Landscape Character Areas
 - LCA Sub Areas (Ref. Table 6.1)

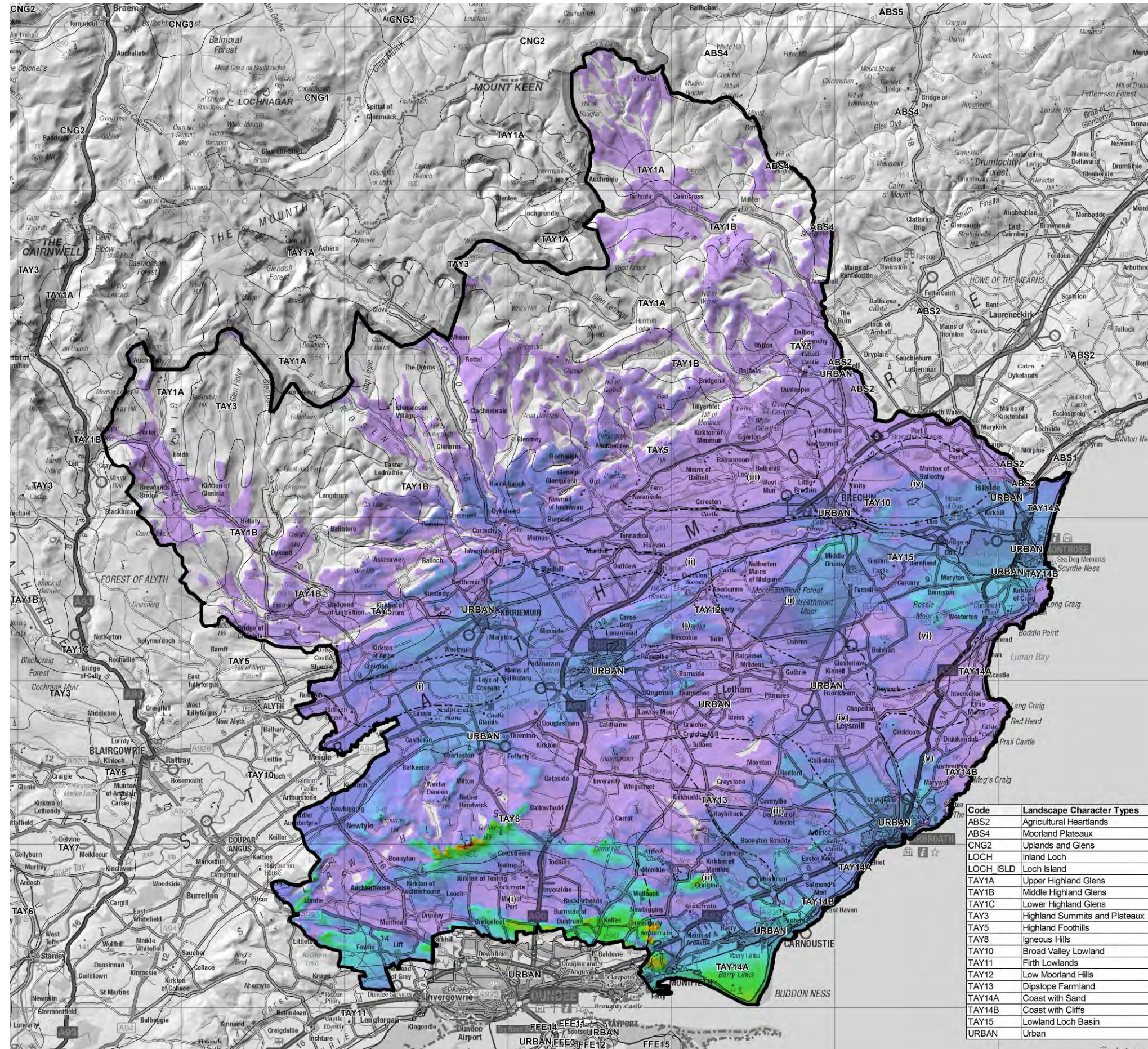


Code	Landscape Character Types
ABS2	Agricultural Heartlands
ABS4	Moorland Plateaux
CNG2	Uplands and Glens
LOCH	Inland Loch
LOCH ISLD	Loch Island
TAY1A	Upper Highland Glens
TAY1B	Middle Highland Glens
TAY1C	Lower Highland Glens
TAY3	Highland Summits and Plateaux
TAY5	Highland Foothills
TAY8	Igneous Hills
TAY10	Broad Valley Lowland
TAY11	Firth Lowlands
TAY12	Low Moorland Hills
TAY13	Dipslope Farmland
TAY14A	Coast with Sand
TAY14B	Coast with Cliffs
TAY15	Lowland Loch Basin
URBAN	Urban

Figure 4.2a
Visibility from Settlements
(0m high object)



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- Legend**
- Study Area
 - Scottish Local Authority Boundaries
 - Landscape Character Areas
 - LCA Sub Areas (Ref. Table 6.1)

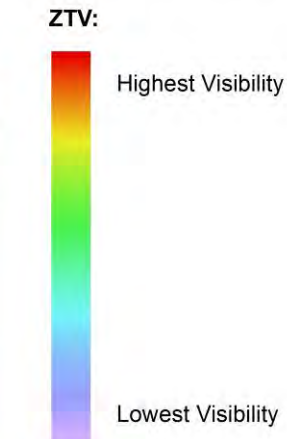
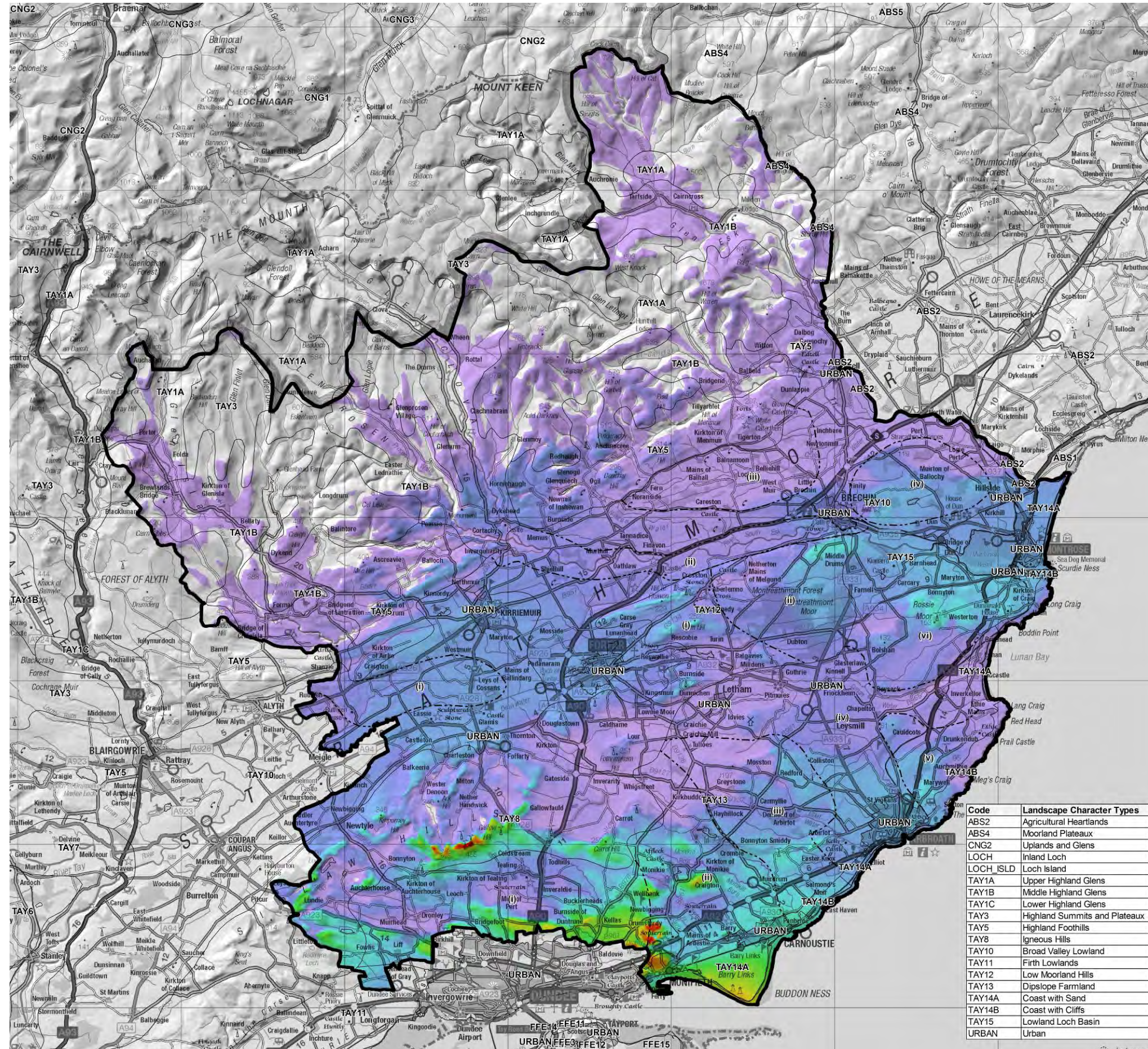


Figure 4.2b
Visibility from Settlements
(15m high object)



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- Legend**
- Study Area
 - Scottish Local Authority Boundaries
 - Landscape Character Areas
 - LCA Sub Areas (Ref. Table 6.1)

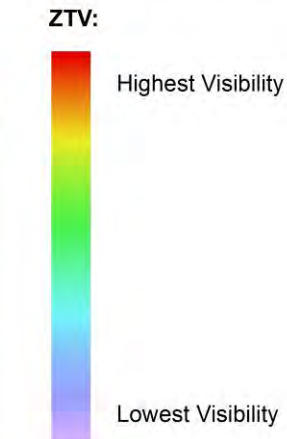
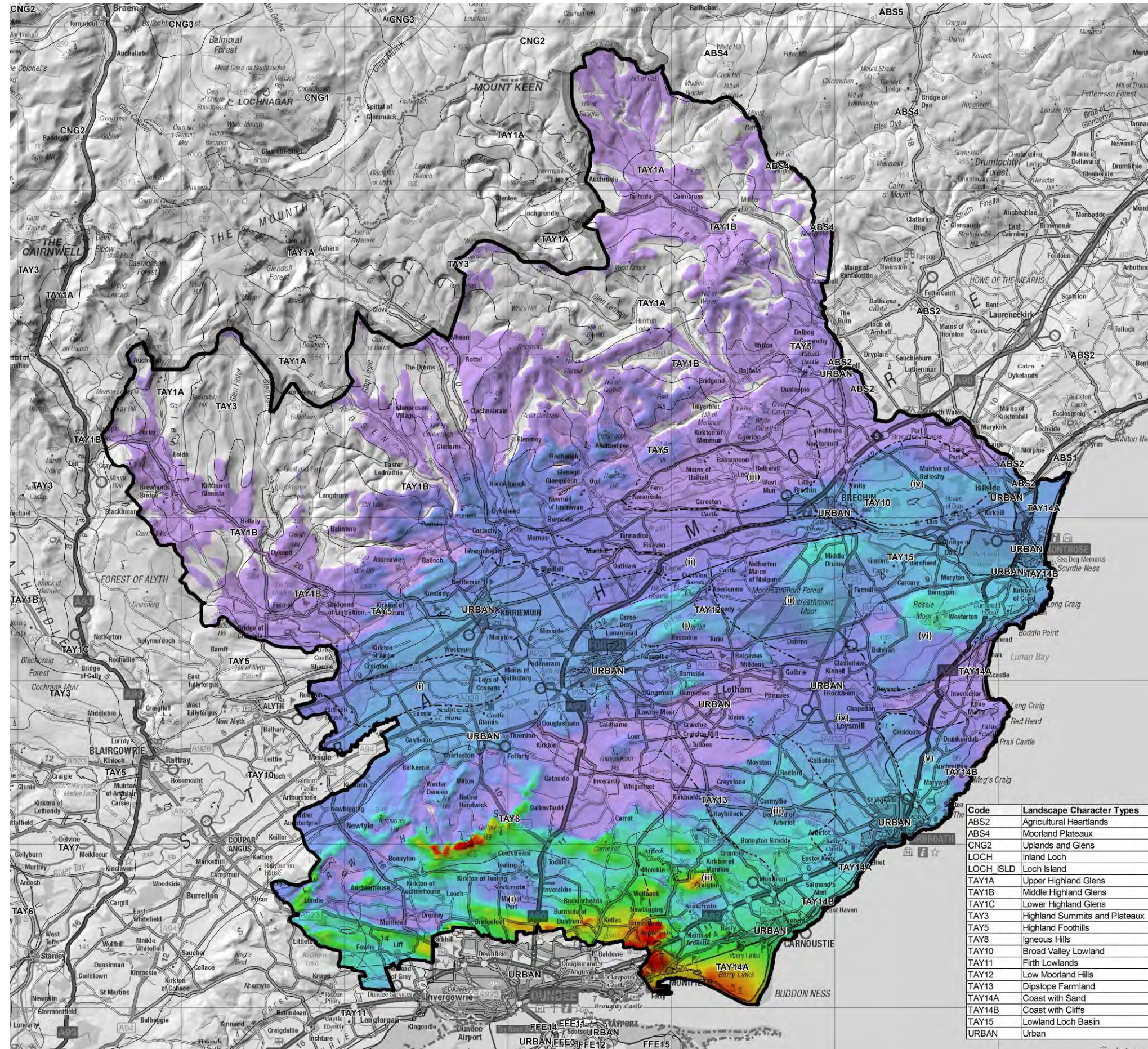


Figure 4.2c
Visibility from Settlements
(30m high object)



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- Legend**
- Study Area
 - Scottish Local Authority Boundaries
 - Landscape Character Areas
 - LCA Sub Areas (Ref. Table 6.1)

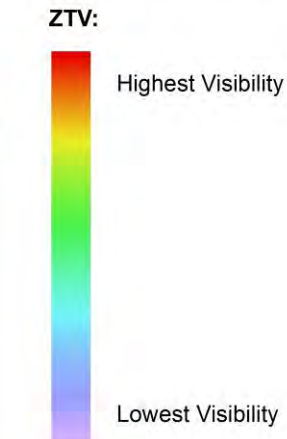
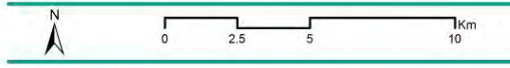
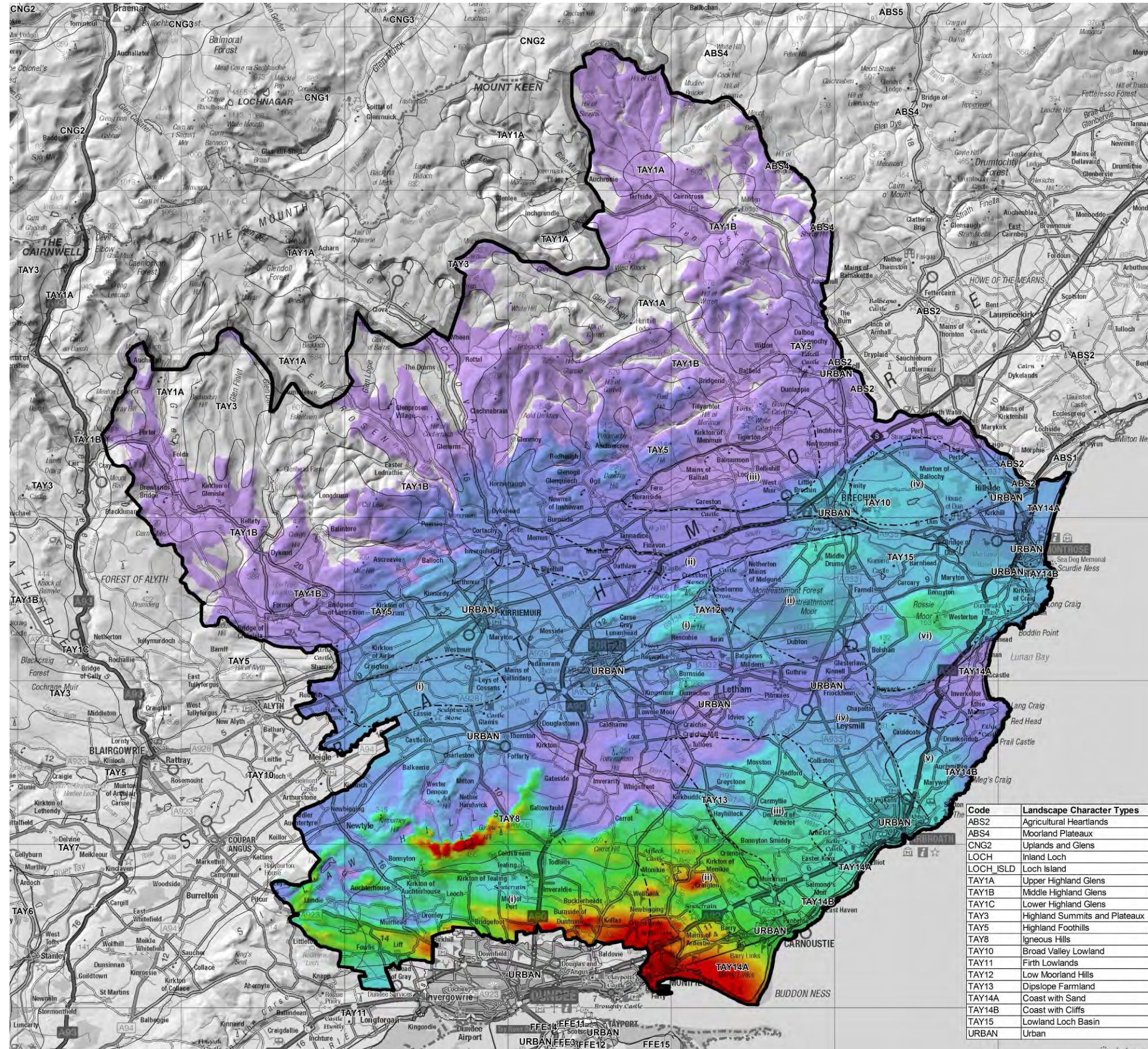


Figure 4.2d
 Visibility from Settlements
 (50m high object)



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Legend

- Study Area
- Scottish Local Authority Boundaries
- Landscape Character Areas
- LCA Sub Areas (Ref. Table 6.1)

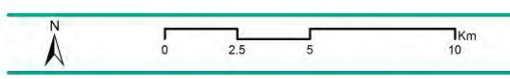
ZTV:

Highest Visibility

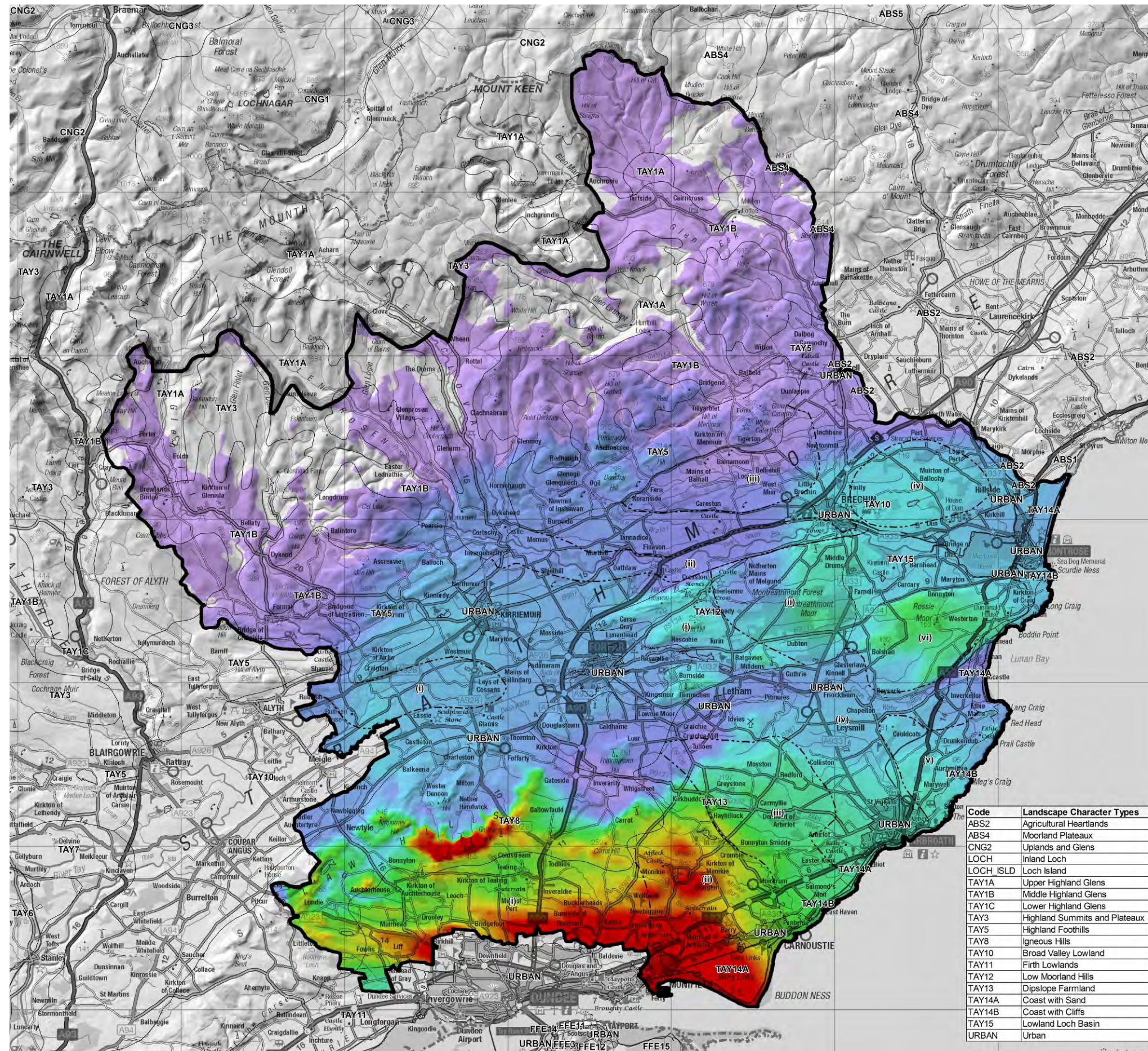
Lowest Visibility

Code	Landscape Character Types
ABS2	Agricultural Heartlands
ABS4	Moorland Plateaux
CNG2	Uplands and Glens
LOCH	Inland Loch
LOCH ISLD	Loch Island
TAY1A	Upper Highland Glens
TAY1B	Middle Highland Glens
TAY1C	Lower Highland Glens
TAY3	Highland Summits and Plateaux
TAY5	Highland Foothills
TAY8	Igneous Hills
TAY10	Broad Valley Lowland
TAY11	Firth Lowlands
TAY12	Low Moorland Hills
TAY13	Dipslope Farmland
TAY14A	Coast with Sand
TAY14B	Coast with Cliffs
TAY15	Lowland Loch Basin
URBAN	Urban

Figure 4.2e
Visibility from Settlements
(80m high object)



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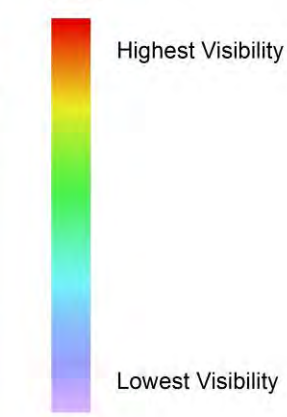


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Legend

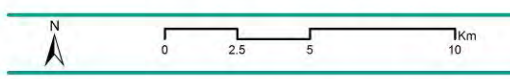
- Study Area
- Scottish Local Authority Boundaries
- Landscape Character Areas
- LCA Sub Areas (Ref. Table 6.1)

ZTV:

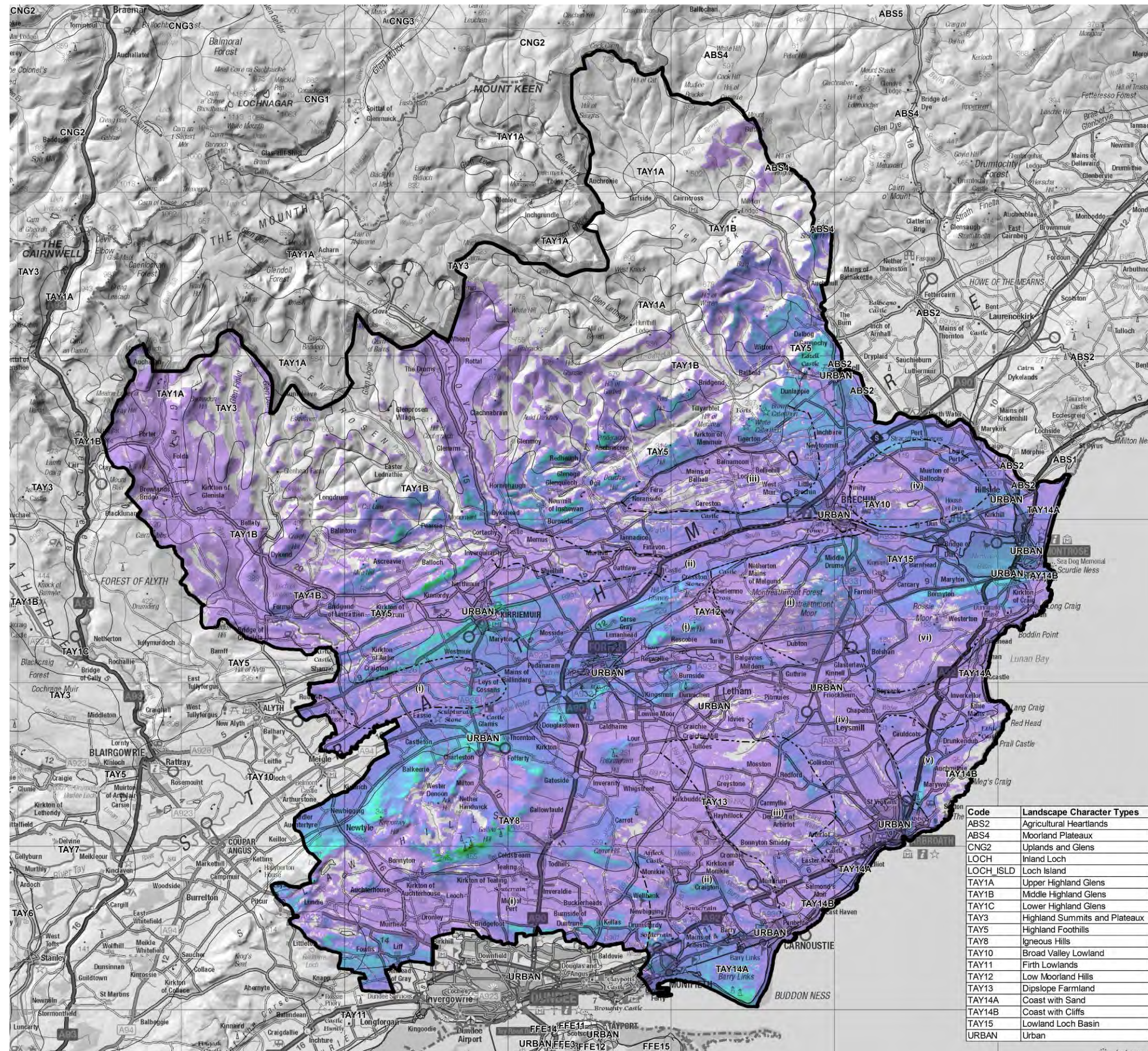


Code	Landscape Character Types
ABS2	Agricultural Heartlands
ABS4	Moorland Plateaux
CNG2	Uplands and Glens
LOCH	Inland Loch
LOCH ISLD	Loch Island
TAY1A	Upper Highland Glens
TAY1B	Middle Highland Glens
TAY1C	Lower Highland Glens
TAY3	Highland Summits and Plateaux
TAY5	Highland Foothills
TAY8	Igneous Hills
TAY10	Broad Valley Lowland
TAY11	Firth Lowlands
TAY12	Low Moorland Hills
TAY13	Dipslope Farmland
TAY14A	Coast with Sand
TAY14B	Coast with Cliffs
TAY15	Lowland Loch Basin
URBAN	Urban

Figure 4.2f
Visibility from Settlements
(125m high object)



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- Legend**
- Study Area
 - Scottish Local Authority Boundaries
 - Landscape Character Areas
 - LCA Sub Areas (Ref. Table 6.1)

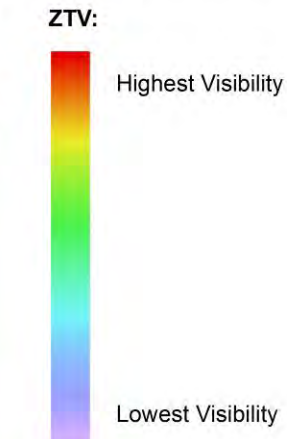
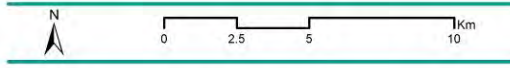
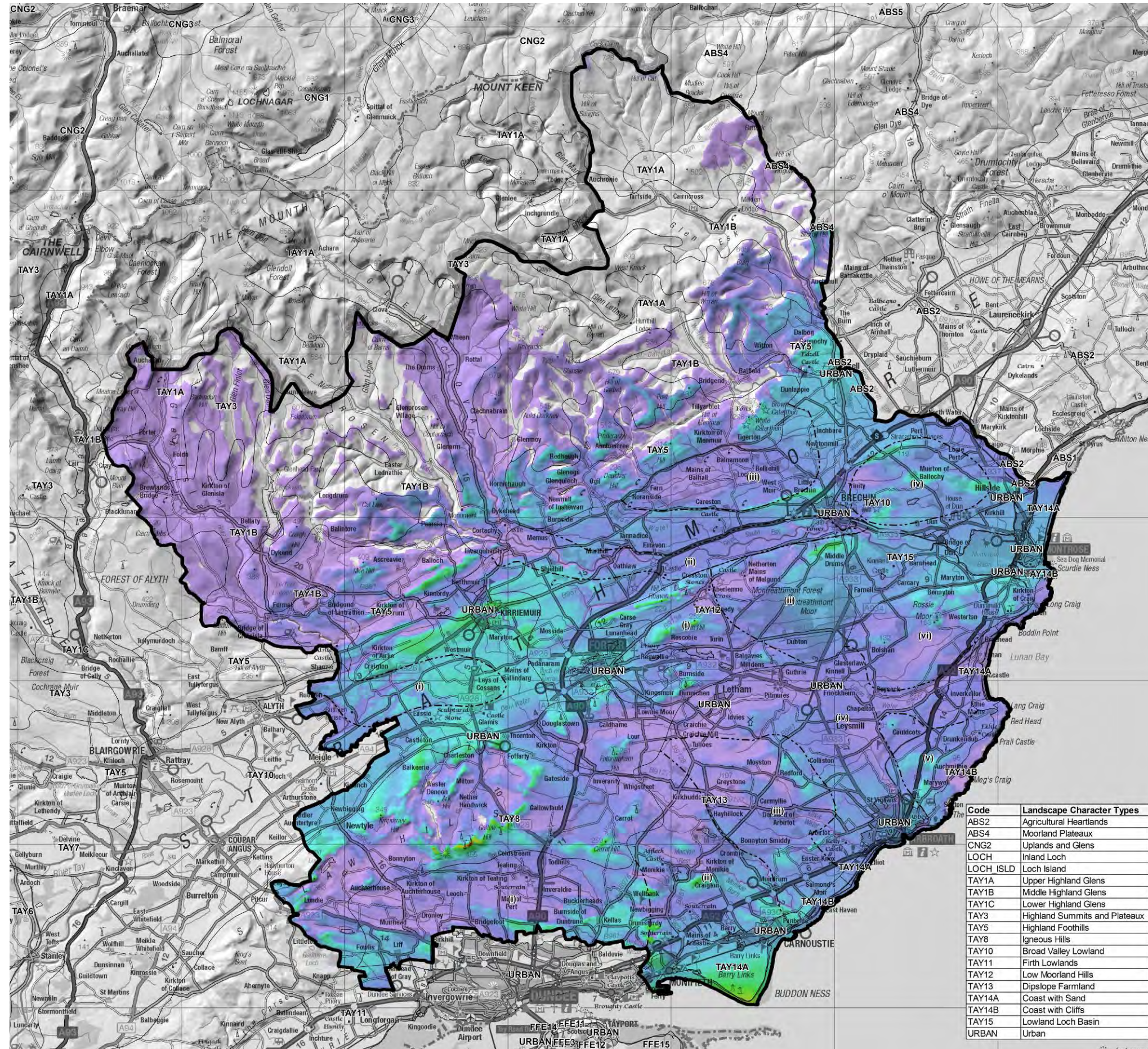


Figure 4.3a
Visibility from Transport Routes
(0m high object)

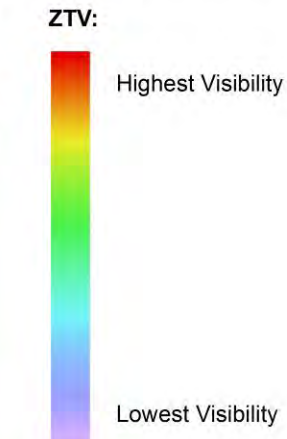


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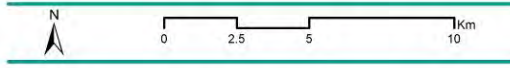
March 2014 7933 ANC 119

- Legend**
- Study Area
 - Scottish Local Authority Boundaries
 - Landscape Character Areas
 - LCA Sub Areas (Ref. Table 6.1)

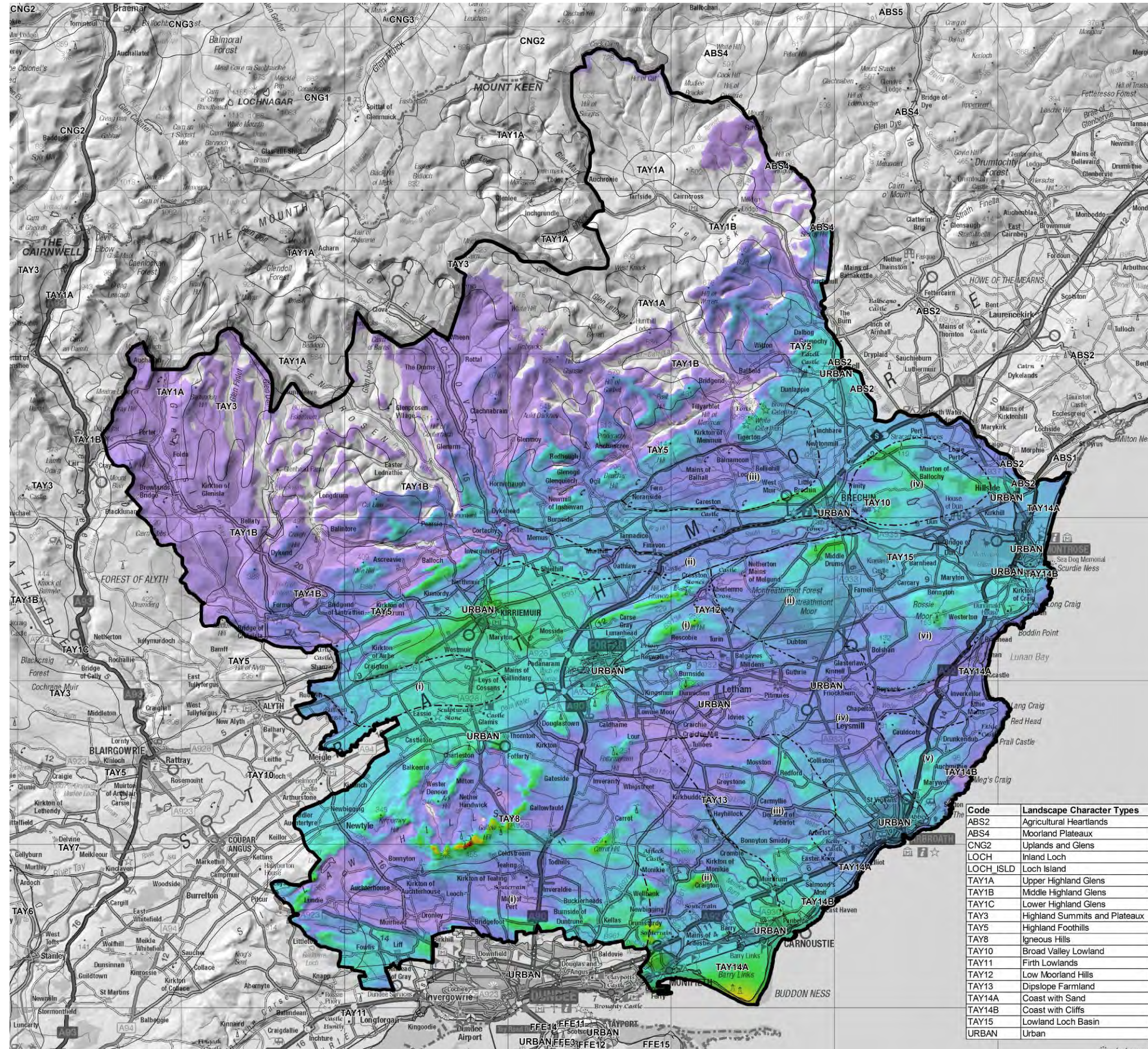


Code	Landscape Character Types
ABS2	Agricultural Heartlands
ABS4	Moorland Plateaux
CNG2	Uplands and Glens
LOCH	Inland Loch
LOCH ISLD	Loch Island
TAY1A	Upper Highland Glens
TAY1B	Middle Highland Glens
TAY1C	Lower Highland Glens
TAY3	Highland Summits and Plateaux
TAY5	Highland Foothills
TAY8	Igneous Hills
TAY10	Broad Valley Lowland
TAY11	Firth Lowlands
TAY12	Low Moorland Hills
TAY13	Dipslope Farmland
TAY14A	Coast with Sand
TAY14B	Coast with Cliffs
TAY15	Lowland Loch Basin
URBAN	Urban

Figure 4.3b
Visibility from Transport Routes
(15m high object)



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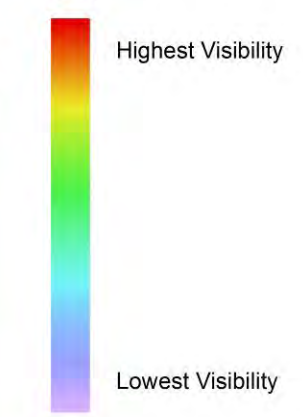
Angus Council
Wind Energy Consultancy

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Legend

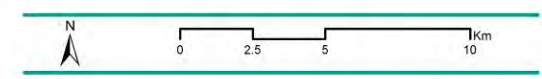
- Study Area
- Scottish Local Authority Boundaries
- Landscape Character Areas
- LCA Sub Areas (Ref. Table 6.1)

ZTV:

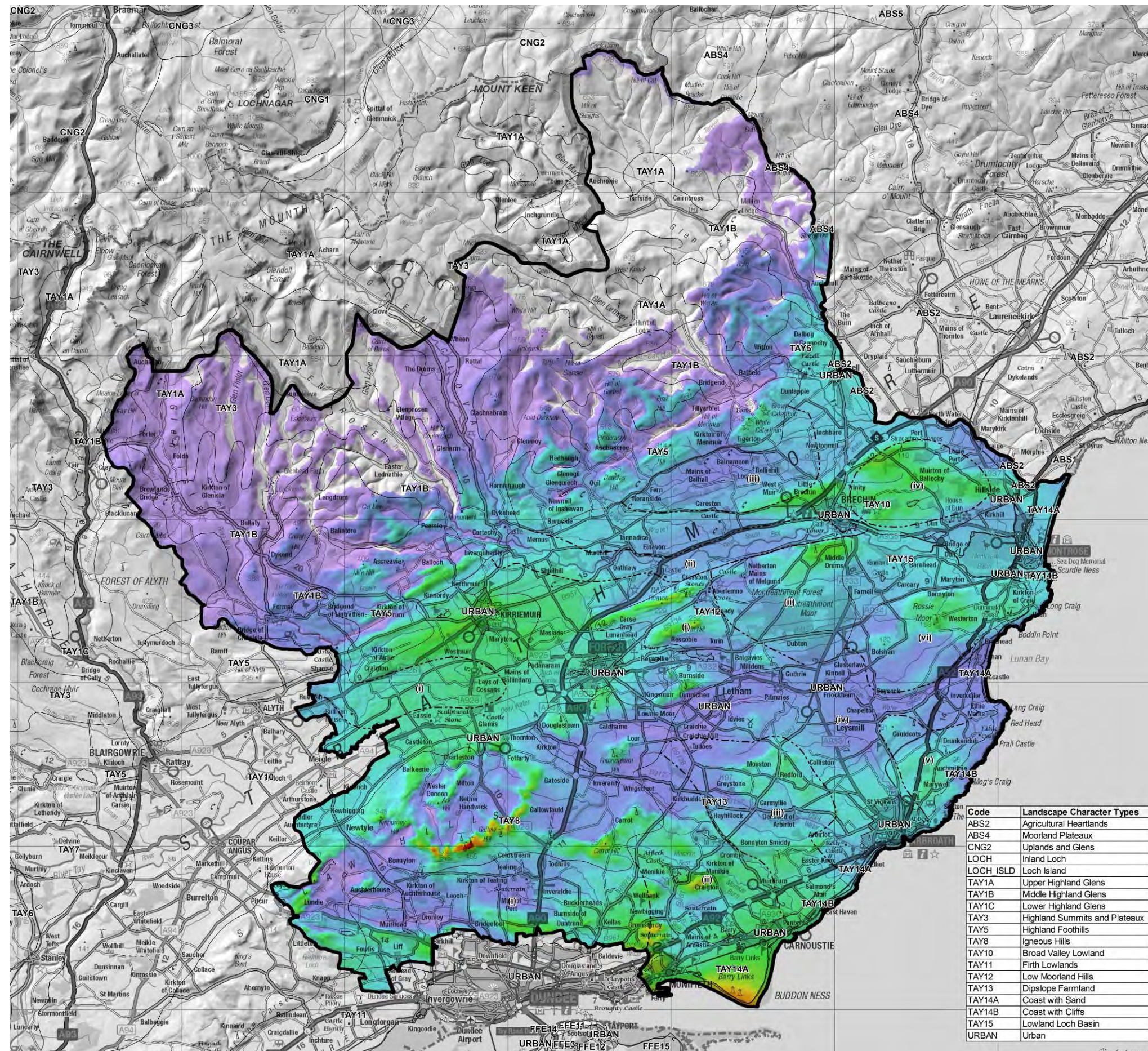


Code	Landscape Character Types
ABS2	Agricultural Heartlands
ABS4	Moorland Plateaux
CNG2	Uplands and Glens
LOCH	Inland Loch
LOCH ISLD	Loch Island
TAY1A	Upper Highland Glens
TAY1B	Middle Highland Glens
TAY1C	Lower Highland Glens
TAY3	Highland Summits and Plateaux
TAY5	Highland Foothills
TAY8	Igneous Hills
TAY10	Broad Valley Lowland
TAY11	Firth Lowlands
TAY12	Low Moorland Hills
TAY13	Dipslope Farmland
TAY14A	Coast with Sand
TAY14B	Coast with Cliffs
TAY15	Lowland Loch Basin
URBAN	Urban

Figure 4.3c
Visibility from Transport Routes
(30m high object)

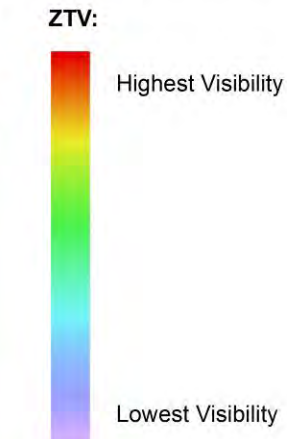


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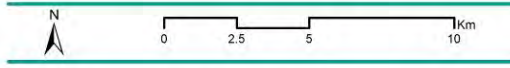
March 2014 7933 ANC 121

- Legend**
- Study Area
 - Scottish Local Authority Boundaries
 - Landscape Character Areas
 - LCA Sub Areas (Ref. Table 6.1)

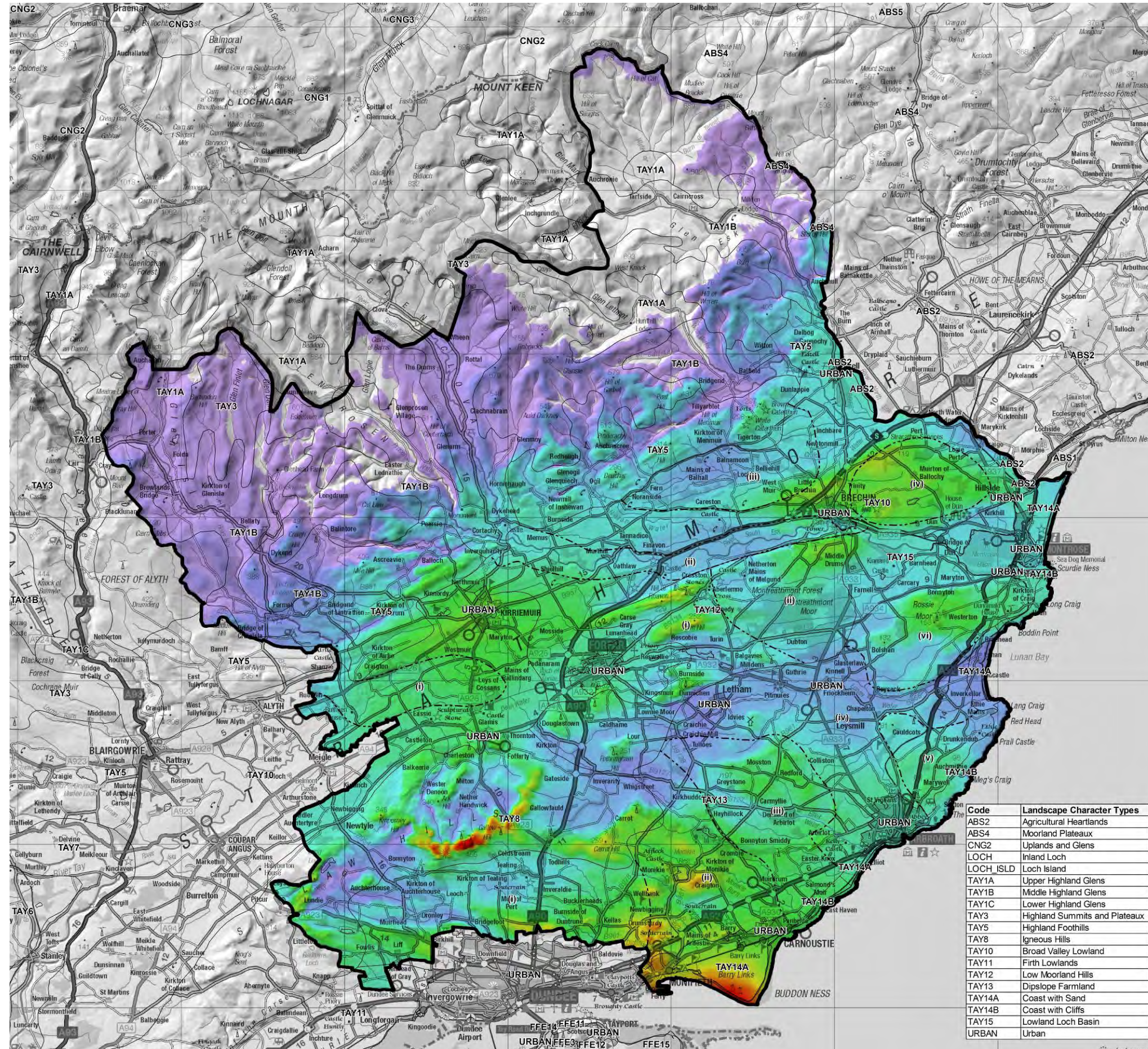


Code	Landscape Character Types
ABS2	Agricultural Heartlands
ABS4	Moorland Plateaux
CNG2	Uplands and Glens
LOCH	Inland Loch
LOCH ISLD	Loch Island
TAY1A	Upper Highland Glens
TAY1B	Middle Highland Glens
TAY1C	Lower Highland Glens
TAY3	Highland Summits and Plateaux
TAY5	Highland Foothills
TAY8	Igneous Hills
TAY10	Broad Valley Lowland
TAY11	Firth Lowlands
TAY12	Low Moorland Hills
TAY13	Dipslope Farmland
TAY14A	Coast with Sand
TAY14B	Coast with Cliffs
TAY15	Lowland Loch Basin
URBAN	Urban

Figure 4.3d
 Visibility from Transport Routes
 (50m high object)



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Legend

- Study Area
- Scottish Local Authority Boundaries
- Landscape Character Areas
- LCA Sub Areas (Ref. Table 6.1)

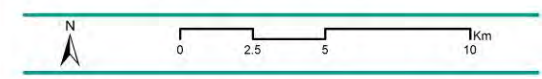
ZTV:

Highest Visibility

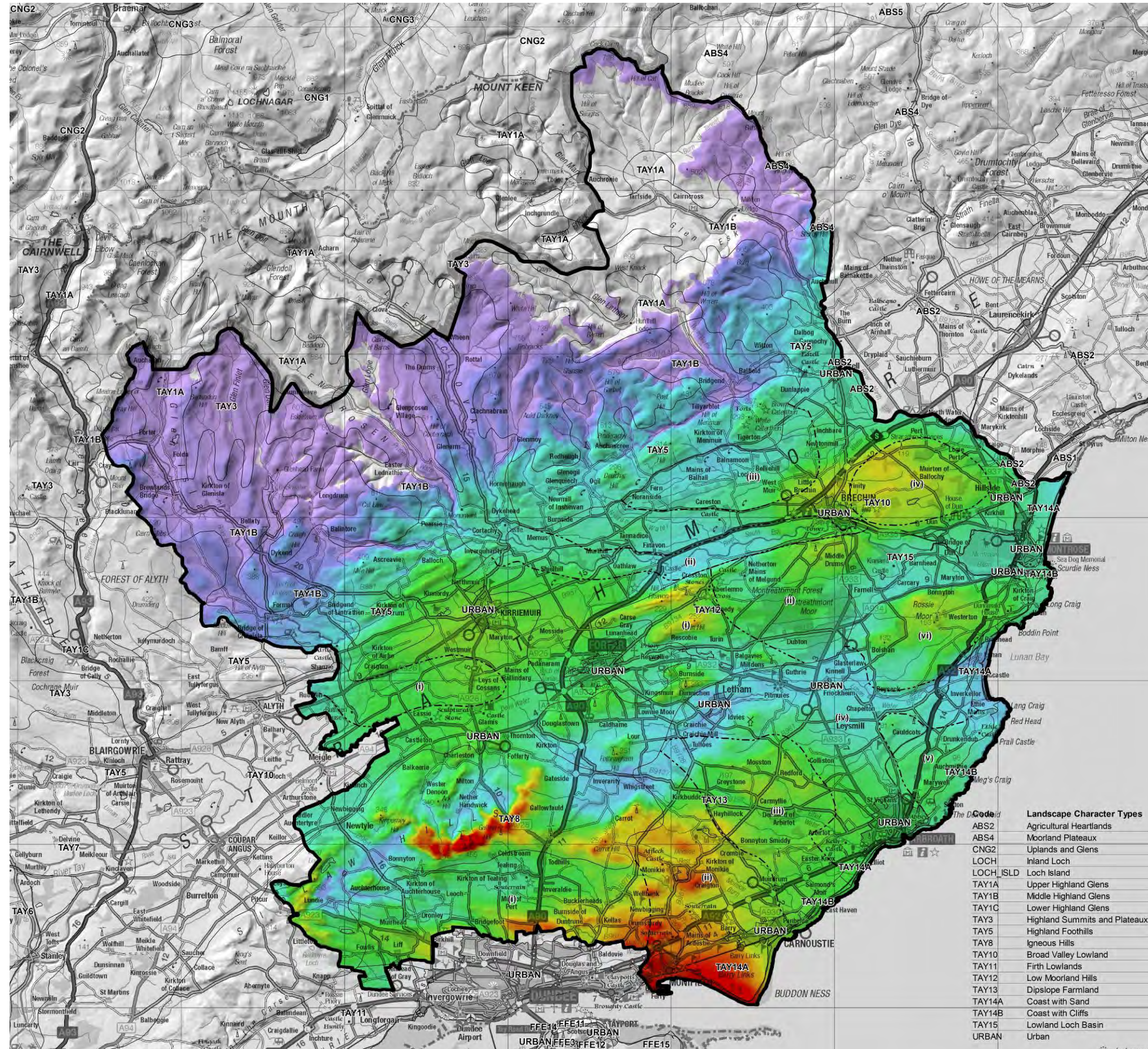
Lowest Visibility

Code	Landscape Character Types
ABS2	Agricultural Heartlands
ABS4	Moorland Plateaux
CNG2	Uplands and Glens
LOCH	Inland Loch
LOCH ISLD	Loch Island
TAY1A	Upper Highland Glens
TAY1B	Middle Highland Glens
TAY1C	Lower Highland Glens
TAY3	Highland Summits and Plateaux
TAY5	Highland Foothills
TAY8	Igneous Hills
TAY10	Broad Valley Lowland
TAY11	Firth Lowlands
TAY12	Low Moorland Hills
TAY13	Dipslope Farmland
TAY14A	Coast with Sand
TAY14B	Coast with Cliffs
TAY15	Lowland Loch Basin
URBAN	Urban

Figure 4.3e
 Visibility from Transport Routes
 (80m high object)

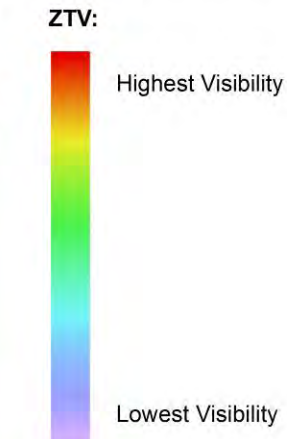


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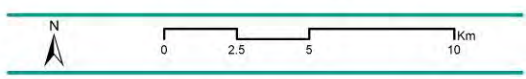
- Legend**
- Study Area
 - Scottish Local Authority Boundaries
 - Landscape Character Areas
 - LCA Sub Areas (Ref. Table 6.1)



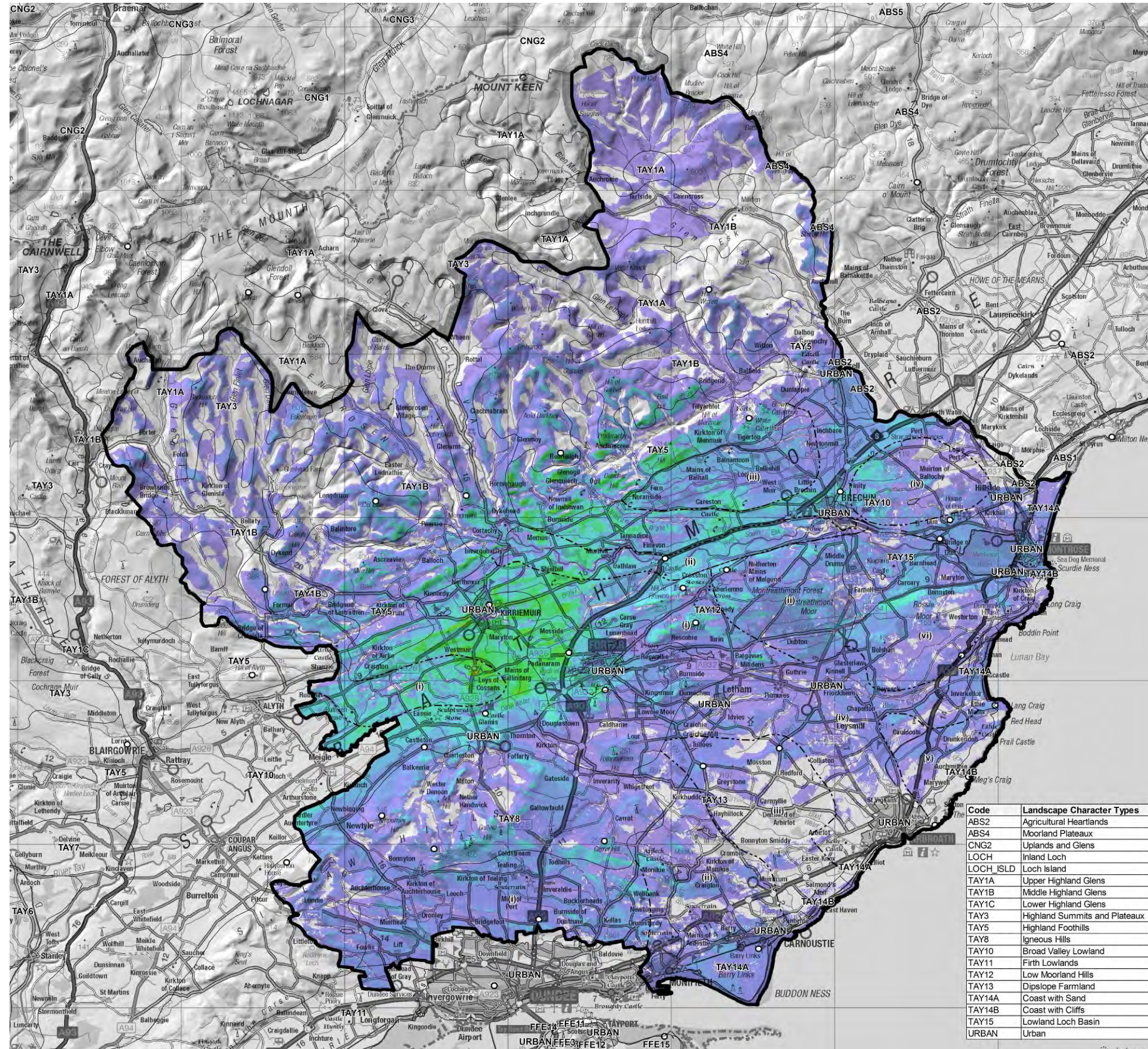
Landscape Character Types

ABS2	Agricultural Heartlands
ABS4	Moorland Plateaux
CNG2	Uplands and Glens
LOCH	Inland Loch
LOCH_ISLD	Loch Island
TAY1A	Upper Highland Glens
TAY1B	Middle Highland Glens
TAY1C	Lower Highland Glens
TAY3	Highland Summits and Plateaux
TAY5	Highland Foothills
TAY8	Igneous Hills
TAY10	Broad Valley Lowland
TAY11	Firth Lowlands
TAY12	Low Moorland Hills
TAY13	Dipslope Farmland
TAY14A	Coast with Sand
TAY14B	Coast with Cliffs
TAY15	Lowland Loch Basin
URBAN	Urban

Figure 4.3f
Visibility from Transport Routes
(125m high object)

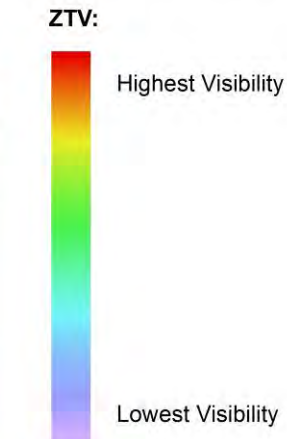


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March 2014 7933 ANC 124

- Legend**
- Study Area
 - Scottish Local Authority Boundaries
 - Landscape Character Areas
 - LCA Sub Areas (Ref. Table 6.1)

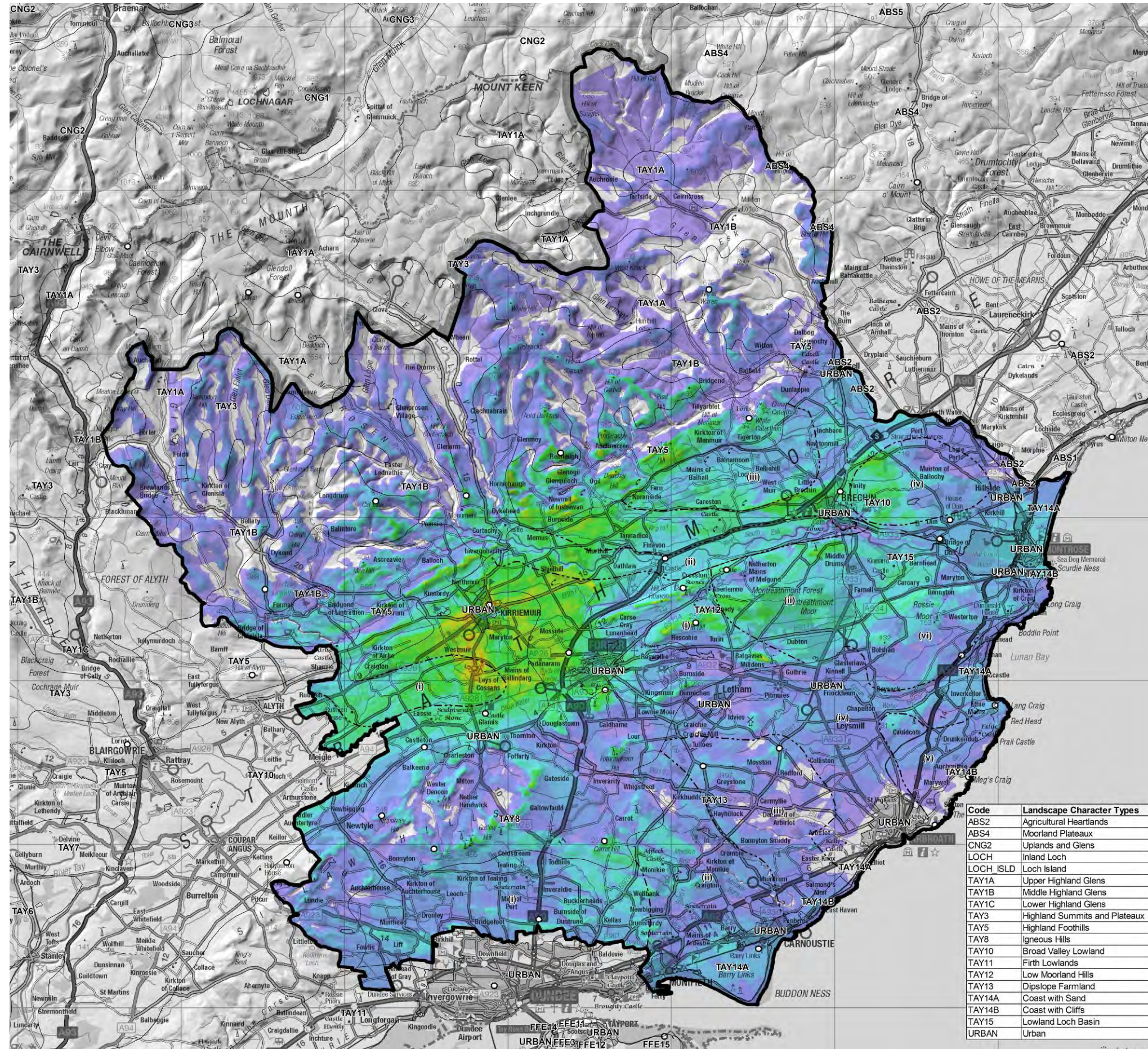


Code	Landscape Character Types
ABS2	Agricultural Heartlands
ABS4	Moorland Plateaux
CNG2	Uplands and Glens
LOCH	Inland Loch
LOCH ISLD	Loch Island
TAY1A	Upper Highland Glens
TAY1B	Middle Highland Glens
TAY1C	Lower Highland Glens
TAY3	Highland Summits and Plateaux
TAY5	Highland Foothills
TAY8	Igneous Hills
TAY10	Broad Valley Lowland
TAY11	Firth Lowlands
TAY12	Low Moorland Hills
TAY13	Dipslope Farmland
TAY14A	Coast with Sand
TAY14B	Coast with Cliffs
TAY15	Lowland Loch Basin
URBAN	Urban

Figure 4.4a
Visibility from Viewpoints
(0m high object)



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Legend

- Study Area
- Scottish Local Authority Boundaries
- Landscape Character Areas
- LCA Sub Areas (Ref. Table 6.1)

ZTV:

Highest Visibility

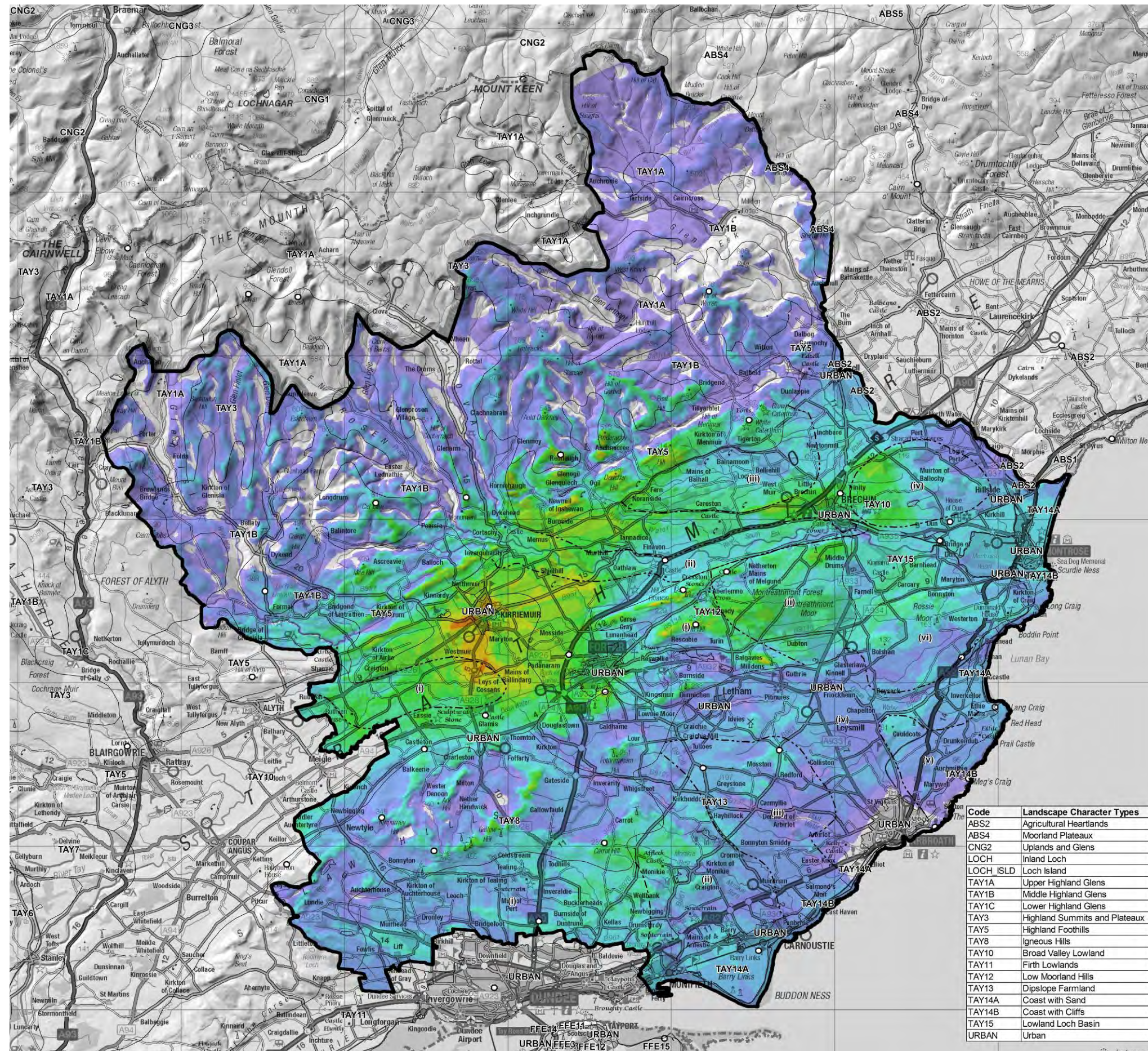
Lowest Visibility

Code	Landscape Character Types
ABS2	Agricultural Heartlands
ABS4	Moorland Plateaux
CNG2	Uplands and Glens
LOCH	Inland Loch
LOCH ISLD	Loch Island
TAY1A	Upper Highland Glens
TAY1B	Middle Highland Glens
TAY1C	Lower Highland Glens
TAY3	Highland Summits and Plateaux
TAY5	Highland Foothills
TAY8	Igneous Hills
TAY10	Broad Valley Lowland
TAY11	Firth Lowlands
TAY12	Low Moorland Hills
TAY13	Dipslope Farmland
TAY14A	Coast with Sand
TAY14B	Coast with Cliffs
TAY15	Lowland Loch Basin
URBAN	Urban

Figure 4.4b
 Visibility from Viewpoints
 (15m high object)

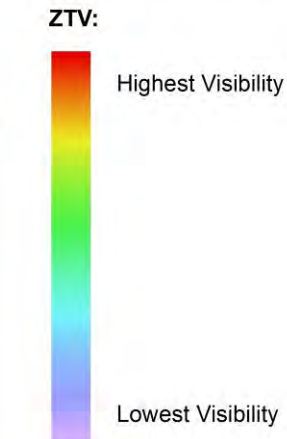


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March 2014 7933 ANC 126

- Legend**
- Study Area
 - Scottish Local Authority Boundaries
 - Landscape Character Areas
 - LCA Sub Areas (Ref. Table 6.1)

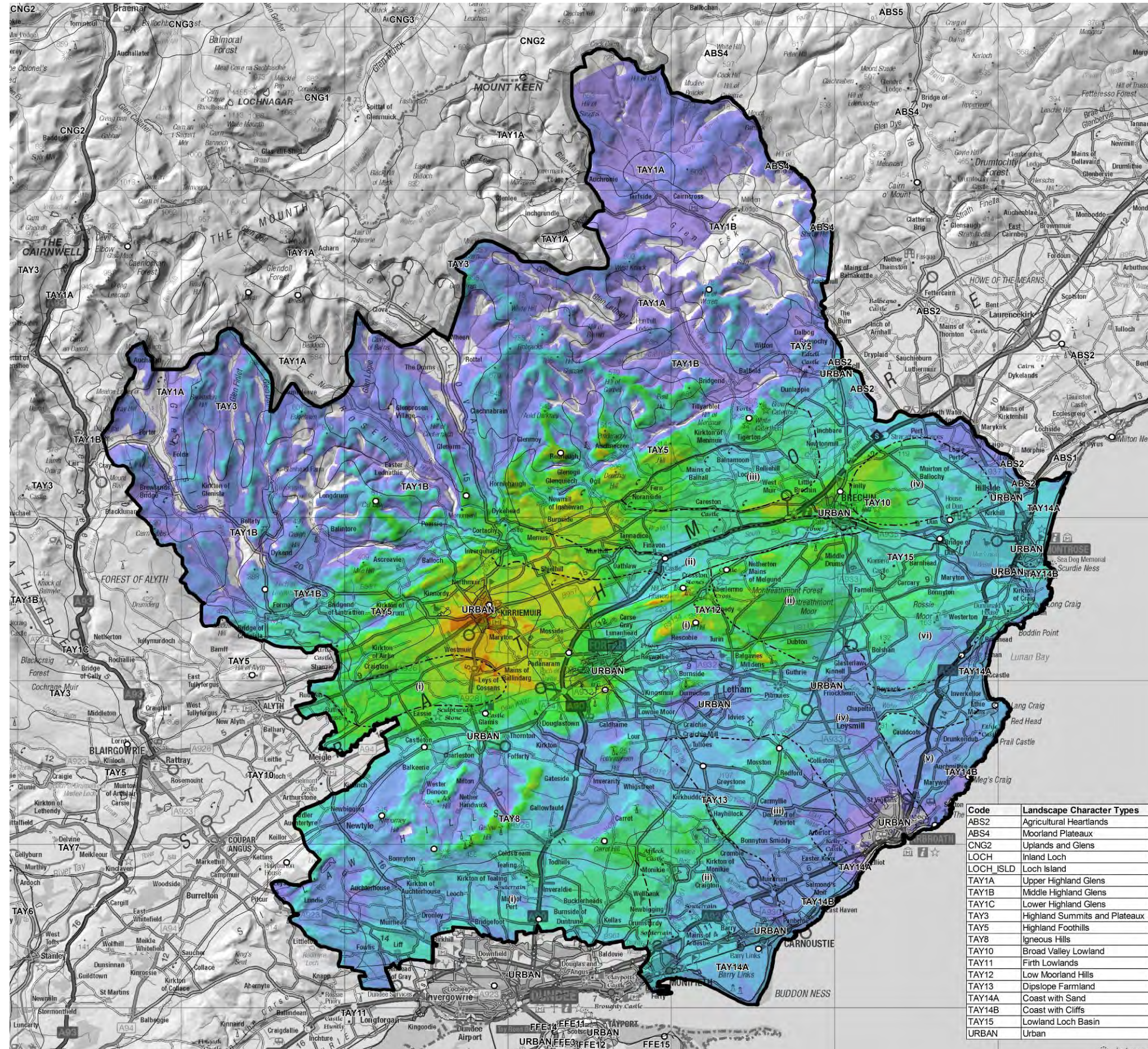


Code	Landscape Character Types
ABS2	Agricultural Heartlands
ABS4	Moorland Plateaux
CNG2	Uplands and Glens
LOCH	Inland Loch
LOCH ISLD	Loch Island
TAY1A	Upper Highland Glens
TAY1B	Middle Highland Glens
TAY1C	Lower Highland Glens
TAY3	Highland Summits and Plateaux
TAY5	Highland Foothills
TAY8	Igneous Hills
TAY10	Broad Valley Lowland
TAY11	Firth Lowlands
TAY12	Low Moorland Hills
TAY13	Dipslope Farmland
TAY14A	Coast with Sand
TAY14B	Coast with Cliffs
TAY15	Lowland Loch Basin
URBAN	Urban

Figure 4.4c
Visibility from Viewpoints
(30m high object)



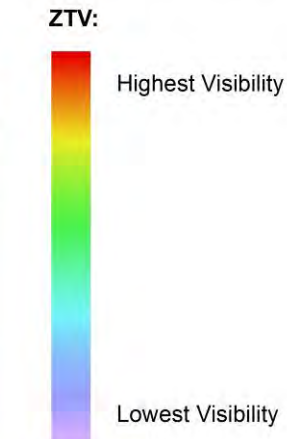
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Angus Council
Wind Energy Consultancy

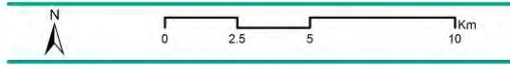
November 2014 7933 ANC 127

- Legend**
- Study Area
 - Scottish Local Authority Boundaries
 - Landscape Character Areas
 - LCA Sub Areas (Ref. Table 6.1)

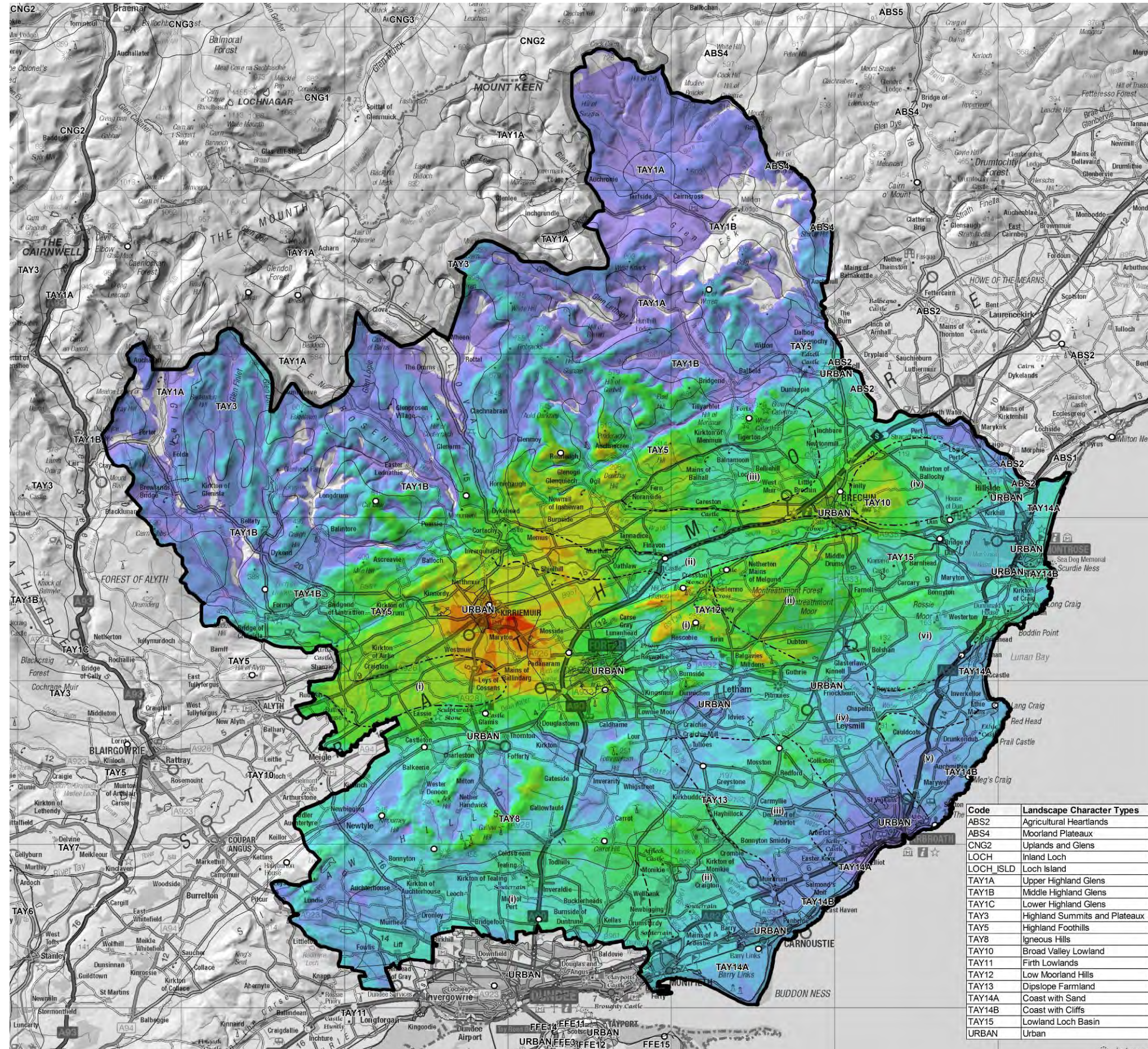


Code	Landscape Character Types
ABS2	Agricultural Heartlands
ABS4	Moorland Plateaux
CNG2	Uplands and Glens
LOCH	Inland Loch
LOCH ISLD	Loch Island
TAY1A	Upper Highland Glens
TAY1B	Middle Highland Glens
TAY1C	Lower Highland Glens
TAY3	Highland Summits and Plateaux
TAY5	Highland Foothills
TAY8	Igneous Hills
TAY10	Broad Valley Lowland
TAY11	Firth Lowlands
TAY12	Low Moorland Hills
TAY13	Dipslope Farmland
TAY14A	Coast with Sand
TAY14B	Coast with Cliffs
TAY15	Lowland Loch Basin
URBAN	Urban

Figure 4.4d
Visibility from Viewpoints
(50m high object)



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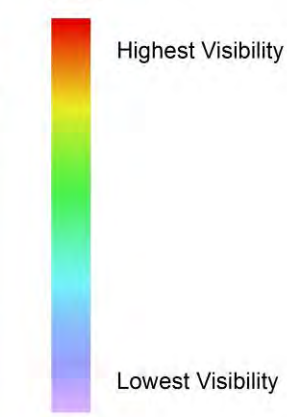


March 2014 7933 ANC 128

Legend

- Study Area
- Scottish Local Authority Boundaries
- Landscape Character Areas
- LCA Sub Areas (Ref. Table 6.1)

ZTV:

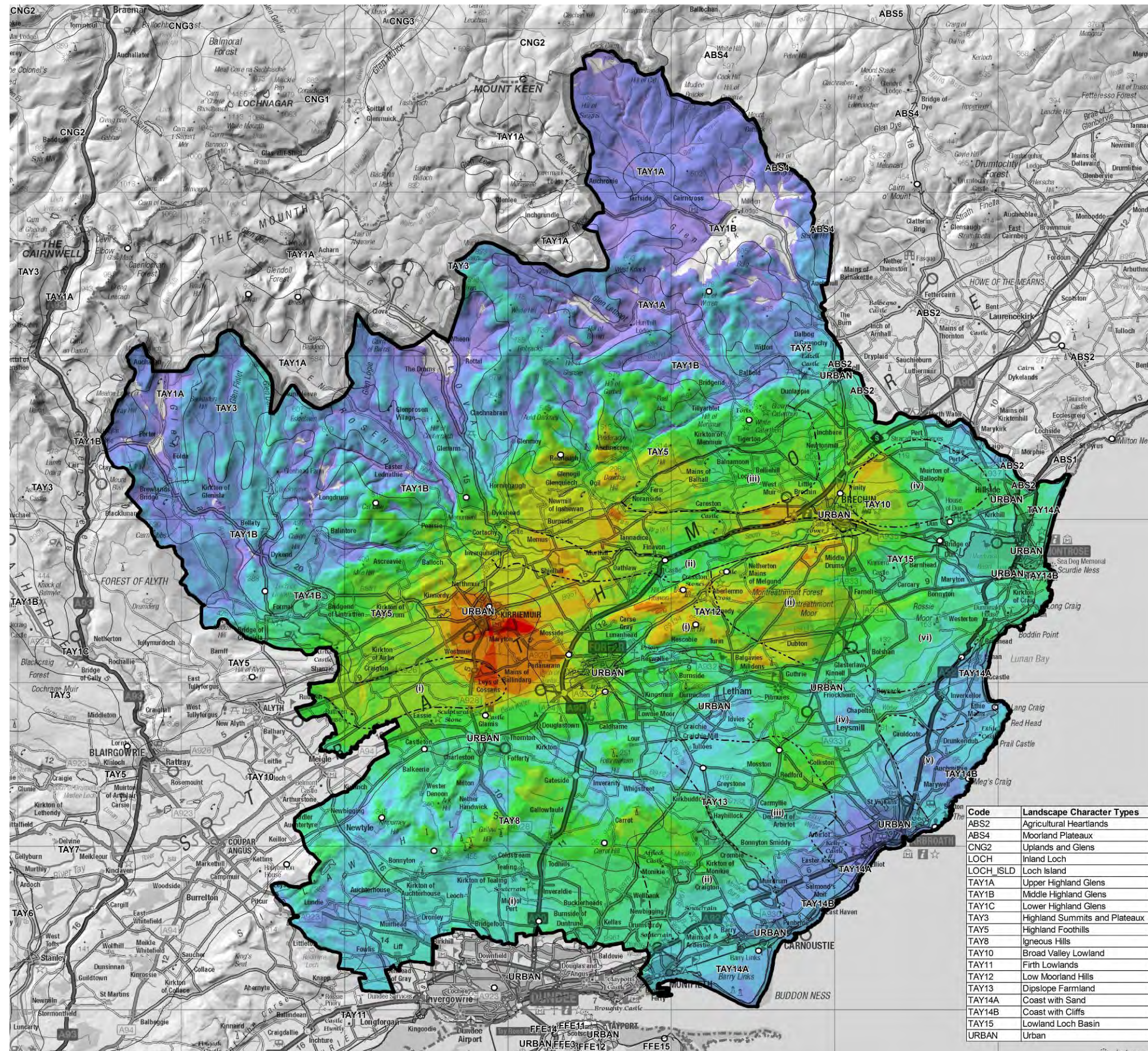


Code	Landscape Character Types
ABS2	Agricultural Heartlands
ABS4	Moorland Plateaux
CNG2	Uplands and Glens
LOCH	Inland Loch
LOCH ISLD	Loch Island
TAY1A	Upper Highland Glens
TAY1B	Middle Highland Glens
TAY1C	Lower Highland Glens
TAY3	Highland Summits and Plateaux
TAY5	Highland Foothills
TAY8	Igneous Hills
TAY10	Broad Valley Lowland
TAY11	Firth Lowlands
TAY12	Low Moorland Hills
TAY13	Dipslope Farmland
TAY14A	Coast with Sand
TAY14B	Coast with Cliffs
TAY15	Lowland Loch Basin
URBAN	Urban

Figure 4.4e
Visibility from Viewpoints
(80m high object)



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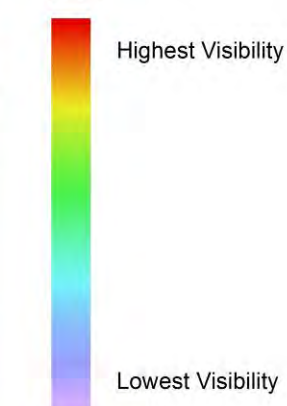


March 2014 7933 ANC 129

Legend

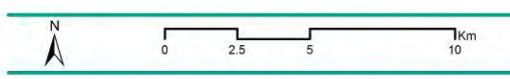
- Study Area
- Scottish Local Authority Boundaries
- Landscape Character Areas
- LCA Sub Areas (Ref. Table 6.1)

ZTV:



Code	Landscape Character Types
ABS2	Agricultural Heartlands
ABS4	Moorland Plateaux
CNG2	Uplands and Glens
LOCH	Inland Loch
LOCH ISLD	Loch Island
TAY1A	Upper Highland Glens
TAY1B	Middle Highland Glens
TAY1C	Lower Highland Glens
TAY3	Highland Summits and Plateaux
TAY5	Highland Foothills
TAY8	Igneous Hills
TAY10	Broad Valley Lowland
TAY11	Firth Lowlands
TAY12	Low Moorland Hills
TAY13	Dipslope Farmland
TAY14A	Coast with Sand
TAY14B	Coast with Cliffs
TAY15	Lowland Loch Basin
URBAN	Urban

Figure 4.4f
Visibility from Viewpoints
(125m high object)



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APPENDIX 5: FACTORS AFFECTING THE LANDSCAPE AND VISUAL IMPACTS OF WIND TURBINES

5.1 Introduction

There are a number of overlapping and interacting factors which affect the potential landscape and visual effects of wind turbines. The four main turbine factors are:

- Size of turbine
- Turbine design (shape/ blades/ tower /colour)
- Numbers of turbines (within groups and/ or single turbines spread across an area)
- Distribution of turbine groupings (spacing between groups and/or single turbines)

The effects of these factors will in turn differ depending on the character of the landscape in which the turbines are located.

5.1.1 Turbine Size

Turbine size is the first factor to consider in assessing the impacts of wind turbines. In particular, smaller turbines are considered to be more appropriate in lowland landscapes, which are usually more complex and varied than uplands, and where there are generally smaller scale features such as trees and buildings that provide a ‘scale reference’ against a turbine. Conversely, upland landscapes are generally simpler in character, larger in scale and there are fewer human scale reference features, meaning that larger turbines are more easily accommodated (see SNH guidance, 2009).

Turbine size for installed or consented commercial windfarms in Scotland varies from ca. 55m to blade tip at the original Hagshaw Hill to a current maximum of 147m. However, considerably smaller turbines are now commonly installed for the non-commercial scale proposals typical of Feed in Tariff (FiT) schemes. Current consents within Angus vary from many turbines of under 15m height on various domestic FiT schemes to 93.5m at the Former Tealing Airfield, with further turbines up to 125m height in the wider 30km buffer zone.

In this study we have classified six blade tip height categories from ‘small’ to ‘very large’ which would have differing relationships with the scale and character of the landscape and with one another. These are listed in Table 5.1 below.

There is a significant range of available commercial turbines sizes. However even the smaller commercial turbines are very much larger than any other common vertical object in the landscape, such as a house or trees, with only electricity pylons (typically 25-50m tall) coming close in size. Even the medium size of turbine falls within this height bracket and is therefore significantly taller than most trees and buildings. Furthermore, by being kinetic structures, the visual prominence of turbines is increased relative to existing static features. In this respect smaller turbines may be more noticeable as their blades rotate more rapidly than those of large turbines.

The small domestic scale turbines (<15m) are however closer to the heights of common visual references such as houses and trees and their landscape and visual impacts tend to be much more localised due to localised screening and backclothing by landforms and trees.

Table 5.1. Turbine Size Categories in This Study

Size Category	Blade Tip Height	Typical Use
Small	Turbines less than 15m in height	Typically used for domestic FiT schemes
Small-Medium	Turbines 15m to <30m in height	Typically used for domestic and farm FiT schemes
Medium	Turbines 30m to <50m in height	Typically used for farm and industrial FiT schemes
Medium/Large	Turbines 50m to <80m in height	Single turbine FiT schemes and smaller turbines used in commercial schemes
Large	Turbines 80m to <125m in height	Typical turbines used in commercial windfarms but also on some single turbine schemes
Very Large	Turbines 125m in height and greater.	Used in commercial onshore windfarms, as well as offshore (up to ca. 200m in the latter)

SNH considers that smaller turbines can be used to mitigate landscape impacts in a lowland situation with a smaller scale landscape pattern and scale indicators. As it has to be balanced against losses in output, size reduction should be used in specific cases where a clearly identified benefit can be achieved. The following are criteria by which this may be judged:

- mitigating significant landscape or visual impacts on a highly valued or sensitive receptor;
- avoiding an adverse scale relationship with a landform or other key landscape element or feature;
- allowing an intervening landform and/or forest to screen views of turbines from certain receptors; or
- achieving a significant reduction in overall visibility by virtue of relationship to surrounding landform and trees.

Where reduction in impact would be a matter of degree rather than a clear quantitative change the benefits are less clear cut.

SNH guidance also recommends that where two or more developments are in close proximity to one another, turbines of a similar size should be used. The use of significantly different turbine sizes within a single windfarm or between two windfarms or turbine developments in close proximity can otherwise lead to adverse visual and scale effects which increase the appearance of clutter, or create odd perspectives when seen from certain viewpoints.

5.1.2 Turbine Design

Variations in size aside, the design of wind turbines can vary considerably. This is particularly the case with smaller turbines under ca. 50m in height. The main variations affecting appearance of wind turbines are:

- two or three bladed
- solid or lattice tower
- shape/ size of nacelle
- proportion of blade length to tower height
- hub faces into or away from the wind direction
- colour

Other factors such as tower and blade shape tend to be more subtle but in combination can lead to a significant difference in appearance, as the difference between the two turbines below demonstrates:



Enercon and Siemens turbines have different nacelles, blades and towers leading to significant differences in appearance

Colour is an issue that is a more important variable in smaller turbines. Colour choice for larger commercial turbines has settled on a neutral light grey with slight variations in lighter or darker shade between developments. It is generally agreed that this colour range is

most likely to reduce the prominence of turbines when seen under the most prevalent atmospheric conditions.

In the case of smaller turbines there is more variation in colour and more likelihood of being seen against land rather than sky. In particular many small turbines are white, which increases their prominence when seen from a distance, particularly seen against land.



A 47m high turbine seen from several kilometres distance reflects the evening light, contrasting with the dark backdrop of trees and grassland

Choices of turbine design, including colour, are of potential significance when considering the effects of individual turbines or wider cumulative effects on the landscape.

5.1.3 Windfarm Size

There is no current ‘accepted’ classification of commercial windfarm sizes in Scotland. Existing and proposed wind energy developments vary in turbine numbers and turbine sizes; from single small turbines to over 200 large turbines. Individual turbines vary in size from below 15m to more than 140m, with maximum outputs from a few kW to greater than 3MW.

To place Angus within context, it is worth considering the wider Scottish context of wind energy development. The table below refers to small, medium, large etc. size wind energy developments. For clarity we have adopted wind energy development size categories related wherever possible to published guidance or planning application procedures. The 20MW size above which SPG and SPP currently applies is shown in the Table 5.2 below, although it should be noted that emerging Government policy is recommending the abandonment of this scale threshold.

Table 5.2. Wind Energy Development Size Categories

Size Category	Size Criteria	Planning Criteria/ Illustrative Examples
Small	A development of 3 or fewer turbines.	As defined by SNH guidance on assessment of small scale wind energy development (<i>SNH 2012</i>)
Small/Medium	A windfarm of more than 3 turbines up to 20MW output	Current SPP recommends windfarms above 20MW are to be covered by SPG. <i>E.g. Between 4 turbines over 50m and 10x2MW turbines or 6x3MW turbines</i>
SPP 2010 'Cutoff' 20MW		
Medium	A windfarm between 20MW and 50MW output	Windfarms up to 50MW are dealt with as local planning authority applications. <i>E.g. Between 7x3MW and 16x3MW turbines</i>
Large	Windfarms greater than 50MW output	Windfarms over 50MW are section 36 Applications dealt with by Scottish Ministers. <i>A minimum size of 20x2.5MW or 17x3MW turbines</i>
Very Large	Windfarms greater than 100MW output	<i>A minimum size of 50 turbines over 125m tall</i>

5.1.4 Turbine Numbers and Landscape Impacts

Wind turbines considered out of their landscape context are usually simple, aerodynamic and functional structures that many consider to have a clear aesthetic of 'form following function' in their design. Landscape and visual impact issues relate primarily to their scale and potential incongruity in a landscape rather than to the aesthetics of the turbine design. In this case, the number of turbines in a wind energy development has a bearing on the visual image of the development that extends well beyond the landscape area that it physically covers:

- Small clusters of turbines still express the aesthetics of the individual turbines and the blade movement of each turbine is discernible. The cluster is seen as a discrete item within a landscape, becoming a significant feature but generally not dominating or changing the character of a large area.

- In large groupings of turbines there is area coverage of the landscape, rather than a discrete grouping. The individual turbines usually become lost in a mass, blade movements are perceived across the whole area and there is a more 'cluttered' appearance.
- As turbine numbers increase it is increasingly difficult to design a wind energy development such that overlap and clustered alignments are avoided when seen from surrounding viewpoints. Design mitigation becomes a matter of avoiding excessive clutter, skylining and proximity to sensitive receptors rather than creating aesthetically balanced groupings

It is recognised that these qualities grade into one another depending on the exact size of development (e.g. 3, 6, 12, 20, 50, 100+ turbines) and on how the turbines are grouped (e.g. in mass groupings or in lines along ridges). Nevertheless, to the extent that they are more easily contained and definable, single turbines and smaller windfarms would have a disproportionately lesser influence on the landscape than large windfarms and are less likely to dominate areas and blur boundaries between landscape types.

In small groupings, odd numbers of turbines (i.e. 1, 3 or 5) usually present a more balanced composition than even numbers, unless there is a strong regular pattern or line in the landscape to which the turbines can be related.

5.2 Turbine Layout

The layout of turbines within a windfarm is a critical consideration. Whilst the optimum layout, including turbine separation distances and position in relation to the prevailing wind will relate to maximising output, there will be other practicalities. Thus turbine layout may vary according to turbine numbers, the availability of land, topography, access and numerous environmental constraints. These factors are taken into consideration during the windfarm design development process in which the overall aesthetic of the windfarm is considered.

Layouts should relate to landforms and patterns in the landscape and present a coherent image from the surrounding viewpoints. Thus in lowland landscapes with a strong geometric pattern the turbines may be organised in lines of a grid, whereas in the case of a distinct landform such as a ridge or coastline they may be arranged in a curved line following the landform. In upland landscapes turbines may be arranged in a more organic pattern, following ridgelines or clustered around rounded hilltops. Attention should be paid to the relationship of outer turbines in large groups ensuring that there are no 'outliers' creating an untidy or disorganised appearance.

When two or more developments are in close proximity or a windfarm is being expanded there can be cumulative issues relating to site layout if these are clearly contrasting (e.g. a geometric layout adjacent to an organic layout). Such developments should be designed to achieve a harmonious layout and relationship.

5.3 Windfarm Distribution

5.3.1 Pattern of Windfarm Development

When considering cumulative impacts of turbines and windfarms it is not just the number of turbines in the landscape that affects impacts but also the development pattern. This has an effect on the ability of the landscape to absorb change and on visual receptors. The dispersal of the turbines in small groups has some advantages in that each grouping is less dominant within the landscape and presents a less cluttered visual image. There is also less likelihood of 'swamping' landscapes and blurring the boundaries between different landscape types and features if there are distinct gaps between clusters of wind turbines. However, the increased number of windfarms or turbine clusters also means that there is an increased likelihood of seeing a windfarm or turbine and at closer proximity than if the turbines were concentrated into fewer locations.

The trend in Scotland is for the concentration of wind turbines into fewer, larger, windfarms. This arises initially via large windfarm proposals and then through the later extension of many existing windfarms. The pattern may also play out on a wider regional scale or 'clusters and spaces' where groups of windfarms lie within large areas separated by significant areas without turbines.

The cluster and space pattern has become increasingly diluted by the recent proliferation of smaller FiT schemes and single turbines which relate more to the location of small scale consumers than to regional landscapes. In locations such as northeast Aberdeenshire spatial planning may be required to ensure an uncontrolled proliferation of turbines does not completely dominate the landscape.

5.3.2 Separation Distances between Turbines and Windfarms

Separation distance between turbines and windfarms has a bearing on how they are perceived together and within the landscape, particularly in relation to defining the limits of cumulative development. A clear visual separation between two or more windfarms can be achieved by a certain physical distance. This distance would depend on the size and number of the turbines or windfarms, the type of landscape(s) in which they are located and the degree to which they affect the character of the landscape.

Considering this in simple terms, turbines have both a direct effect on the landscape in which they lie and an indirect effect on the surrounding area. Therefore, although two turbines or windfarms may be separated by some distance and seen as clearly separate, the landscape in which they lie may be considered to be dominated by turbines. Only beyond a certain distance would the intervening landscape be considered to retain its original character, separating the two turbine dominated landscapes areas.

Table 2.1 develops this concept further by considering the effects of multiple wind energy developments and describes cumulative development thresholds. Further to a capacity assessment, an acceptable limit to development within a landscape area may be agreed (e.g. *Landscape with Occasional Wind Turbines* or *Wind Turbine Landscape*). The accepted level of development would then be achieved by consenting a combination of

turbine sizes, windfarm sizes and separation distances between groupings, relating to the scale and character of the landscape (i.e. its capacity for that degree of development).

As an example a large scale upland plateau landscape accommodating a number of windfarms would be considered a *Wind Turbine Landscape* if the windfarms are large or very large, the topography is subordinate in scale to the turbines and the windfarms are separated by distances less than their typical extents. If the topography has a relief that is clearly greater than the turbine heights, and/or the windfarms are smaller and the separation between the windfarms is clearly greater than their extents, the landscape may be considered a *Landscape with Wind Turbines*. Finally a lowland landscape which is small in scale, with many small scale reference features, may easily be dominated by wind turbines. In this case the objective may be to limit development to a *Landscape with Occasional Windfarms* by allowing only small clusters of smaller turbines separated by substantial distances and with cumulative visibility reduced by localised tree or landform screening.

In each case different scales and patterns of landscape and development would require different turbine sizes, groupings and separation distances to lead to a particular windfarm landscape type. Such an approach has been adopted in this study and sizes and separation distances are recommended and explained in Chapter 6.

5.3.3 Distribution in Relation to Landscape Type

As discussed above, some landscape types have less capacity for development than others. In this case it would be appropriate to consider the relative merits of guiding development to the areas most capable of accommodating development, or to directing different types and scales of development to the areas most suited to each. Subject to the specific impacts of any particular proposal, this would reduce the potential for the most significant and adverse landscape impacts. It would also restrict the more developed wind turbine landscape types to a more clearly defined range of landscapes, thereby reducing the perception of unplanned proliferation of wind farms throughout a local authority area.

In strategic terms the established and evolving pattern of development should be taken into consideration as it reflects a clear rationale driven partly by landscape, visual and amenity issues (sensitive or valuable landscapes, proximity to settlements and recreational areas) and partly by technical issues (available land, available grid capacity, wind speed). This suggests that the number, size and distribution of further development should be considered very carefully in order to maintain differences in character between the uplands, the coast and the lowlands.

Also, in accordance with the guidance *Designing Windfarms in the Landscape* (SNH, 2009), consideration should be given to preserving areas in which no development is yet located or consented. These can provide significant gaps between clusters of wind turbines in which their visual influence is minimal. This again will reinforce distinctiveness between landscapes.

APPENDIX 6: WIND TURBINES IN ANGUS

Wind Turbine Database as at May 2013 (Permitted & Proposed) Showing Turbine Height Bands (grey = very large; pink = large; orange = medium/large; yellow = medium; green = medium/small) (see Figs. 5.1 and 5.2 for locations)

Turbine/Windfarm Name	No. of Turbines	Turbine Ht. (m)	Height Category	Landscape Type/ Other Comments
Angus – Consented Wind Turbines				
Near Na Gaoithe Offshore Windfarm	125	197.0	125m+	Offshore
East Memus, by Forfar	1	86.6	80 to <125m	Highland Foothills
Land at Scotston Hill, Auchterhouse	1	80.0	80 to <125m	Igneous Hills
Former Tealing Airfield	1	93.5	80 to <125m	Dipslope Farmland
Ark Hill, Glamis by Forfar	8	81.0	80 to <125m	Igneous Hills
510m NE of West Mains Farmhouse, Auchterhouse	1	61.0	50 to <80m	Dipslope Farmland
350M SW Of Whitefield of Dun Farm, Montrose	1	67.0	50 to <80m	Broad Valley Lowland
350m SW of Whitefield of Dun Farm, Montrose	1	67.0	50 to <80m	Broad Valley Lowland
1200M W Of Dunswood, Menmuir, Brechin	1	77.0	50 to <80m	Broad Valley Lowland
630m SE of Pickerton, Guthrie	1	77.0	50 to <80m	Low Moorland Hills
Hill of Stracathro, Brechin	1	79.6	50 to <80m	Broad Valley Lowland
North Mains of Cononsyth, Arbroath	1	66.7	50 to <80m	Dipslope Farmland
350m SW of Old Montrose Farm, Montrose	1	39.0	30 to <50m	Lowland Loch Basin
Cottertown, Kilry	1	45.5	30 to <50m	Highland Foothills
400m N of Greenhillock, Kirkbuddo	1	46.0	30 to <50m	Dipslope Farmland
975M W of North Leoch Farm, Strathmartine	1	46.0	30 to <50m	Dipslope Farmland
1020m W of Auchenreoch Farm, Inchbare, Edzell	1	46.0	30 to <50m	Broad Valley Lowland
Balkemback Farm, by Tealing	1	46.5	30 to <50m	Dipslope Farmland
N of East Pitforthie Farm, Brechin	1	47.0	30 to <50m	Broad Valley Lowland
W of Lochlair Farm, Carmyllie	1	47.0	30 to <50m	Dipslope Farmland
350m NE Of Newton of Idvies Farm, Letham	1	47.0	30 to <50m	Dipslope Farmland
Balhall Lodge, Menmuir	1	47.1	30 to <50m	Highland Foothills
West Adamston Farm, Muirhead	1	47.5	30 to <50m	Dipslope Farmland
250M SW Of Genty, Airlie	1	34.5	30 to <50m	Highland Foothills

Turbine/Windfarm Name	No. of Turbines	Turbine Ht. (m)	Height Category	Landscape Type/ Other Comments
470m E of Crainathro Farm, Forfar	1	35.0	30 to <50m	Low Moorland Hills
300M N Of North Tarbrax Farm, Kincaldrum	1	45.7	30 to <50m	Igneous Hills
1100m NE of Arrat Farm, Brechin	2	46.5	30 to <50m	Broad Valley Lowland
760m SW of Balkemback Farm, Tealing	2	46.5	30 to <50m	Dipslope Farmland
Weater Meathie Farm, Inverarity	2	46.5	30 to <50m	Low Moorland Hills
700m E of Balrownie Farm, Menmuir	2	46.5	30 to <50m	Broad Valley Lowland
Glen Trusta Estate, Fern, By Brechin	2	46.9	30 to <50m	Highland Foothills
Affloch Farm, by Brechin	2	46.9	30 to <50m	Highland Foothills
Reedie Farm Kirriemuir	2	46.9	30 to <50m	Broad Valley Lowland
Craignathro Farm, Forfar	2	33.0	30 to <50m	Low Moorland Hills
Bareyards House, Menmuir	1	17.75	15 to <30m	Highland Foothills
Sa'ty Dyke, Rossie Braes, Montrose	1	17.75	15 to <30m	Lowland Loch Basin
Dumbarrow House, Letham	1	17.75	15 to <30m	Dipslope Farmland
Woodfield House, Arbroath	1	17.75	15 to <30m	Igneous Hills
Netherbow, By Forfar	1	17.75	15 to <30m	Broad Valley Lowland
Tillyarblet Cottage, Glen Lethnot	1	17.75	15 to <30m	Highland Foothills
East Mains Of Dysart, Montrose	1	18.5	15 to <30m	Dipslope Farmland
75m SW of Leys of Dun Farm, Montrose	1	19.0	15 to <30m	Broad Valley Lowland
Sprottiesfauld, Eassie	1	19.25	15 to <30m	Broad Valley Lowland
West Balloch, Montrose	1	19.25	15 to <30m	Broad Valley Lowland
Easter Craig Farm, Alyth	1	19.8	15 to <30m	Highland Foothills
Cairnleith Farm, Kirriemuir	1	19.8	15 to <30m	Highland Foothills
Blackden Farm, Aberlemno	1	19.8	15 to <30m	Low Moorland Hills
Middle Lundie Farm, Edzell	1	19.8	15 to <30m	Highland Foothills
Forthill Farm, Glen Lethnot	1	19.8	15 to <30m	Highland Foothills
Templeton Christmas Tree Farm, Strathmartine	1	19.82	15 to <30m	Dipslope Farmland
Grosefield Farm, Little Brechin	1	19.90	15 to <30m	Broad Valley Lowland
Appletree Cottage, Ballinshoe	1	20.0	15 to <30m	Broad Valley Lowland
Murton, Forfar	1	20.5	15 to <30m	Broad Valley Lowland
Heughhead Farm, Friockheim	1	21.0	15 to <30m	Dipslope Farmland
Montrose Railway Station	1	21.0	15 to <30m	Urban
E of Formal Farm, Kilry	1	21.0	15 to <30m	Highland Glens
280m S of Newbigging Farm, Pugeston, Montrose	1	24.5	15 to <30m	Lowland Loch Basin

Turbine/Windfarm Name	No. of Turbines	Turbine Ht. (m)	Height Category	Landscape Type/ Other Comments
Newton Of Inshewan, Memus	1	24.5	15 to <30m	Broad Valley Lowland
W Mains of Kinblethmont, Arbroath	1	24.5	15 to <30m	Dipslope Farmland
Balkelo Farm, Kirkton of Auchterhouse	1	24.5	15 to <30m	Dipslope Farmland
Grosefield Farm, Little Brechin	1	24.8	15 to <30m	Broad Valley Lowland
Balkemback Farm, Tealing	1	24.8	15 to <30m	Dipslope Farmland
Incheoch Farms, Alyth	1	24.8	15 to <30m	Highland Glens
The Cotter House, Strathmartine	1	24.8	15 to <30m	Dipslope Farmland
Gamekeepers Cottage, Tealing	1	24.8	15 to <30m	Dipslope Farmland
Myreton Garage, Duntrune	1	24.8	15 to <30m	Dipslope Farmland
Muirhouses Farm, Cortachy	1	24.8	15 to <30m	Broad Valley Lowland
Muirton Of Balloch Farm, Montrose	1	24.8	15 to <30m	Broad Valley Lowland
Balkiellie Farm, Montrose	1	24.8	15 to <30m	Dipslope Farmland
Easter Craig Farm, Alyth	1	27.0	15 to <30m	Highland Foothills
Wester Coul Farm, Lintrathen, Kirriemuir	1	27.0	15 to <30m	Highland Foothills
Gagie Home Farm Holdings, Gagie, Tealing	1	27.0	15 to <30m	Dipslope Farmland
150m W Fordhouse Of Dun Farm, Montrose	1	27.0	15 to <30m	Broad Valley Lowland
NE of Charleton Farm, Montrose	1	27.0	15 to <30m	Lowland Loch Basin
WWTW Westerton of Rossie, Montrose	1	28.0	15 to <30m	Dipslope Farmland
Brae Of Pert Farm, Stracathro	2	19.8	15 to <30m	Brae Of Pert Farm, Stracathro
Mains of Logie, Montrose	2	19.9	15 to <30m	Broad Valley Lowland
195m NE of Stoneygroves Farm, Liff	2	24.5	15 to <30m	Dipslope Farmland
225m S of Muirhouses Farm, West Muirhouse, Arbroath	2	24.5	15 to <30m	Dipslope Farmland
Craigo Home Farm	2	24.8	15 to <30m	Broad Valley Lowland
230m NE of Windyedge Farm, Brechin	2	27.0	15 to <30m	Broad Valley Lowland
Ethie Mains Farm, Ethiehaven, By Inverkeilor	2	27.0	15 to <30m	Coast
500m NW of Meikle Tullo Farm, Edzell	2	27.0	15 to <30m	Highland Foothills
Nether Finlarg Kincaldrum	2	24.5	15 to <30m	Igneous Hills
460m S Of Castleton Of Eassie, By Glamis	3	24.8	15 to <30m	Broad Valley Lowland
350M W Of Ethiebeaton Farm, Monifieth	3	24.5	15 to <30m	Dipslope Farmland
Glen of Craigo, Montrose	3	24.8	15 to <30m	Broad Valley Lowland

Turbine Name	No. of Turbines	Turbine Ht. (m)	Height Category	Landscape Type/ Other Comments
Angus – Proposed Wind Turbines (Application/Scoping)				
Nathro Hill, by Edzell	17	135.0	125m+	Highland Summits and Plateaux
Firth of Forth and Tay	150	209.7	125m+	Offshore
720m N of East Memus Farm, Memus	1	86.5	80 to <125m	Highland Foothills
Frawney Windfarm, 1020m n of Over Finlarg Farm, Lumleyden	5	107.0	80 to <125m	Igneous Hills
NW of Govals Farm, Kincaldrum	6	87.0	80 to <125m	Igneous Hills
500m SW of New Downie Farm, Carnoustie	1	54.0	50 to <80m	Dipslope Farmland
800m SW of Gilchorn Farm, Inverkeilor	1	62.0	50 to <80m	Dipslope Farmland
400m N of Davidston Farm, Newtyle	1	62.0	50 to <80m	Igneous Hills
Henderston Quarry, Newtyle	1	66.0	50 to <80m	Igneous Hills
400M SW Of Newmill Of Balgavies Farm, Forfar	1	66.5	50 to <80m	Low Moorland Hills
500m NW of Renmure farm, Inverkeilor	1	77.0	50 to <80m	Dipslope Farmland
530m NE of Hatton Mill Farm	1	77.0	50 to <80m	Dipslope Farmland
600m W of Witton Farm, Lethnot, Edzell	2	74.0	50 to <80m	Highland Foothills
580M SE Of Carsegownie, Carsegownie, Forfar	1	34.6	30 to <50m	Low Moorland Hills
280M SW Of North Mains Of Turin, Forfar	1	40.5	30 to <50m	Low Moorland Hills
300m W of Parkconnon Farm, Colliston, Arbroath	1	41.5	30 to <50m	Dipslope Farmland
1057m SW of Chapelton of Menmuir farm, Brechin	1	46.0	30 to <50m	Broad Valley Lowland
150m NW of Balrennie Farm, Edzell	1	46.0	30 to <50m	Broad Valley Lowland
500m N of Boysack Farm, Friockheim	1	46.0	30 to <50m	Dipslope Farmland
Gallow Hill, Cortachy	1	46.5	30 to <50m	Highland Foothills
Land At Stracathro Service Area, Brechin	1	47.1	30 to <50m	Broad Valley Lowland
650m N of Broom Farm, Tannacice	1	49.5	30 to <50m	Broad Valley Lowland
Drowndubbs Farm, Kikbuddo	2	46.5	30 to <50m	Dipslope Farmland
189m NW of Kalulu House, East Murthill, Firfar	2	49.0	30 to <50m	Broad Valley Lowland

APPENDIX 7: ASSESSMENT OF LANDSCAPE SENSITIVITY AND VALUE FOR ANGUS LANDSCAPE CHARACTER TYPES

1A. Upper Highland Glens (outside National Park)

Landscape Character Sensitivity	Criteria /Sensitivity Levels
Scale	Medium, but with high sides. Medium
Landform	Steep sides enclosing flat or narrow valley floor. Medium/High
Pattern	Irregular. Relatively few boundaries or other pattern features. Dominated by landform. Medium
Development	Low to minimal development: tracks, occasional roads and houses. Small farmland areas. Medium/High
Quality	Most areas relatively natural and unaffected by development. A sense of wildness. High
Elements and Features	Dominated by landform features. Occasional farms and houses. Trackways. Occasional fields and forestry. Medium/High
Context	Glens form part of the highland backdrop to Angus and are the main access into the National Park. High
OVERALL RATING	Medium/High

Visual Sensitivity	Criteria/ Sensitivity Levels
Receptors	Minimal number of residential receptors. Main receptors are recreational visitors to highlands and National Park. High
Internal Visibility	Corridor views/ vistas and slightly wider visibility from upper valley sides. Medium
External Visibility	Only visible from Mid Highland Glens and Highland Summits and Plateaux. Medium/Low
OVERALL RATING	Medium

Landscape Value	Criteria/ Sensitivity Levels
Designations	No landscape designations although adjacent to National Park and NSA. Other designations include occasional listed buildings and SAMs. Cateran Trail in Glen Isla. Medium/High
Community value	Used by visitors and local population for outdoor recreation or access to highland summit areas. High
Cultural value	The Angus Glens are a key landscape feature of the local authority area. Former routes into/across Highlands. Occasional castles and hunting lodges. High
Perceptual	Tranquil, with a low level of development, elements of wildness and highly scenic views. Medium/High
OVERALL RATING	High

1B. Mid Highland Glens (outside National Park)

Landscape Character Sensitivity	Criteria /Sensitivity Levels
Scale	Medium to small, but with high sides. Medium/High
Landform	Steep sides enclosing flat or narrow valley floor. Medium
Pattern	Variable, dominated by landform but areas of flatter valley floors have field and woodland. Medium
Development	Some development. Scattered farms/ dwellings along valley floors, becoming less developed higher up towards the upper glens. Medium
Quality	Many areas relatively natural and unaffected by development. Settled areas generally in scale and harmony with rural glen setting. Medium/High
Elements and Features	Dominated by landform features. Clusters of dwellings, farms and isolated houses in valley floor areas. Fields on valley floor and lower sides. Extensive broadleaved woodland and conifer plantations. Medium/High
Context	Glens form part of the backdrop to Angus and are the main access into the highland area. High
OVERALL RATING	Medium/High

Visual Sensitivity	Criteria /Sensitivity Levels
Receptors	Low number residential receptors. Main receptors are recreational visitors to highlands and National Park. High
Internal Visibility	Corridor views/ vistas and slightly wider visibility from upper valley sides. Medium
External Visibility	Mainly visible from Upper Highland Glens and Highland Summits and Plateaux but lower sections extensively visible from lowland areas to the south. Medium/High
OVERALL RATING	Medium/High

Landscape Value	Criteria /Sensitivity Levels
Designations	No landscape designations although adjacent to National Park. Other designations include HGDL in Glens Isla and Clova, occasional SAMs, Many listed buildings. Cateran Trail in Glen Isla. Medium/High
Community value	Used by visitors and local population for outdoor recreation or access to highland summit areas. Visitor attractions. Medium/High
Cultural value	The Angus Glens are a key landscape feature of the local authority area. Former routes into/across Highlands. Castles, hunting lodges and estate policies. High
Perceptual	Tranquil, with a balanced rural character, transitional between settled and wilder areas with highly scenic views. Medium/High
OVERALL RATING	Medium/High

3. Highland Summits and Plateaux (Outside National Park)

Landscape Character Sensitivity	Criteria / Sensitivity Levels
Scale	Large. Low
Landform	Rolling but often steep sided hills of moderate elevation with occasional crags, steep corries, burns in gullies, folds or narrow upper glens. Medium
Pattern	Irregular patterns of heather, grassland and forestry, relating to landform. Medium/Low
Development	Little evidence of built development. Tracks, paths and occasional forestry. Medium/High
Quality	Generally well maintained/natural upland of heather with occasional planted forest. Medium/High
Elements and Features	Landform and vegetation cover is dominant. Few manmade features, boundaries etc. Medium/Low
Context	These uplands border the mountains of the National Park and contain the Angus Glens. Medium/High
OVERALL RATING	Medium

Visual Sensitivity	Criteria/ Sensitivity Levels
Receptors	Outdoor recreation receptors. Low population of residential receptors within or adjacent. Visible at distance from a wider area including a number of larger settlements and main transport routes. Medium/High
Internal Visibility	Extensive views across the type from the summits and ridges, but restricted in narrow valley and drainage landforms. Medium/High
External Visibility	Generally very conspicuous backdrop from lowland areas to the south within and beyond Angus. Any tall objects would also be highly visible from higher ground to the north. High
OVERALL RATING	Medium/ High

Landscape Value	Criteria/ Sensitivity Levels
Designations	No landscape designations and few other designations but adjacent to National Park. Medium
Community value	Important for outdoor recreation and access to higher summits to the north. A resource for sporting estates. Medium/High
Cultural value	A setting to the Angus Glens. Some well known viewpoints. Medium
Perceptual	An open landscape with panoramic views and a sense of remoteness and wildness. Forming backdrop to lowland areas and foreground to National Park mountains. Enclosing skyline to many Angus Glens Medium/High
OVERALL RATING	Medium/High

5. Highland Foothills

Landscape Character Sensitivity	Criteria / Sensitivity Levels
Scale	Medium with some small scale areas. Medium
Landform	Varied. Rolling and steep hills above undulating lower ground and narrow valleys. Burns often in gullies, folds or narrow glens. Medium/High
Pattern	Varied pattern from open hills to enclosed farmland and shelterbelts. Medium
Development	Lack of larger settlements. Development limited to farms, isolated houses, steadings, small villages, minor roads. All areas traversed by a high voltage electricity line. Medium
Quality	Generally well maintained farmland and estate land. Medium/High
Elements and Features	Attractive hamlets, large houses/castles, woodland copses, hillforts, electricity transmission line. Field and road boundaries often have walls and hedges. Medium/High
Context	A transitional landscape marking the Highland boundary fault, separating the uplands of the Mounth from Strathmore. 'Gateway' to Angus Glens. Medium/High
OVERALL RATING	Medium/High

Visual Sensitivity	Criteria/ Sensitivity Levels
Receptors	Local population of residential receptors and travellers. More distant residential and travelling population in adjacent lowlands, Walkers, visitors to locations of interest. Medium/High
Internal Visibility	Varied visibility; between panoramic views from hilltops to narrow vistas from small glens. Medium
External Visibility	Generally quite visible from areas of population and transport corridors although set against a higher backdrop. Visible to receptors travelling to/from the Angus Glens. Medium/High
OVERALL RATING	Medium/High

Landscape Value	Criteria/ Sensitivity Levels
Designations	No landscape designations. Many ancient woodlands and several SAMs (mainly settlements and hillforts) Medium/High
Community value	Areas used by local residential population and visitors for informal recreation. Sites of historic/ archaeological/ natural history interest. Medium/High
Cultural value	Significant number of locations of archaeological/ historic interest including Caterthuns, Edzell Castle, Balintore Castle. Medium/High
Perceptual	Deeply rural landscape of highly varied interest and many attractive settings and views. Forms a 'gateway' to the Angus Glens. Medium/High
OVERALL RATING	Medium/High

8. Igneous Hills

Landscape Character Sensitivity	Criteria/ Sensitivity Levels
Scale	Medium with some larger scale. Medium
Landform	Rolling or conical hills and valleys of variable form. Occasional outcrops. Medium
Pattern	Diverse but typically higher ground is open and the lower areas with rectilinear patterns of medium-large scale fields and shelterbelts. Medium
Development	Varies between areas of low development in some of the hills to lower farmland areas with settlements main roads, pylons and other infrastructure. Wind turbines and transmitter masts on some hills. Medium
Quality	Well managed open and enclosed farmland. Heather Moor variably managed with some areas reverting to scrub. Medium
Elements and Features	Plantations, tree belts in lower areas. Transmitter towers, wind turbines (Ark Hill and Scotston). Electricity transmission lines. Medium
Context	The Sidlaws form a backdrop to Dundee and the Firth of Tay and divide the lowland farming areas of Angus and Perthshire. Medium
OVERALL RATING	Medium

Visual Sensitivity	Criteria/ Sensitivity Levels
Receptors	Residential and travelling receptors within the LCA and surrounding areas. Outdoor recreational receptors on the hills. Medium/High
Internal Visibility	Extensive views from ridges and summits. More restricted views from valleys. Medium
External Visibility	Visible as a skyline landform from surrounding lower areas. Southern and eastern slopes particularly sensitive to views from large population but lower landforms well screened from surroundings. Medium/High
OVERALL RATING	Medium/High

Landscape Value	Criteria/ Sensitivity Levels
Designations	No landscape designations. Some SSSIs. Kinpurney/ Auchterhouse Hill Forts. Medium
Community value	Areas used by local residential population for informal recreation. Viewpoints and footpaths. Medium
Cultural value	Some archaeological/ historic interest including hillforts and cairns on summits and small castles on the periphery. Medium
Perceptual	Varied hill and farmland landscape forming backdrop to Dundee and the Tay, with some development of transmission towers windfarm. Open, but with little feeling of remoteness or naturalness. Medium/Low
OVERALL RATING	Medium

10. Broad Valley Lowland

Landscape Character Sensitivity	Criteria/ Sensitivity Levels
Scale	Medium, although overall scale of valley is very large. Medium
Landform	Generally a simple, gently sloping or flat valley form but with areas of more complex fluvioglacial landform. Medium/Low
Pattern	Open, simple, regular large arable fields with variable field boundaries, predominantly post and wire fences. A network of shelterbelts and plantations although more open to the west. Medium
Development	Well settled landscape with small towns, villages and a significant density of farms and houses. Areas crossed by major roads and a network of minor roads Medium/Low
Quality	Farmland intensively managed. Generally a well managed landscape although hedgerows/ trees are declining with expanded field sizes/ lack of management. Some sand and gravel quarrying and peri-urban landscapes detract. Medium/High
Elements and Features	Typical lowland farmland features together with roads and settlements. Tree/hedgerow boundaries to many fields but also low wall and post and wire. A number of large houses/ castles and designed landscapes including Glamis Castle. Electricity lines. Some small-medium wind turbines singly or in small groups. Medium
Context	Mid section of a vast lowland valley stretching from the River Tay in the southwest to Howe of the Mearns in the northeast, set between the Highland Boundary and volcanic hills to the south. Medium
OVERALL RATING	Medium

Visual Sensitivity	Criteria/ Sensitivity Levels
Receptors	Significant population of residential and transport receptors throughout. Visitors to attractions such as Glamis/ Kirriemuir. Medium/High
Internal Visibility	Wide open views across the valley and long distance views along it in which larger structures are prominent. Screening by shelterbelts and landforms from lower parts of the valley. Medium/High
External Visibility	Views over valley from all higher surrounding areas. Taller structures would be clearly visible. Medium/High
OVERALL RATING	Medium/High

Landscape Value	Criteria/ Sensitivity Levels
Designations	Some significant designed landscapes. Many SAMs and listed buildings. Ancient Woodlands and SSSIs. Medium/High
Community value	Setting and recreational amenity for a number of settlements and residents as well as visitor locations. Many core paths. Medium/High
Cultural value	Designations reflect a rich past history of settlement and activity. Literary associations include JM Barrie. Medium/High
Perceptual	A settled, developed, active landscape with roads, buildings and large agricultural enterprises, although there are also many tranquil spots. Medium/Low
OVERALL RATING	Medium

12(i). Low Moorland Hills (Forfar Hills)

Landscape Character Sensitivity	Criteria/ Sensitivity Levels
Scale	Medium, with some smaller scale areas on hills. Medium/High
Landform	A series of east-west ridges rising above more gently undulating farmland, with steep slopes and outcrops in places. Medium/High
Pattern	Variable, with lower angled areas having rectangular medium/large field patterns and hills and steeper slopes with smaller, broken patterns rising to open pasture. Medium
Development	Small settlements, scattered houses and farms. A network of mainly small roads. Medium
Quality	Managed farmland and open hilltops. Scenic areas within the hills. Medium
Elements and Features	Varied. Dense network of small roads, tracks, farms, houses and cottages. Hillforts and standing stones. Stone wall and hedge field boundaries. Small lochs between some hills. Electricity lines and telecommunications towers on some hills are detractors. Medium/High
Context	Several distinctive hilltops provide views across surrounding farmland area which merges into the Dipslope Farmland and Strathmore. Hills provide a backdrop to Strathmore and Forfar. Medium/High
OVERALL RATING	Medium/High

Visual Sensitivity	Criteria/ Sensitivity Levels
Receptors	Moderate to high population of residential and travelling receptors within area and close by. Hills visible from wider areas. Some visitors to hilltops, lochs etc. Medium/High
Internal Visibility	Fairly open landscape in which hills and tall objects are widely visible. Medium/High
External Visibility	Hills widely visible from surrounding areas but lower ground between hills less so. Medium/High
OVERALL RATING	Medium/High

Landscape Value	Criteria/ Sensitivity Levels
Designations	Hillfort and standing stone SAMs. SSSI Lochs. Small areas of inventory ancient woodland. Medium
Community value	Informal recreation for local people and visitors. Network of footpaths and several viewpoints. Medium
Cultural value	Hillforts, crosses (Aberlemno) and standing stones of historic interest. Viewpoint on Balmashanner Hill. Some estates with listed buildings. Medium
Perceptual	A varied rural landscape with distinctive hilltop views and relatively little development. Medium/High
OVERALL RATING	Medium

12(ii). Low Moorland Hills (Montreathmont Moor)

Landscape Character Sensitivity	Criteria/ Sensitivity Levels
Scale	Medium to large, with smaller scale domestic reference features in farmland areas. Medium/Low
Landform	Undulating and gently rising to the north and west before sloping steeply down to Strathmore. Medium/Low
Pattern	Predominantly medium/large rectilinear patterns of fields and forestry. Medium/Low
Development	Small settlements, scattered houses and farms. A network of mainly small roads. Forestry area largely undeveloped. Medium
Quality	Managed farmland and forest. Deterioration in field boundaries. Medium
Elements and Features	Mainly arable farmland and mature forestry with intermittent stone wall and hedge field boundaries. Network of small roads, tracks, farms, houses and cottages in farmland area. Montreathmont forest is distinctive. Medium
Context	Elevated lowland farming area between Forfar Hills and Montrose Basin set between other lowland areas. Medium
OVERALL RATING	Medium/Low

Visual Sensitivity	Criteria/ Sensitivity Levels
Receptors	Moderate population of residential receptors. Some visitors to forest area. Network of mainly minor roads. Medium
Internal Visibility	Fairly open landscape in which tall objects are widely visible, although Montreathmont forest provides significant screening across the centre. Medium
External Visibility	Edges visible from surrounding lower areas but central forest area mainly visible from higher ground including nearby hills and Rossie Moor. Medium
OVERALL RATING	Medium

Landscape Value	Criteria/ Sensitivity Levels
Designations	Montreathmont forest is in ancient woodland inventory. Medium
Community value	Network of forest paths provides informal recreation for local people and visitors. Medium
Cultural value	Little of note. Melgund Castle. Some listed buildings. Medium/Low
Perceptual	A typical rural arable landscape with a distinctive large lowland forest that offers a sense of tranquillity and naturalness. Medium
OVERALL RATING	Medium

13. Dipslope Farmland (Overall Assessment)

Landscape Character Sensitivity	Criteria/ Sensitivity Levels
Scale	Medium, with some larger scale areas on highest ground but also with smaller domestic scale features. Medium
Landform	Gently rolling or undulating, with a north-south dip towards the sea and steeper northern slopes above Montrose Basin. Medium
Pattern	Large or medium rectilinear arable fields, woodland blocks, broken by watercourses on lower ground. Occasional open uncultivated areas on higher ground (e.g. Rossie Moor) or where field boundaries have been removed. Medium
Development	Bordering urban areas (Dundee, Carnoustie, Arbroath). Occasional villages and scattered hamlets, farms and houses. Main roads, railway line and a network of smaller roads. Disused quarries and airfields. Medium
Quality	Intensively managed agricultural landscape with some areas of unimproved land and woodland and some areas of former mineral extraction. Areas of well maintained designed landscape. Medium
Elements and Features	Arable farmland predominates. Scattered settlement dispersed throughout. Occasional large houses and policies. Large farm buildings. Electricity pylons. Medium
Context	A large slightly elevated lowland farmland area set between igneous hills, Dundee and the North Sea. Medium
OVERALL RATING	Medium

Visual Sensitivity	Criteria/ Sensitivity Levels
Receptors	Moderate number of both travelling and residential receptors. Medium
Internal Visibility	Generally open views from higher areas, with some lower valley areas more restricted. Tree cover in the west restricts views. Any larger structures are prominent at a distance. Medium/High
External Visibility	Varied. Few areas are prominent when seen from surroundings although the areas north and east of Dundee are potentially visible from a large population and Rossie Moor is visible from surrounding lower ground. Medium
OVERALL RATING	Medium

Landscape Value	Criteria/ Sensitivity Levels
Designations	Designed landscapes at Pitmuies, Guthrie and Guynd. Large areas of SAMs along Lunan Water and Bay area. SSSIs. Scattered ancient woodland. Two country parks at Crombie and Monikie. Medium
Community value	Setting to a number of settlements. Country parks, Golf Course, Medium
Cultural value	Policy woodlands, SAMs. Castles. Medium
Perceptual	A vast area of open, intensively managed agricultural land with areas of more sheltered and intimate landscape in shallow valleys, settlements, designed landscapes and country parks. Medium
OVERALL RATING	Medium

13(i) Dipslope Farmland (Dundee/Tealing)

Landscape Character Sensitivity	Criteria/ Sensitivity Levels
Scale	Medium, but also with smaller domestic scale features. Medium
Landform	Gently rolling or undulating, falling south and east from the Sidlaw Hills towards Dundee and the Firth of Tay. Medium
Pattern	Large or medium rectilinear arable fields, woodland blocks, broken by occasional watercourses on lower ground. Medium
Development	Bordering urban area of Dundee although city screened. Villages and scattered hamlets, farms and houses. Main roads and a network of smaller roads. Disused airfield. Large electricity substation. Medium
Quality	Intensively managed agricultural landscape with woodland areas. Medium
Elements and Features	Arable farmland predominates. Scattered settlement dispersed throughout. Large farm buildings. Golf courses. Quarry. Several electricity transmission lines. Occasional wind turbines. Medium
Context	A settled area of elevated lowland arable farmland area set between the Sidlaw hills and Dundee. Medium
OVERALL RATING	Medium

Visual Sensitivity	Criteria/ Sensitivity Levels
Receptors	Moderate number of both travelling and residential receptors. Close to Dundee (although southern edge is a screening ridge). Overlooked by walkers/ viewpoints on Sidlaw Hills Medium
Internal Visibility	Mainly open with small woodlands partially screening views. Any larger structures are prominent at a distance. Medium/High
External Visibility	Limited. Although overlooked by Sidlaws they screen views from further north and west. Although close to Dundee views from the city are limited by containing landform. Medium
OVERALL RATING	Medium

Landscape Value	Criteria/ Sensitivity Levels
Designations	Small areas of inventory ancient woodland. Occasional SAMs. Listed buildings Medium
Community value	Setting to a number of small settlements and backdrop to Dundee. Adjacent country parks in Dundee. Forest access land. Golf Course. Medium/High
Cultural value	No notable features. Some SAMs and listed buildings. Medium/Low
Perceptual	An area of open, intensively managed agricultural land with a number of settlements forming a hinterland to Dundee and rising into the Sidlaw Hills. Medium
OVERALL RATING	Medium

13(ii) Dipslope Farmland (Monikie/Crombie)

Landscape Character Sensitivity	Criteria/ Sensitivity Levels
Scale	Medium, with some smaller scale areas and features associated with villages and country parks and larger open areas to the north. Medium
Landform	Gently rolling or undulating, with a north-south dip towards the sea. Medium/Low
Pattern	Medium rectilinear arable fields broken up by woodlands. Occasional open uncultivated areas on higher ground. Medium
Development	Bordering urban areas in south (Monifieth, Carnoustie). Occasional villages and scattered hamlets, farms and houses. Less populated in the north. Main road in south and a network of smaller roads. Medium/High
Quality	Intensively managed agricultural landscape with some areas of unimproved land and significant areas of well maintained recreational and designed landscape. Medium/High
Elements and Features	Arable farmland predominates but also significant areas of country parks and estate policies (Panmure house demolished in 1950s). Settlement dispersed throughout. Large farm buildings. Electricity pylons. Medium/High
Context	A slightly elevated arable farmland area close to Dundee with significant areas of enclosure and recreational landscapes. Medium
OVERALL RATING	Medium

Visual Sensitivity	Criteria/ Sensitivity Levels
Receptors	High number of both travelling and residential receptors within or nearby. Medium/High
Internal Visibility	Generally open views from higher and treeless areas to N and S. Tree cover restricts views elsewhere. Any larger structures prominent at a distance. Medium
External Visibility	Varied. Few areas are prominent when seen from surroundings although overlooked by higher ground to N and E and from edge of Dundee. Visible as backdrop from coast. Medium/High
OVERALL RATING	Medium/High

Landscape Value	Criteria/ Sensitivity Levels
Designations	Two country parks at Crombie and Monikie. Inventory ancient woodland at Panmure estate. Some SAMs and listed buildings associated with estates. National Trust site at Barry Mill. Peat bog SSSI. Medium/High
Community value	Setting to a number of settlements. Two country parks. Medium/High
Cultural value	Panmure estate and a number of SAMs. Medium
Perceptual	A varied area of farmland close to Dundee with a number of settlements significant enclosed areas of mature woodland including two country parks and a relict estate landscape. Medium/High
OVERALL RATING	Medium/High

13(iii) Dipslope Farmland (Redford Farmland)

Landscape Character Sensitivity	Criteria/ Sensitivity Levels
Scale	Medium, with some larger scale areas on highest ground where field boundaries are removed and trees are few. Also smaller domestic scale features. Medium/Low
Landform	Gently rolling or undulating, with a NW-SE dip towards the sea and lower farmland. Medium/Low
Pattern	Large or medium rectilinear arable fields, many where field boundaries have been removed. Occasional woodland blocks. Medium
Development	Scattered hamlets, farms and houses. Main roads and a network of smaller roads. Disused quarries. Medium
Quality	Intensively managed agricultural landscape with declining field boundaries, some areas of woodland and some former mineral extraction. Area of well maintained designed landscape. Medium
Elements and Features	Arable farmland with intermittent boundaries predominates. Scattered minor settlement dispersed throughout. Large house and policies at Guynd. Large farm buildings. Electricity pylons. Medium
Context	A large, intensively managed elevated arable farmland area set above the North Sea and surrounded by similar farmland. Medium
OVERALL RATING	Medium

Visual Sensitivity	Criteria/ Sensitivity Levels
Receptors	Moderate number of travelling and low number of residential receptors. Medium/Low
Internal Visibility	Generally open views, although tree cover around Guynd restricts views. Any larger structures are prominent at a distance. Medium/High
External Visibility	Varied. Few areas are prominent when seen from surroundings, but often forming a low horizon on which tall structures would be widely visible. Medium/High
OVERALL RATING	Medium

Landscape Value	Criteria/ Sensitivity Levels
Designations	Designed landscape at Guynd. Some SAMs and listed buildings. Little inventory ancient woodland. Medium
Community value	Setting to small settlements and houses. Medium/ Low
Cultural value	House and designed landscape at Guynd. A few SAMs and listed buildings. Medium
Perceptual	An area of open, intensively managed arable land with few features and limited areas of more sheltered and intimate landscape. Medium/Low
OVERALL RATING	Medium/Low

13(iv) Dipslope Farmland (Letham/ Lunan Water/ Arbroath)

Landscape Character Sensitivity	Criteria/ Sensitivity Levels
Scale	Medium, with many smaller scale areas/ features associated with settlements and watercourses. Medium/High
Landform	Gently rolling or undulating, shallow and sometimes indistinct valley sides, and often flat valley floors gradually descending to the North Sea coast. Medium
Pattern	Medium rectilinear arable fields, woodland blocks, broken by watercourses on lower ground. Medium
Development	Bordering or containing urban areas/ villages (Arbroath, Letham, Friockheim). Hamlets, farms and houses. Main roads, railway line and a network of smaller roads. Golf course. Disused quarries and airfields. Medium/High
Quality	Intensively managed agricultural landscape with some areas of woodland and some areas of former mineral extraction. Areas of well maintained designed landscape and golf course. Medium
Elements and Features	Arable farmland predominates. Mixture of stone walls, post and wire fences and open field edges. Areas of polytunnels. Watercourses. Settlement dispersed throughout. Main roads often following valley and linking settlements. Network of minor roads. Large farm buildings. Occasional wind turbines. Medium
Context	A settled, lowland, arable farmland area situated mainly in shallow valleys and often sheltered by areas of higher farmland. Medium/High
OVERALL RATING	Medium

Visual Sensitivity	Criteria/ Sensitivity Levels
Receptors	Moderate to high number of both travelling and residential receptors. Medium/High
Internal Visibility	Generally open mid distance views, although tree cover restricts views in many locations. Any larger structures are prominent at a distance. Medium
External Visibility	Varied but some parts are less visible than surrounding <i>Dipslope Farmland</i> areas. Tall objects would be fairly widely visible. Medium
OVERALL RATING	Medium

Landscape Value	Criteria/ Sensitivity Levels
Designations	Designed landscapes at Pitmuies and Guthrie. Large areas of SAMs along Lunan Water and Bay area. Significant numbers of listed buildings. Scattered inventory ancient woodland. Medium/High
Community value	Setting and travel routes to a number of settlements. Golf Course. Medium/High
Cultural value	Designed landscapes, SAMs and listed buildings. Medium/High
Perceptual	An area of intensively managed agricultural land with areas of more sheltered and intimate landscape in shallow valleys, settlements and designed landscapes. Medium
OVERALL RATING	Medium/High

13(v) Dipslope Farmland (Ethie)

Landscape Character Sensitivity	Criteria/ Sensitivity Levels
Scale	Medium but also with smaller domestic scale features in more sheltered and woodland/ plantation areas. Fairly limited extent. Medium/High
Landform	Gently rolling or undulating, falling inland to shallow valleys and towards the sea. Medium
Pattern	Large or medium rectilinear arable fields and woodland blocks, broken by watercourses on lower ground. Medium
Development	Occasional farms and houses. Main road and railway line and a network of smaller roads. Medium
Quality	Intensively managed agricultural landscape with small areas of estate policies/ plantation woodland. Medium/High
Elements and Features	Arable farmland predominates. Low stone walls towards the sea but more mixed boundaries including hedges inland. Scattered houses dispersed throughout including large listed houses/ castles which are now hotels. Large farm buildings. Communications masts. Medium/High
Context	A slightly elevated lowland farmland area set above Arbroath and surrounding shallow valleys and exposed to the North Sea, but with more intimate and sheltered inland areas. Medium
OVERALL RATING	Medium

Visual Sensitivity	Criteria/ Sensitivity Levels
Receptors	Moderate number of both travelling and residential receptors within or nearby. Coastal walkers and cycleway. Guests at hotels. Medium/High
Internal Visibility	Generally open exposed views from higher areas, with some lower areas more restricted. Tree cover further inland restricts views. Any larger structures prominent at a distance. Medium/High
External Visibility	Mainly visible at close or middle distance from surrounding farmland and coastal areas. Tall objects would be fairly widely visible. Medium
OVERALL RATING	Medium/High

Landscape Value	Criteria/ Sensitivity Levels
Designations	Scattered inventory ancient woodland. Occasional SAMs and a number of listed buildings. Medium
Community value	Background setting to Arbroath. Cycle route. Medium/Low
Cultural value	Large houses/ castle and policy woodlands, SAMs. Medium
Perceptual	A small area of open, intensively managed agricultural land elevated above its surroundings and exposed to the North Sea coast, with areas of more sheltered and intimate landscape in small estate landscapes. Medium/High
OVERALL RATING	Medium

13(vi) Dipslope Farmland (Rossie Moor)

Landscape Character Sensitivity	Criteria/ Sensitivity Levels
Scale	Medium, with some larger scale areas on highest ground but also with smaller domestic scale features. Medium
Landform	Rolling or undulating. A broad hill with a south and east dip towards the sea and the Lunan Water and steeper northern slopes above Montrose Basin. Medium
Pattern	Large or medium rectilinear arable fields often with boundaries removed, woodland blocks, broken by watercourses on lower ground. Open uncultivated area on higher ground at Rossie Moor. Medium
Development	No villages. Scattered hamlets, farms and houses. Main road, railway line in east. Sparse network of smaller roads in west. Medium
Quality	Intensively managed agricultural landscape with varied field boundaries, some areas of natural moorland and woodland and a quarry. Medium
Elements and Features	Arable farmland predominates. Scattered small settlement throughout. Occasional castle/ large houses and policies. Rossie school. Large farm buildings. Communications mast. Medium
Context	A large elevated lowland farmland area set between Montrose Basin, Lunan Water and the North Sea. Medium/High
OVERALL RATING	Medium

Visual Sensitivity	Criteria/ Sensitivity Levels
Receptors	Moderate number of travelling and residential receptors. Coastal walkers and cycle route nearby. Medium
Internal Visibility	Generally open views. Tree cover and landform restricts views in places. Any larger structures are prominent at a distance. Medium/High
External Visibility	Generally visible and sometimes prominent from surrounding lower ground and further afield. Medium/High
OVERALL RATING	Medium/High

Landscape Value	Criteria/ Sensitivity Levels
Designations	Designed landscape at Dunninald Castle. SSSI at Rossie Moor. Grade A listed buildings at Braikie and Dunninald. Scattered inventory ancient woodland. Medium
Community value	Walks across Rossie Moor and adjacent woodlands. Cycle route. Medium
Cultural value	Two castles. Designed landscape. Medium
Perceptual	A large area of open, intensively managed agricultural land and scattered houses, with a small area of more natural moorland landscape. Forms a backdrop to Montrose Basin and town. Unfrequented in the west but transport corridors pass through the east. Medium/High
OVERALL RATING	Medium

14a. Coast with Sand

Landscape Character Sensitivity	Criteria/ Sensitivity Levels
Scale	Medium, with smaller scale features. Generally limited in area. Medium/High
Landform	Flat, open, low lying, with mature dunes and small escarpments. Medium
Pattern	Predominantly simple but varied between regular pattern in cultivated farmland areas, linear pattern in beach areas, organic pattern in golf courses and irregular pattern in dunes. Medium
Development	Varies between influence of adjacent urban margins to occasional isolated hamlets and houses. Roads (mainly minor) and railway. One small fishing village. Golf courses. Medium
Quality	Varied. Generally scenic due to open sea views. Often intensively managed (golf courses and arable farming). In places character is compromised by adjacent urban development. Medium
Elements and Features	Sandy beaches and mature dunes. Flatness and open sea views. Golf courses. Former WW2 airstrips and defences (current military range at Barry Budden) Medium/High
Context	Mainly a narrow strip between farmland, settlements and the sea. Sometimes indistinct transition into inland farmland areas. Medium
OVERALL RATING	Medium

Visual Sensitivity	Criteria/ Sensitivity Levels
Receptors	Low population of residential receptors with greater numbers immediately adjacent. Travelling population on road and rail. Cyclists. Beachwalkers and golfers. Sailors and Kayakers. Medium/High
Internal Visibility	Wide open views with some local restrictions due to dunes/ landforms and occasional blocks of trees at Barry Budden and Montrose. Tall structures would be prominent in this landscape type. High
External Visibility	Visible from adjacent higher ground and urban areas. Tall objects would be seen silhouetted against the sea. Medium/High
OVERALL RATING	Medium/High

Landscape Value	Criteria/ Sensitivity Levels
Designations	SSSI and SAC at Barry Budden and SSSI north of Montrose. SAMs at Lunan Bay. Medium
Community value	Setting for local residents in houses/ villages. Most areas easily accessible from neighbouring settlements and holiday caravan parks for formal and informal recreation. Golf courses. Cycle routes. Beach walks. High
Cultural value	Historic/ attractive villages. Some locations of archaeological/ historic interest. Medium
Perceptual	Windswept coastal strips with accessible sandy beaches and hinterland which whilst undramatic in landform provide tranquillity, recreational access and open views. Medium/High
OVERALL RATING	Medium/High

14b. Coast with Cliffs

Landscape Character Sensitivity	Criteria/ Sensitivity Levels
Scale	Medium, with smaller scale features (cliffs generally up to 30m but escarpments up to 80m). Generally limited in area. Medium/High
Landform	Gently sloping with small rocky cliffs, rocky reefs, bays, inlets and rocky escarpments. Medium/High
Pattern	Varied between regular pattern in cultivated farmland areas to complex and irregular pattern in rocky cliff areas. Medium
Development	Varies between influence of adjacent urban margins to occasional isolated hamlets and houses and stretches with no settlement/ roads. A number of small fishing villages/ havens and harbours. Roads (mainly minor) and railway. Golf courses. Medium/High
Quality	Varied. Generally scenic due to open sea views and cliff landforms. Hinterland often intensively managed (arable farming). In places character is compromised by adjacent urban development. Medium/High
Elements and Features	Rocky outcrops and cliffs characterised by very varied eroded form with many caves, arches and small stacks/ outcrops. Small coves, havens and harbours. Lighthouse at Scurdie Ness. Open and distant sea views. Medium/High
Context	A narrow strip between farmland, settlements and the sea but with dramatic elevated views and considerable detail and interest. Medium/High
OVERALL RATING	Medium/High

Visual Sensitivity	Criteria/ Sensitivity Levels
Receptors	Low population of residential receptors with greater numbers immediately adjacent. Travelling population on road and rail. Cyclists and walkers. Sailors and Kayakers. Medium/High
Internal Visibility	Wide open views. Tall structures would be prominent in this landscape type. High
External Visibility	Visible from adjacent urban areas, hinterland, sandy coastline and other headlands. Tall objects would be seen silhouetted against the sea from inland. Medium/High
OVERALL RATING	Medium/High

Landscape Value	Criteria/ Sensitivity Levels
Designations	SSSI along most lengths of rocky coast. Medium/High
Community value	Setting for local residents in houses/ villages. Most areas easily accessible from neighbouring settlements and holiday caravan parks for formal and informal recreation. Cycle routes. Clifftop walks. High
Cultural value	Historic/ attractive fishing villages. Some locations of archaeological/ historic interest including clifftop forts and castles. Medium
Perceptual	Windswept coastal strips with accessible clifftop walks and secluded beaches/ havens providing tranquillity, dramatic interest, recreational access and open views. Medium/High
OVERALL RATING	Medium/High

15. Lowland Loch Basin

Landscape Character Sensitivity	Criteria/ Sensitivity Levels
Scale	Medium to large. Medium/Low
Landform	Flat, open, low lying tidal basin and farmland contained by surrounding higher areas of farmland. Small scale steep slopes on raised beaches and river embankments Medium
Pattern	Varied. Open, large-scale basin to E. Rectilinear farmed fields to W and more organic patterns within Kinnaird deer park. Medium
Development	Montrose to E of basin, otherwise small hamlets and scattered farms/ houses. Fringed by main roads, crossed by minor roads, railways Medium
Quality	Well managed farmland. Estate policies. Basin managed for wildlife. Attractive rural settlements. Medium/High
Elements and Features	Tidal basin is unique in Scotland. Shorelines, mudflats and tidal watercourses. Rich natural heritage. Arable farmland with mature deciduous/mixed woodlands, avenue trees, hedges. Town of Montrose. Attractive hamlets. Kinnaird House and deer park. Medium/ High
Context	Generally lowland surroundings. Unique basin provides a setting for Montrose. Medium/High
OVERALL RATING	Medium/High

Visual Sensitivity	Criteria/ Sensitivity Levels
Receptors	Moderate/ high number of residential receptors as overlooked by Montrose in addition to small settlements. Significant travelling population along peripheral main roads. Visitors to attractions including wildlife centre, House of Dun, Montrose. Medium/High
Internal Visibility	Clear inter-visibility within basin area but some screening by trees in western part and any tall structure would be highly visible. Medium/High
External Visibility	Overlooked from higher surrounding areas but screened from a distance. Tall structures would be prominent in this type. Medium/High
OVERALL RATING	Medium/High

Landscape Value	Criteria/ Sensitivity Levels
Designations	Basin is a SSSI. HGDLs and listed buildings at Kinnaird castle and House of Dun (adjacent). Medium/High
Community value	Areas used by local residential population and visitors for formal/informal recreation. Visitor attractions including SWT visitor centre, Caledonian railway. Medium/High
Cultural value	HGDLs. Some SAMs. Caledonian Railway. Historic town of Montrose Medium/High
Perceptual	A unique tidal basin feature with water and sky reflections, set in a wider lowland farmland landscape. Provides a setting for the town of Montrose. Hinterland of well managed farmland, mature trees and attractive hamlets and houses. Medium/High
OVERALL RATING	Medium/High

Angus Local Plan Review

ANGUS LOCAL PLAN REVIEW

Adopted 19 February 2009

Certified a True Copy

E. W. Chee

Head of Planning & Transport

**Angus Council
February 2009**

Translation Services

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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

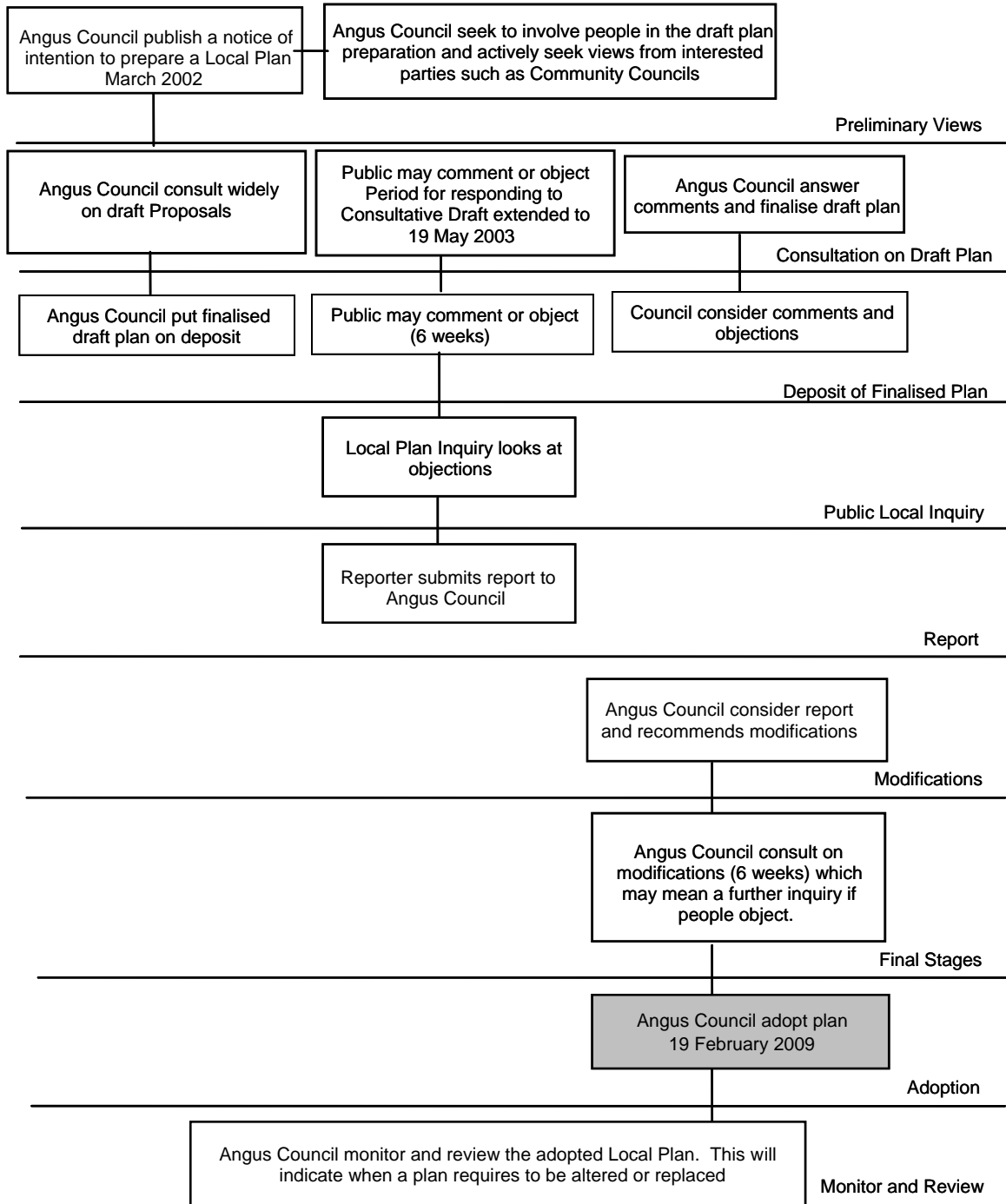
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Diagram 1 : Stages in Producing the Angus Local Plan Review



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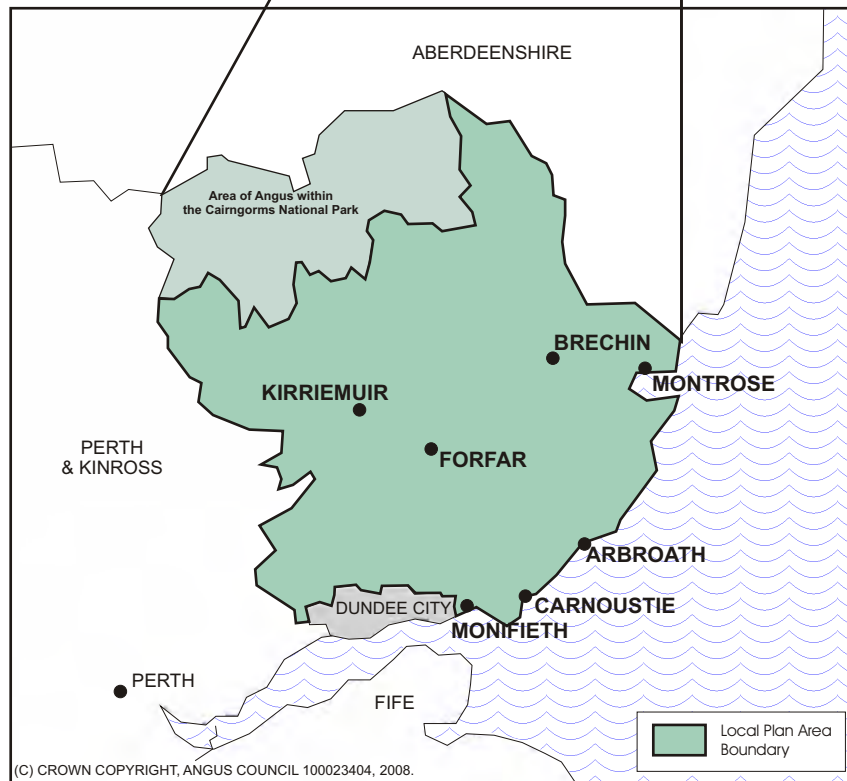
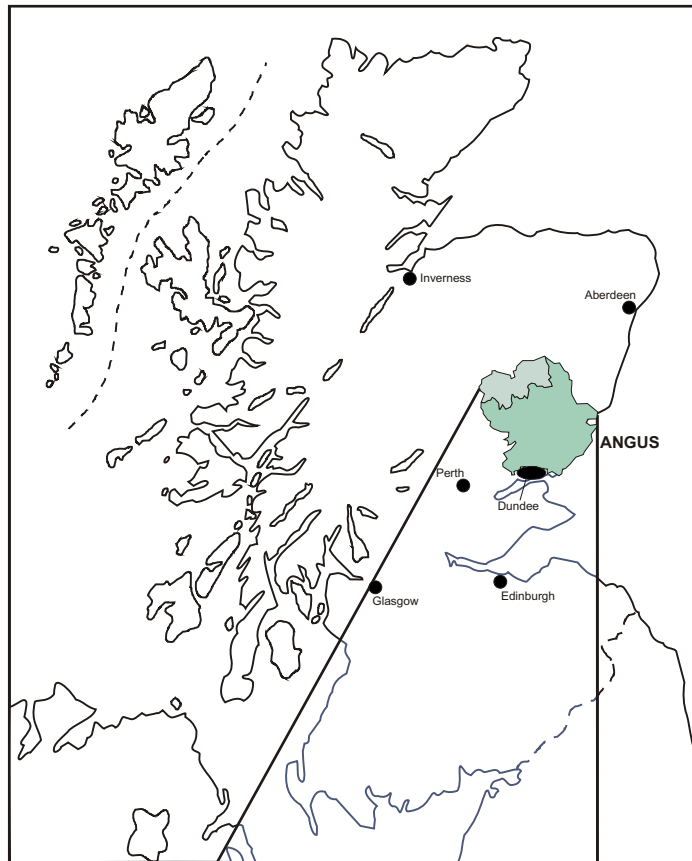
PART 1: Introduction and Strategy

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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

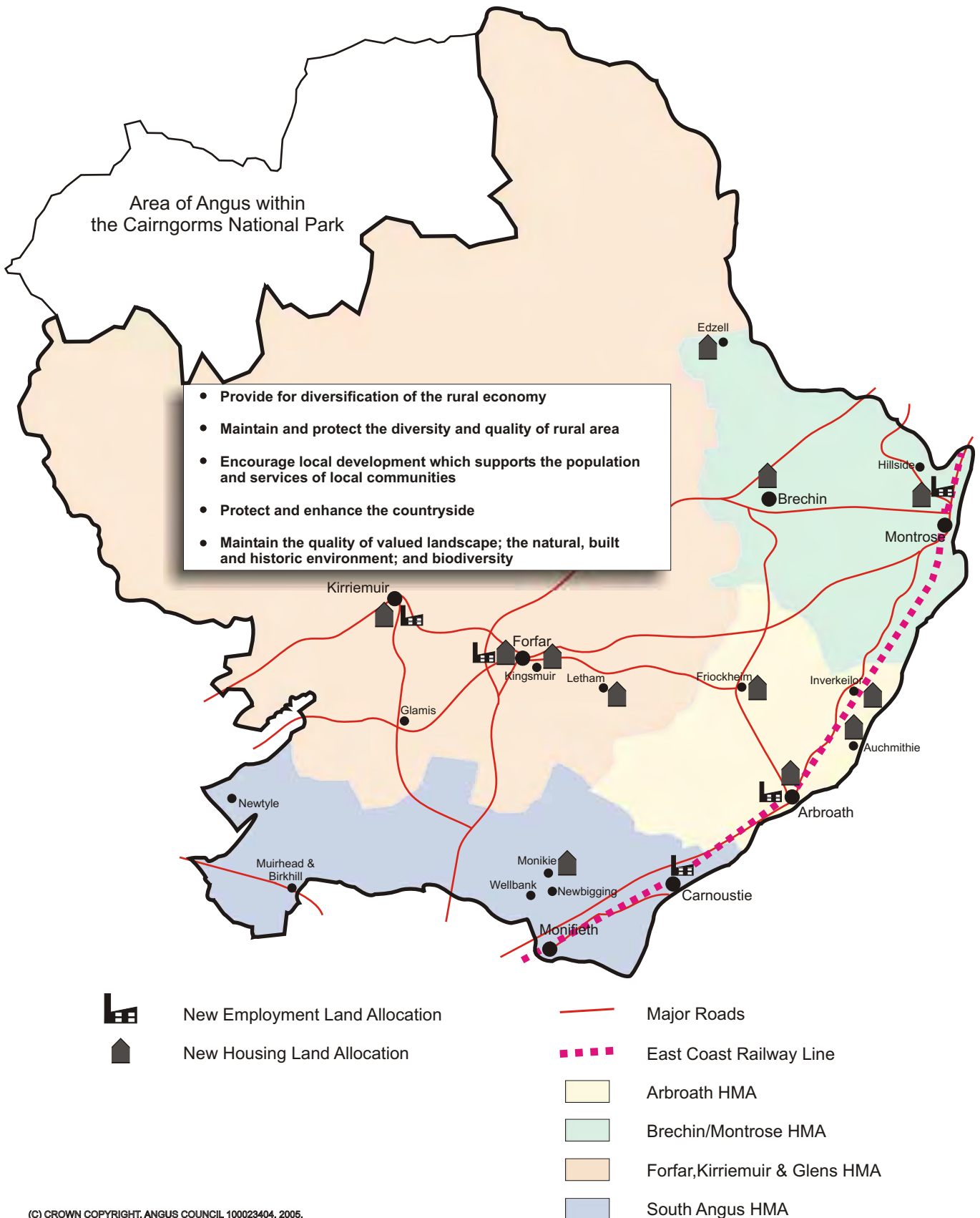
“Community planning is essentially about providing better links between national, regional, local and neighbourhood priorities, more effective joint working and flexible solutions driven by the needs and priorities of local communities. The planning system is the main means of delivering those aspects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



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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.

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.

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.*

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 – Scottish 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

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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.

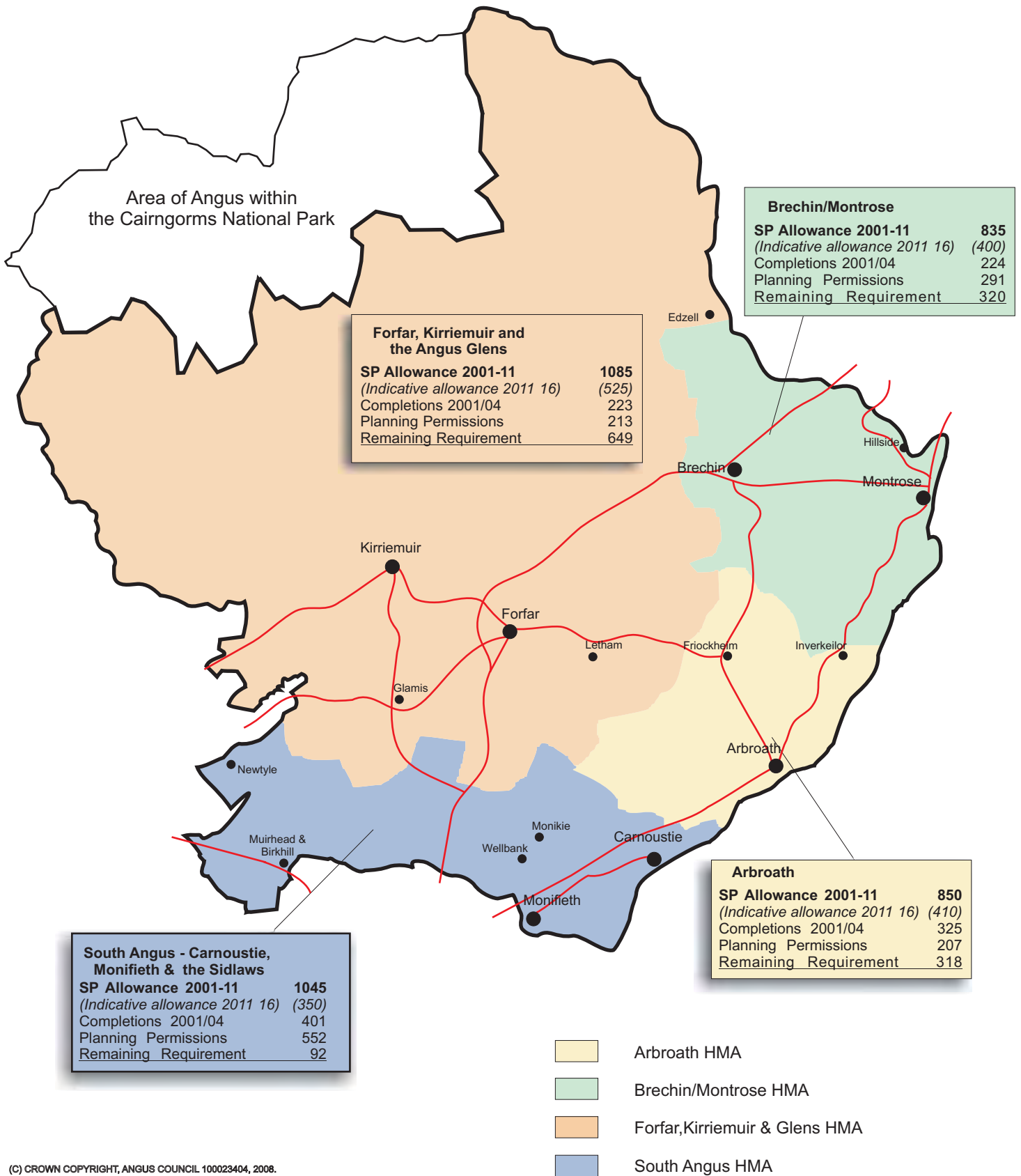
Housing is the largest single urban land use. The design, quality and character of what is built will play a large part in shaping our cities, towns, villages and rural places for decades to come.

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			267	125		382	507	76	36.5%	63.5%
Landward			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.

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

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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.

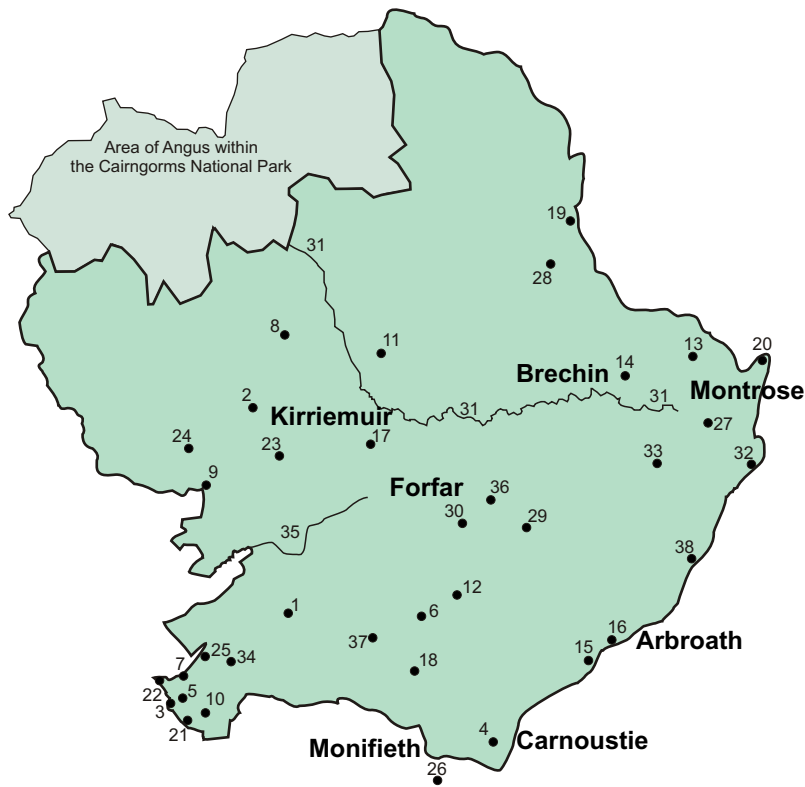
Special Areas of Conservation (SACs):

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.

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-degradeable 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			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	Village Directory	Page	Village Directory	Page
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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		

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 Clifftown 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) Clifftown 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

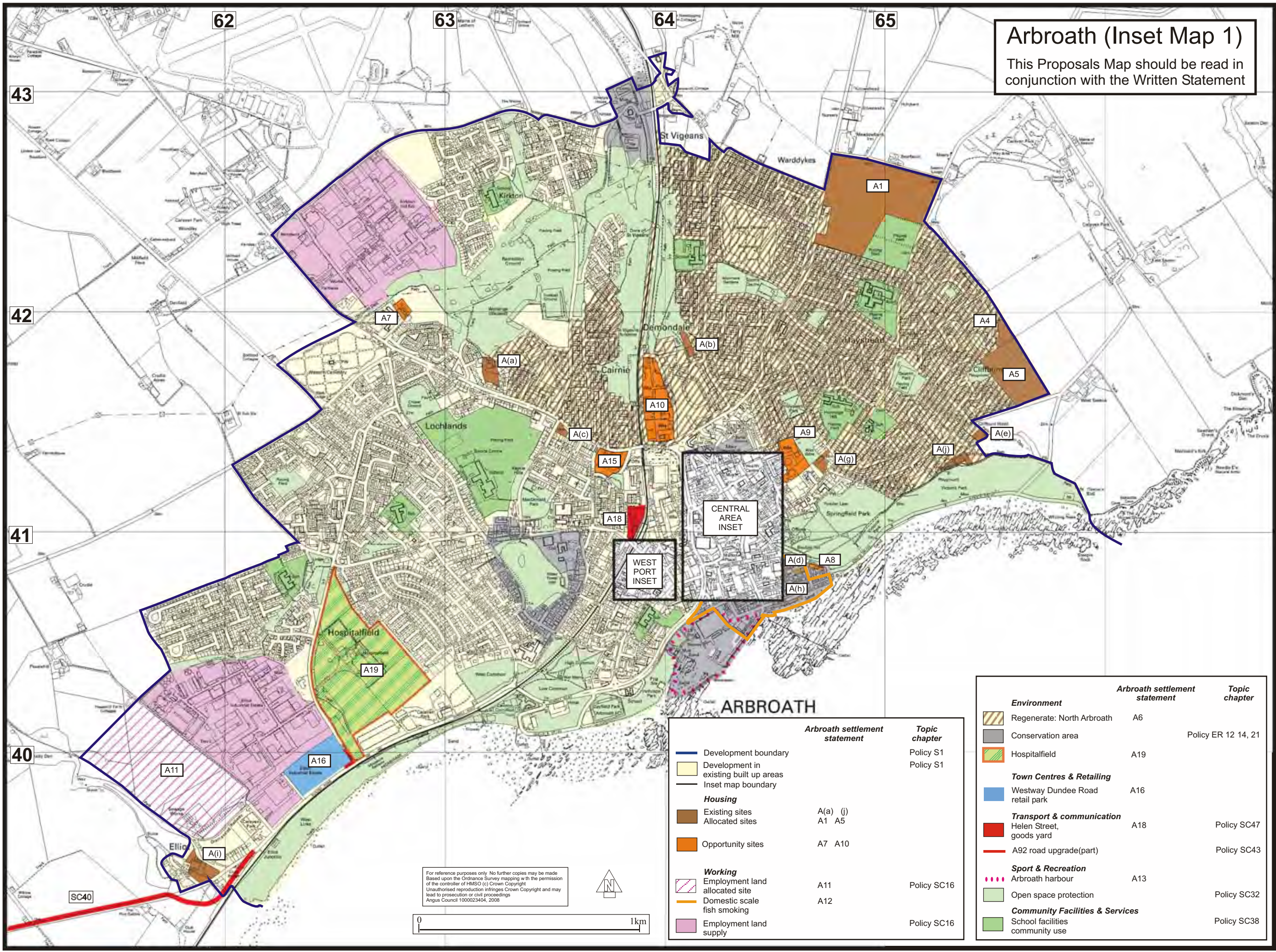
29. Hospitalfield House (a Category A listed building and Scheduled Ancient Monument), set in around 22 ha of managed woodland and open agricultural land, is a prominent feature in the local landscape and a unique private open space within Arbroath. The Local Plan policy seeks to maintain this unique 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)

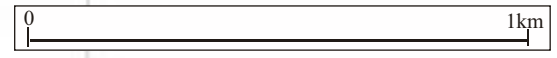
This Proposals Map should be read in conjunction with the Written Statement













Arbroath 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

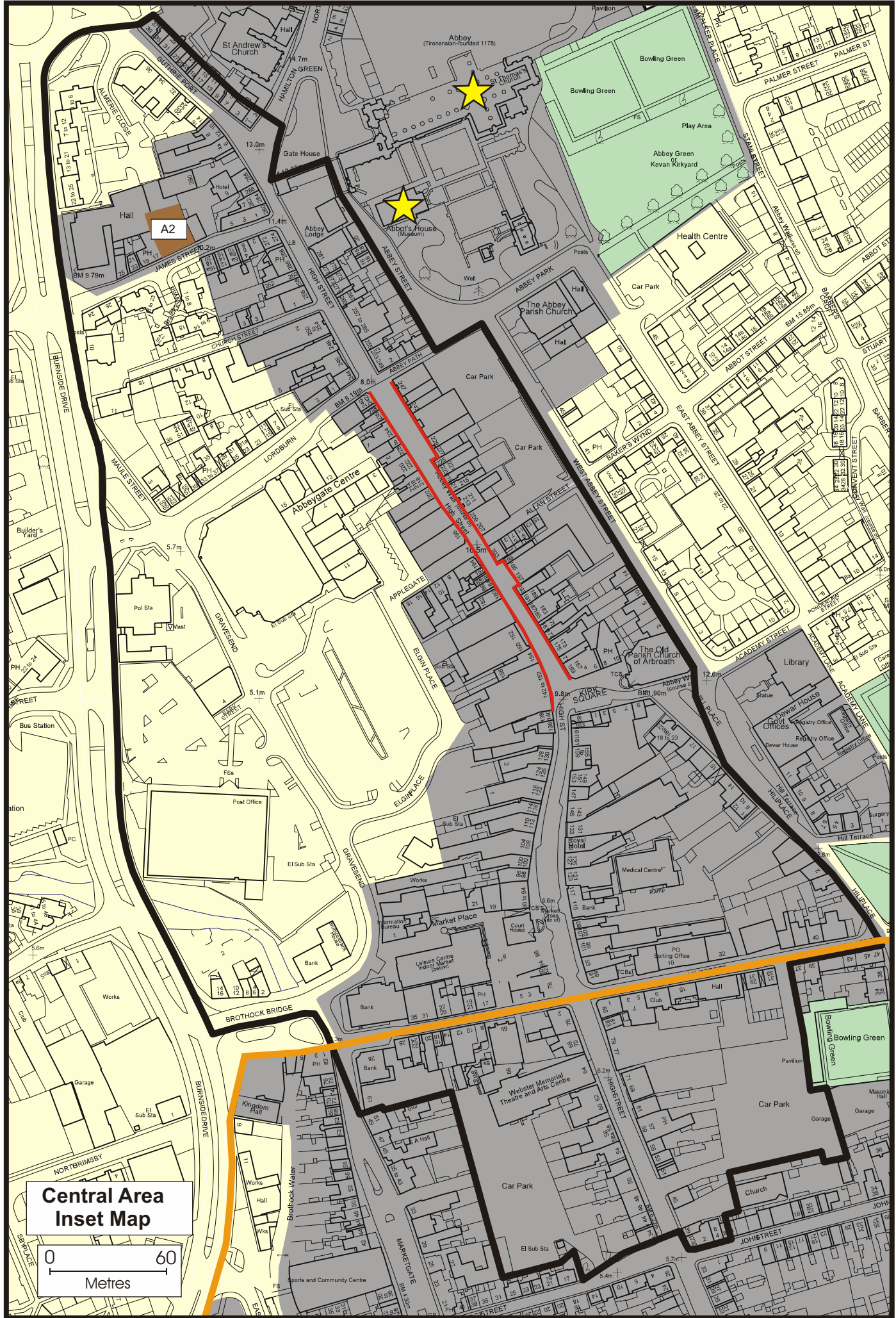
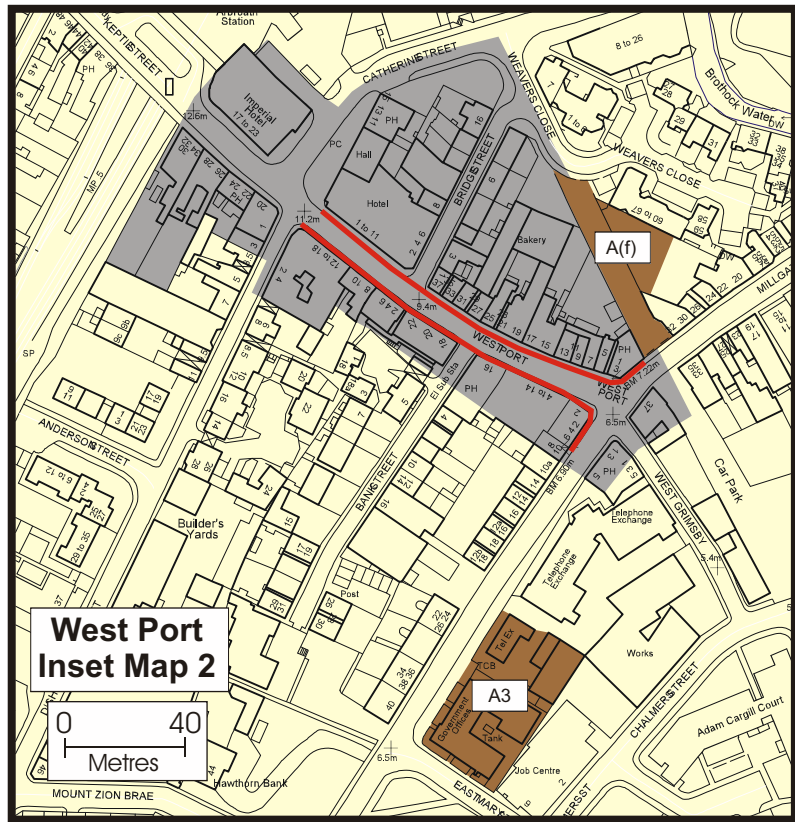
Arbroath settlement statement	Topic chapter
Environment	
Regenerate: North Arbroath	A6
Conservation area	Policy ER 12 14, 21
Hospitalfield	A19
Town Centres & Retailing	
Westway Dundee Road retail park	A16
Transport & communication	
Helen Street, goods yard	A18
A92 road upgrade(part)	Policy SC43
Sport & Recreation	
Arbroath harbour	A13
Open space protection	Policy SC32
Community Facilities & Services	
School facilities community use	Policy SC38

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Arbroath settlement statement		Topic chapter
Housing		
	Existing sites	A(f)
	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.

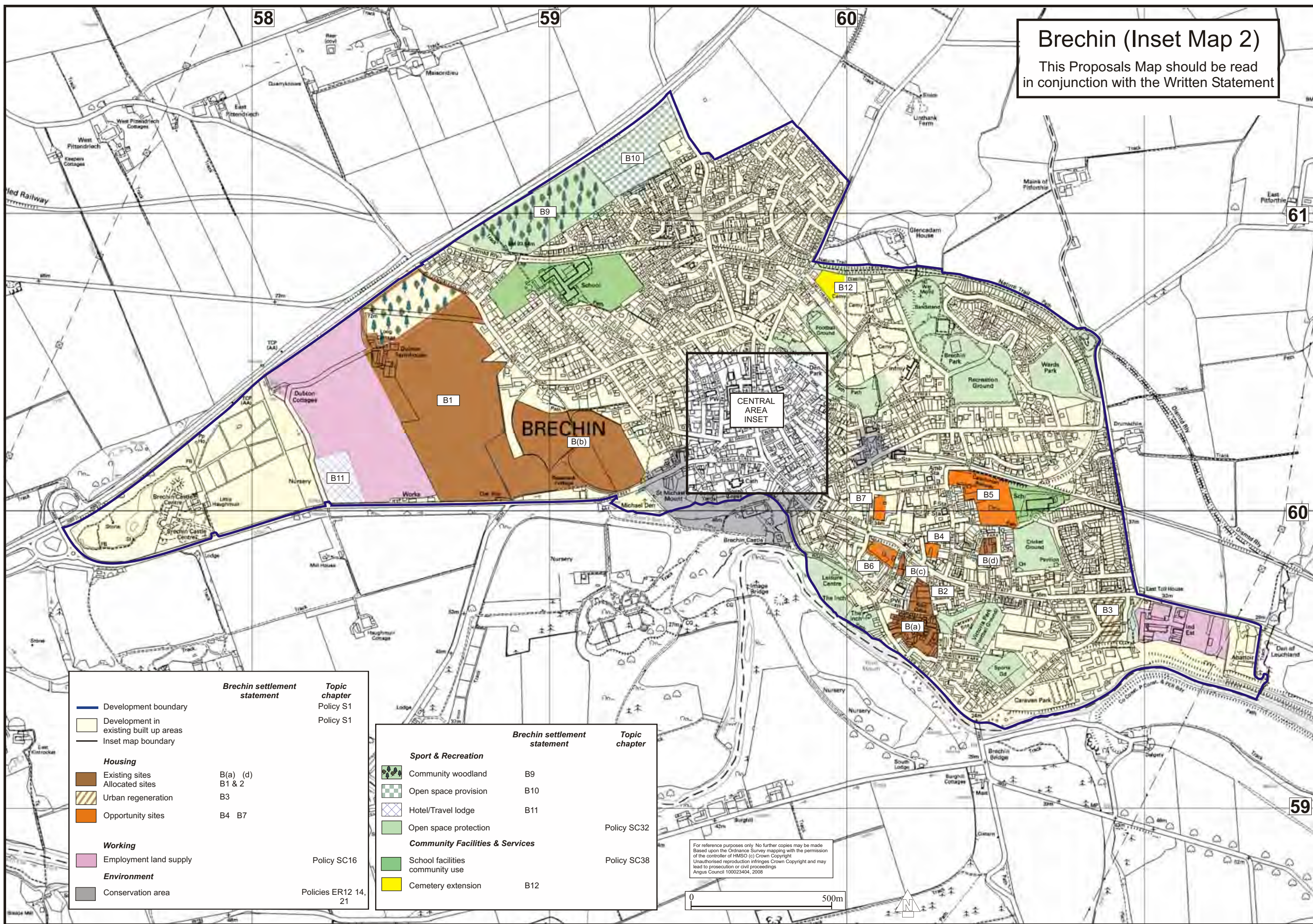
B14 : Brechin Flood Risk Areas

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










Brechin settlement statement		Topic chapter
	Development boundary	
	Development in existing built up areas	
	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

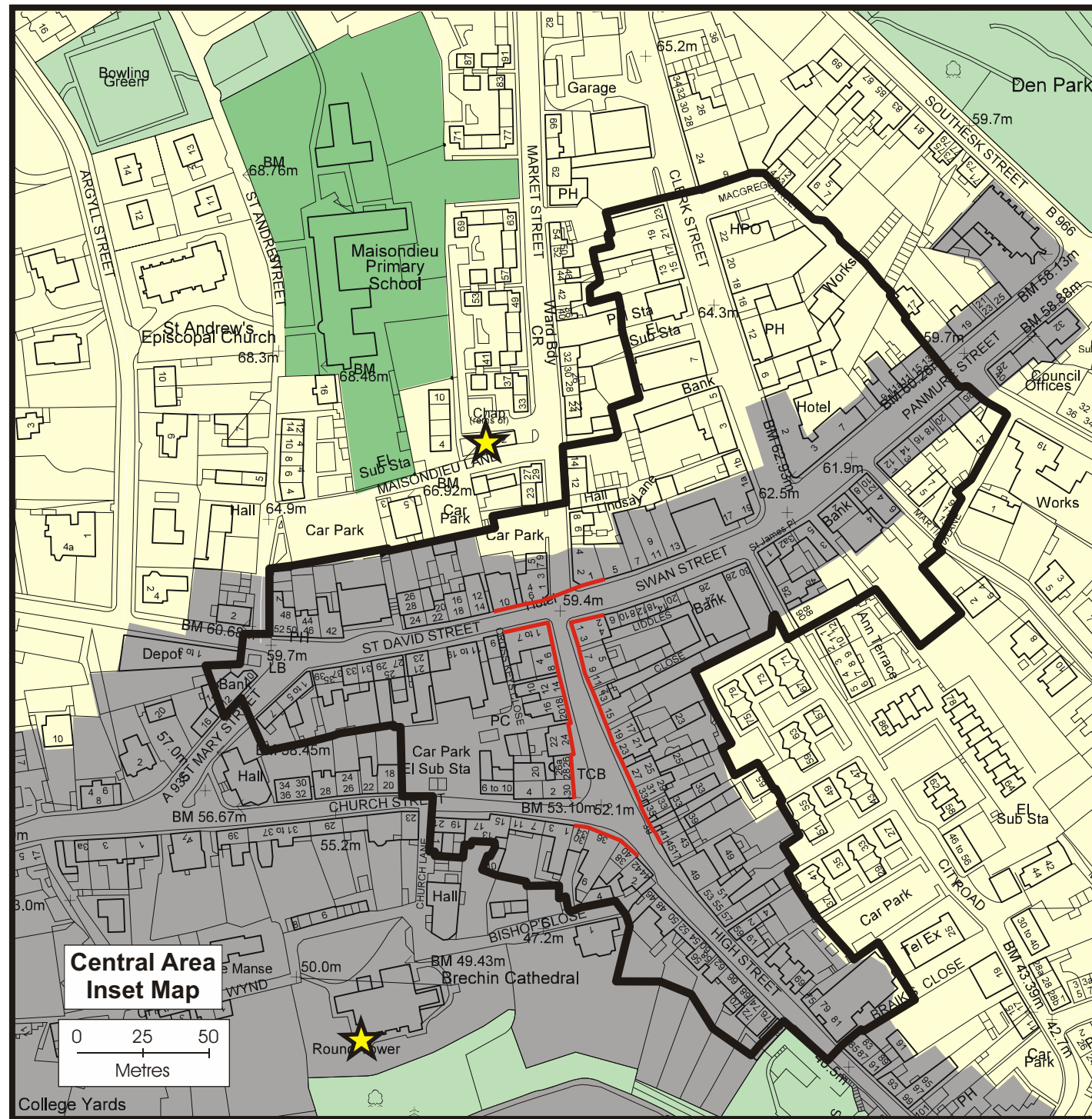
Brechin settlement statement		Topic chapter
Sport & Recreation		
	Community woodland	B9
	Open space provision	B10
	Hotel/Travel lodge	B11
	Open space protection	Policy SC32
Community Facilities & Services		
	School facilities community use	Policy SC38
	Cemetery extension	B12

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Brechin settlement statement		Topic chapter
	Development in existing built up areas	Policy S1
Environment		
	Conservation area	Policies ER12 14, 21
	Ancient monuments (in care of Scottish Ministers)	Policy ER18
Town Centres & Retailing		
	Town centre B8	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



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.

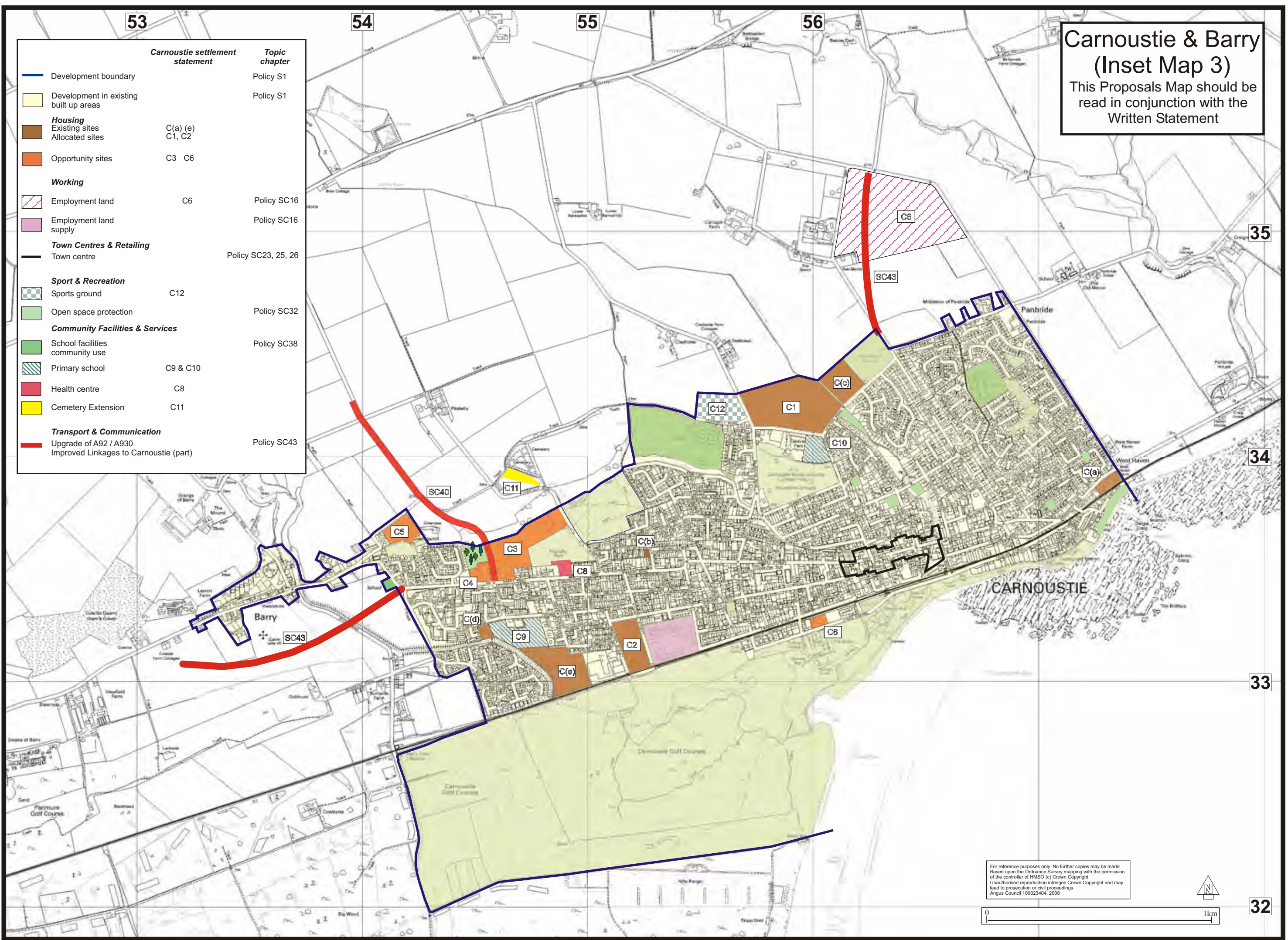
C13 : Golf Course Development

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

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



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