FORFAR



1. Forfar is a traditional market town providing a wide range of services and facilities to a large rural hinterland. It is one of the main towns in Angus, located centrally in Strathmore. The town is well connected to the strategic road network. The Glamis Road and Kirriemuir Road junctions on the A90(T) have been reconfigured to grade separated status, which provides improved accessibility to the town.

2. The Dundee and Angus Structure Plan (approved 2002) identifies Forfar as a focus for growth in Angus. In addition to a number of brownfield sites previously identified in the first Angus Local Plan which have still to come forward, there are further areas of land within the town which have now become available to accommodate residential development.

PROFILE

Role:

Important market town in central Angus providing a wide range of services and facilities to the surrounding area.

Population:

Census 2001 – 13206; 1991 – 12832; % Change 91/01: +2.91

Housing Land Supply June 2004:

existing - 118, allocated first ALP - 115 constrained - 115

Employment Land Supply 2004: Orchardbank 30 ha

Drainage:

Capacity with localised constraints affecting parts of the south and east of the town. Requires completion of Phase 3 of the Forfar Sewers Renewal Scheme, programmed for completion in 2005.

Water Supply: available

KEY ISSUES

- 3. The key issues for Forfar are:
- The need to identify appropriate sites to accommodate new housing development, in support of the Structure Plan strategy, whilst safeguarding the form and setting of the town;
- The promotion of the brownfield redevelopment sites for housing where appropriate;
- The resolution of the long standing drainage constraint affecting areas in the south and east of the town;
- The protection of the Strathmore Mineral Water Company ground water resource in West High Street from contamination;
- The protection of the landscape quality and recreational resources of open spaces and the associated path network around the town including Balmashanner and Forfar Loch County Park;
- The opportunity to maximise the advantages of grade separation of the junctions on the A90(T) providing safe and easy access to the transport network;
- The continued protection and enhancement of the character and function of the town centre as an attractive place to visit and as a service centre;
- The provision of marketable employment land and safeguarding other business and industrial sites in the town to provide for continued growth in the local economy.

DEVELOPMENT STRATEGY

- 4. The Local Plan development strategy for Forfar seeks to:-
- Continue to allow for redevelopment of brownfield sites, which will contribute to the regeneration of vacant and/or underused areas of the town.
- Identify a range of effective housing land allocations.
- Safeguard important landscape features from inappropriate development, including Balmashanner to the south and Forfar Loch Country Park to the north-west.
- Encourage a strong and lively town centre with shopping facilities to meet the area's requirements.
- Support the development of land west of Orchardbank, towards the A90(T) for high quality business and employment uses, and provide for an extension to an existing employment site in the east of the town.
- Continue with the creation and maintenance of a recreational network, connecting open spaces and new development around the town.

GROUND WATER PROTECTION ZONES

5. Surface water disposal in Forfar requires special consideration in order to protect the ground water resource used by the Strathmore Mineral Water Company. Disposal of sewage effluent will be to the public drainage system and is therefore not covered here. Large scale proposals where disposal of surface water via soakaways to the ground, including the use of Sustainable Urban Drainage Systems (SUDS) schemes, could potentially have an impact on the ground water resource. These may include developments with large car parks or other impenetrable areas, garage forecourts, major roads, industrial areas, or development on land which is known to have been previously landfilled. Developers are encouraged to make early contact with Angus Council and/or SEPA in order to establish the need for further assessment of potential risk.

F1 : Protection of Ground Water Resources

Large scale development proposals which involve the use of surface water soakaways must consider the potential impact on the ground water resource. In appropriate circumstances Angus Council will require developers to undertake an assessment of potential risk to ground water.

HOUSING

EXISTING SITES

6. Sites with planning permission or under construction as identified in the Housing Land Audit June 2004, are shown in Table 1.

Hydro – Environmental Appraisal and Protection Zone Determination, Hydrogeological Services International Ltd, June 1999 establishes three protection zones to guide activities which may impact on the ground water resource.

Table 1 : Existing Sites

(a) Mantraga Dagd

(a) Montrose Road	-25
(b) Slatefield Farm	12
(c) Dundee Road	6
(d) Turfbeg Farm	21
(e) Victoria Street	6
(f) Roberts Street/	
Prior Road	25
(g) Service Road	2
(h) Prior Road 1	5
(i) Prior Road 2	3
(j) North Street	6
(k) Manor Rise	7
Total	118

SITES PREVIOUSLY IDENTIFIED BY THE FIRST ANGUS LOCAL PLAN

7. The sites summarised in Table 2 were previously identified in the first Angus Local Plan. This Plan continues the allocation of these sites for housing development, and where appropriate the wording of the proposal and/or the indicative yield from the site may have changed. Development may be dependent on the completion of Phase 3 of the Forfar Sewers Renewal Scheme which is indicated by Scottish Water for completion during 2005.

F2 : Housing - Beechill Nursery

1.4 ha of land is allocated for residential development of around 5 dwellings. The site must be accessed directly from Lour Road and development must safeguard trees within the site.

F3 : Housing - Green Street

1 ha of land at Green Street is allocated for residential development of around 20 dwellings. (*Planning permission for 18 flats granted 30 September 2004*)

NEW ALLOCATIONS

8. Table 3 summarises new allocations of housing land which will contribute towards meeting the Structure Plan allowances to 2011. The sites allocated are considered to have the potential to deliver attractive places to live in a range of locations across Forfar, meeting a variety of different housing needs. Taking account of the scale of the sites identified, the likely timescales within which development might begin and the issues that each of the sites must address, development of some sites is planned to come forward on a phased basis, with development expected to continue beyond 2011.

F4 : Housing - Wester Restenneth

20 ha of land at Wester Restenneth, between the Montrose Road and Brechin Road, is allocated for around 250 dwellings. A first phase of around 150 dwellings will be permitted in the period to 2011.

A comprehensive development scheme will be required for the whole site which should address the following:

- A full remediation statement will be required for the site.
- 15% of the capacity of the site to provide LCHO affordable housing.

Foul drainage arrangements for this site should be agreed in writing with Scottish Water.

Table 2 : Sites from First ALP

F2 : Beechill Nursery	5
F3 : Green Street	20
Total	25

Table 3 : New Allocations

F6 : Dundee Road 1	50 00 00 50 5
--------------------	---------------------------

Total

F5 : Housing - Whitehills Nursery

6.5 hectares of land at Whitehills Nursery is allocated for around 100 dwellings with a requirement for 15% of the capacity of the site to provide LCHO affordable housing. Vehicular access for a limited number of houses will be permitted from Fyfe Street, and the remainder of the site will be accessed from a new junction on to Prior Road. No through route for vehicles will be permitted between Fyfe Street and Prior Road, although emergency access should be provided.

F6 : Housing - Dundee Road

5.4 ha of land at Dundee Road is allocated for around 100 dwellings. Proposals should include 15% of the capacity of the site to provide LCHO affordable housing.

F7 : Housing - Gowanbank

6 hectares of land at Gowanbank is allocated for residential development of around 60 units.

An appropriate vehicular access will require to be provided from Arbroath Road, or from both Montrose Road and Arbroath road. No through route for vehicles will be permitted between Montrose Road and Arbroath Road, although emergency access should be provided.

The public footpath which crosses the site from north east to south west and connects into the Forfar Path network at those points will require to be taken into account and incorporated into the layout of the site.

Development will require to take account of the amenity of existing properties around the perimeter of the site and respect the cordon sanitaire associated with the operational landfill site to the east.

Foul drainage arrangements for the site should be agreed in writing with Scottish Water.

F8 : Housing – Slatefield

Approximately 2ha of land at Slatefield is allocated for a high quality residential development of around 5 houses.

F9 : Safeguarded Site – North of Turfbeg

17.6 ha of land north of Turfbeg is safeguarded for possible development of around 300 houses and related community facilities in the period beyond 2011.

OPPORTUNITY SITES

9. There are a number of sites in Forfar that provide opportunities for redevelopment. Where proposals involve new housing development they will require to contribute towards meeting the provisions of Policy SC9: Affordable Housing (see page 33). Some sites are within an area affected by a drainage constraint, although it is anticipated foul drainage may be accommodated on a 'like for like' basis. A separate system for disposal of surface water will be required.

F10 : Opportunity Site - South Street

0.8 ha of land at South Street provides an opportunity for a high density development of town houses and flats. Proposals should provide for improved sightlines at the Strang Street/South Street corner through realignment of the building line and/or reduction in the height of the walls.

F11 : Opportunity Site - Forfar Infirmary

1.2 ha of land at Forfar Infirmary provides an opportunity for around 30 dwellings, business or community uses. The main vehicular access should be from Montrose Road. Pedestrian and cycle routes linking Montrose Road and Arbroath Road should be provided through the site. The existing boundary wall along the Arbroath Road frontage will require to be retained and incorporated into development proposals.

F12 : Opportunity Site - New Road

2.4 ha of land at New Road provides an opportunity for a mixed use redevelopment including an appropriate mix of housing, business, community uses or retailing which is complementary to the town centre. Development should take account of the character of the surrounding area, which includes listed buildings and a conservation area. Proposals should address St James Road, one of the main routes through the southern part of the town. Vehicular access will not be permitted from The Vennel.

F13 : Opportunity Site - St James Road

1.1 ha of land to the south of St James Road provides an opportunity for redevelopment for uses including housing, business or community uses; or an appropriate mix of these uses. Proposals should address St James Road, which is one of the main routes through the southern part of the town.

WORKING

SITES PREVIOUSLY IDENTIFIED BY THE FIRST ANGUS LOCAL PLAN

10. The first Angus Local Plan allocated land at Orchardbank for employment purposes. The construction of roads and infrastructure has commenced on site. **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

- F8 : South Street F9 : Forfar Infirmary F10 : New Road
- F11: St James Road

F14 : Working - Orchardbank

29.6 ha of land to the west of Orchardbank adjacent the A90(T) is reserved for a 'Gateway' development comprising business development (Class 4*), general industry (Class 5*), storage and distribution (Class 6*), a landscaped spine incorporating a public path, appropriate boundary treatment including landscaping, screening and mounding for noise attenuation, and roadside facilities including a travel lodge. Development should be in accordance with the approved Development Brief for the site. (Outline planning permission for a business park, roadside facilities and a travel lodge style hotel was granted 16 July 2004, detailed planning permission for infrastructure and landscaping was granted 8 June 2004).

*As defined in the Town and Country Planning (Use Classes) (Scotland) Order 1997.

F15 : Working – Carseview Road

4 ha of land at Carseview Road is allocated principally for general industrial development (Class 5*). There may also be scope for limited areas of business (Class 4*) development in the western part of the site. Access will be from Carseview Road and a landscaped buffer will be required along the northern and western boundaries.

TOWN CENTRES AND RETAILING

11. Forfar is a market town serving a large rural area, and the town centre provides for a range of uses including retail, business, office, other service activities and housing. Angus Council will support private sector initiatives for appropriate improvement and/or redevelopment in the town centre. This could include proposals to strengthen and enhance the area's retail and service function, including mixed-use redevelopment and housing in upper floors.

COMMUNITY FACILITIES AND SERVICES

12. School facilities in Forfar are to be upgraded as part of the Carnoustie and Forfar Schools Public Private Partnership (PPP) Project, programmed for completion by July 2008. The proposals for Forfar are :

- a replacement two-stream primary school at Langlands within the existing site,
- upgrading and extension of Kirkriggs which will continue as a twostream primary school, and
- a new-build two-stream primary school at Whitehills Nursery, Fyfe Street.

13. Completion of the PPP proposals for Forfar will result in existing primary schools at Wellbrae and Chapelpark, which are both listed buildings, becoming surplus to the Education Department's requirements. Proposals for redevelopment or reuse of these sites will be required to take account of the amenity of surrounding areas and relevant policies of this Local Plan. The site at Lilybank which was formerly reserved for education purposes is surplus to requirements and is no longer reserved for development in this Plan.

F16 : Primary School – Whitehills Nursery

2 ha of land at Whitehills Nursery, Fyfe Street is reserved for the development of a primary school. (Outline planning permission granted 13 May 2005)

F17 : Newmonthill Cemetery Extension

1.7 ha of land to the south of Newmonthill Cemetery is reserved for long term cemetery provision. Access will be though the existing cemetery and no direct vehicular access will be permitted from Lour Road.

ENVIRONMENT

14. Two locally important landscape features make a valuable contribution to the setting of Forfar. The town sits in a sheltered location at the foot of Balmashanner Hill to the south, and Forfar Loch Country Park lies on the western side of the town. These features are protected from development which would erode their character and local recreational value.

F18 : Balmashanner

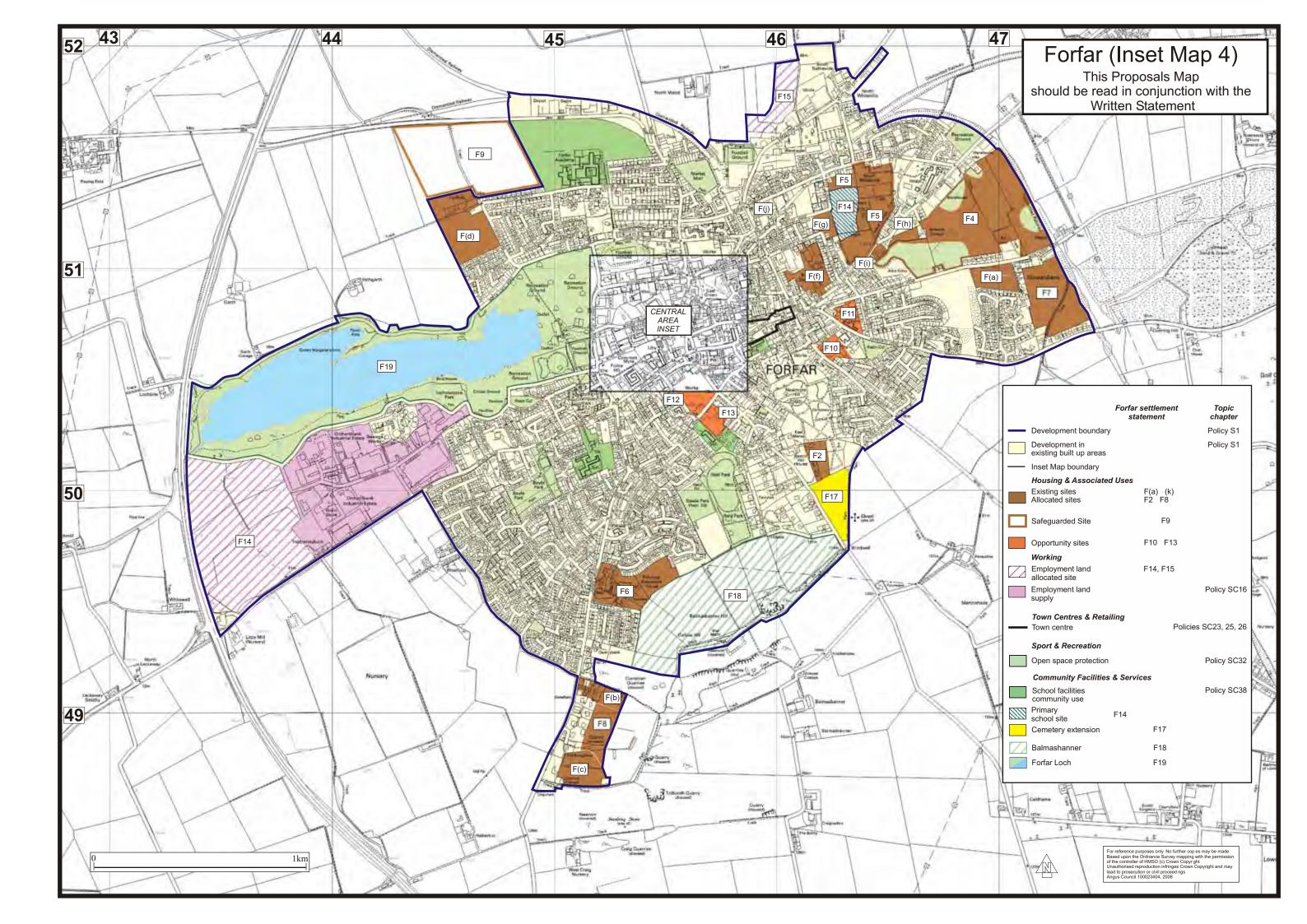
In order to protect the open character and landscape value of Balmashanner Hill development within the area defined on the proposals map will not be permitted.

F19 : Forfar Loch

Development which would adversely affect the landscape or nature conservation value of Forfar Loch, the Country Park or its setting will not be permitted. In particular no further built development will be permitted on land along the northern shore of the Loch.

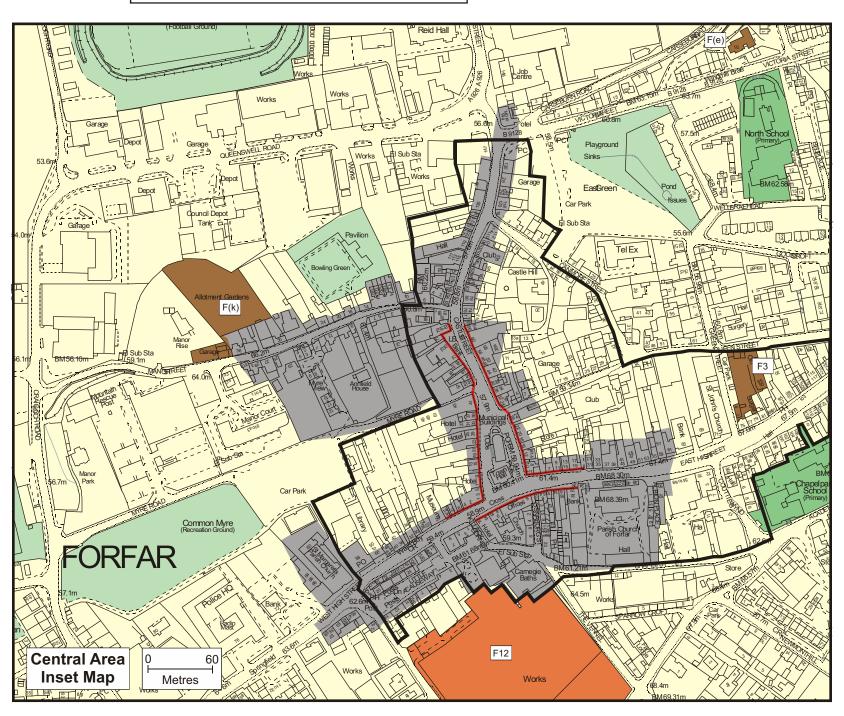
Forfar Image Enhancement Proposals

15. Proposals for image enhancement are being developed by Angus Council for a variety of locations in Forfar. Projects include environmental improvements around the town centre and The Myre, and enhancements of the main approach routes into the town. These projects are expected to come forward during the life of the Local Plan.



	Forfar settlement statement	Topic chapter
Development in existing built up areas		Policy S1
Housing Existing sites Allocated sites	F(e) & F(k) F3	
Opportunity sites	F12	
Town Centres & Retailin	-	olicies SC23, 25, 26
Core retail area		Policy SC24
Sport & Recreation Open space protection		Policy SC32
Community Facilities & School facilities	Services	Policy SC38
community use		
		olicies ER 12 14,21

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KIRRIEMUIR

1. Kirriemuir is a gateway community at the foot of the Angus Glens, providing a range of services and facilities to the wider area. The town has experienced significant housebuilding in the past, but since 1999 further development has been restricted due to issues at the Waste Water Treatment Plant. The Local Plan identifies sites for housing development largely to meet local needs which will be able to come forward when work is completed at the WWTP which creates capacity for further development.

2. Land previously identified to contribute towards meeting local employment needs has not come forward. In order to provide a marketable supply of employment land in the area the Local Plan allocates land at Forfar Road to accommodate local business development, well located for access to the A90(T).

KEY ISSUES

3. The key issues relating to the future development of Kirriemuir are:

- The need to resolve problems at the Waste Water Treatment Plant which constrain development in Kirriemuir and other settlements within the sewerage catchment area;
- The need to identify sites within and well related to the town to accommodate an appropriate level of new housing development;
- The protection and enhancement of the character and heritage of the town as a visitor attraction and "Gateway to the Glens";
- Protection of the role of Kirriemuir as an important service centre to the surrounding rural area including the maintenance of shopping and other facilities;
- The need to identify a suitable site for a replacement health centre; and
- The need to ensure the continued provision of marketable land for employment uses.

DEVELOPMENT STRATEGY

- 4. The Local Plan Development Strategy for Kirriemuir aims to:-
- Identify appropriate land to continue to accommodate a range of housing developments to meet local needs;
- Give priority to the redevelopment of brownfield sites within the built-up area where possible;
- Provide well located employment land;
- Sustain a strong and lively town centre with shopping and service facilities to serve the wider area and visitors;
- Support the development of a replacement health centre;
- Encourage the development of visitor attractions in the Kirriemuir area.

KIRRIEMUIR

PROFILE

Role:

Gateway to the Glens. Kirriemuir is a small local centre providing services to a large rural area.

Population: Census 2001 – 5963; 1991 – 5467; % Change 91/01 : +9.07

Housing Land Supply June 2004: existing - 47 allocated first ALP - 10

Employment Land Supply 2004 : 3 hectares

Drainage:

Formal drainage constraint affecting waste water catchment area including Kirriemuir, Maryton and Westmuir.

DRAINAGE ISSUES

5. The ongoing drainage constraint affecting the Kirriemuir WWTP, which also serves Maryton and Westmuir, continues to have an effect on the level of development that can take place. It is expected that improvement works will take place at the WWTP which will be completed by January 2006, although available drainage for new development would only be confirmed following a review of the operation of the drainage system on completion of the improvement project. The drainage situation will be kept under close review during the life of this Local Plan, and Angus Council will continue to press Scottish Water to make the necessary investment to allow timeous resolution of this issue to allow Kirriemuir to accommodate new development.

HOUSING

EXISTING SITES

6. Sites with planning permission or under construction as identified in the Housing Land Audit June 2004, are shown in Table 1. The planning permission for development at Westfield/Lindsay Street is subject to a condition requiring confirmation of availability of a connection to the public foul drainage system from Scottish Water before development can take place.

SITES PREVIOUSLY IDENTIFIED BY THE FIRST ANGUS LOCAL PLAN

7. The site summarised in Table 2 was previously identified in the first Angus Local Plan. This Plan continues the allocation of this site for housing development, and where appropriate the wording of the proposal and/ or the indicative yield from the site may have changed. New housing development in Kirriemuir will require to be connected to the public foul drainage system.

K1 : Housing - Shielhill Road

0.5 ha of land at Shielhill Road is allocated for around 10 dwellings, perhaps town houses or low-rise flats. Appropriate secure boundary treatment between the development and the primary school grounds will be required. (*Planning permission granted for 14 affordable housing units on 18 August 2005*).

NEW ALLOCATIONS

8. Table 3 summarises new allocations of housing land which will contribute towards meeting the Structure Plan allowances to 2011. New housing development in Kirriemuir will require to be connected to the public foul drainage system.

Table 1 : Existing Sites

Total	47	
(a) Glengate (b) Westfield/Lindsay Street	8 39	

Table 2 : Sites from First ALP	
K1: Shielhill Road	10
Total	10

Tab	le 3	: N	lew	All	locati	ions

Total	120
K3 : Sunnyside	40
K2 : Hillhead	80

K2 : Housing - Hillhead

7.6 ha of land between Kinnordy Road and Shielhill Road is allocated for around 120 dwellings. A first phase of around 80 units will be permitted for development in the period to 2011.

Proposals should all be in accordance with the development brief which will be prepared for this site which will include details of the following requirements:

- vehicular access from Kinnordy Road. Access from Shielhill Road may be permitted if suitable arrangements can be agreed to relocate or redesign the drop-off/pick-up point for pupils of Northmuir Primary School;
- 15% of the capacity of the site to provide LCHO affordable housing; and
- proposals for suitable use and maintenance of the land not required for phase 1.

K3 : Housing - Sunnyside

2 ha of land south of site K(b) : Westfield/Lindsay Street, is allocated for around 40 dwellings.

Access will be taken from site K(b). Development will require to have regard to the edge of town location with appropriate landscaping, particularly planting along the western and southern boundaries. The benefits of the southerly aspect of the site should be reflected in an energy efficient layout and design.

WORKING

9. An area of land at North Mains of Logie was allocated in the first Angus Local Plan to provide opportunities for local business development. This site has not come forward for development and in order to provide a marketable supply of employment land in Kirriemuir to meet Structure Plan requirements, a new site for a business park has been identified at Forfar Road. The site at North Mains of Logie is not continued in this Local Plan. New employment land development in Kirriemuir will require to be connected to the public foul drainage system.

K4 : Working – East Muirhead of Logie, Forfar Road

4 ha of land west of Maryton and south of Forfar Road is allocated for Class 4* (business), Class 5* (general industry), and Class 6* (storage and distribution) uses. Vehicular access should be from Forfar Road. Landscaping and other boundary treatments will be required to take account of the location of this site on the edge of the town and provide an appropriate high quality visual entrance to the town in keeping with the character of Kirriemuir.

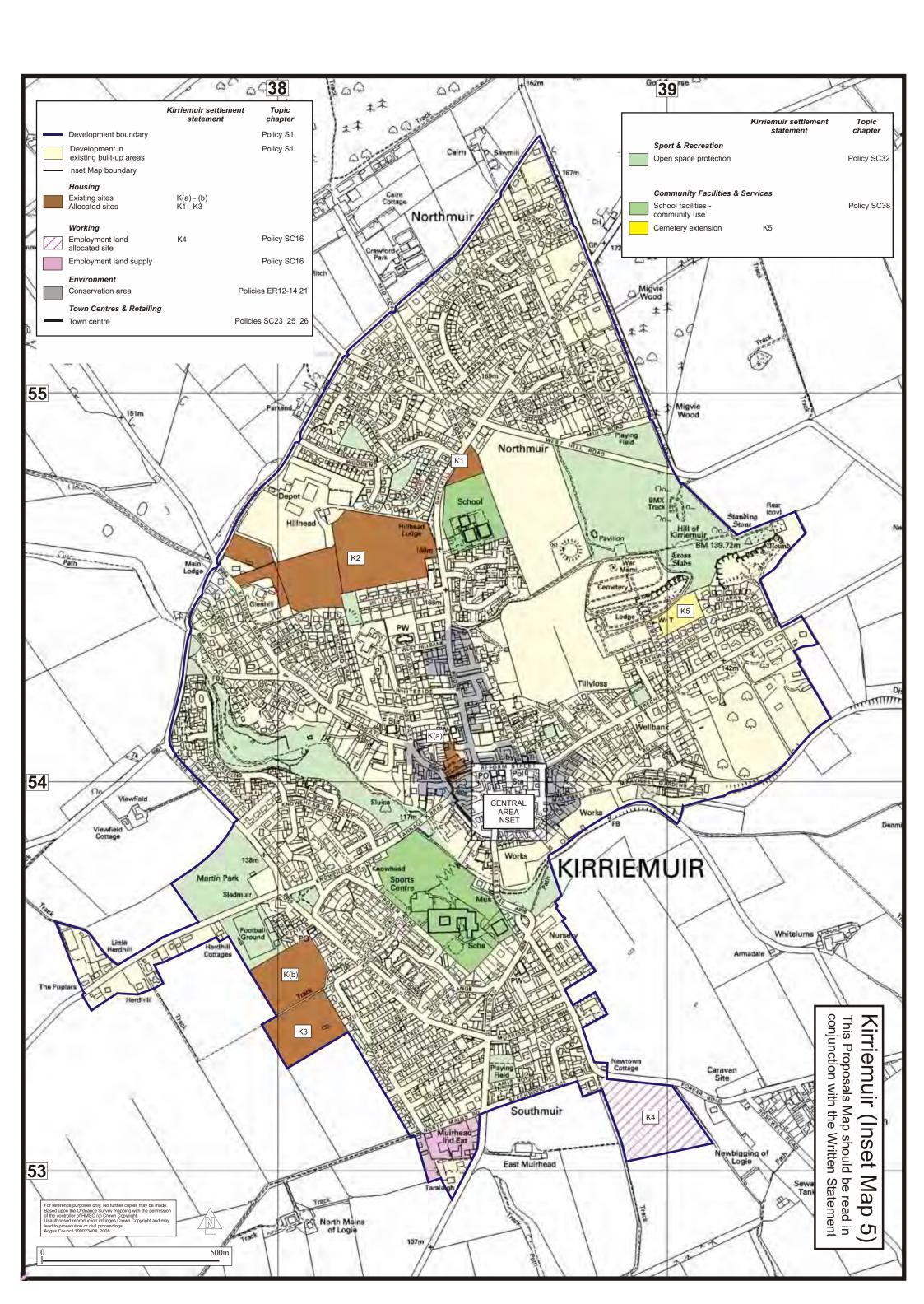
*As defined in the Town and Country Planning (Use Classes) (Scotland) Order 1997.

COMMUNITY FACILITIES AND SERVICES

K5 : Kirriemuir Cemetery Extension

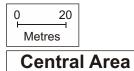
0.8 ha of land to the southeast of the existing cemetery is reserved for future cemetery purposes.

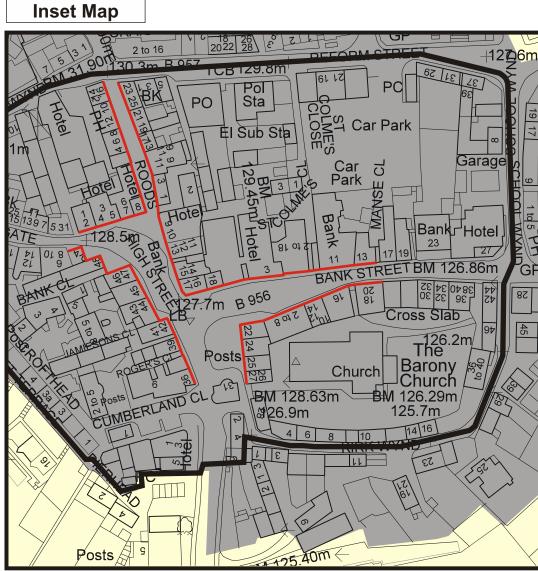
Angus Local Plan Review 156



	Kirriemuir settlement statement	Topic chapter
Development in existing built up areas		Policy S1
Town Centres & Retailin Town centre	•	ties SC23, 25, 26
Core retail area		Policy SC24
Environment		
Conservation area	Polic	ies ER 12 14,21

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MONIFIETH

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

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

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

KEY ISSUES

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

DEVELOPMENT STRATEGY

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

MONIFIETH

PROFILE

Role:

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

Population:

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

Housing Land Supply June 2004: existing – 29

allocated first ALP- 25

Drainage:

Although connected to Hatton WWTP the town drainage network is at capacity. Foul drainage from any greenfield development must go west to Panmurefield via trunk sewers along A92. Brownfield development may be possible on a 1 ke for like basis. All surface water to ground soakaway, SUDS or west to Dighty Water.

HOUSING

EXISTING SITES

6. Sites with planning permission or under construction as identified in the Housing Land Audit June 2004, are shown in Table 1.

SITES PREVIOUSLY IDENTIFIED BY THE FIRST ANGUS LOCAL PLAN

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

Mf 1 : Housing - Ashludie Hospital Phase 2

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

OPPORTUNITY SITES

8. The following site in Monifieth provides opportunity for redevelopment. Where proposals involve new housing development they will require to contribute towards meeting the provisions of Policy SC9 : Affordable Housing (see page 33).

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

Mf 2 : Opportunity Site - Milton Mill

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

Table 1 : Existing Sites

(a)	South Grange	25
(b)	Ashludie Terrace	1
(c)	West Grange Road	3
Tot	al	29

 Table 2 : Site from first ALP

 Mf1: Ashludie

 Hospital Phase 2
 25

 Total
 25

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

Mf2: Milton Mill

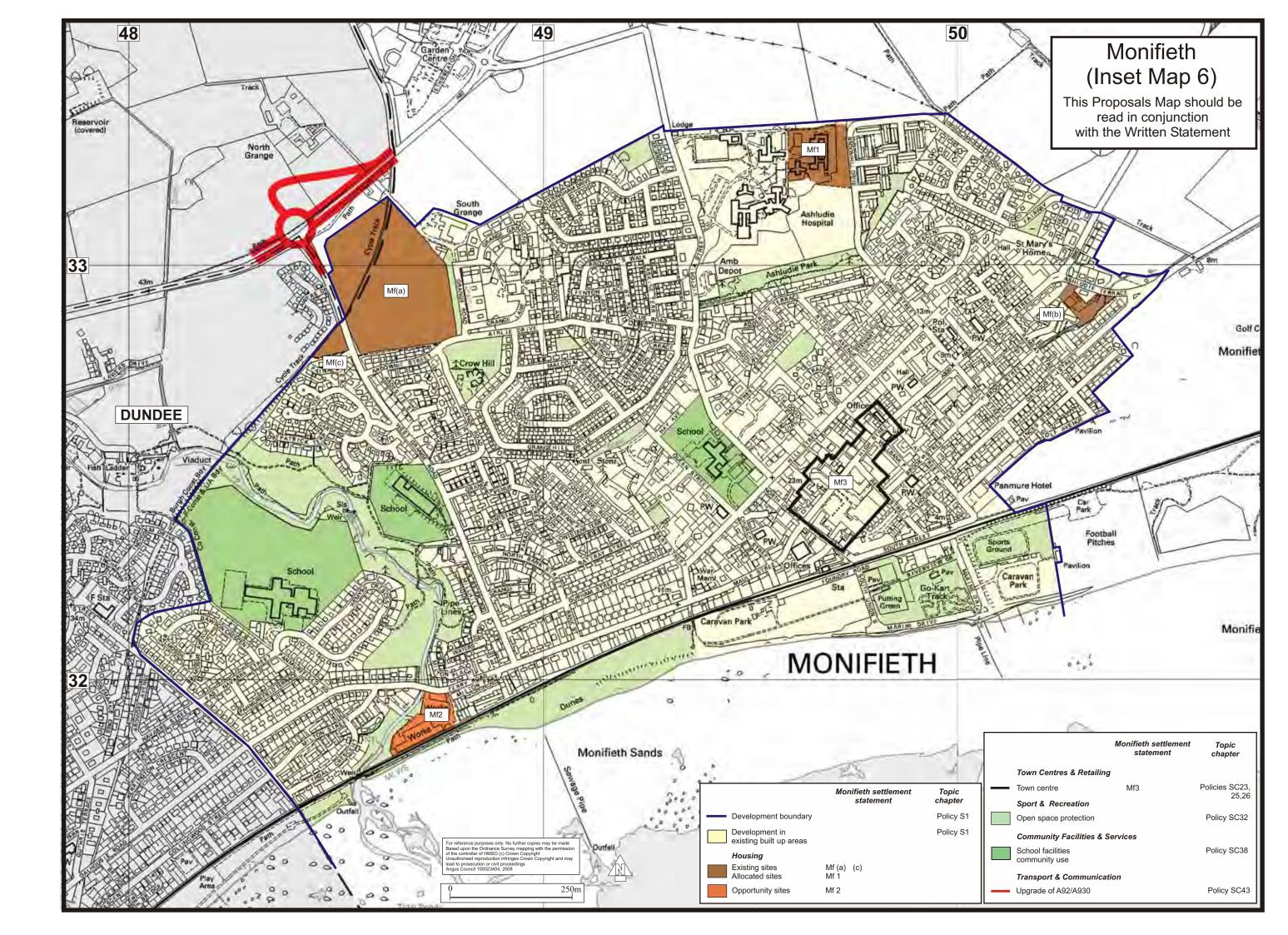
TOWN CENTRES AND RETAILING

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

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

Mf 3 : Town Centre Improvements

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



Angus Local Plan Review 164

MONTROSE including Ferryden and Hillside

MONTROSE including Ferryden & Hillside

1. Montrose is an important service and employment centre for the north east of Angus with a number of distinctive features including attractive townscape, harbour and Basin, the Mid Links, extensive seafront and open links areas. Its significance is enhanced by its location on the A92 coastal tourist route and the rail network making it an attractive place to live as well as a popular destination for visitors, tourists and business. Hillside, located approximately 2 km north of Montrose is one of the larger villages in Angus. Although there are a number of local services in Hillside it is largely dependent upon Montrose for employment, shopping and community facilities. Ferryden located on the southern shore of the river South Esk is characterised by the traditional fishing village to the east and more modern residential expansion to the west. The village is supported by a limited number of basic facilities and the community relies on Montrose for a wider range of services. Whilst the Local Plan seeks to retain the separate character and identity of Ferryden and Hillside it aims to maximise their close geographical and functional relationship with Montrose.

2. Given the physical form of Montrose, its important environmental features and land use constraints, the location of future development particularly for housing and employment remains a key issue. The long standing housing allocation at Brechin Road has finally come forward and a first phase of development is underway. Whilst land at Brechin Road will continue to have a key role in providing a long-term housing land supply for Montrose the need to allow for the reuse and regeneration of Sunnyside Hospital Estate is also recognised. The Local Plan seeks to support development proposals, which will maintain the integrity and secure the future of the listed buildings and allow these to come forward in a phased and coordinated manner in accordance with an approved master plan for the site.

3. In terms of employment land, existing sites at Forties Road and Broomfield satisfy the minimum requirement of the Dundee and Angus Structure Plan. However in a positive attempt to facilitate further industrial development in the area it is considered appropriate to provide additional employment land at the former Montrose Airfield.

4. Due to the location of a fertiliser store in the harbour area the southern part of Montrose is covered by a Health and Safety Consultation Zone that will impact on development within this part of the town. Consultation procedures in respect of development proposals within this consultation zone are set out in Policy S5 : Safeguard Areas contained within the Strategy section (Page 14).

PROFILE

Role:

Important north-east Angus seaside and market town providing wide range of services and facilities to the surrounding villages and area.

Population:

Census 2001 – 13126; 1991 – 13647; % Change 91/01 : -3.82

Housing Land Supply June 2004: existing - 121 allocated first ALP- 258 constrained - 100

Employment Land Supply 2004

Forties Road – 7.63 ha Broomfield – 4.87 ha

Drainage:

No constraints within Montrose; Sewerage System serving Hillside requires upgrading.

KEY ISSUES

- 5. The main issues affecting Montrose are:-
- the release of Sunnyside Hospital Estate and the need to establish new uses for the existing buildings and grounds;
- the need to allocate additional employment land to satisfy potential future demand;
- the continued protection of the towns important environmental assets including the Basin, Mid Links, South Links, seafront and historic townscape;
- resolution of the drainage constraint affecting Hillside to enable development to come forward.

DEVELOPMENT STRATEGY

- 6. The Development Strategy for Montrose seeks to:
- safeguard and enhance the natural and built features which are a key part of the character and identity of the town;
- promote as a priority the reuse of available brownfield land for residential and other appropriate uses;
- provide for future housing growth by releasing land at Brechin Road and opportunities presented at Sunnyside Hospital Estate;
- provide for economic growth by allocating additional employment land on part of the airfield;
- encourage a strong and lively town centre including opportunities for additional shopping facilities to meet local requirements;
- pursue a network of paths within and around Montrose and further develop the cycle route north of the town;
- establish measures to mitigate the effects of coastal erosion and dune instability in the context of the Shoreline Management Plan.

HOUSING

EXISTING SITES

7. Sites with planning permission or under construction as identified in the Housing Land Audit June 2004, are shown in Table 1.

Table 1 : Existing Sites

(a)	Waldron Road	8
(b)	Charleton Road	2
(c)	Chapel Works	8
(d)	Western Road/	
	High Street	10
(e)	Brechin Road/	
	Tayock	9
(f)	Hill Place	12
(g)	New Wynd	15
(h)	Provost Johnston	е
	Road	20
(i)	Bridge Street	22
(j)	Rosemount Road	7
(k)	Lower Balmain	
	Street	8
Total 12		121

SITES PREVIOUSLY IDENTIFIED BY THE FIRST ANGUS LOCAL PLAN

8. The sites summarised in Table 2 were previously identified in the first Angus Local Plan. This Plan continues the allocation of these sites for housing development, and where appropriate the wording of the proposal and/or the indicative yield from the site may have changed.

9. The site at Brechin Road is identified in the 2004 Housing Land Audit as having a potential capacity of 400 units. However, only 200 units are required to come forward in the period to 2011 to meet the allowances of the Dundee and Angus Structure Plan. This position is reflected in Table 2.

M1 : Housing – Brechin Road

Approximately 30 ha of land at Brechin Road is allocated for residential development together with significant areas of landscaping, open space and associated community facilities. An initial phase of 200 dwellings will be released within the plan period. The scale of further land release in the period beyond 2011 will be determined by a future Local Plan and take account of development progress at Sunnyside Hospital. Development proposals should accord with the approved Development Brief for the site. 25% of the capacity of the site should provide LCHO affordable housing. (Outline planning permission granted for whole site in February 2005; and full planning permission granted for 112 dwellings in February 2005).

M2 : Housing - Dungmans Tack

1.2 ha of land at Dungmans Tack is allocated for around 18 dwellings. This backland site is surrounded by residential properties and a nursing home. Development proposals will require to take account of guidance in Angus Council Advice Note 6: Backland Housing Development. 25% of the capacity of the site should provide LCHO affordable housing.

M3 : Housing - Lochside Distillery Tower

0.7 ha of land on the site of Lochside Distillery Tower is allocated for around 40 dwellings. Located on a prominent corner site and visible from the main approaches to the town from the north and west, the site and the existing buildings form a landmark and a gateway to the historic part of the town. Development proposals will require to be of a high design standard, be of a similar mass and scale to the existing buildings on the site and address the street frontage. (Full planning permission for 37 dwellings was granted in February 2005)

Table 2 : Sites from first ALP

M1 : Brechin Road	200
M2 : Dungmans Tack	18
M3 : Lochside Distillery Tower	40

Total 258

OPPORTUNITY SITES

10. There are a number of sites in Montrose that provide opportunities for redevelopment. Where proposals involve new housing development they will require to contribute towards meeting the provisions of Policy SC9: Affordable Housing (see page 33).

11. Sunnyside Hospital Estate has been subject of a programme of rationalisation which has resulted in the majority of the buildings becoming surplus to healthcare requirements. Although a portion of the site is still in use it is expected that the Estate will become vacant and marketed for development within the plan period. While some initial work has been undertaken including the preparation of a development brief, further work is required by the landowner and/or prospective developers to bring the site forward for development. This includes the preparation of a master plan to coordinate the effective delivery of the regeneration project. The master plan should accord with the development principles outlined in the development brief, be based on a feasibility appraisal of what uses are achievable and viable and should set out detailed matters including the location and layout of proposed uses, implementation, phasing, timing and viability of development.

12. The approved development brief indicates an estimated site capacity of around 320 dwellings comprising 130 from the reuse of buildings and 190 on potential development areas. However given the scale of the site and the number and size of the buildings involved, the Brief also indicates that the site could be developed for a mix of uses. Therefore whilst the maximum number of dwellings capable of coming forward on this site is estimated as 320, this number may be subject to change depending on specific development proposals and the mix of uses that are advanced.

13. The development brief also allows for the development of associated greenfield parcels of land including a playing field to facilitate the reuse of the listed buildings. In line with Policy SC32 : Open Space Protection, the playing field will require to be relocated within the site unless it is demonstrated that there is an excess of pitch provision in the area.

M4 : Opportunity Site - Sunnyside Hospital Estate

Land and buildings at Sunnyside Hospital Estate provide an opportunity for regeneration and redevelopment for a range of uses as outlined in the approved Development Brief. The preparation of a Master Plan by prospective developer(s) will be required to provide a framework for the coordination and delivery of development. Development proposals for the reuse of hospital buildings and associated parcels of greenfield areas for housing or any other uses will only be considered in the context of an approved Master Plan and will be assessed against the strategy and relevant policies of the Local Plan. Development on greenfield areas of land will only be permitted where it is necessary to facilitate the reuse of the listed buildings. In accordance with Policy SC32 : Open Space Protection, the existing playing field will require to be relocated within the site unless it is demonstrated that there is a clear excess of pitch provision in the area.

Opportunity Sites: Sites available for redevelopment for housing and/or other uses. Given uncertainties related to the timing of release of such sites for development and the range of potentially suitable uses, they are not counted towards meeting the Structure Plan housing allowances until planning permission is granted.

Opportunity Sites

M4 : Sunnyside Hospital Estate

WORKING

14. The first Angus Local Plan allocated an area of 3.6 ha, in the south west corner of Montrose airfield, as an extension to the employment land at Broomfield Industrial Estate. It is considered that a further part of the airfield, forming a gap between the A92, the Waste Water Treatment Plant and the existing Broomfield Industrial Estate, provides an opportunity for supplementing the employment land supply for the town. Given that this area is generally flat, of open aspect and highly visible (particularly from the A92, the links areas and golf courses to the south and the dune system to the east) the potential impact of development in this location needs to be fully addressed. Consideration of building heights, use of materials and landscaping will therefore be particularly important. Guidance on these matters will be established through the preparation of a development brief. In addition as the previously allocated area remains undeveloped, opportunity will be taken to incorporate this area into the development brief to provide development guidelines for both sites. The allocation of the site takes account of the requirement for landscaping around the site boundaries to provide effective screening and integration of development in this area.

M5 : Working - Montrose Airfield

10 ha of land forming part of the former Montrose Airfield adjacent to the A92 is allocated for employment uses comprising business (Class 4*), general industry (Class 5*) and storage and distribution (Class 6*). Proposals should be in accordance with the development brief which will be prepared for this site (and will incorporate the previous allocation from the first Angus Local Plan) which will include details of the following requirements :

- provision of structural landscaping prior to any development to include a 40 metre landscape belt (including mounding) along the eastern boundary and 10 metre landscape strip along the northern and western boundaries of the site;
- transport assessment addressing:-
 - (a) accessibility by a range of transport modes including linkages for pedestrians and cyclists to the site and to the links areas to the south and east;
 - (b) provision of a new access from the A92 and associated junction improvements;
- formation of a link road between the site and Broomfield Industrial Estate to the south;
- provision of a new section of cycletrack forming part of the Montrose to St Cyrus cycle route;
- aspects of design including heights of buildings, colour of materials and appropriate landscaping.

* As defined in the Town & Country Planning (Use Classes)(Scotland) Order 1997.

TOWN CENTRES AND RETAILING

15. Montrose supports a good range of retail provision in terms of type and location comprising a strong and lively town centre which includes a number of multiple retailers and two edge of centre foodstores. Existing planning permissions for new retail development at New Wynd/Baltic Street and a new DIY/garden centre and foodstore to the north of the town at Brechin Road will further improve the range of retail provision and distribution of food shopping within the town.

COMMUNITY FACILITIES AND SERVICES

M6 : Sleepyhillock Cemetery Extension

0.8 ha of land situated between the existing cemetery and Montrose Basin is reserved for future cemetery purposes.

TRANSPORT AND COMMUNICATION

16. The commercial Port of Montrose has an important role in the Angus economy and forms an important link in the wider transport network. The Port provides modern facilities for the handling and storage of commercial and oil related cargoes and imports/exports significant volumes of freight per year. Angus Council supports the maintenance and further development of Montrose Port as an integral part of the health of the Angus economy and as an environmentally friendly means of moving heavy freight. This includes improved transport linkages and opportunities that will enhance its use for sea based transport.

M7 : Montrose Port

Angus Council will safeguard Montrose Port for the development of operations associated with the Port and support proposals that enhance its role as a commercial port where these are compatible with adjacent land uses.

17. The railway siding and goods yard at Montrose Rail Station is a prime location for a rail related use that would benefit from the proximity of the rail station. The site is currently occupied by a timber building and storage area, which is unsightly, in a poor condition and highly visible from the A92 and railway line and as such, would benefit from environmental improvement.

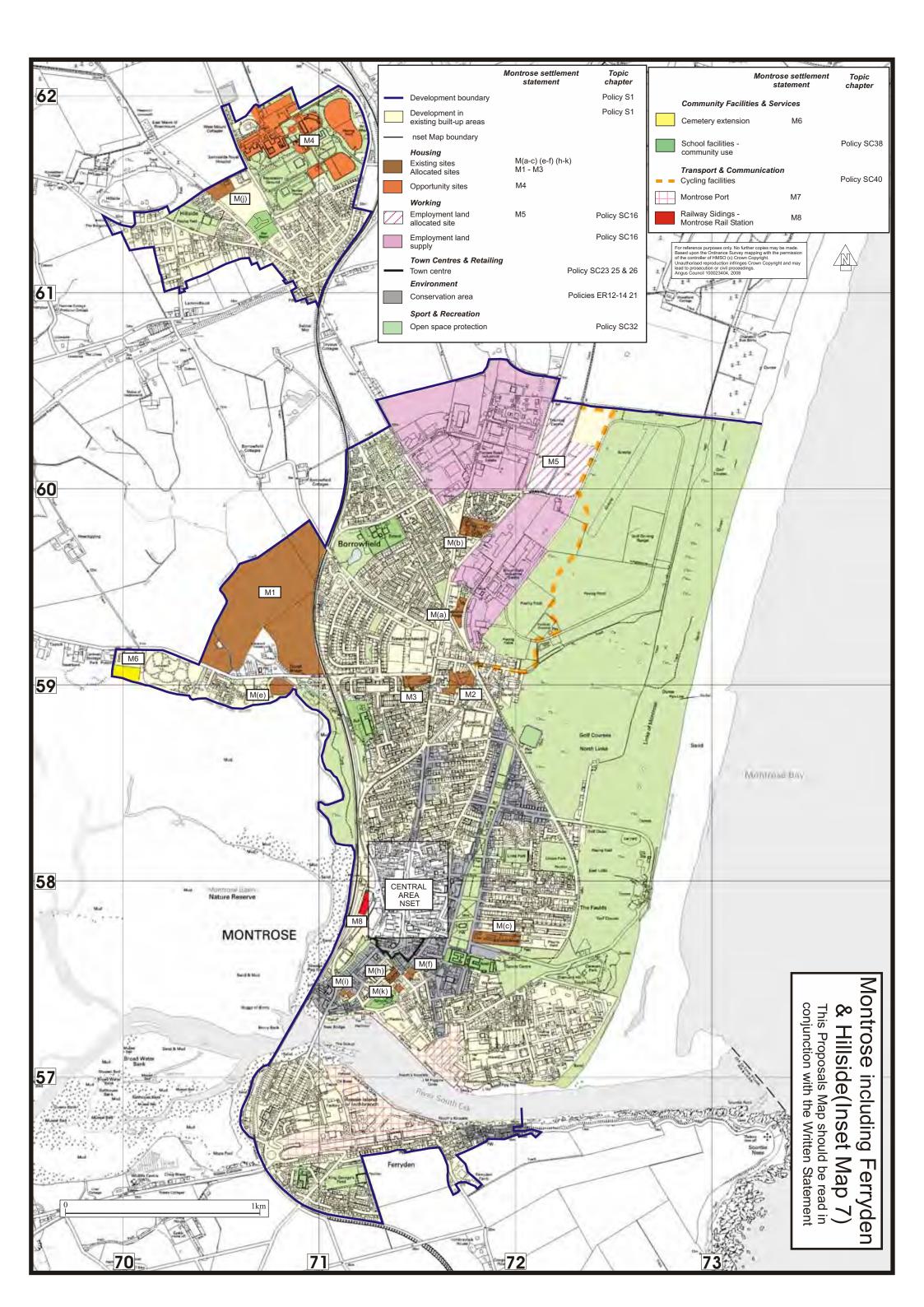
M8 : Railway Sidings - Montrose Rail Station

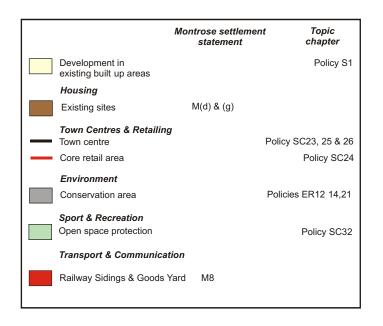
The railway siding and goods yard at Montrose Rail Station is reserved for rail related use. Proposals for the removal of the existing timber building and improvement of the storage area will be supported. **Rail Related Use:** freight generating uses such as storage and distribution where freight by rail can be used as an alternative to road for all or part of a journey; or development generating a large number of workforce and visitor trips with potential to use rail travel as an alternative to the private car.

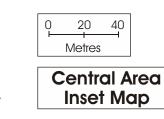
SOUTH MONTROSE REGENERATION

18. The southern part of Montrose comprises a mix of land uses in different ownerships including the GSK pharmaceutical facility, the harbour as well as residential, industrial, warehousing and commercial properties. The area between GSK and the north quay of the harbour is of poor environmental quality and contains a number of older buildings some of which are vacant or in poor condition and several of which are of historic interest. While there may be scope for regeneration, the current road layout and configuration of buildings restricts accessibility within the area and to the harbour in particular and the Health and safety Consultation Zones affects the development potential within this part of town.

19. The Montrose Economic study (January 2006) examined the potential of this area and its relationship to the town and recommended the need for a coordinated approach to deal with the various issues in this part of Montrose. Angus Council together with other relevant parties will investigate measures to facilitate the regeneration and environmental improvement of south Montrose including opportunities arising at GSK and the harbour.







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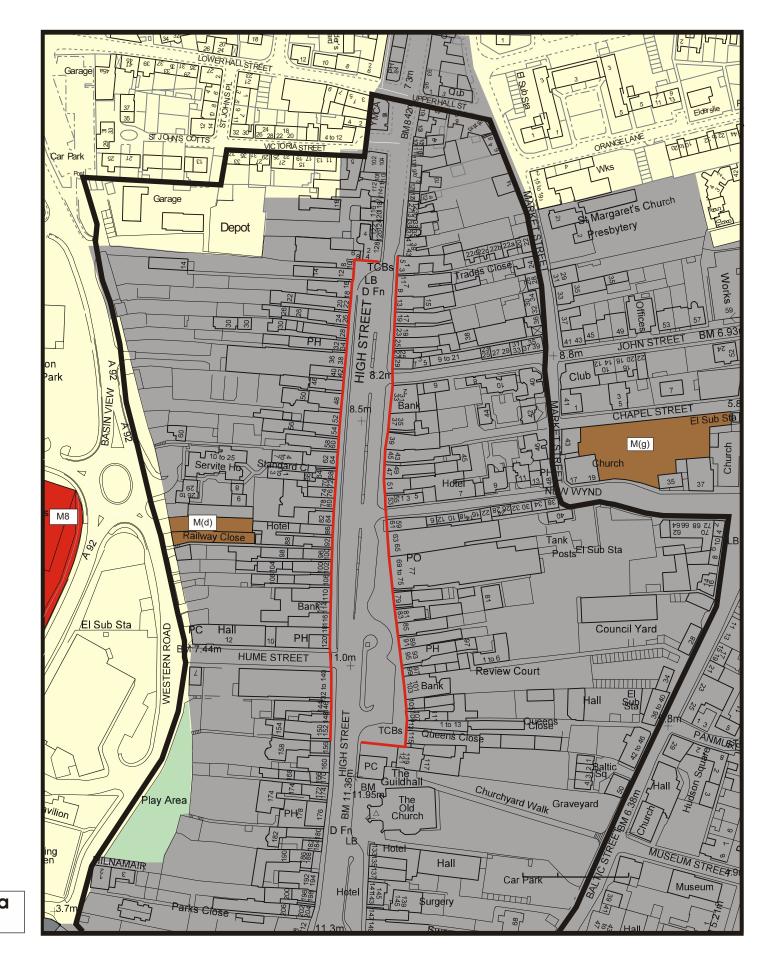
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lead to prosecution or civil proceedings.

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Village Directory

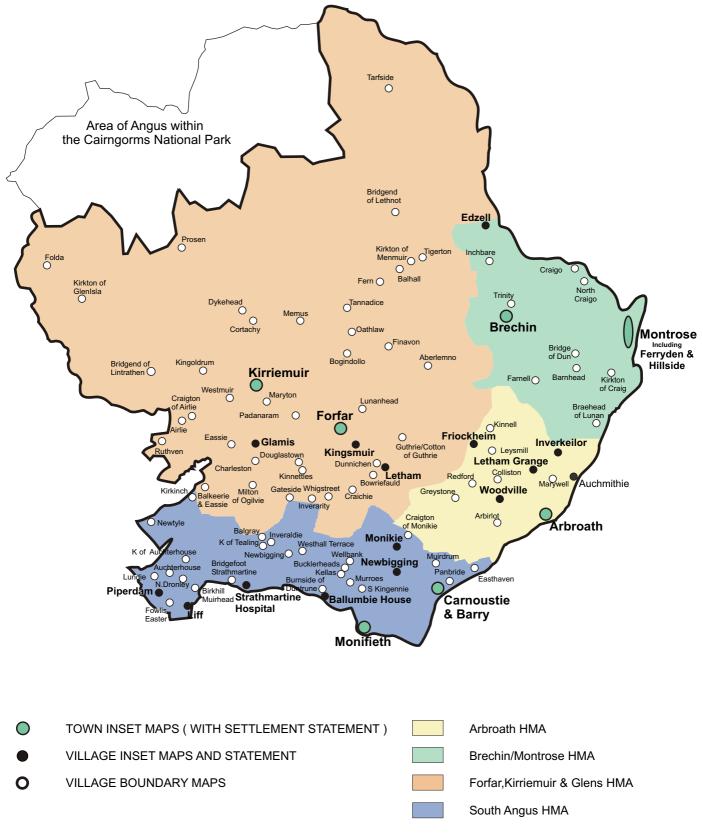
Statements and Boundary Maps

A statement is provided for those settlements shown in bold where land has been allocated for development.

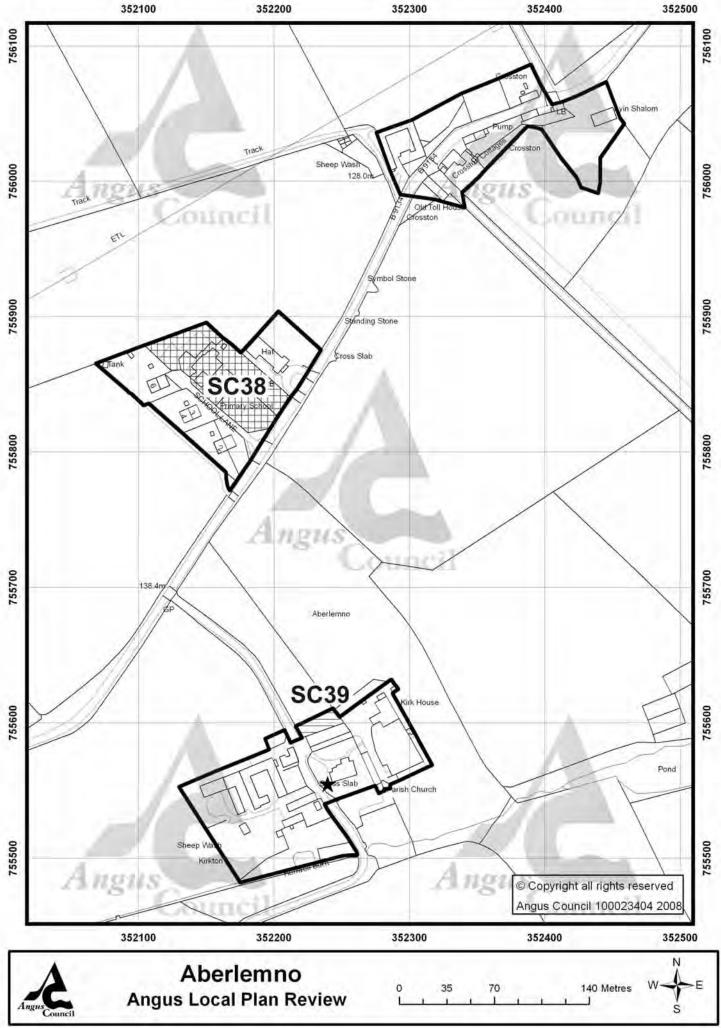
Boundary maps have been prepared for all other settlements listed.

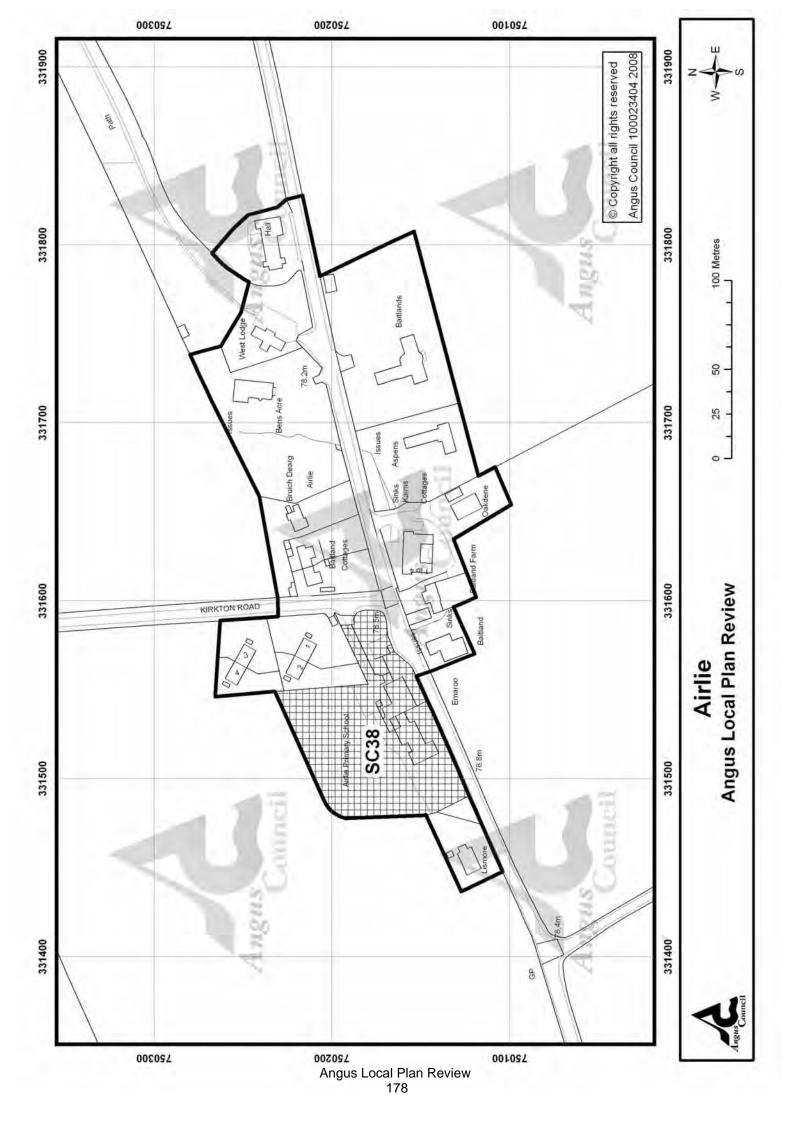
Village Directory	Page		Page		Page
Aberlemno	177	Edzell	213	Maryton	259
Airlie	178	Farnell	215	Marywell	260
Arbirlot	179	Fern	216	Memus	261
Auchmithie	181	Finavon	217	Milton of Ogilvie	262
Auchterhouse	183	Folda	218	Monikie	264
Balgray	184	Fowlis Easter	219	Muirdrum	265
Balhall	185	Friockheim	221	Murroes	266
Balkeerie and Eassie	186	Gateside	223	Newbigging (by Carnoustie)	267
Ballumbie House	187	Glamis	225	Newbigging (by Tealing)	269
Barnhead	189	Greystone	227	Newtyle	270
Birkhill/Muirhead	190	Guthrie and Cotton of Guthrie	228	North Craigo	271
Bogindollo	191	Inchbare	229	North Dronley	272
Bowriefauld	192	Inveraldie/Tealing	230	Oathlaw	273
Braehead of Lunan	193	Inverarity	231	Padanaram	274
Bridge of Dun	194	Inverkeilor	233	Panbride	275
Bridgend of Lethnot	195	Kellas	235	Piperdam	276
Bridgend of Lintrathen	196	Kingsmuir	237	Prosen Village	279
Bridgefoot & Strathmartine	197	Kinnell	239	Redford	280
Bucklerheads	198	Kirkinch	240	Ruthven	281
Burnside of Duntrune	199	Kirkton of Auchterhouse	241	South Kingennie	282
Charleston	200	Kirkton of Craig	242	Strathmartine Hospital	283
Colliston	201	Kirkton of Glenisla	243	Tannadice	285
Cortachy	202	Kirkton of Kingoldrum	244	Tarfside	286
Craichie	203	Kirkton of Kinnettles	245	Tigerton	287
Craigo	204	Kirkton of Menmuir	246	Trinity	288
Craigton of Airlie	205	Kirkton of Tealing	247	Wellbank	289
Craigton of Monikie	206	Letham	249	Westhall Terrace	290
Douglastown	207	Letham Grange	251	Westmuir	291
Dunnichen	208	Leysmill	254	Whigstreet	292
Dykehead	209	Liff	256	Woodville	294
Eassie Muir	210	Lunanhead	257		
Easthaven	211	Lundie	258		

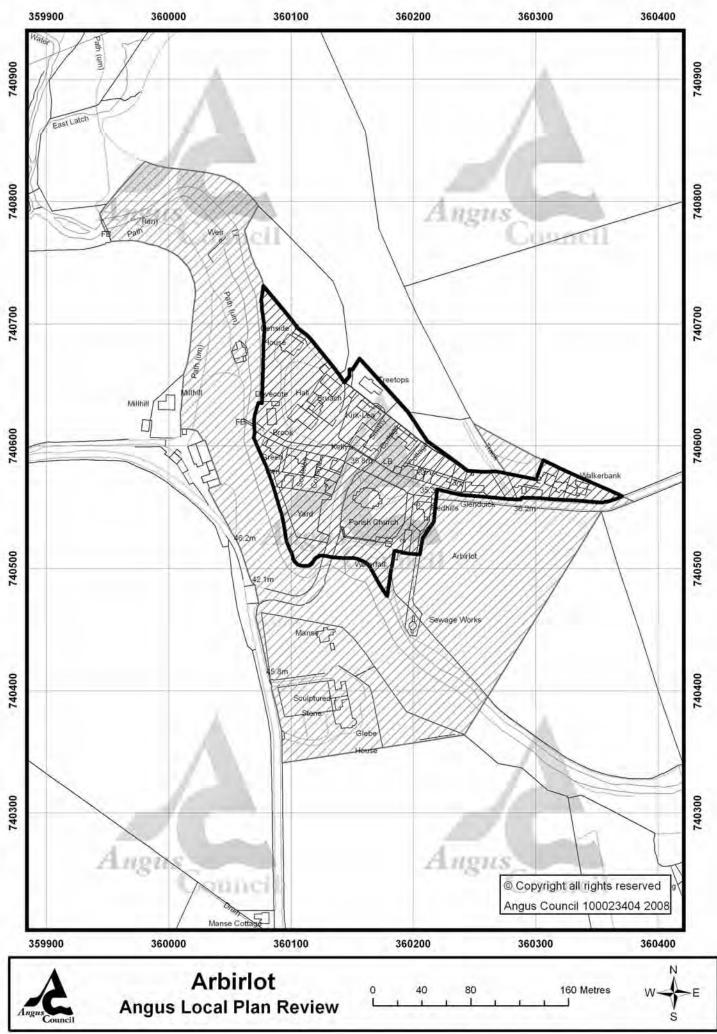
TOWNS & VILLAGES

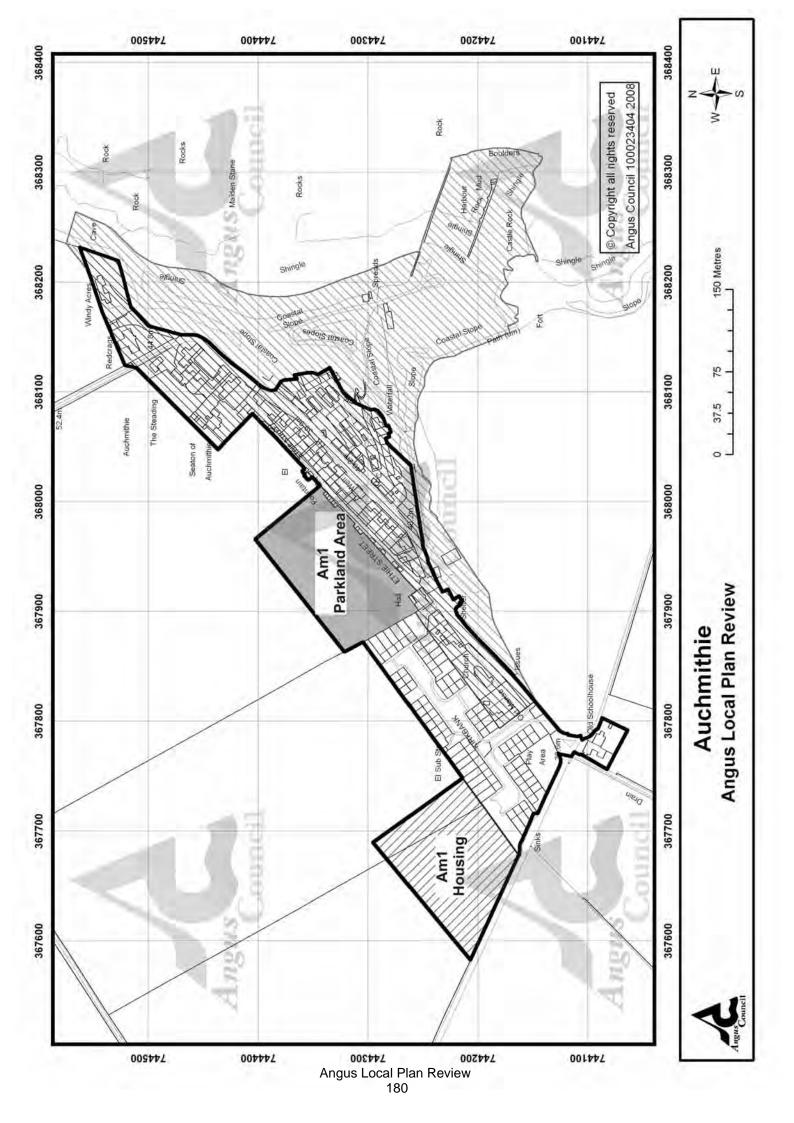


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1. The small fishing village of Auchmithie, perched above the cliffs was designated a conservation area in 1972. It is a popular destination for local visitors with its old harbour and cliffs.

KEY ISSUE/DEVELOPMENT STRATEGY

2. A drainage embargo at Auchmithie has constrained the possibility of new development in recent years and consequently the levels of population and available facilities have reduced. Of particular local concern is the lack of any significant area of outdoor recreation facilities.

3. The village is served by a communal septic tank which has recently been replaced by Scottish Water (SW) to improve outflow, to meet environmental standards. SW are monitoring the outflow and there may be capacity in the new tank to accommodate some limited development. SEPA will require to be assured that the future outflow of the tank will not breach mandatory Bathing Waters Standards. If some residential development can be accommodated within the capacity of the existing tank or a privately funded upgrade could be agreed, potential for increasing traffic problems limits options for its location.

4. The development strategy for Auchmithie seeks to provide opportunity for new housing and address the issue of play space. In addition Angus Council will also seek to establish a programme for small scale environmental improvements within the village

HOUSING

NEW ALLOCATIONS

5. 3. Table 1 summarises new allocations for housing land which will contribute towards meeting the Structure Plan allowances to 2011.

6. In conjunction with and as part of the proposed new housing development, opportunity will also be sought to establish new village park that will provide for outdoor play needs.

Am1 : Housing - Kirkbank

Approx 1.2ha of land immediately north of the existing houses at Kirkbank is allocated for residential development of around 15 dwellings, subject to available drainage capacity. Development of this site should:-

- allocate 20% of the capacity of the site to provide LCHO affordable housing;
- have regard to its edge of village location; and
- incorporate appropriate landscaping and boundary treatment.

AUCHMITHIE

PROFILE

Role:

Originally a small fishing village, about 4km north of Arbroath.

Population:

Census: 2001 - 183 1991 - 221 % change 91/01 - 17%

Drainage: Formal drainage constraint

Water Supply: Available

Table 1: New Allocations

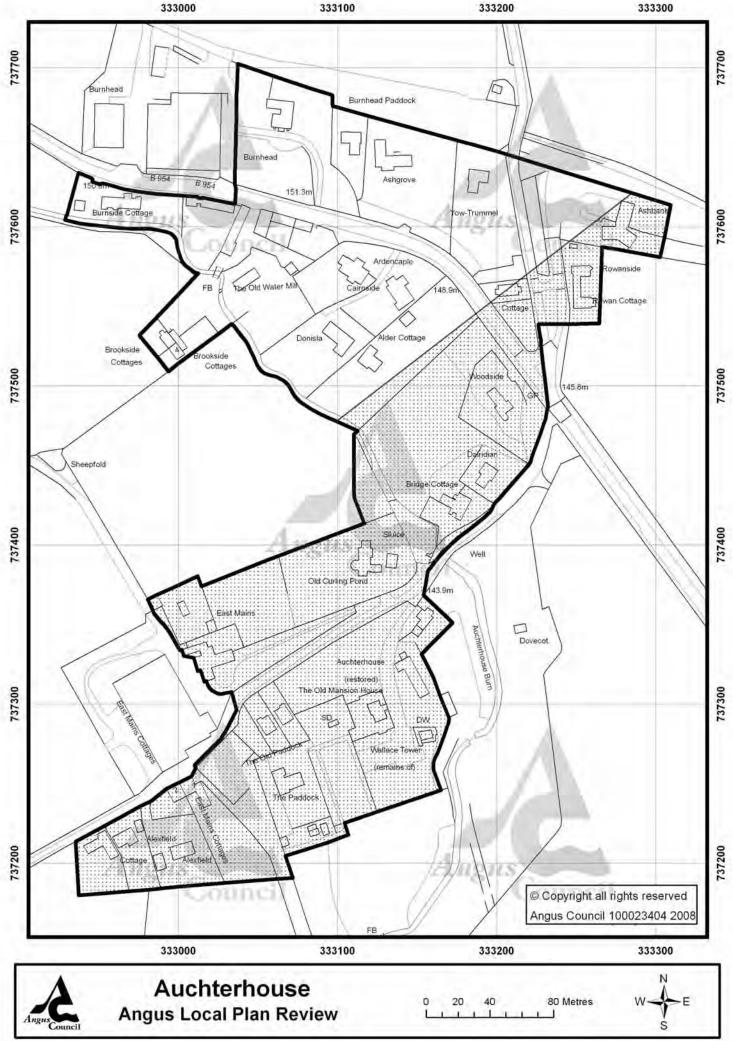
Am1 : North of Kirkbank15Total15

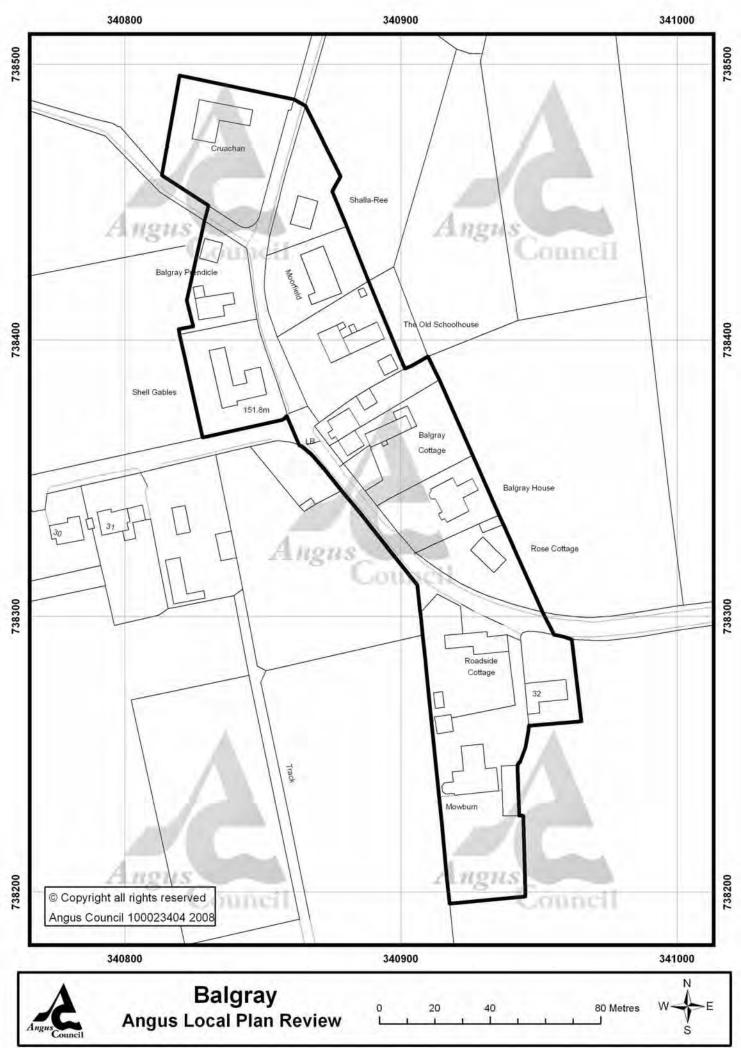
In addition and as part of community planning gain, provision of approx 1.1ha of land will be required (to accommodate a seven aside football pitch, play park and car parking) and located adjacent to the Auchmithie Village Hall. This matter may be dealt with by a legal agreement.

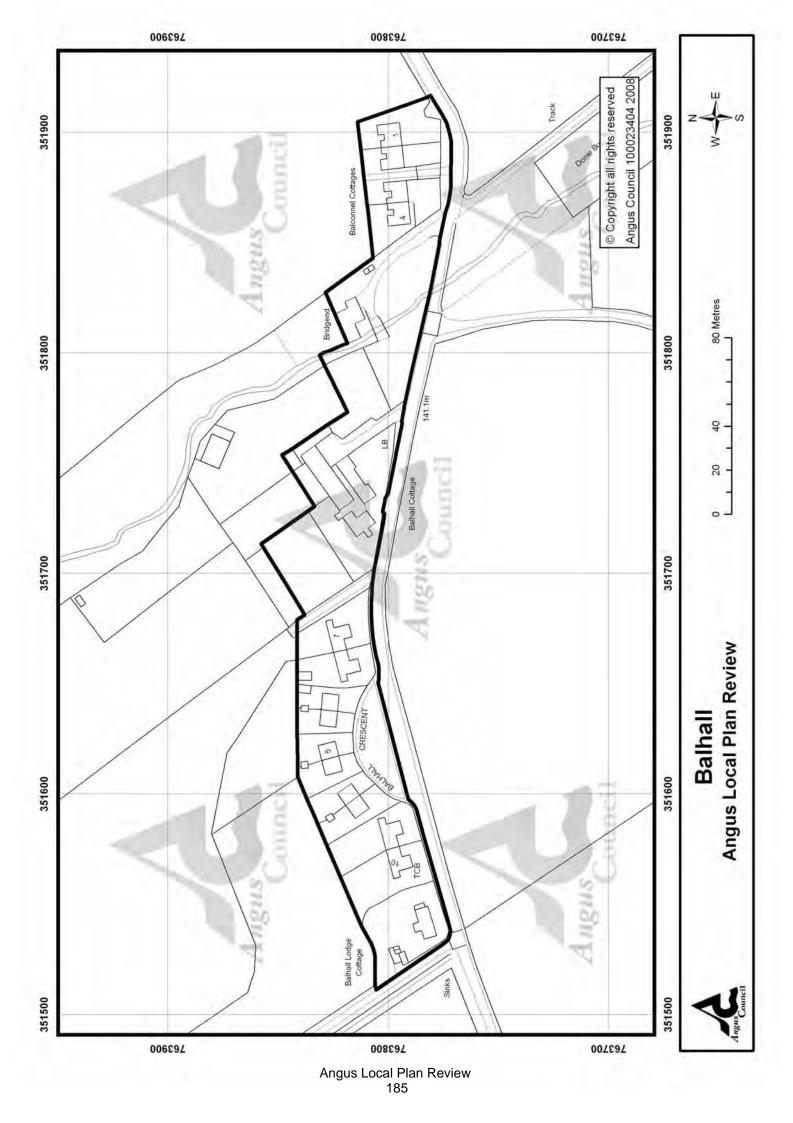
ENVIRONMENT

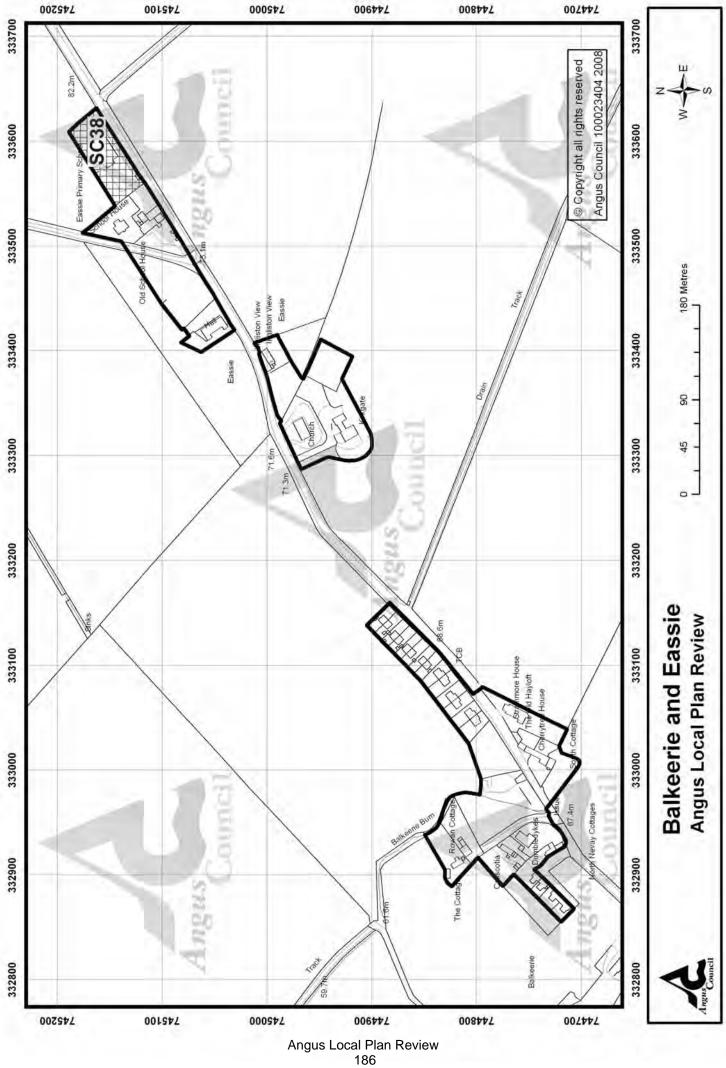
Am2 : Village Environmental Improvements

Angus Council in conjunction with partners will seek to establish a phased programme for small-scale environmental improvements within the village.









1. The Ballumbie House area is located on the edge of Angus and lies partly within Dundee City Council's area. This statement applies only to that part within Angus. Planning permission was granted by Angus Council for a mixed residential and golf course development set in around 95 ha of land. The site includes the former Ballumbie House, a Category 'B' listed building. A Section 75 Agreement is in place to secure the phased development of housing and the restoration of Ballumbie House.

KEY ISSUE/DEVELOPMENT STRATEGY

2. The development approach for Ballumbie House will limit residential development to the existing approved number and distribution of housing sites and maintain or enhance the recreational potential of the golf course and associated facilities.

HOUSING

EXISTING SITES

3. The existing housing land supply, comprising sites with planning permission or under construction as identified in the Housing Land Audit June 2004, is shown in Table 1.

Ba1 : Ballumbie House

Private housing at Ballumbie House and grounds will be limited to the approved development layout of dispersed groups of houses to a maximum of 238 units and the conversion of Ballumbie House to provide 14 units.

SPORT AND RECREATION

4. The golf course and associated facilities contribute to the recreation and tourism resource of Angus. Proposals that support or enhance the recreational potential of the Ballumbie House area will be supported where they are compatible with existing land uses and do not adversely impact on the amenity of the area.

Ba2 : Recreation Development

Proposals which extend the recreational potential of the golf related development at Ballumbie House will be supported where they are compatible with the existing land uses/activities and are not detrimental to the area's unique environment.

BALLUMBIE HOUSE

PROFILE

Role:

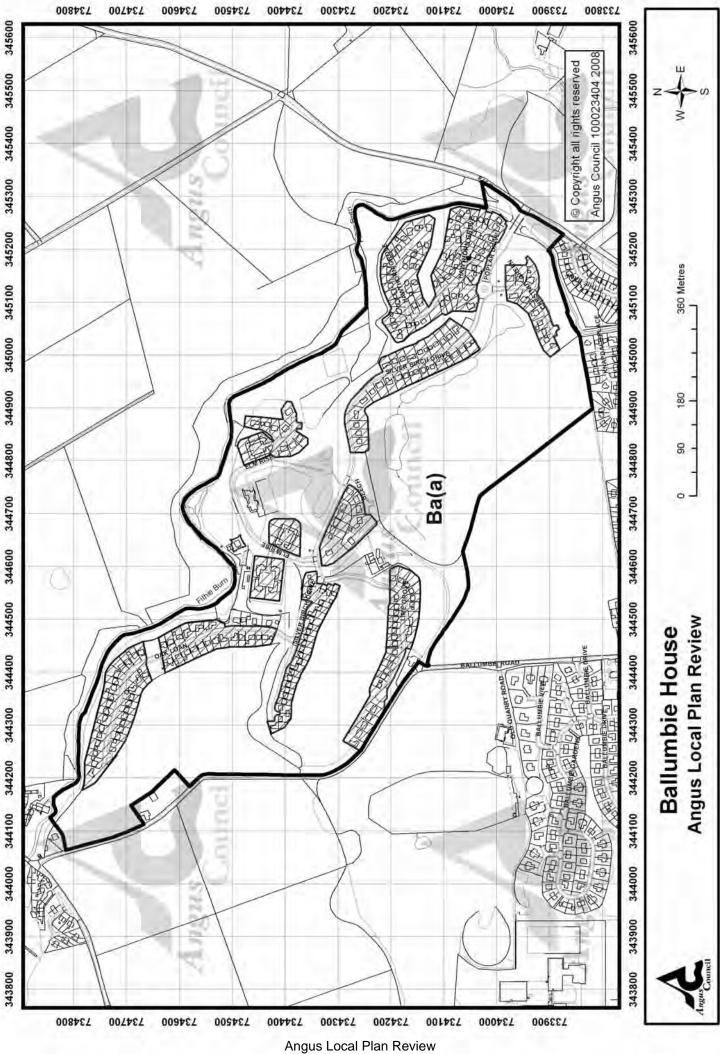
Mixed golf course and housing development located on the edge of Angus, falling partly within Dundee City.

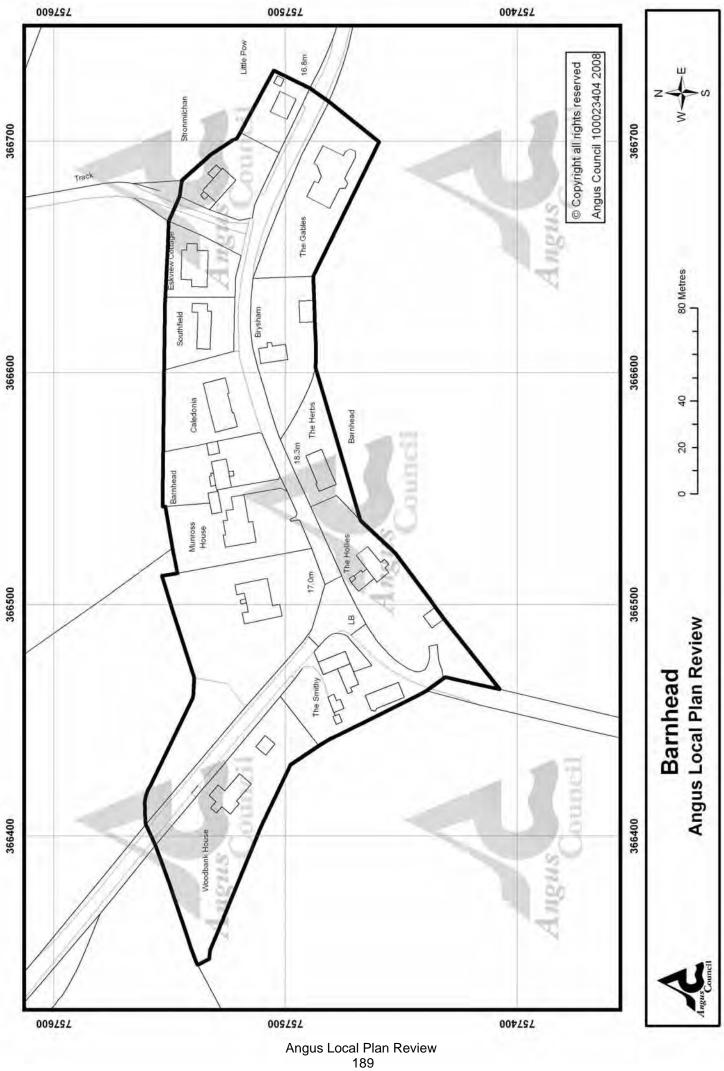
Housing Land Supply June 2004: existing – 184

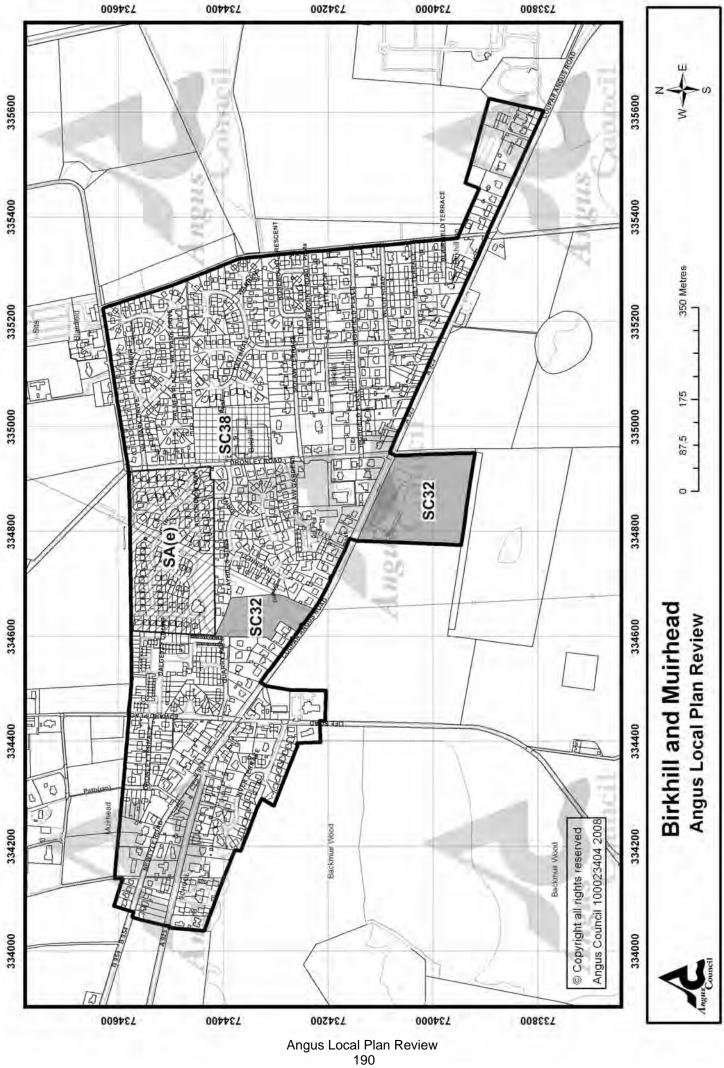
Drainage: Capacity available.

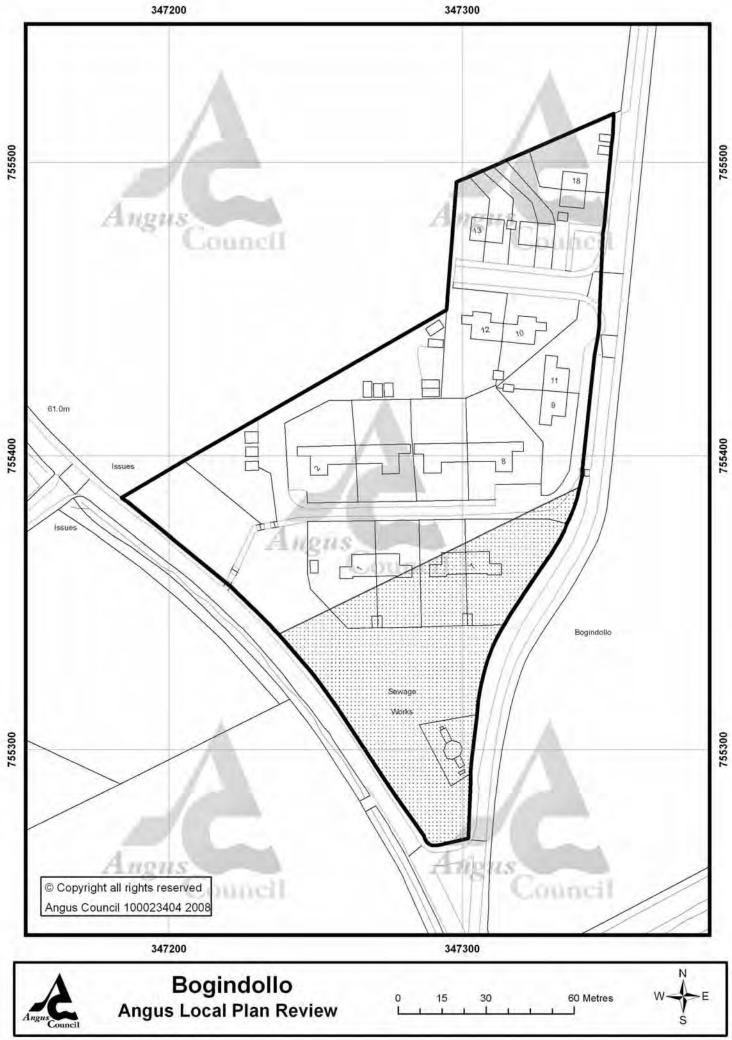
Table 1: Existing Sites

(a) Ballumbie House	184
Total	184

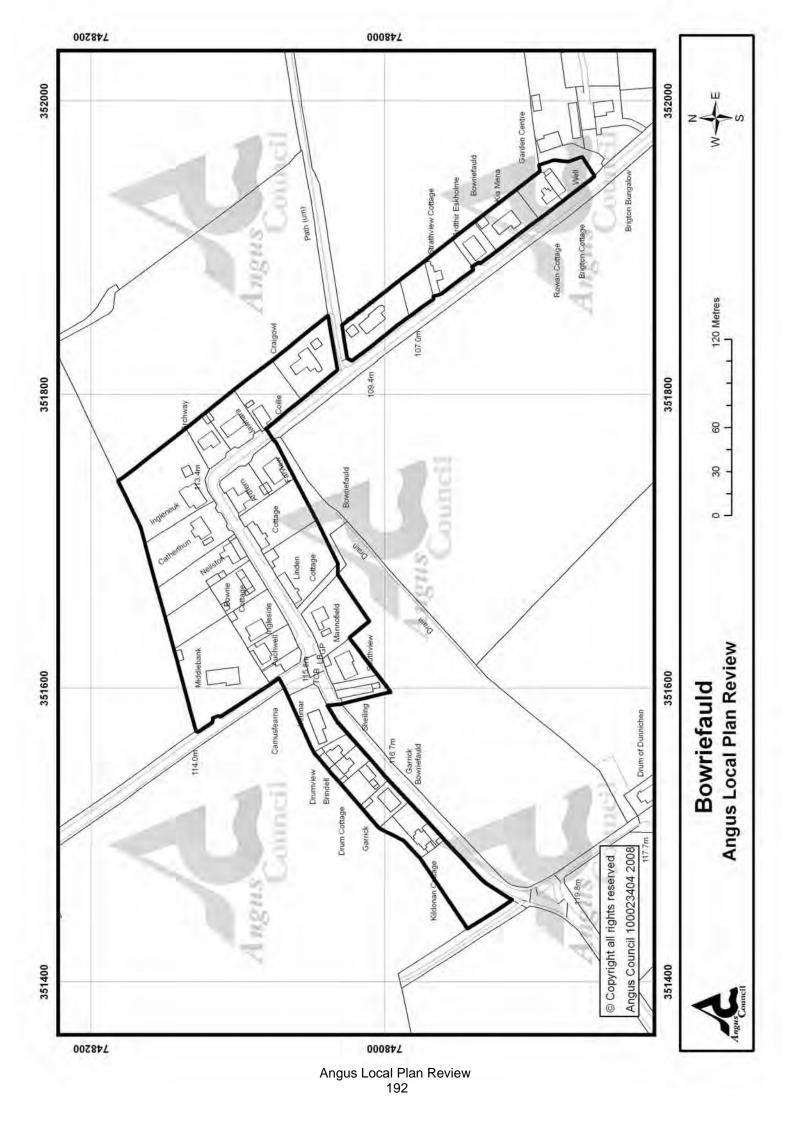


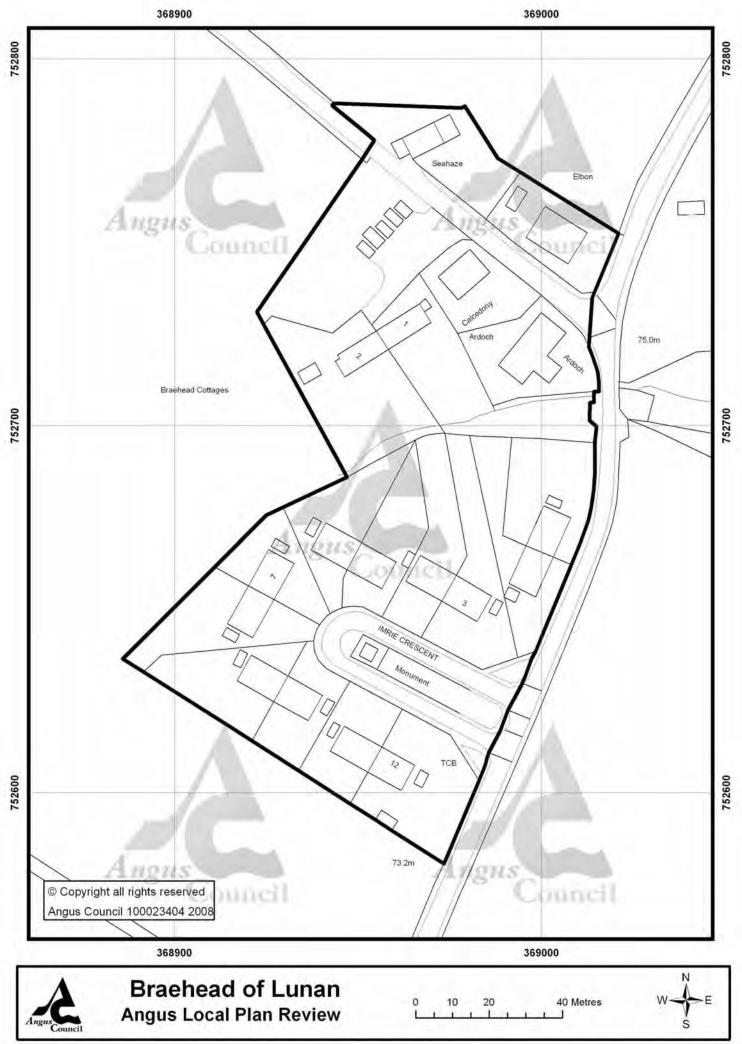


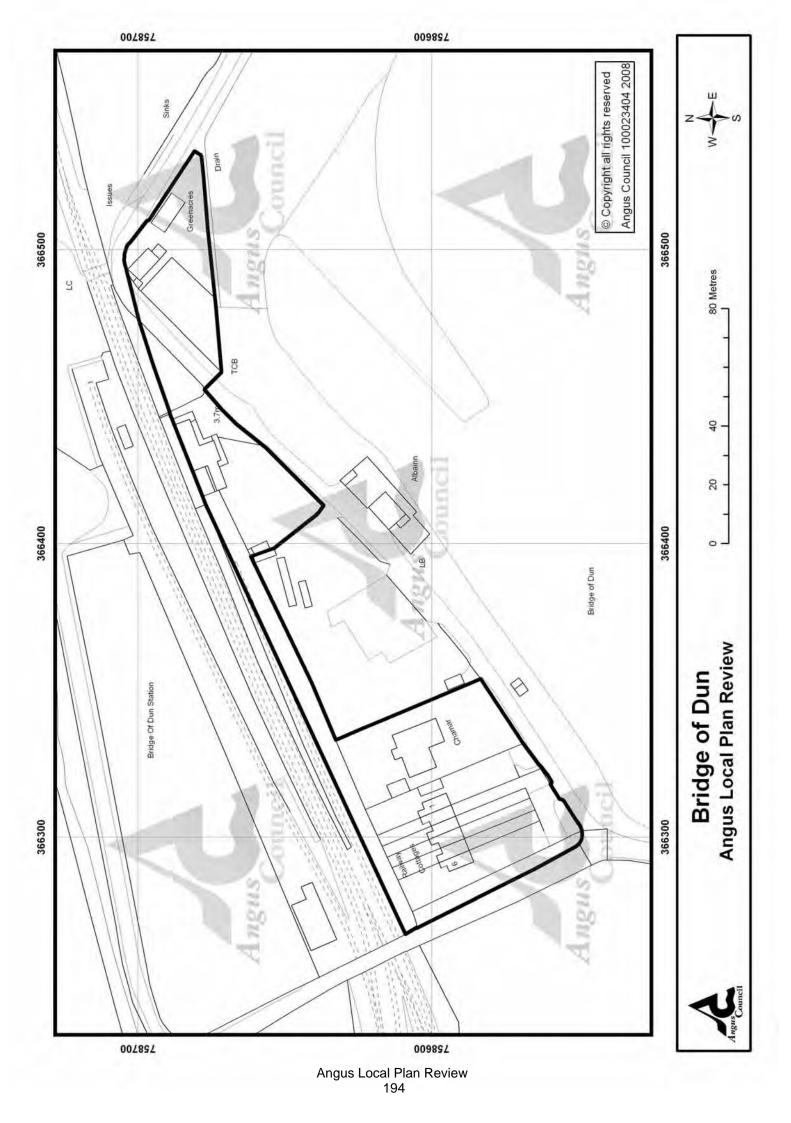


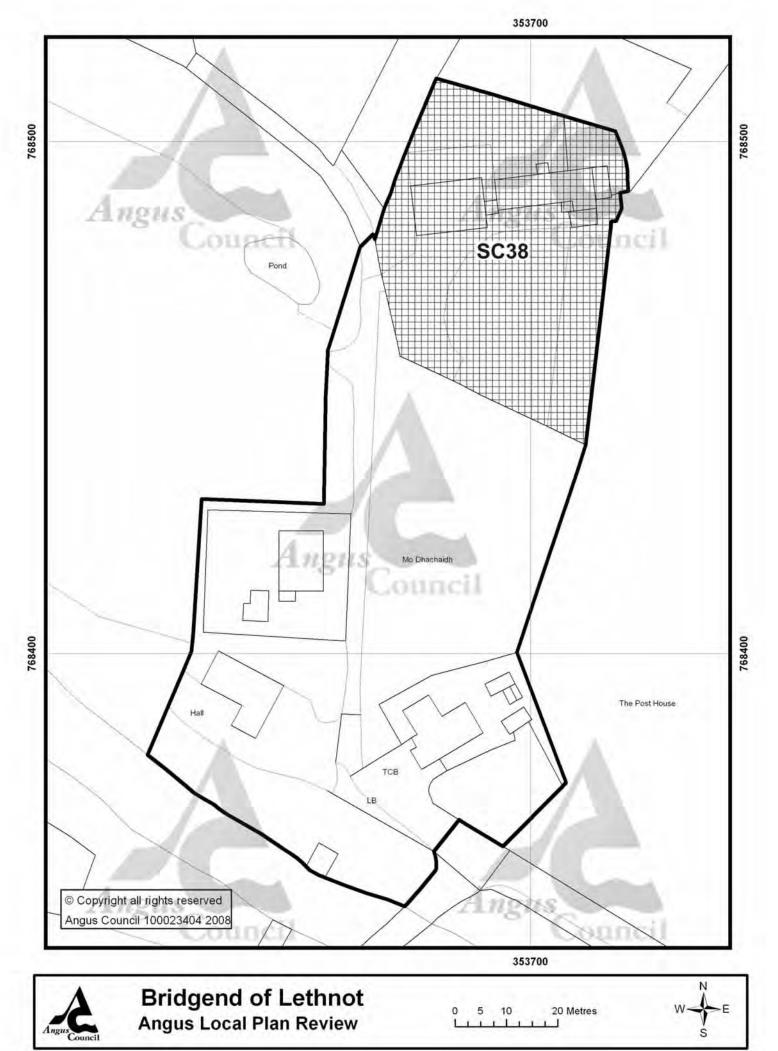


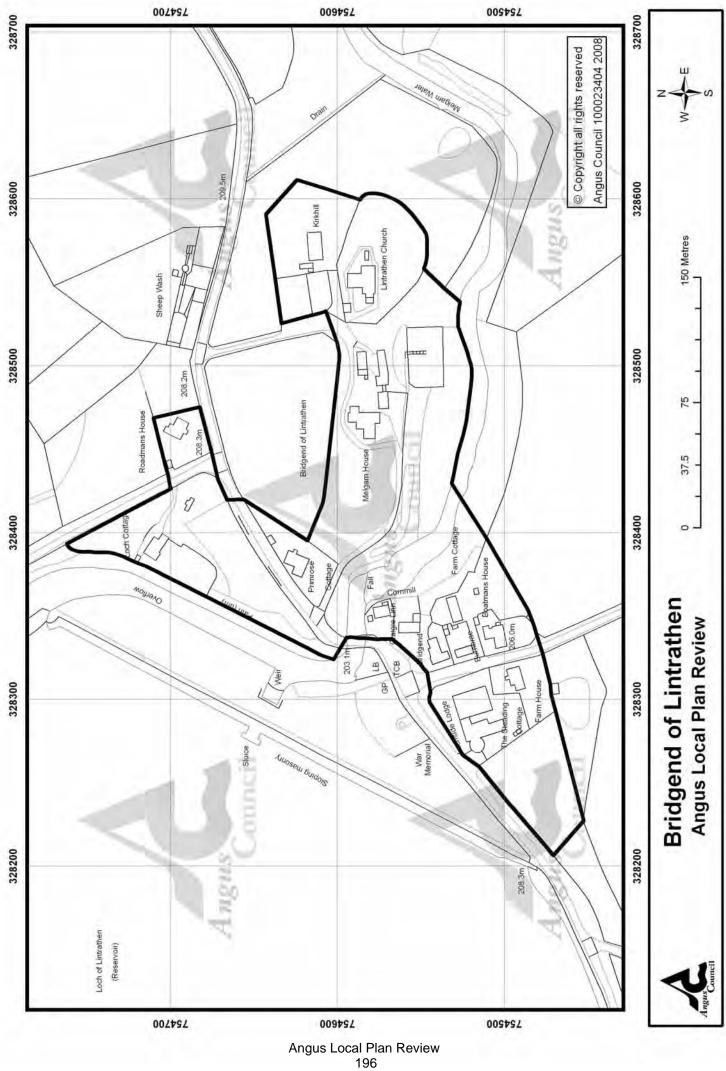
Angus Local Plan Review 191

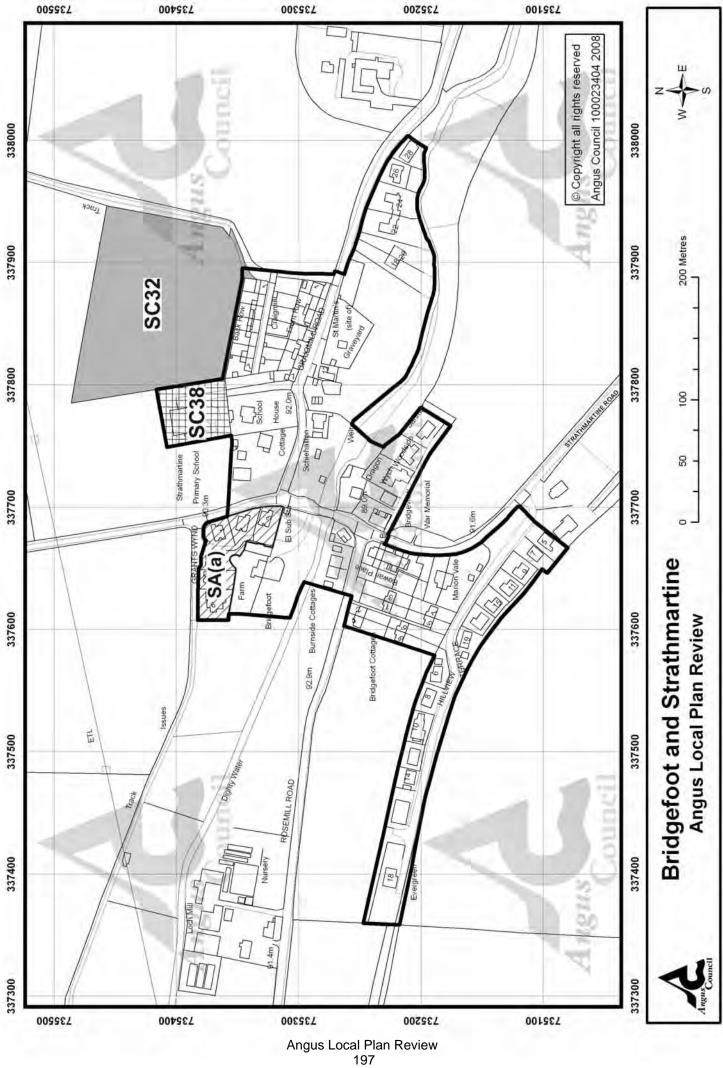


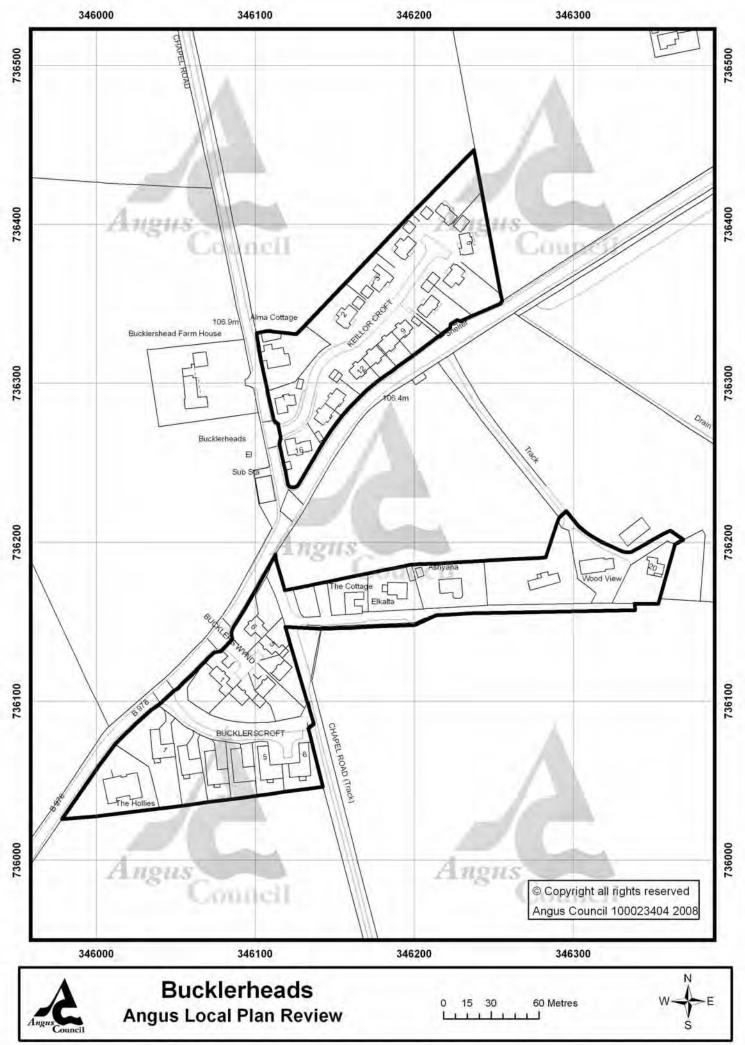


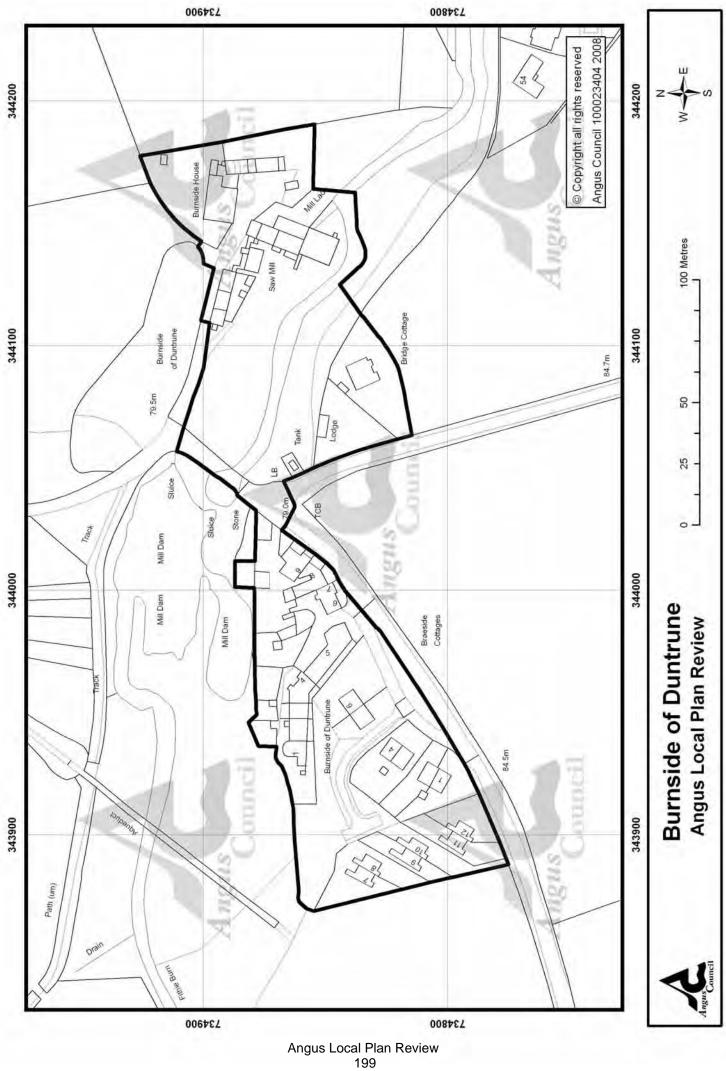


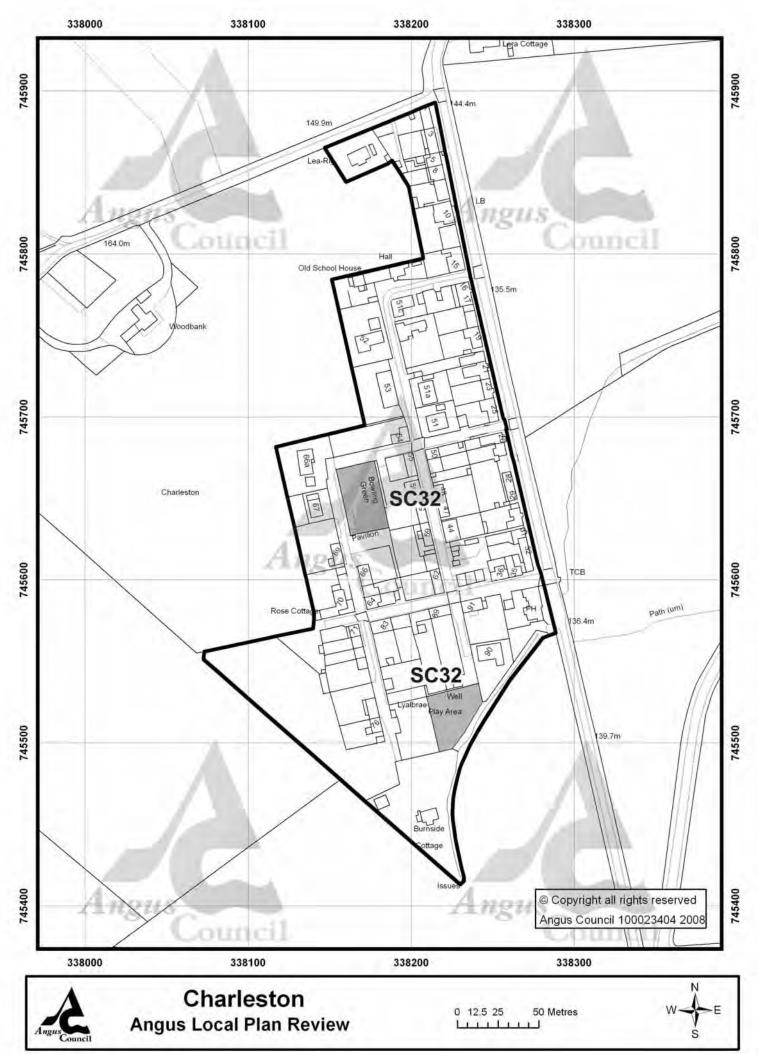


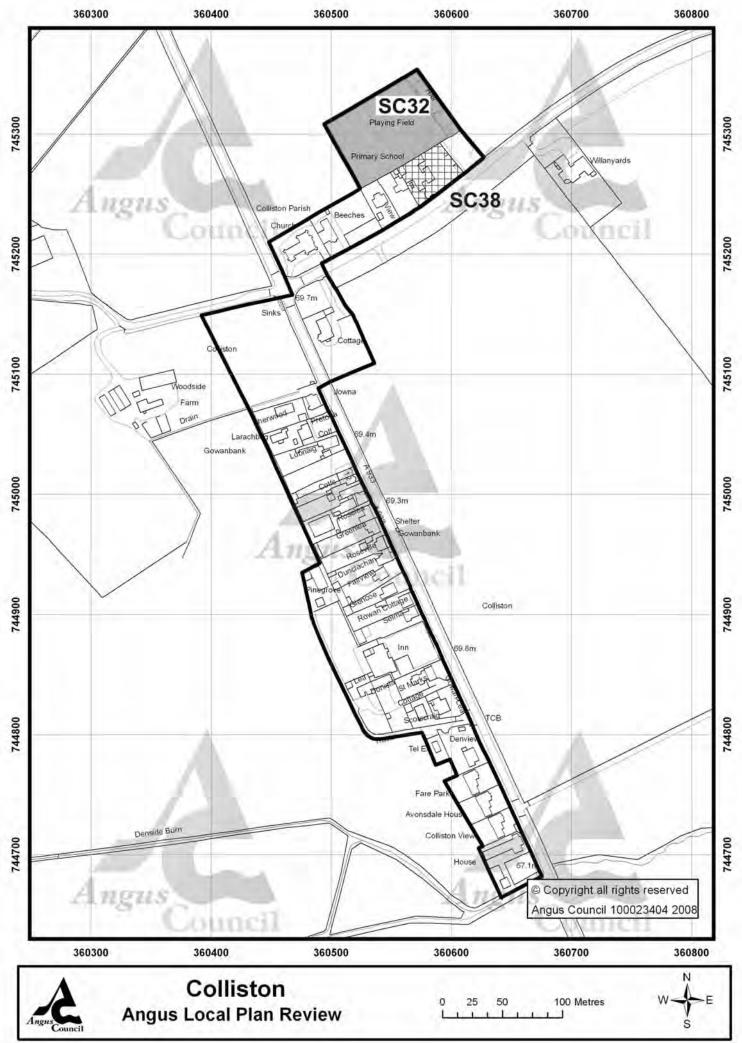


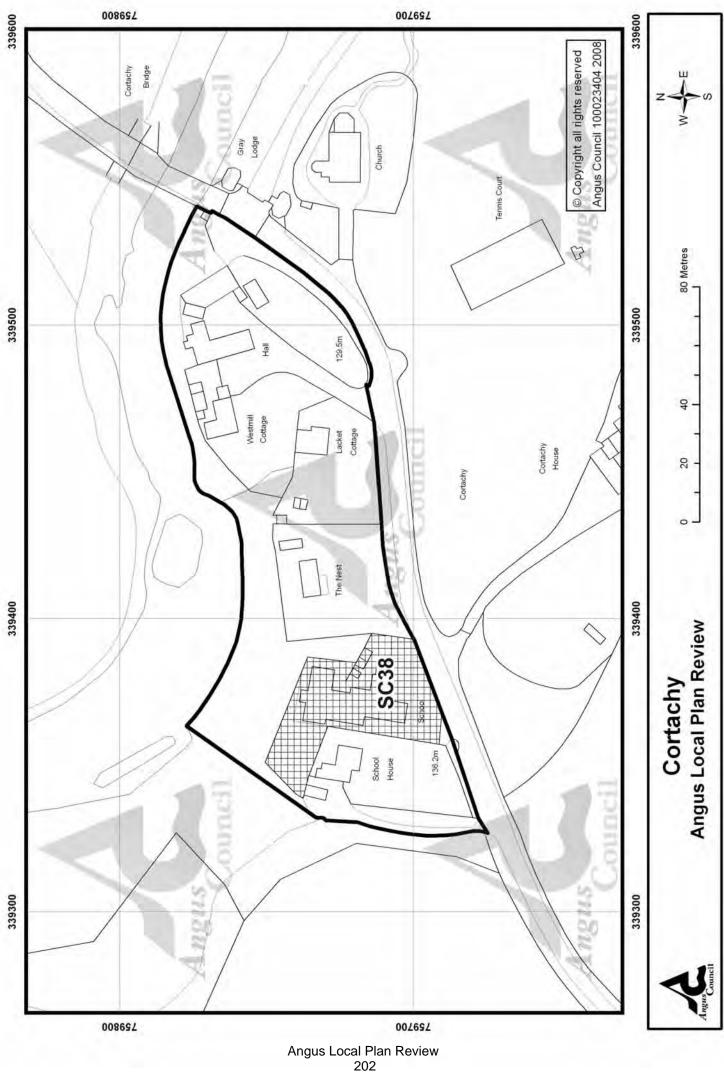


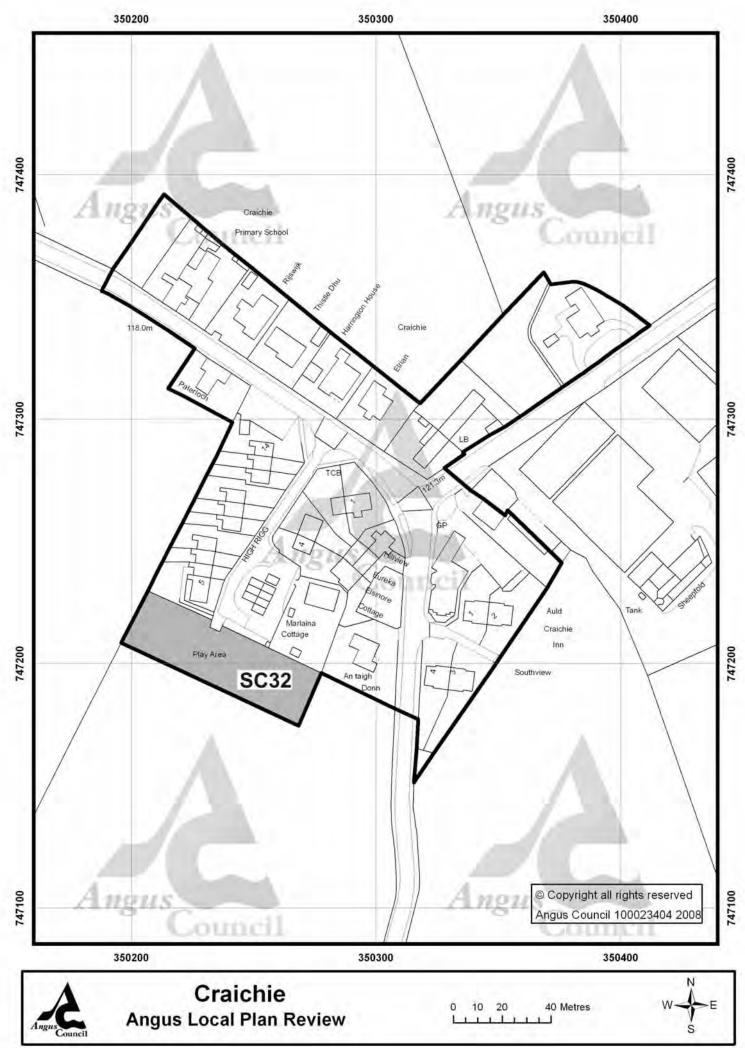


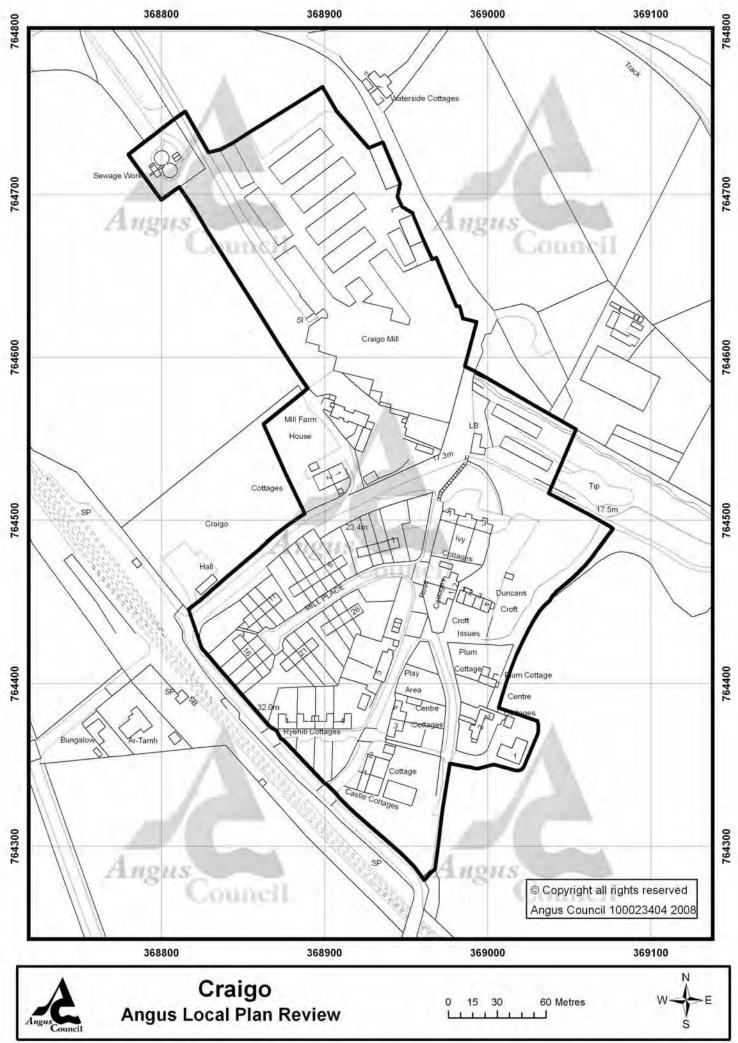




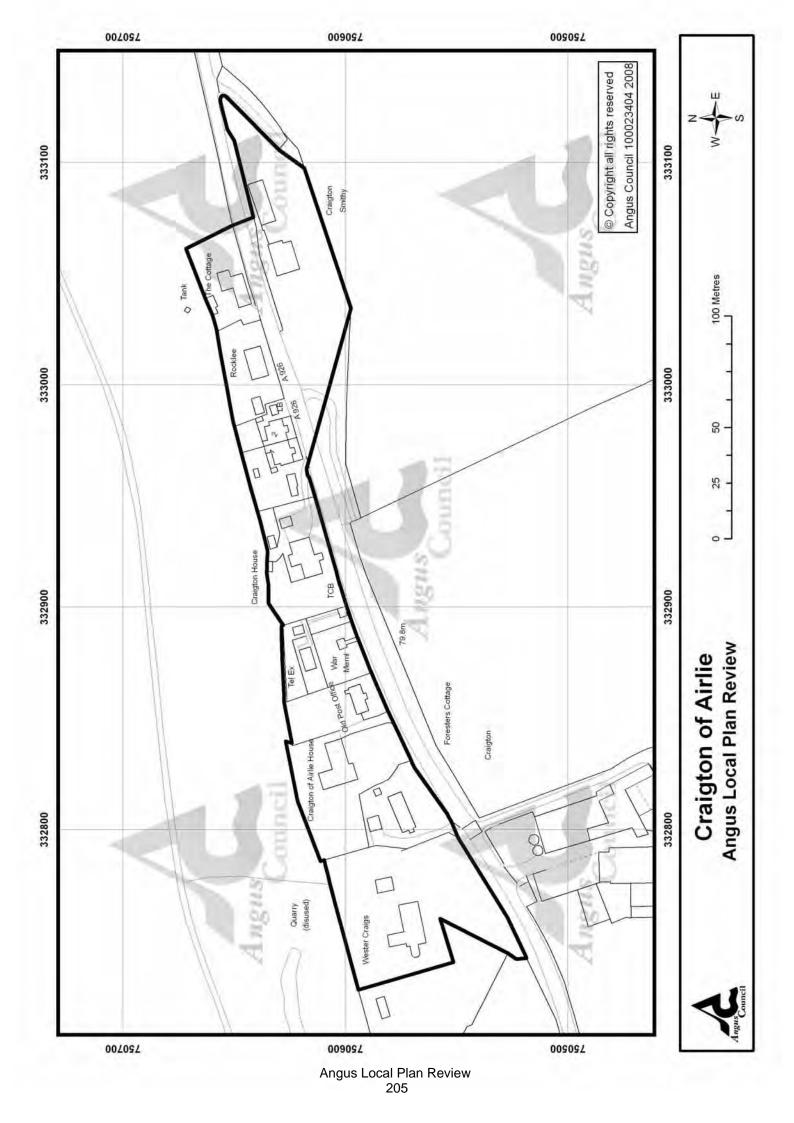


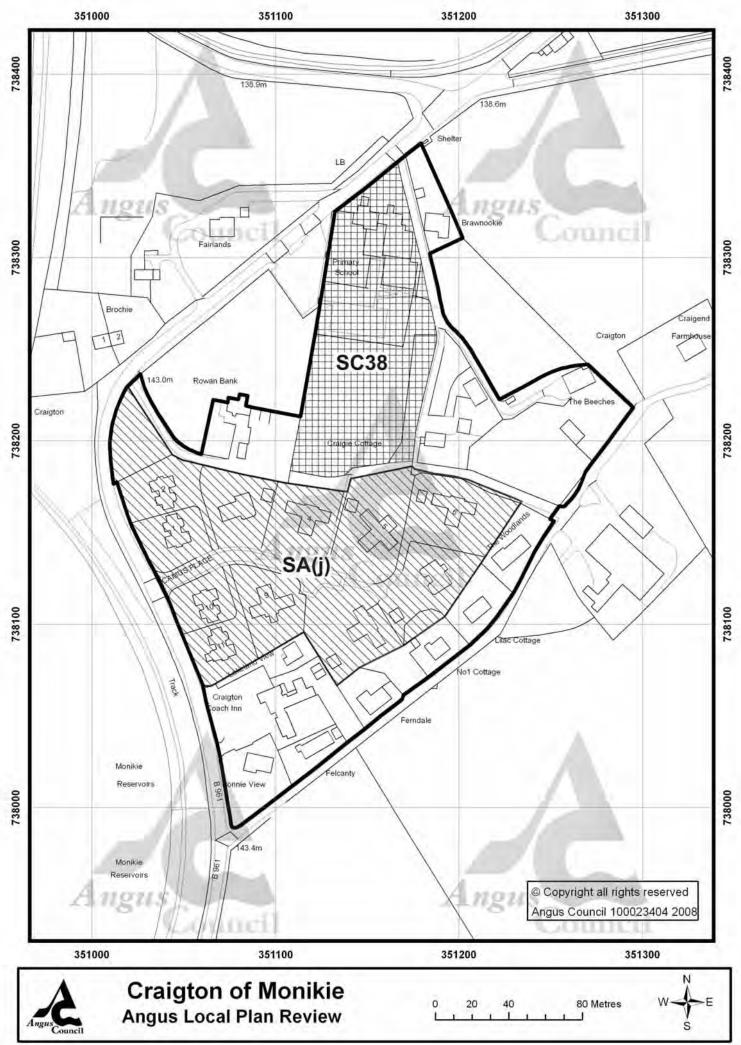


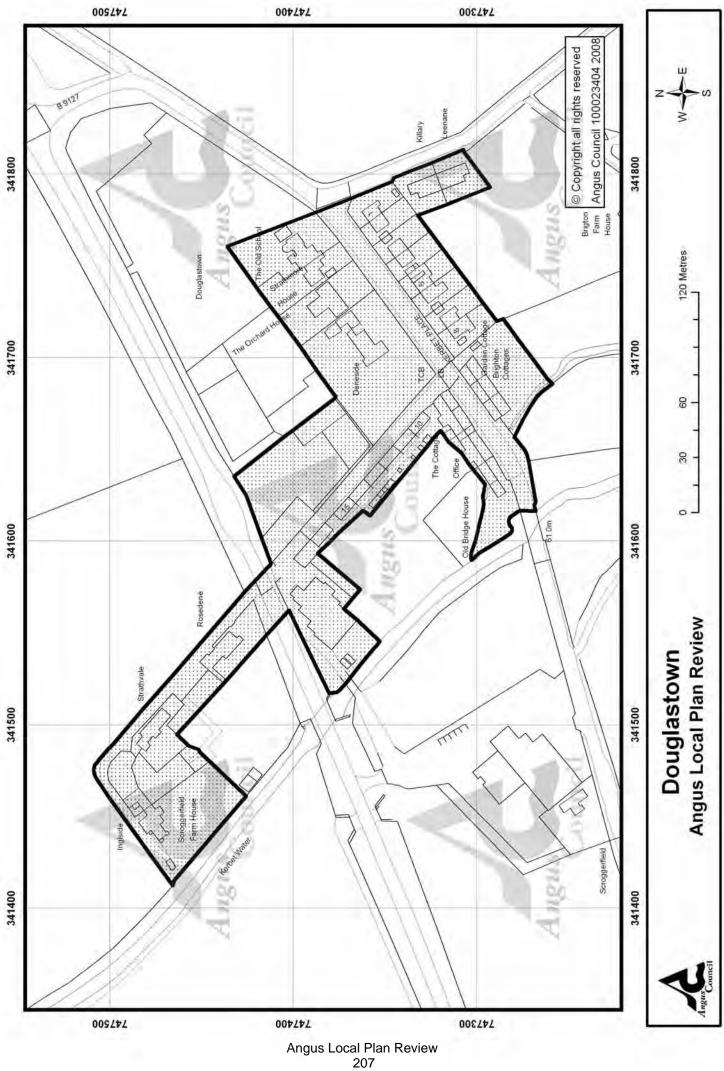


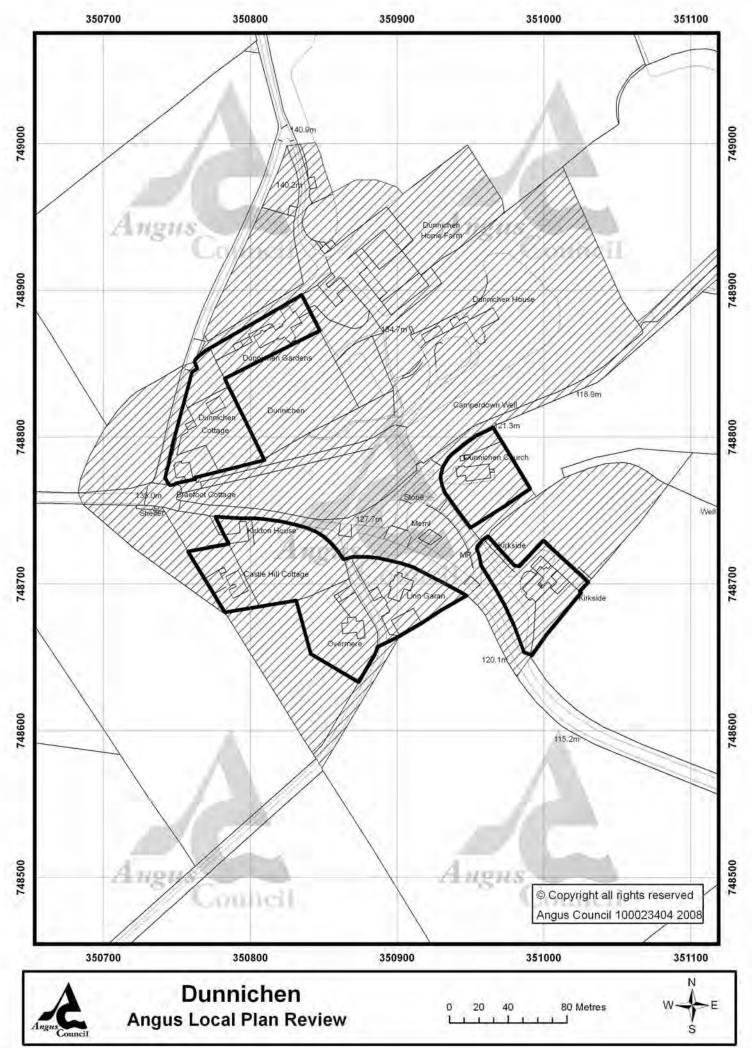


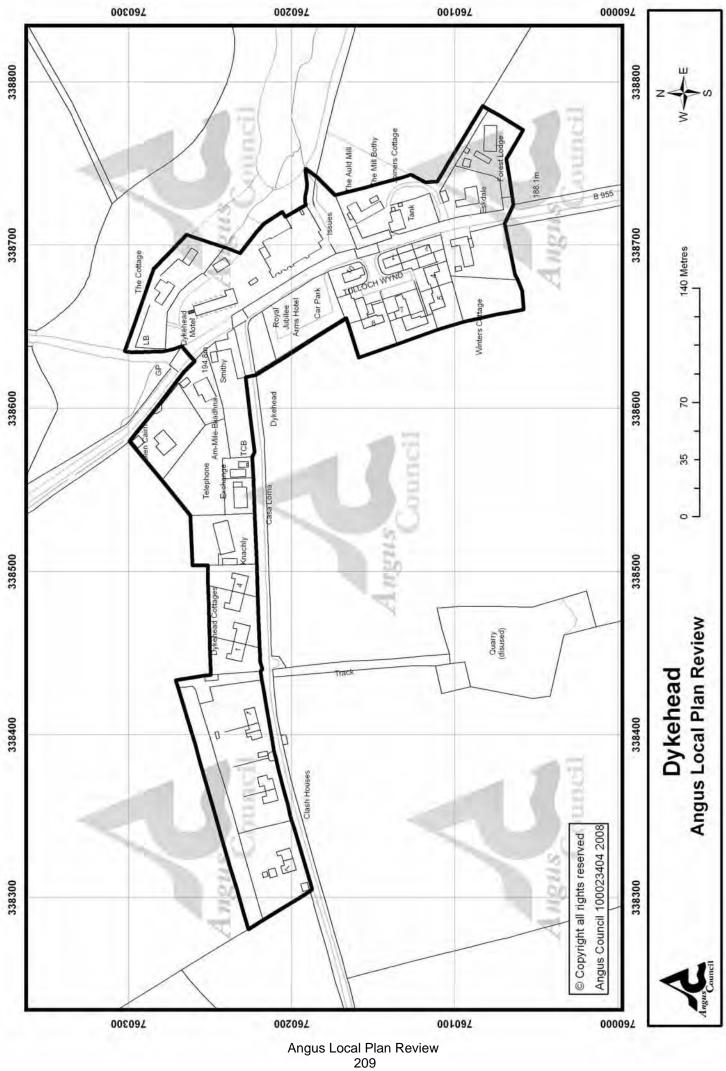
Angus Local Plan Review 204

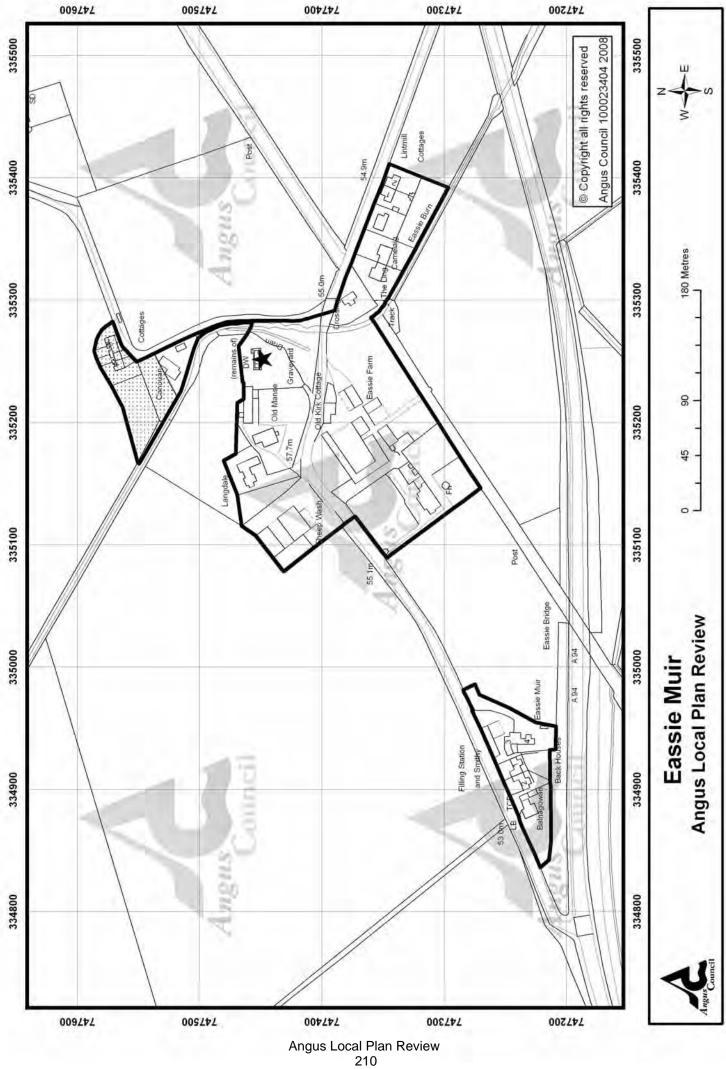


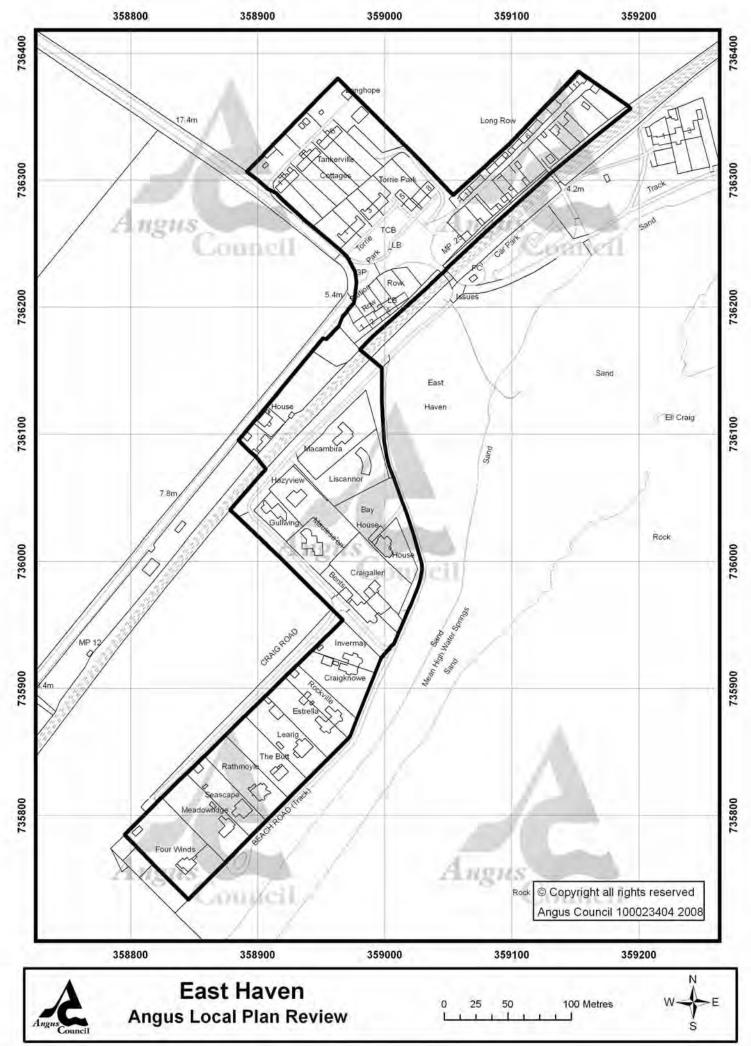


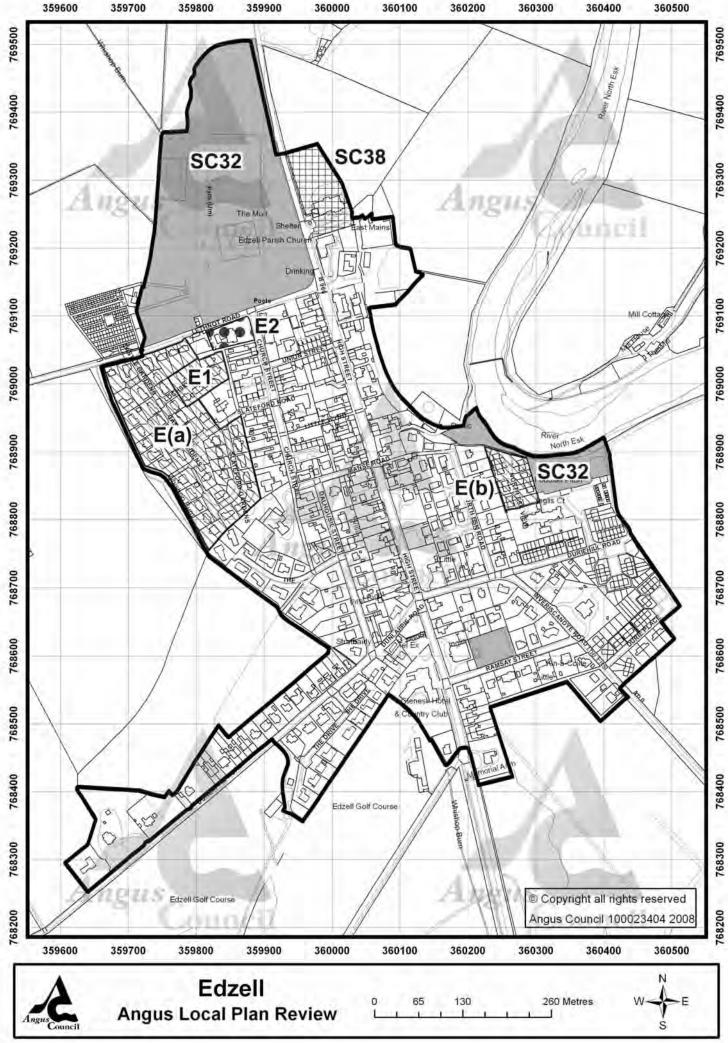














1. Edzell is an attractive village situated in the north east of Angus approximately 9.5 km north of Brechin and close to the Aberdeenshire boundary. The village supports a wide range of community services and facilities and acts as a social, service and commercial centre for a considerable rural area, including, Glen Lethnot and Glen Esk.

2. The character of Edzell derives from its wide High Street, the grid iron street pattern, the continuity of design in many of the older buildings and large open areas which include the Muir and woodland to the north, the wooded banks of the river North Esk to the east and Edzell woods and Golf Course to the south. These natural and manmade features have influenced the urban form of the village and continue to contribute to its character. The basic form of development, particularly the grid iron pattern has generally been maintained as the village has grown with no residential development north of Lethnot Road.

3. Planning permission has been granted for housing at Lethnot Road/Slateford Road and Lindsay Place, which will meet local housing needs within the plan period. A new primary school has been built in the north of the village to replace the school at Church Street. This provides an opportunity for the existing school building and associated land to be reused and redeveloped for alternative uses.

4. The former mart site located north of Lethnot Road has not come forward for employment use despite being allocated for a number of years but has been subject to pressure for residential development. Lethnot Road provides a marked division between the built up area of Edzell and its landscape setting, which is one of the most striking and attractive features of the village. Whilst it is considered that residential development north of Lethnot Road would not be appropriate the Local Plan provides opportunities for the redevelopment of the former mart for employment uses of an appropriate scale and nature through Policy SC16 : Rural Employment set out in the chapter on Working.

KEY ISSUES/DEVELOPMENT STRATEGY

5. Given the physical boundaries to the village, careful consideration of the scale, future direction, design and layout of new development will be required to ensure that it respects the form and setting of the village and integrates with the surrounding rural landscape. In the light of recent permissions for residential development outlined above the strategy for Edzell is to allow for a period of consolidation and to limit additional residential development within the plan period to the redevelopment of brownfield and infill sites within the village boundary.

PROFILE

Role:

Attractive residential village approximately 9.5 km north of Brechin supporting a range of services.

Population: Census: 2001 - 783; 1991 - 747 % Change 91/01 : +4.82

Housing Land Supply June 2004: existing - 32

Drainage: No constraints

HOUSING

EXISTING SITES

6. 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.

NEW ALLOCATIONS

7. Table 2 summarises new allocations of housing land which will contribute towards meeting the Structure Plan allowances to 2011.

E1 : Housing - Edzell School Annexe

0.4 ha of land comprising temporary school buildings and land to the rear of the school building is allocated for six houses. Vehicular access is available by way of an extension of the internal road layout serving the housing development to the west.

OPPORTUNITY SITES

E2 : Opportunity Site - Edzell School, Church Street

0.2 ha of land at Edzell Primary School comprising the original school building, playground, gym hall and toilet block provide an opportunity for alternative uses including residential, Business Use (Class 4*) or community facilities. Whilst the gym hall and toilet block to the rear of the site can be removed and redeveloped the original school building fronting onto Church Street is an attractive property of local architectural interest and is enclosed by a stone boundary wall. Angus Council would prefer to see the school building and surrounding wall retained as part of any development proposals.

* As defined in the Town and Country Planning (Use Classes) (Scotland) Order 1997

Table 1 : Existing Sites

Total	32	
(b) Lindsay Place	14	
(a) Lethnot Rd/ Slateford Rd	18	

Tahla	2	Νοω	Allocations
rapie	2	new	Allocations

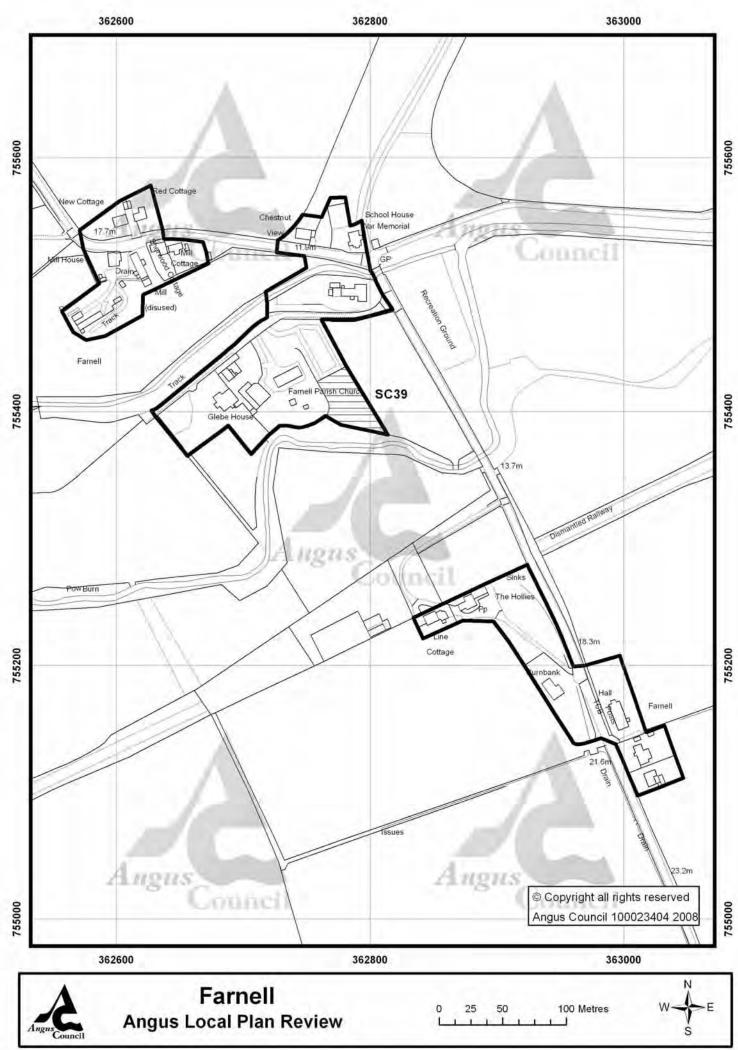
E1: Edzell School Annexe 6

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Total 6
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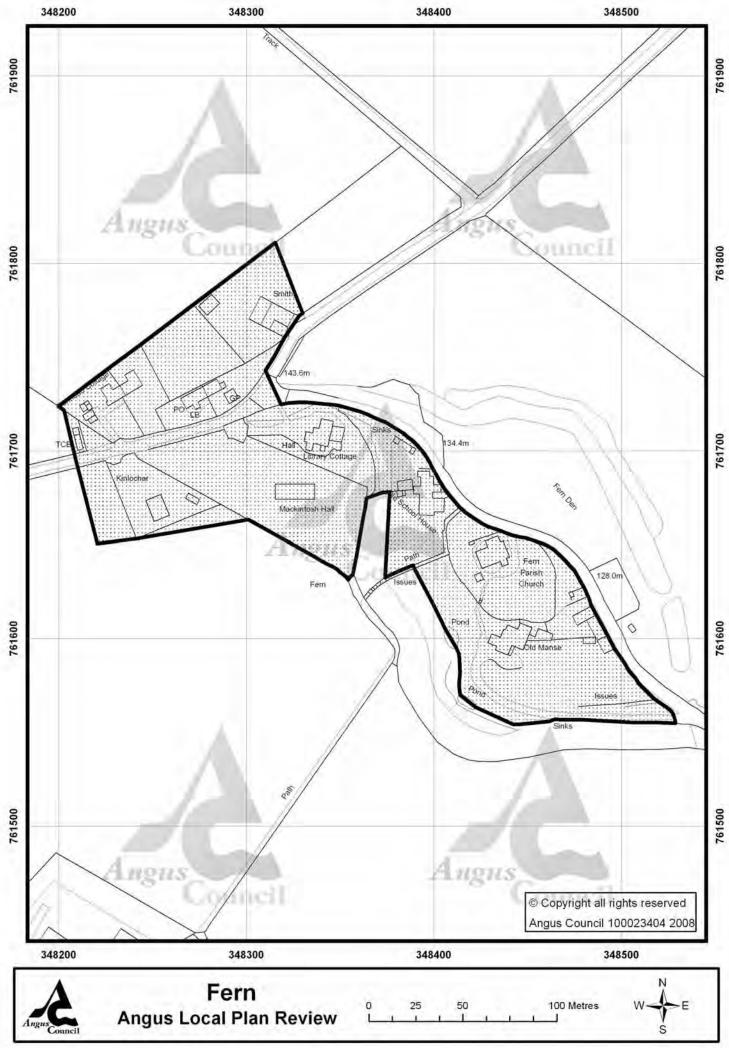
Opportunity Sites: Sites available for redevelopment for housing and/or other uses. Given uncertainties related to the timing of release of such sites for development and the range of potentially suitable uses, they are not counted towards meeting the Structure Plan housing allowances until planning permission is granted.

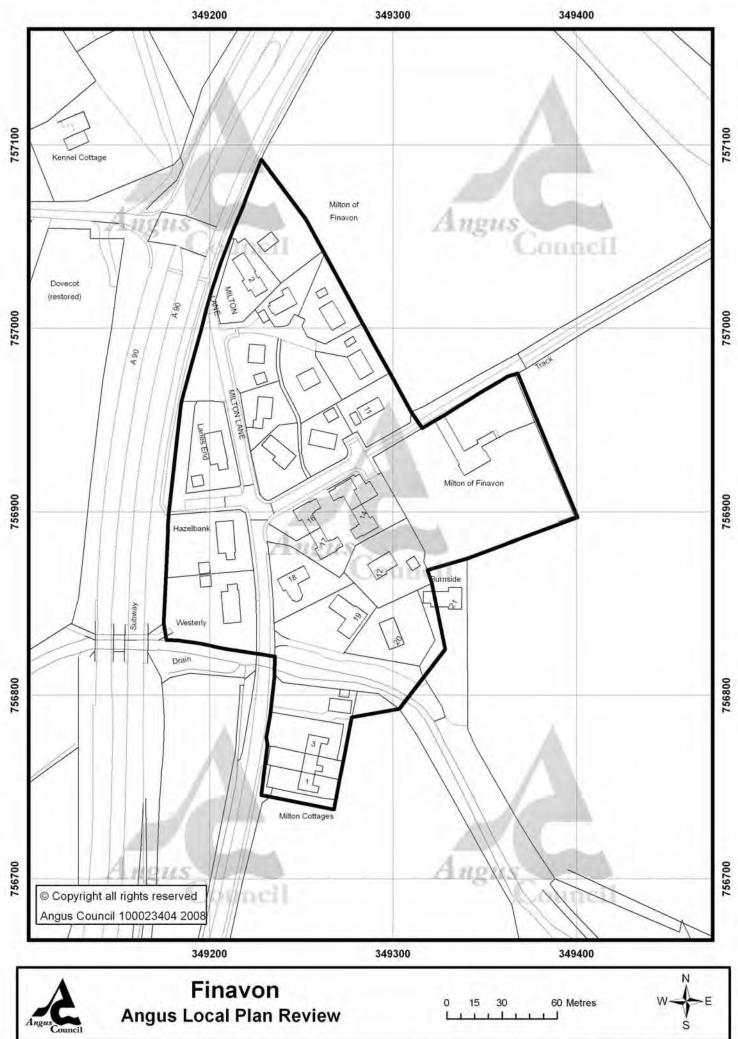
Opportunity Sites:

E2 : Edzell School, Church Street

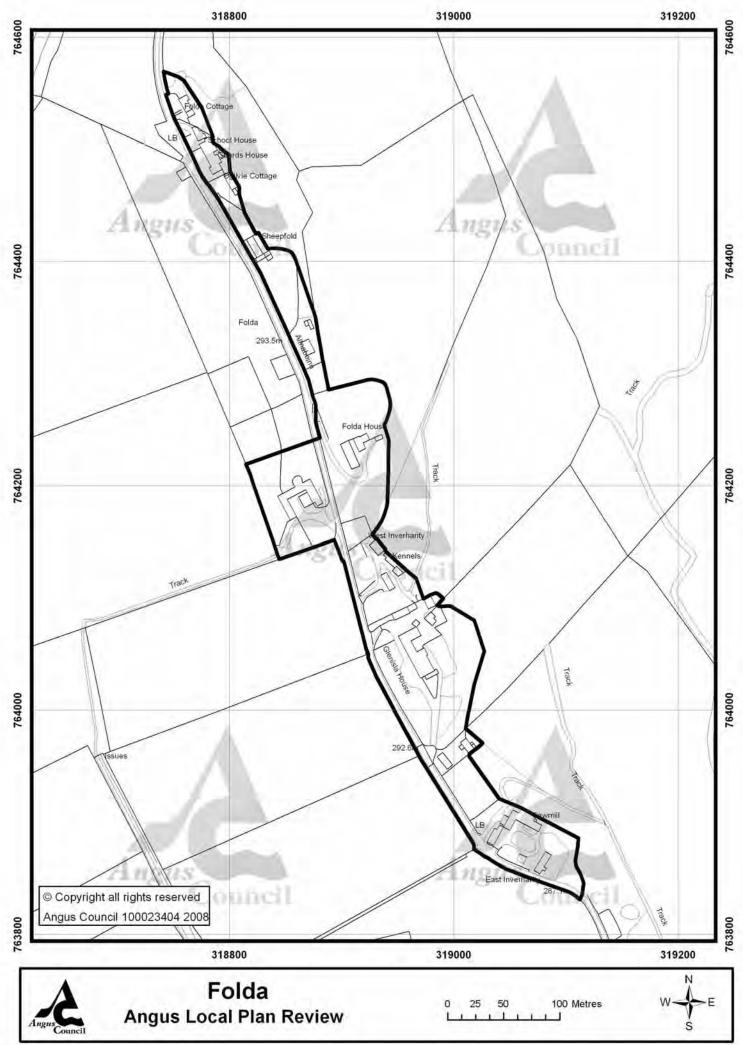


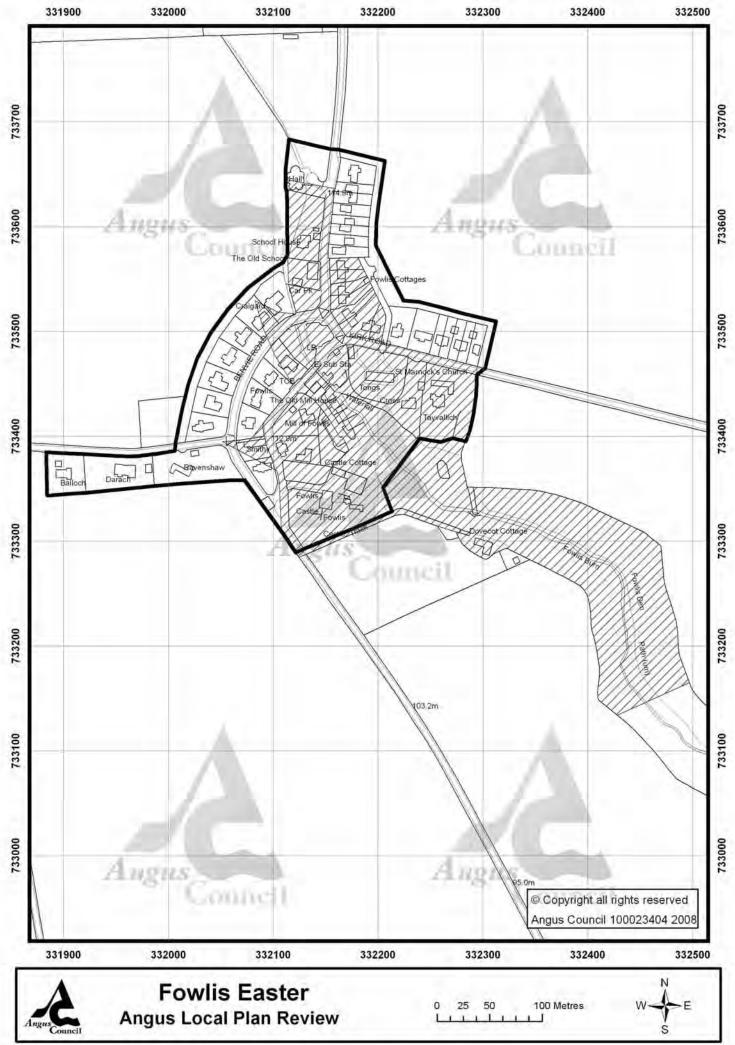
Angus Local Plan Review 215

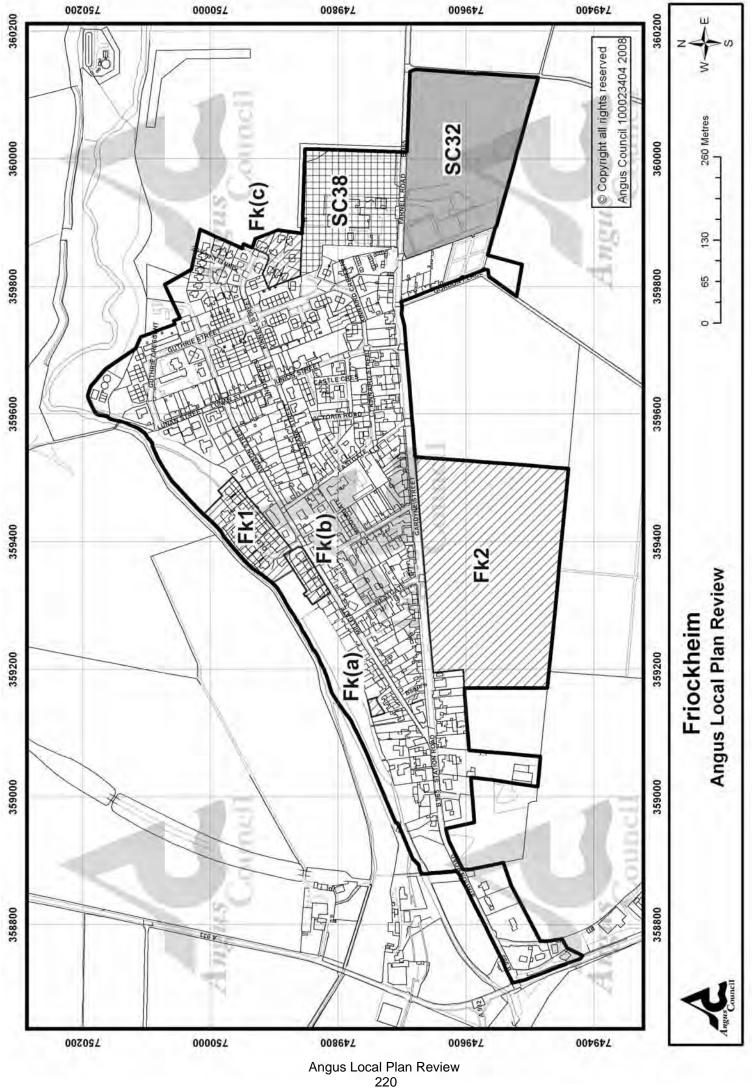




1







1. As one of the larger villages within Angus, Friockheim is an important service centre providing a range of local services and employment. Being geographically central in Angus the village also has a commuter role with many residents living in the village and working in other larger employment centres. Although small-scale infill and renewal projects have come forward within the village, recent new housing development has focused mostly at the eastern end of Friockheim.

KEY ISSUES/DEVELOPMENT STRATEGY

2. The housing land allocations in the first Angus Local Plan have been largely developed. Only the site at Guthrie Street remains, and planning permission for nine houses was granted in September 2003. There is a limit on the level of new development which can come forward due to capacity constraints at the Friockheim wastewater treatment plant (WWTP). This Local Plan allows for further housing development of a scale that can be serviced and in a location in keeping with the character of the village, which will assist in meeting housing requirements to 2011 and supporting local services in Friockheim.

HOUSING

3. While there has been a slow but steady development of housing in Friockheim in recent years, there is currently an increasing interest in house building in the village. Recent development has focused on greenfield land to the east/north-east of the village but the existing road network serving this part of the village has now reached capacity.

EXISTING SITES

4. Sites with planning permission or under construction as identified in the Housing Land Audit June 2004, are shown in Table 1.

NEW ALLOCATIONS

5. Table 2 summarises new allocations of housing land which will contribute towards meeting the Structure Plan allowances to 2011.

6. The site at Millgate is subject to three separate but related planning applications. An outline planning application for most of the site was approved in January 2004, subject to a Section 75 Agreement and the resolution of outstanding layout/housing number details in any subsequent planning application for reserved matters. Full planning applications for two individual houses within site Fk1 : Millgate 3 were approved in December 2004.

FRIOCKHEIM

PROFILE

Role:

A large village with a good range of facilities serving a wide rural area.

Population: Census 2001 – 820; 1991 - 896 % change 91/01 : -8.5.

Housing Land Supply June 2004:

existing - 13

Drainage: constrained

Water Supply: available

Table 1 : Existing Sites

Total	13
(c) Kinnell Gardens	9
(b) Millgate 2	1
(a) Millgate 1	3

Table 2 : New Allocations

56
40
16

Fk1 : Housing – Millgate 3

Approximately 1.4 ha at the former mill site is reserved for 16 houses. (Planning permissions for this development were granted in November 2004 and July 2005)

Fk2 : Housing – South of Gardyne Street

7.4 ha of land south of Gardyne Street is allocated for a development of 40 houses (including 8 affordable), a site for a health centre, open space, and servicing and car parking for the Co-op store.

Proposals should be in accordance with the development brief which will be prepared for this site which will include details of the following requirements:-

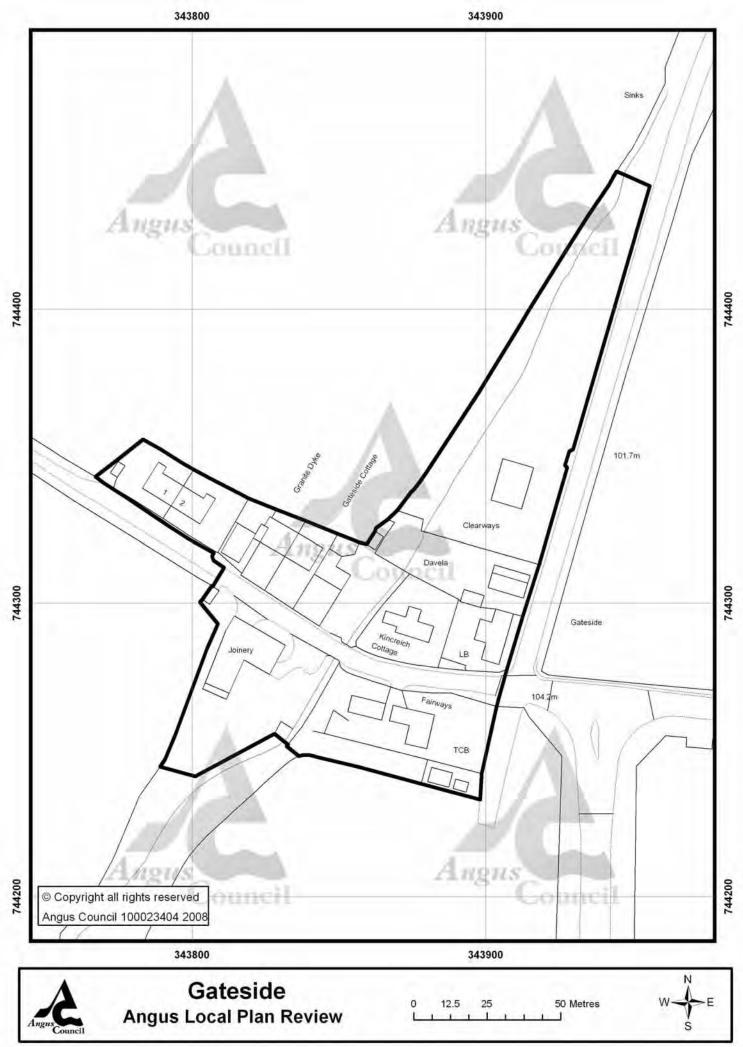
- provision of a site for a health centre, dedicated car parking and land, to be retained as open space until required, for a future extension to the health centre;
- provision of rear servicing access and dedicated customer parking for the Co-op store;
- two point access from the B965, improvements to Gardyne Street including roundabout, realignment of parking bays, traffic islands and traffic calming to the specification of the Director of Infrastructure Services;
- provision of foul and surface water drainage;
- open space provision including amenity open space, play space and tree belt along Gardyne Street;
- landscape, footpaths and buffer zones around the site; and
- cycle and pedestrian linkages.

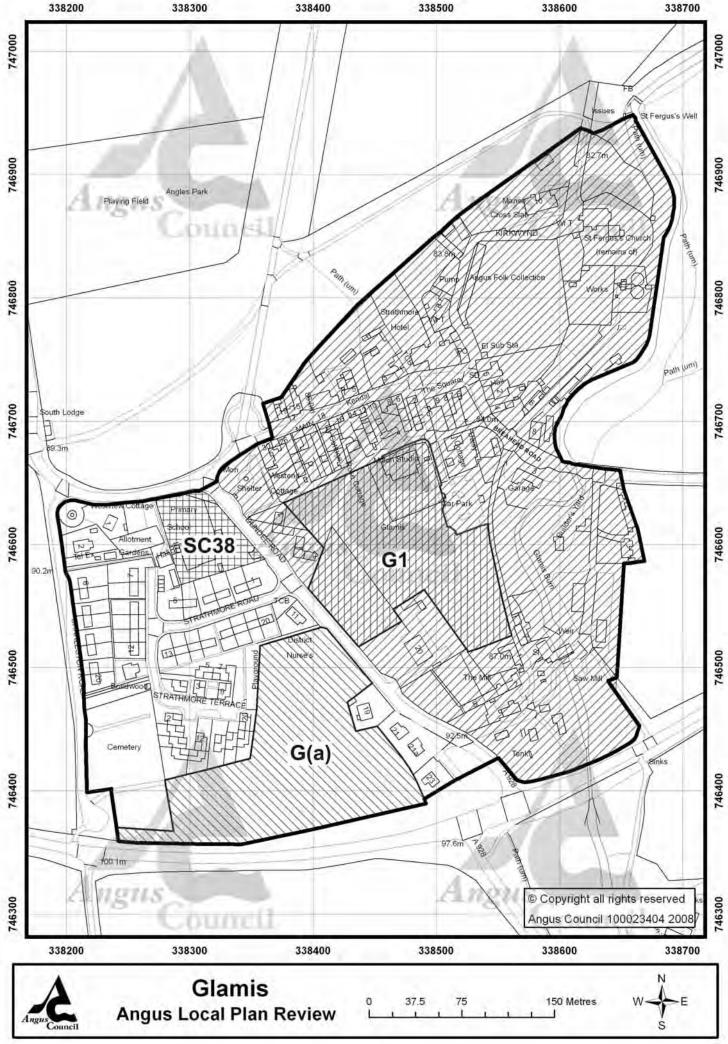
ENVIRONMENT

7. The area of the former millpond and the Vinny/Lunan Water are attractive features within the village. The redevelopment site for housing at Millgate provides an opportunity to reinstate the millpond and could enhance public access along the Lunan.

Fk4 : Lunan Water

Angus Council in conjunction with local organisations, developers and landowners will continue to promote the environmental enhancement of, and access to, the Lunan Water for recreational use.







1. Glamis is valuable to the tourism economy of Angus. The village sits at the gates of Glamis Castle, home of the Earl of Strathmore. Any future development should be of a high quality which respects the historical character and setting of the village and does not detract from its role as a focus for tourism. There is scope for limited areas of new development within the village which if sensitively designed will complement the existing village. Modest new housing development and the potential to accommodate local business or tourism uses are provided for.

KEY ISSUES

- 2. The issues for Glamis are:
- To allow for limited new development which does not compromise the role of the village as a significant tourist location;
- To promote high quality development which complements the conservation area and wider heritage value of the village.
- The limited capacity of the Waste Water Treatment Plant that is a constraint to further development in Glamis

DEVELOPMENT STRATEGY

- 3. The strategy for Glamis seeks to:-
- Support the development of new housing at Dundee Road;
- Safeguard an area suitable to accommodate new local business and/or tourism uses;
- Encourage ongoing environmental improvements within the village having regard to its status as an outstanding conservation area;
- Continue to support the valuable tourism role of the village by making provision for additional facilities or services in support of that function.

GENERAL

4. The Waste Water Treatment Plant (WWTP) serving Glamis has capacity issues. The site at Dundee Road West was allocated in the first Angus Local Plan as a housing allocation, but limited to 24 houses. Planning permission has now been granted for this project, and consequently the drainage threshold for Glamis has now been reached. Further development will depend on investment in the WWTP although there is no project in Scottish Water's Investment Plan to resolve this issue. Angus Council will press Scottish Water for resolution of this drainage problem to enable appropriate future development and the attraction of new investment to Glamis.

PROFILE

Role:

Glamis is the focus of the Glamis Estate, located 8km to the west of Forfar. The village has a small population but is a popular tourist destination and therefore supports a range of valuable services for local people and visitors.

Population:

Census: 2001 – 233; 1991 - 259; % Change 91/01 : -10.04.

Housing Land Supply June 2004: existing - 24.

Drainage:

Capacity for additional development may be limited.

HOUSING

EXISTING SITES

5. Sites with planning permission or under construction as identified in the Housing Land Audit June 2004, are shown in Table 1.

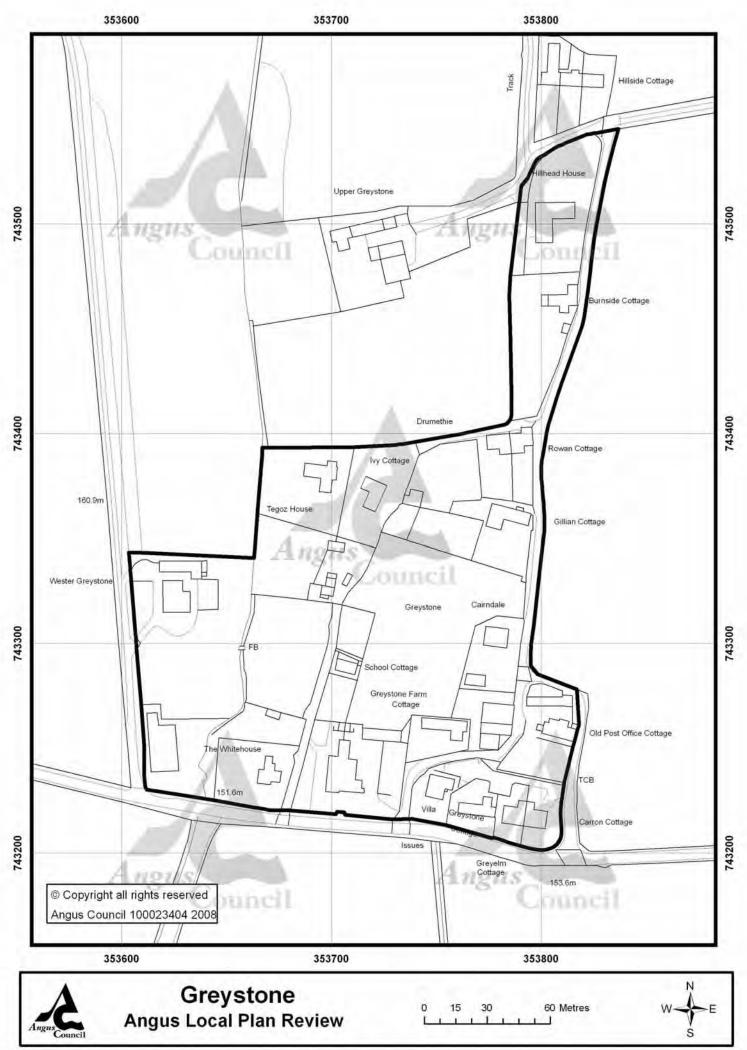
WORKING/TOURISM

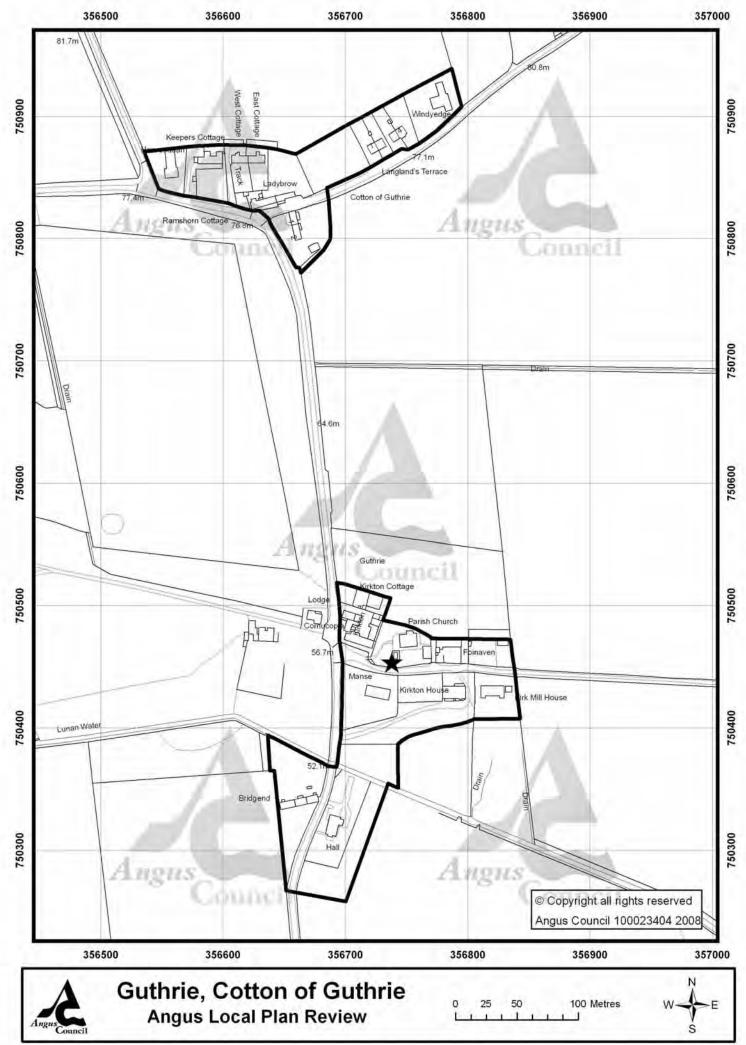
6. An area of land in the heart of Glamis may be appropriate for local employment/tourism related development in support of the village. Notwithstanding the potential benefits to the village, this proposal will be dependent on the availability of a connection to the drainage system.

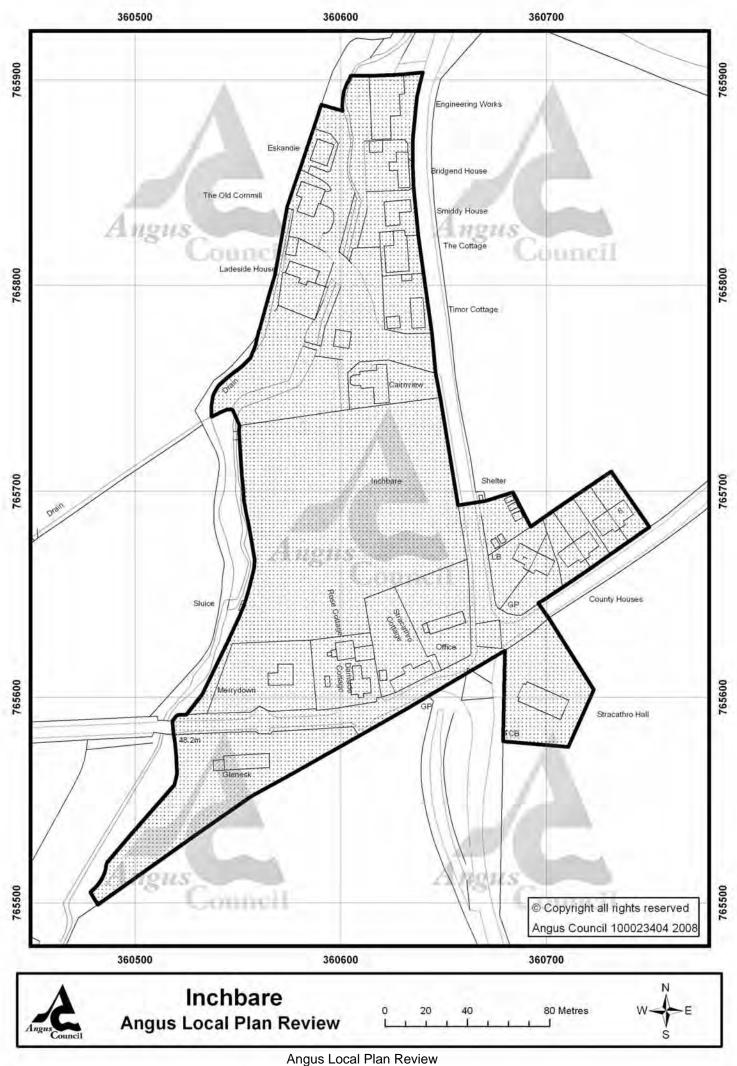
G1 : Dundee Road East

1.8 ha of land in the core of the village provides the opportunity for local business or tourist related development. There may also be scope to achieve a mixed development incorporating a limited number of houses as part of the overall scheme. Given the location within the conservation area, development proposals should incorporate the use of high quality design and materials, and have regard to the amenity of surrounding properties. Table 1 : Existing Sites

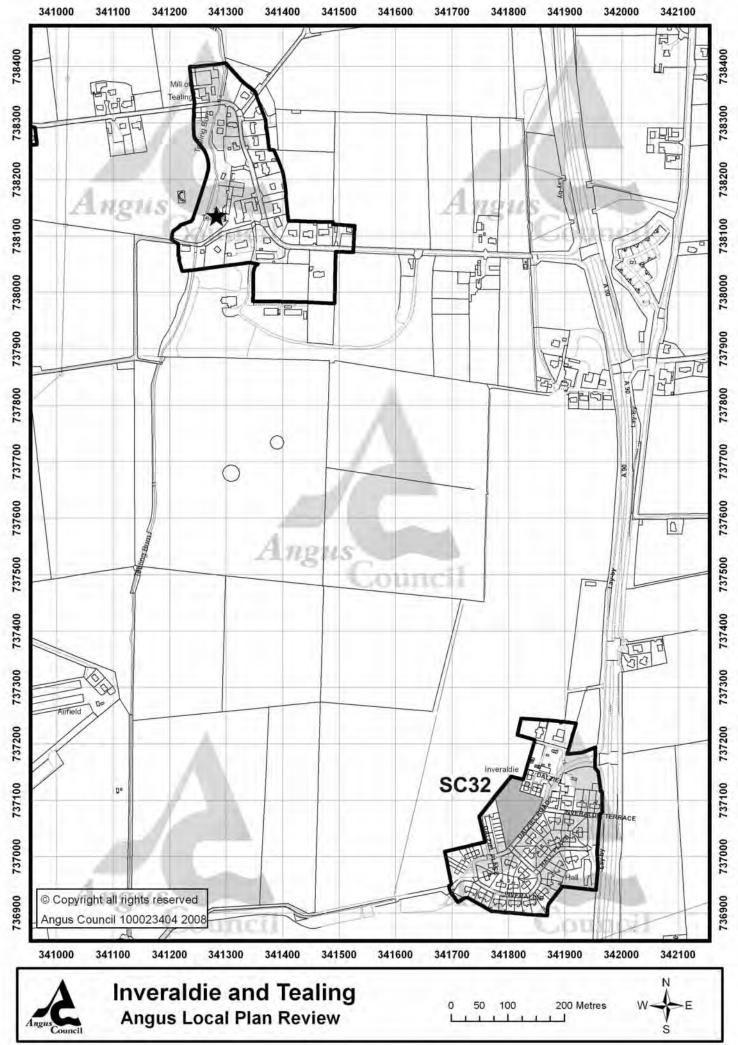
Total	24
(a) : Dundee Road West	24

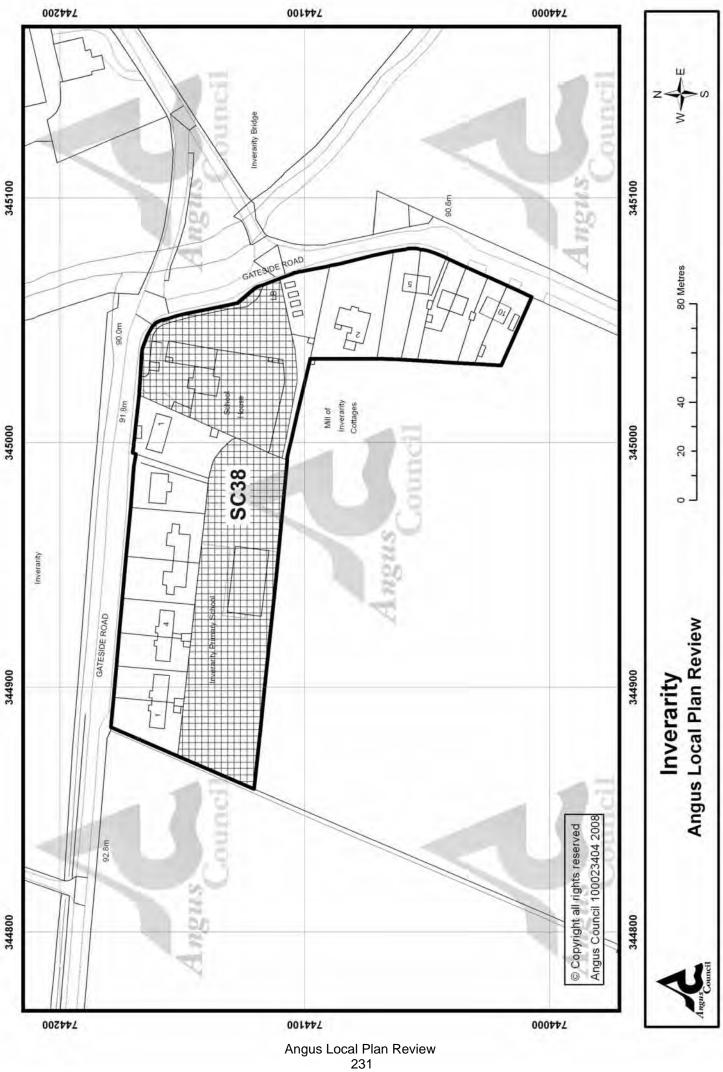


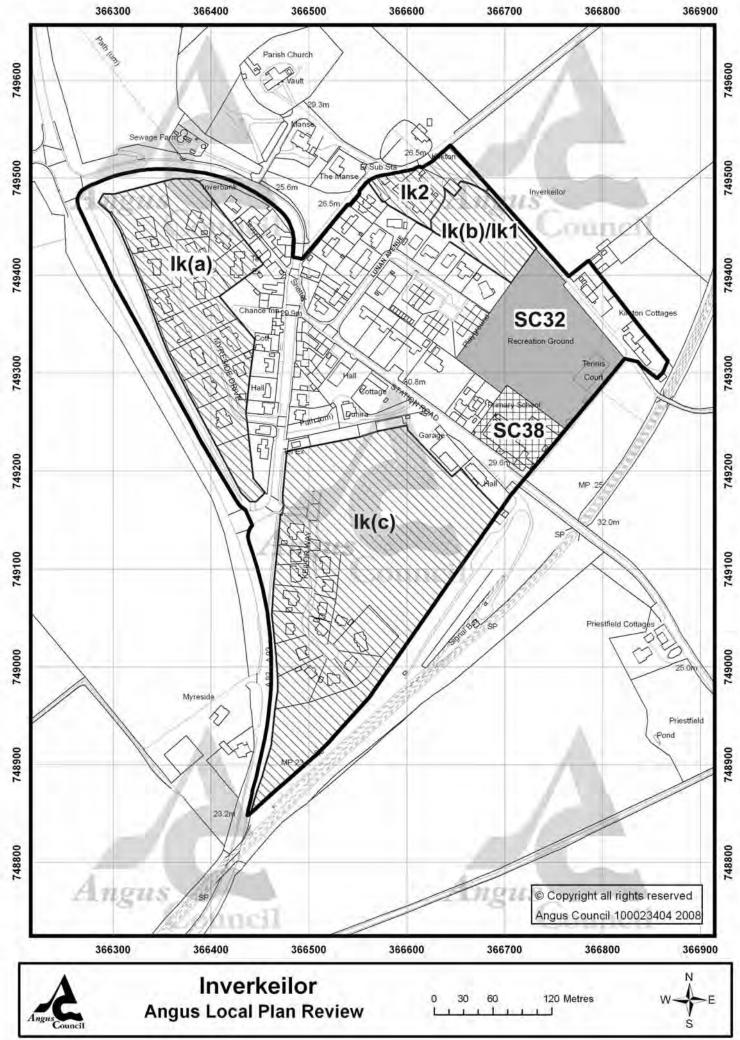




igus Local Plan Revi 229







1. The village of Inverkeilor lies immediately to the east of the A92 almost midway between Arbroath and Montrose. While there is little employment locally other than agriculture, the village provides local services.

2. Development has been constrained in recent years by lack of drainage capacity. However the first Angus Local Plan secured infrastructure improvements that allowed new housing to come forward. Development of the Village Field has commenced and planning approval has been granted for the construction of 45 houses (including ten general needs housing association houses) at Railway Field. Although no new greenfield housing land allocations are being promoted, there may be opportunity for small sites within the village to be developed where drainage capacity is available.

KEY ISSUE / DEVELOPMENT STRATEGY

3. The key issue for Inverkeilor is the maintenance of existing village services. The Local Plan seeks to provide for a level of development that will sustain support for local services and enhance the village.

HOUSING

4. The first Angus Local Plan, in support of community opinion, allocated two sites for housing development that would enable the drainage constraint affecting the village to be removed and support existing village services. Work has now commenced at Village Field (15 houses), the smaller of the two sites allocated. The reservation of land at Railway Field is continued and Kirkton Farm steading and the adjacent paddock are allocated for development.

EXISTING SITES

5. Sites with planning permission or under construction as identified in the Housing Land Audit June 2004, are shown in Table 1.

NEW ALLOCATIONS

6. Table 2 summarises new allocations of housing land which will contribute towards meeting the Structure Plan allowances to 2011.

INVERKEILOR

PROFILE

Role:

Inverkeilor acts as a local centre for a large rural area. Its proximity to the A92 gives the village easy access to Arbroath

Population: Census: 2001 - 409;

1991 - 357; % change 91/01 : +15.

Housing Land Supply June 2004 : existing - 51

Drainage:

constraint being removed by developer contributions

Water Supply: available

Table 1 : Existing Sites

(a) Village Field	4
(b) Lunan Avenue/ Kirkton Farm	0*
(*see lk1 below)	2*
(c) Railway Field	45
Total	51

Table 2 : New Allocations

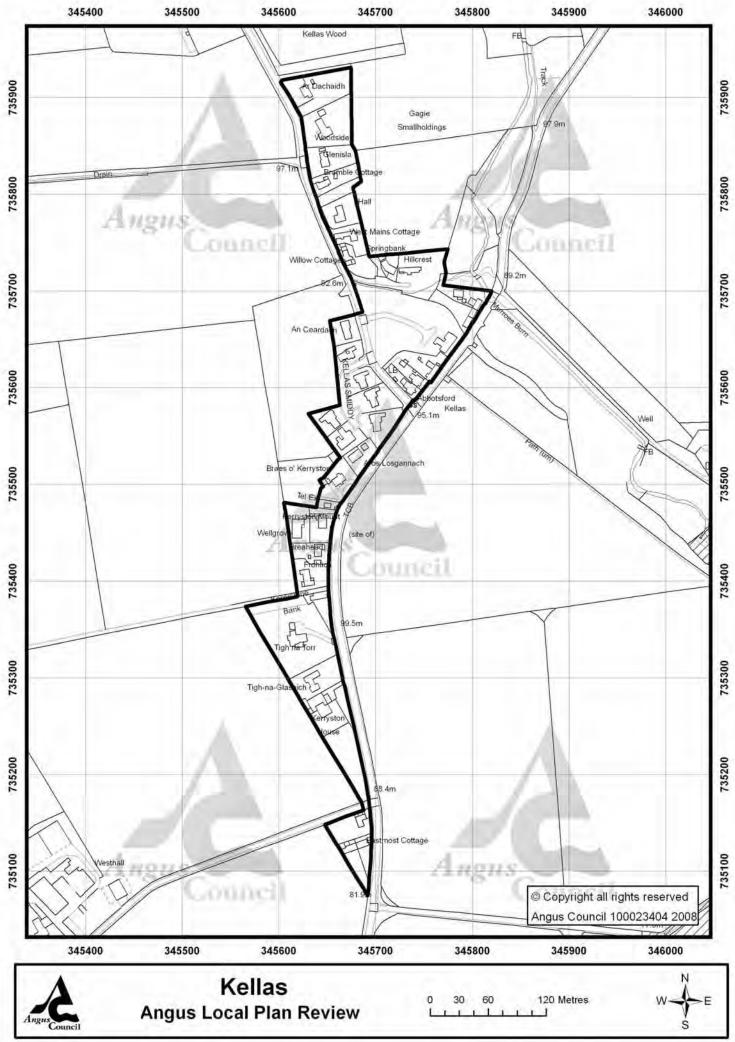
lk1 :Lunan Avenue	4*
Ik2: Kirkton Farm	
Steading	3
Total	7
(*see Existing Sites abov	e)

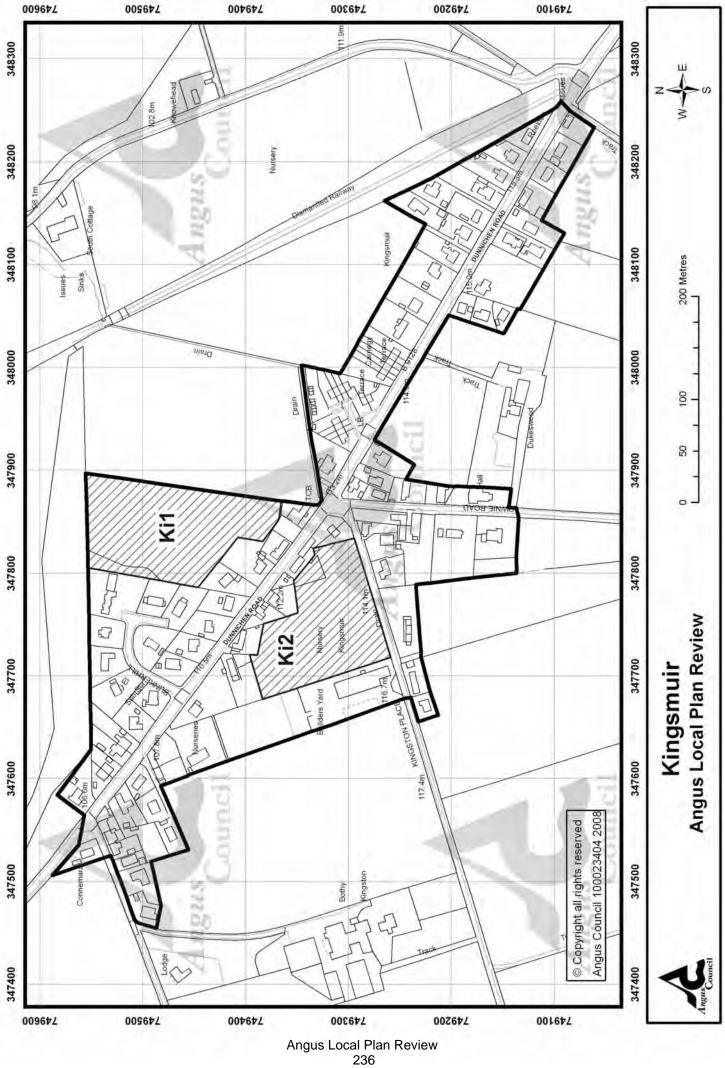
Ik1 : Housing - Land to rear of Lunan Avenue

Approximately 0.5ha of land to the rear of Lunan Avenue is allocated for around 4 houses in addition to the existing planning permission for 2 houses indicated above under Existing Sites (Lunan Avenue/Kirkton Farm*), subject to available drainage and improved road access. This site could be developed together with the conversion of the adjacent disused farm steading (lk2) to form an attractive housing group.

Ik2 : Housing - Kirkton Farm Steading

Opportunity exists to convert the Kirkton Farm steading to provide up to 3 houses, subject to available drainage and improved road access. No individual access will be allowed to Kirkton Road and the pavement on the east side of the road will require to be made up. This site could be developed together with the adjacent paddock (lk1) to form an attractive housing group.





1. Kingsmuir is a small dormitory settlement only 2.5km from Forfar. It has no basic services or facilities other than a village hall, and relies on the full range of services found in Forfar. There are small-scale employment uses in and around the village and there are regular daily bus services.

KEY ISSUES/DEVELOPMENT STRATEGY

2. There has been limited development in Kingsmuir in recent years. The village is connected to the public drainage system in Forfar and is affected by the drainage constraint which is in place in the south east of the town. Kingsmuir is a popular place to live and there has been some interest in sites for housing development. The strategy for Kingsmuir is to allow for limited new housing in the village, recognising there are no local services or facilities.

3. Given the location of Kingsmuir very close to Forfar, it is desirable to limit the amount of new housing development in support of the strategy of the Plan which directs the majority of new development to larger settlements. Following the Public Local Inquiry, the first Angus Local Plan allocated land at Bunkerhill for 25 houses. This Local Plan continues the allocation of this land, and includes a further housing site at Kingston Place, but shares the housing numbers for Kingsmuir between the two sites recognising the type of development which is likely to come forward.

4. Development of all sites in Kingsmuir is dependant on the satisfactory completion of Phase 3 of the Forfar Sewers Renewal Scheme which is indicated by Scottish Water for completion in 2005.

HOUSING

SITES PREVIOUSLY IDENTIFIED BY THE FIRST ANGUS LOCAL PLAN

5. The site in Table 1 was previously identified in the first Angus Local Plan. This Plan continues the allocation of this site for housing development, and where appropriate the wording of the proposal and/or the indicative yield from the site may have changed.

Ki1 : Housing - Bunkerhill

1.5 ha of land at Bunkerhill is allocated for around 12 dwellings with a requirement for 15% of the capacity of the site to provide LCHO affordable housing. Development of this site should have regard to its location on the edge of the village and incorporate appropriate landscaping and boundary treatment. Vehicular access will be taken directly from the B9128 – Forfar/Carnoustie Road, and not from Bunkerhill Crescent.

KINGSMUIR

PROFILE

Role:

Kingsmuir is a popular residential village very close to Forfar.

Housing Land Supply June 2004:

allocated first ALP - 25.

Drainage:

Drainage constraint affecting village requires the completion of Phase 3 of the Forfar Sewers Renewal Scheme, programmed for completion in 2005.

Table 1 : Sites from first ALP		
Ki1: Bunkerhill	12	
Total	12	

NEW ALLOCATIONS

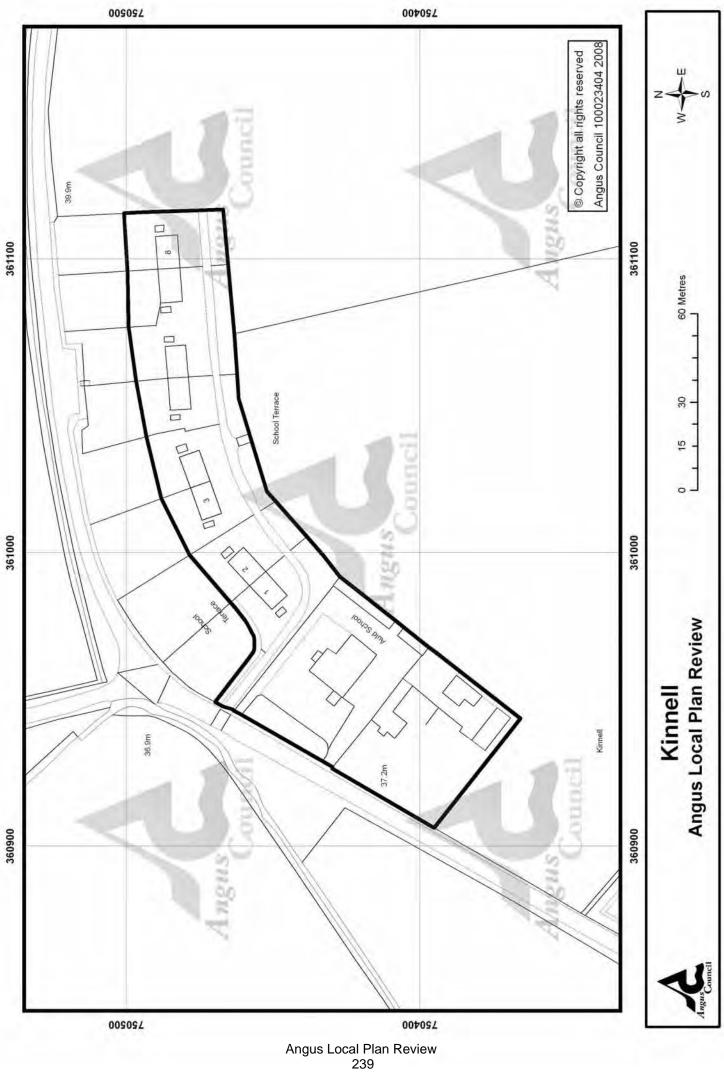
6. Table 2 summarises new allocations of housing land which will contribute towards meeting the Structure Plan allowances to 2011.

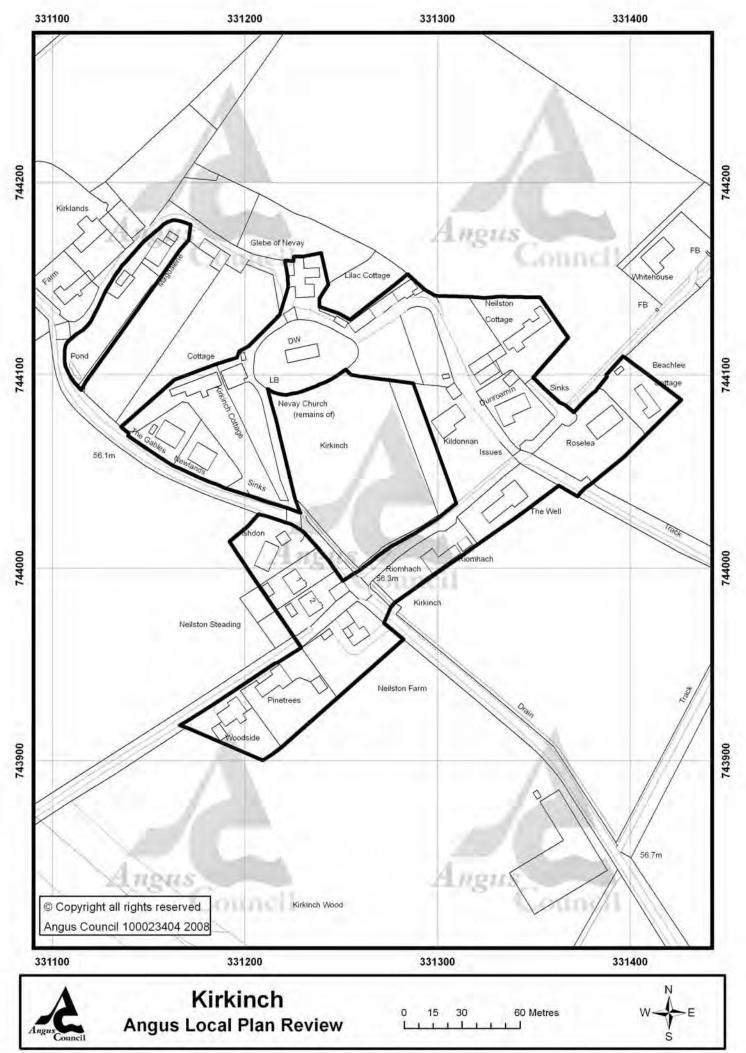
Ki2 : Housing – Kingston Place

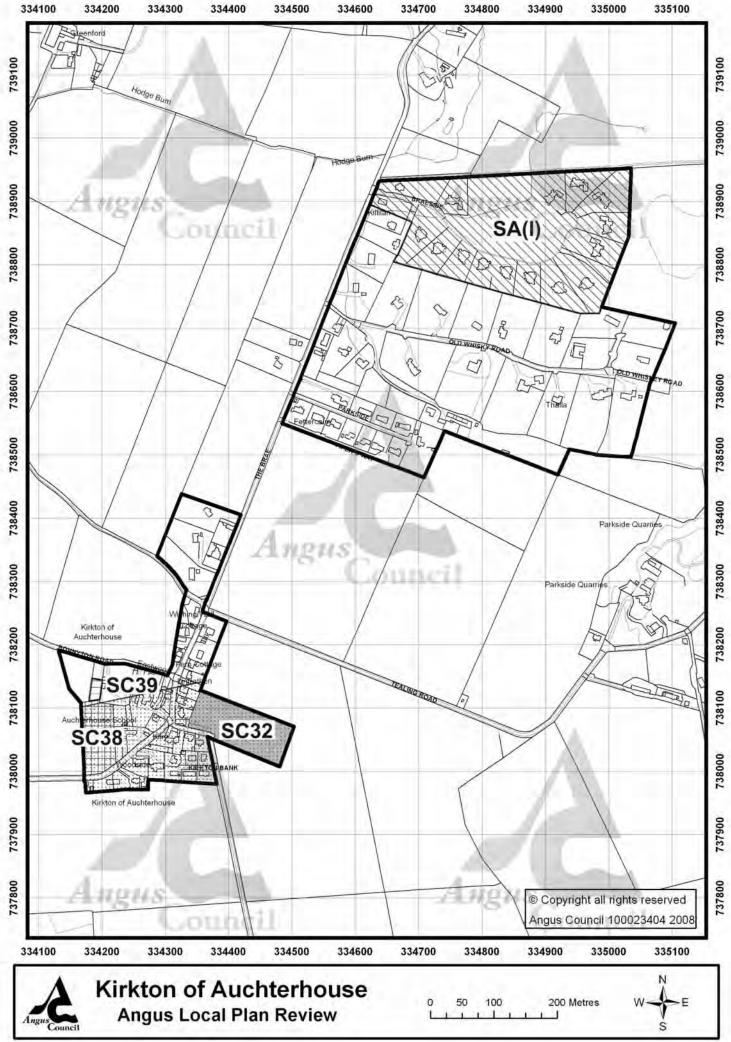
1.3 ha of land at Kingston Place is allocated for around 12 dwellings with a requirement for 15% of the capacity of the site to provide LCHO affordable housing. Kingston Place will require to be upgraded to Roads Authority standards to provide a suitable access to the site and the overhead electricity lines running along the Kingston Place boundary of the site will require to be rerouted.

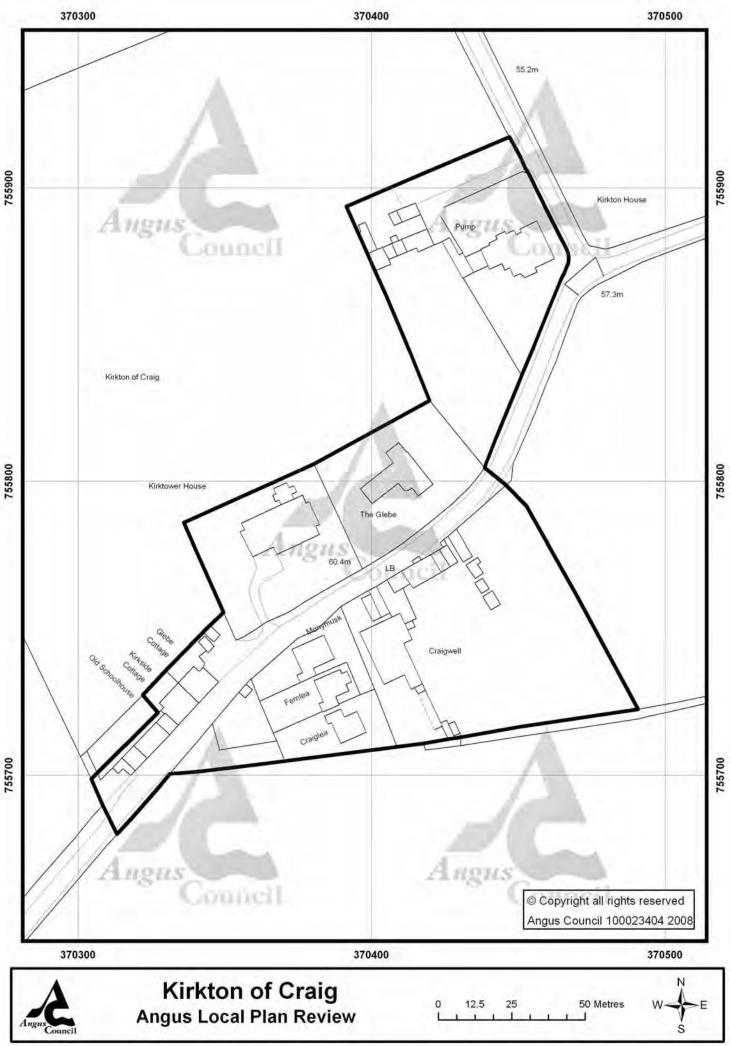
Table 2 : New Allocations

Ki2: Kingston Place 12 Total 12

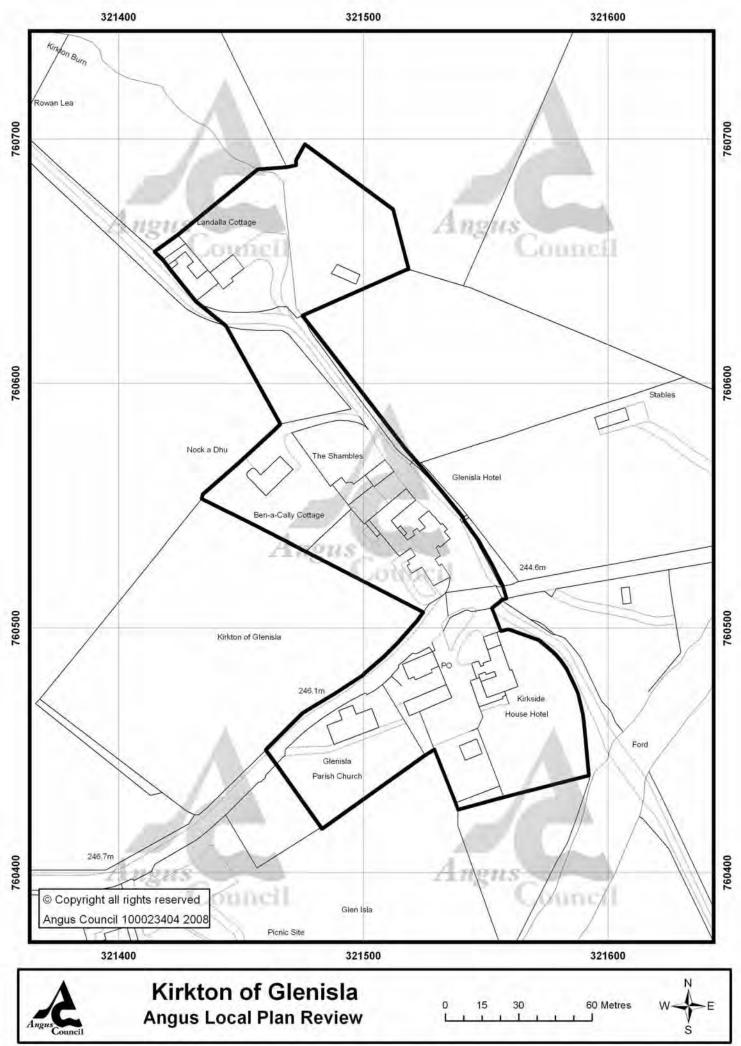




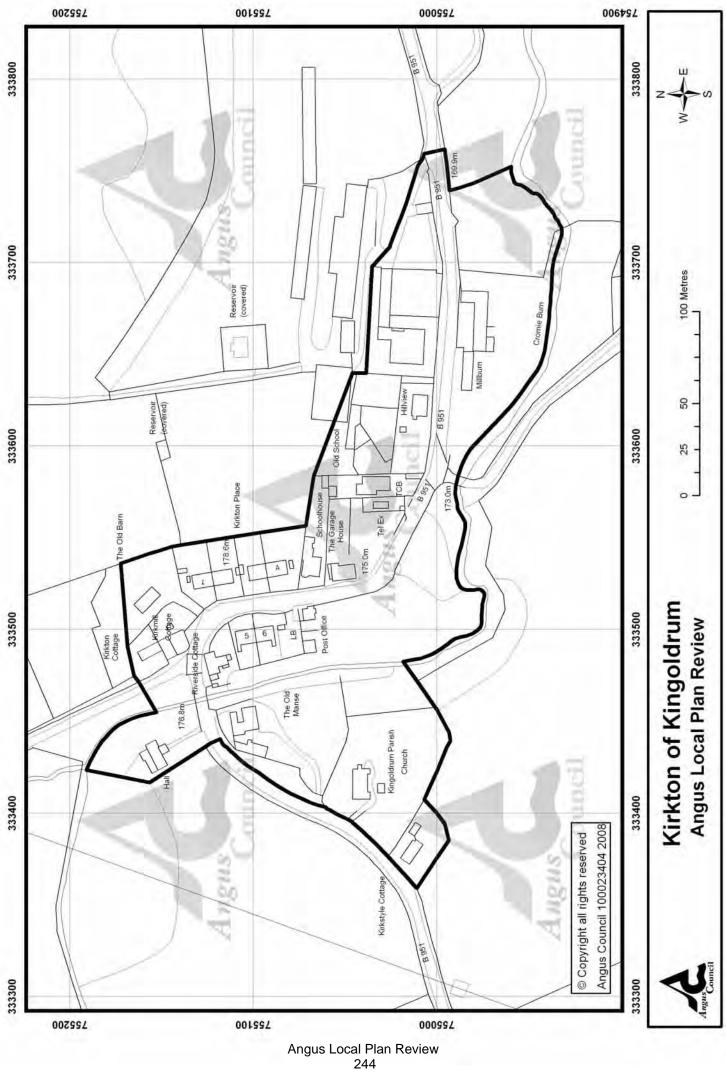


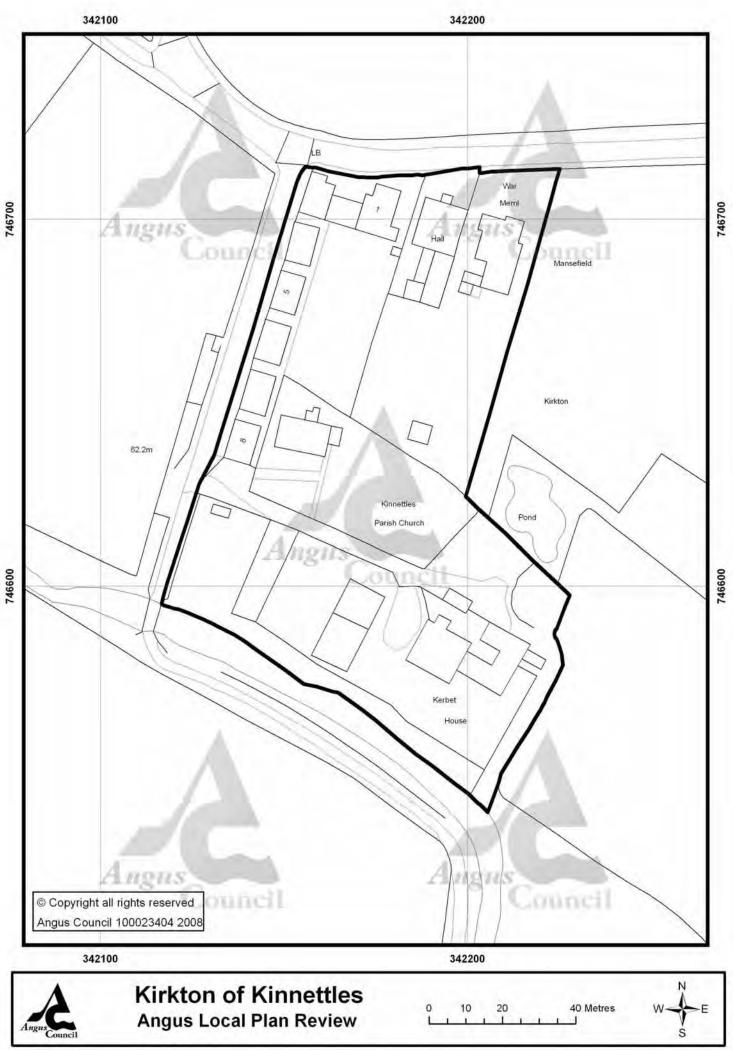


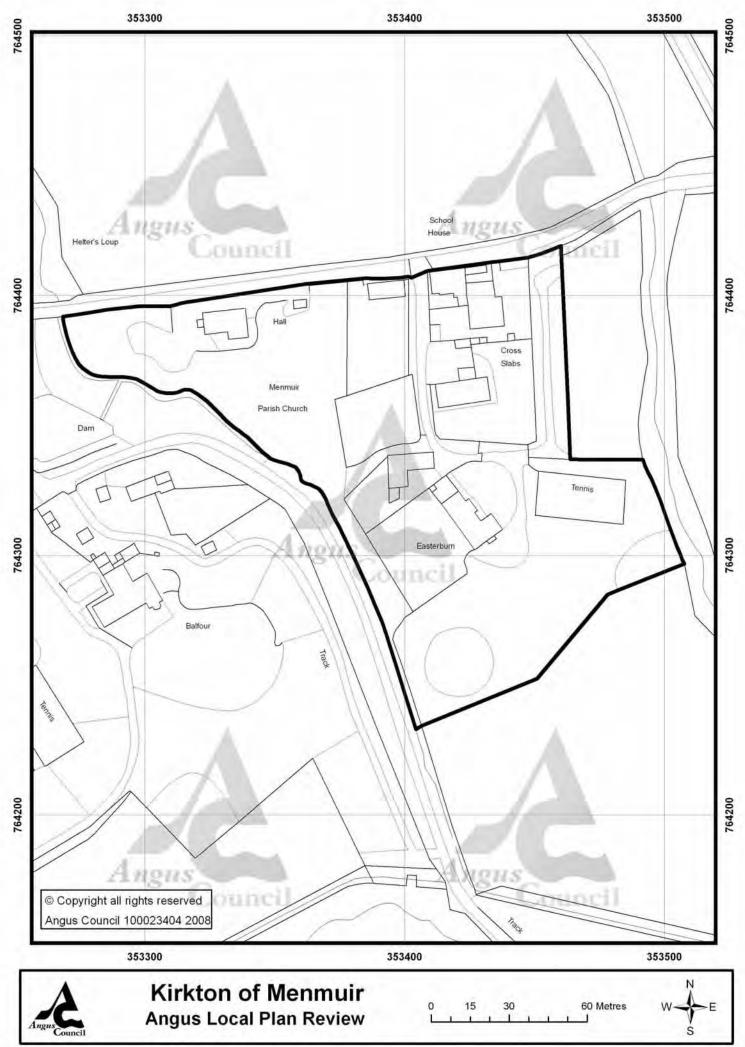
Angus Local Plan Review 242

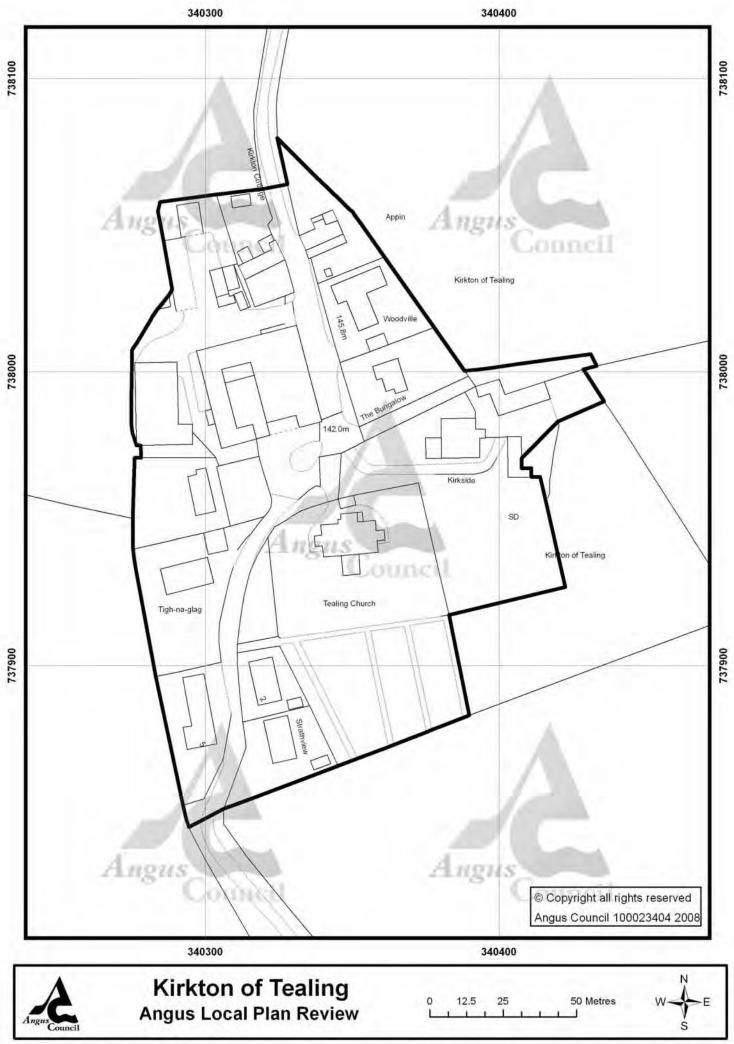


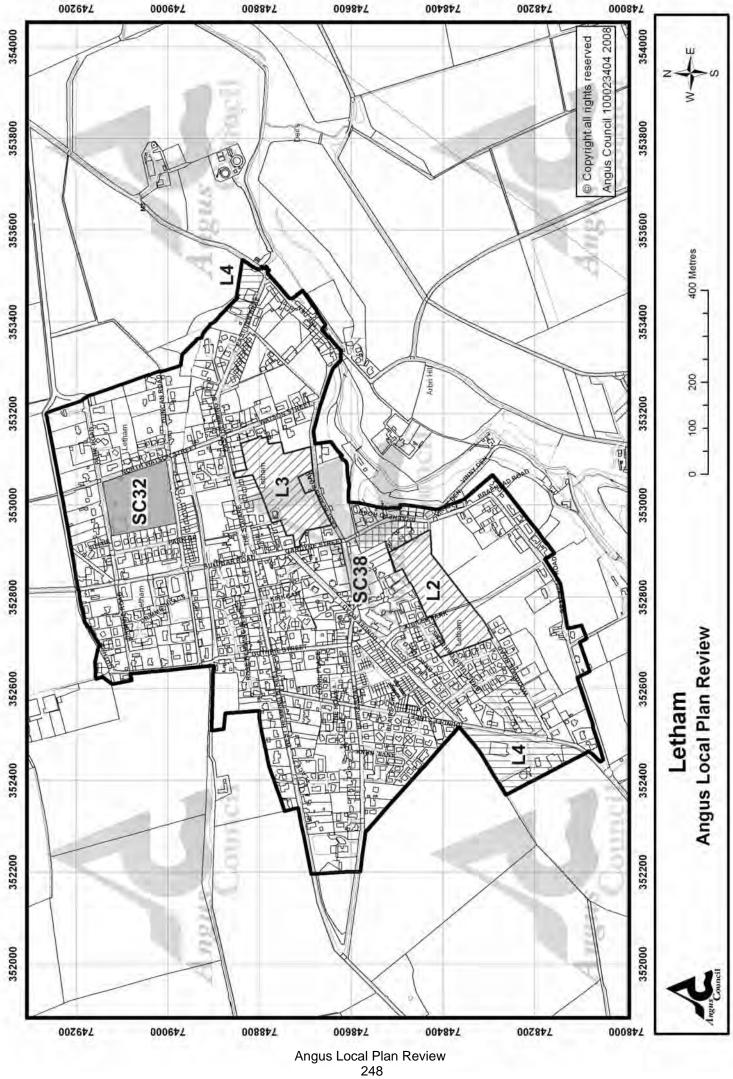
Angus Local Plan Review 243













1. Letham is the largest village in the Forfar/Kirriemuir landward area. The settlement experienced significant growth since the early 1970's with various sites being developed for housing, but few additional facilities for existing and new residents. More recently planning policy in the first Angus Local Plan sought a period of consolidation. Recent improvements to the Waste Water Treatment facility and the primary school allow scope for modest additional housing development, which will assist in providing a range of housing sites throughout the market area. Additional housing development may assist the provision of new or augmented services and facilities. Suitable land for development requires to have regard to the unadopted roads policy which applies in Letham due to the rural character of many roads within the village. The policy seeks to guide development to suitable areas which are able to be served by the road network.

KEY ISSUES

- 2. The key issues facing Letham are:
- The significant restrictions on development in areas of the village where satisfactory road access is not available;
- The opportunity to allow for some new housing development in support of the range of services and facilities in the village;
- The need to continue to secure local employment opportunities.

DEVELOPMENT STRATEGY

- 3. The strategy for Letham seeks to:-
- Identify appropriate land to accommodate limited housing development in the village;
- Provide open space/playing fields for public and school use;
- Maintain the existing employment sites to provide jobs locally;
- Continue to have regard to the unadopted roads policy in considering new proposals for development

GENERAL

L1 : Unadopted Roads Policy

All proposals for new development in Letham will be considered against the Council's Unadopted Roads Policy set out in Appendix 3 which gives an assessment of the capacity of the local road network and seeks to direct development to areas where satisfactory road access can be achieved.

PROFILE

Role:

Large village in rural Angus, 8km south-east of Forfar, a popular place to live with local employment and services.

Population: Census: 2001 – 1498; 1991 - 1247:

% Change 91/01: +20.13.

Drainage: Capacity.

HOUSING

NEW ALLOCATIONS

4. Table 1 summarises new allocations of housing land which will contribute towards meeting the Structure Plan allowances to 2011.

L2 : Housing - Jubilee Park

2.3 ha of land between Bractullo Gardens and Letham Primary School is allocated for around 30 houses. Proposals should be in accordance with the development brief which will be prepared for this site which will include details of the following requirements :

- provision of 0.7 ha of open space/playing fields adjacent to the primary school which could incorporate a small car parking area accessed from Braehead Road;
- a footpath/cycleway along the southern boundary of the site linking Woodside Road with the primary school including possible connections to Dundee Road via Bractullo Gardens, Jubilee Park and Old Letham;
- vehicular access to serve the new housing from the existing development at Bractullo Gardens and/or Jubilee Park. Vehicular access to the new housing will not be permitted from Old Letham, Woodside Road or Braehead Road;
- 15% of the capacity of the site to provide LCHO affordable housing.

Opportunity to provide vehicular access for residents at Woodside Road through this area should also be investigated as part of this development.

L3 : Housing - East Hemming Street

2.9 ha of land at East Hemming Street/Gardyne Road is allocated for around 30 houses. Proposals should address the following requirements :

- vehicular access from East Hemming Street;
- footpath connections should be provided through the site, in particular to give access to the primary school;
- an appropriate scheme to secure the retention and reuse of the listed building within the site;
- 15% of the capacity of the site to provide LCHO affordable housing.

WORKING

L4 : Safeguard of Employment Land

Existing employment areas at East Den Brae and Dundee Road will be safeguarded for employment uses in support of the economic base of the village.

Table 1 : New Allocations

L2 : Jubilee Park	30
L3 : East Hemming	
Street	30
Total	60

1. Letham Grange is a large country estate north of Arbroath which has developed over a number of years as a major recreational and residential area comprising an hotel, two golf courses and sites for 140 houses located in dispersed groups throughout the estate.

KEY ISSUE/DEVELOPMENT STRATEGY

2. In recent years the commercial viability of the golf courses and hotel has become an issue. There are emerging proposals aimed at addressing the future viability and further developing the tourism provision on the site. The proposals are at an early stage and are not yet sufficiently detailed to be included as proposals in this Local Plan. The indications are that a package of measures may be brought forward which include timeshare, housing and the restoration of listed buildings on the site including the Letham Grange Hotel building. These indicative proposals would result in the reduction of the second golf course from 18 to 9 holes.

3. It is considered appropriate to support proposals which would provide for the long-term viability of the tourism and recreation facilities. At the same time it is necessary to protect the amenity of the existing residential areas. The acceptability of additional housing development will depend upon the requirement for cross subsidy of the tourism and recreation facilities, the quality of the tourism proposals and the compatibility of the overall package of measures with the amenity and environmental quality of the area. Proposals will require to be supported by a viable long-term business plan

HOUSING

EXISTING SITES

4. 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.

LG1 : Housing – Letham Grange

Proposals for strictly limited further housing development outwith the existing residential areas will only be acceptable where a clear case has been demonstrated that:

- it is required to cross-subsidise the development of tourism facilities within the complex;
- it is compatible with the protection of the amenity of existing residential areas;
- it supports the restoration of Listed Buildings and their setting; and
- any reduction of the existing golf course provision is demonstrated to be necessary and that the remaining provision is viable.

LETHAM GRANGE

PROFILE

Role:

Major recreational and residential area incorporating an hotel and two golf courses.

Housing Land Supply June 2004: Existing - 3

Drainage: Constrained by capacity of existing network

3

Table1:Existing Sites

(a) Letham Grange 3

Total

SPORT AND RECREATION

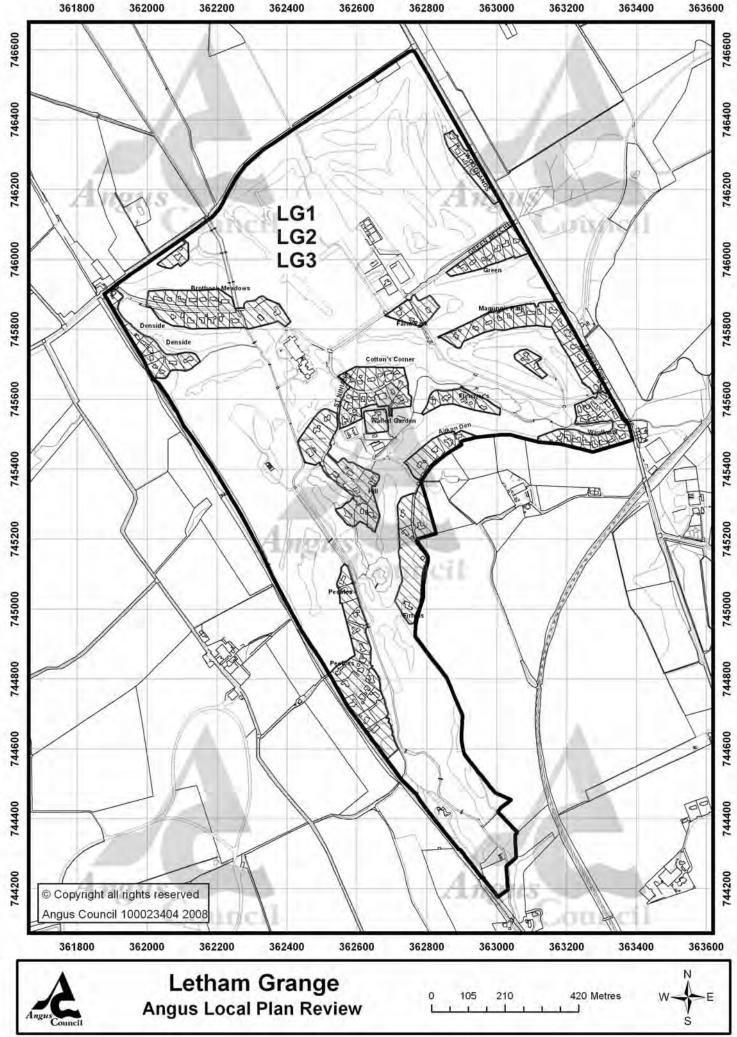
5. The existing recreational facilities at Letham Grange are regarded as a major contribution to the attractiveness of the area. Future proposals which consolidate and where appropriate expand the tourism potential of Letham Grange will be supported where these are compatible with the existing land uses and amenity. Development directly affecting Letham Grange Hotel (Category B listed building) or its setting must respect the architectural quality and character of the building.

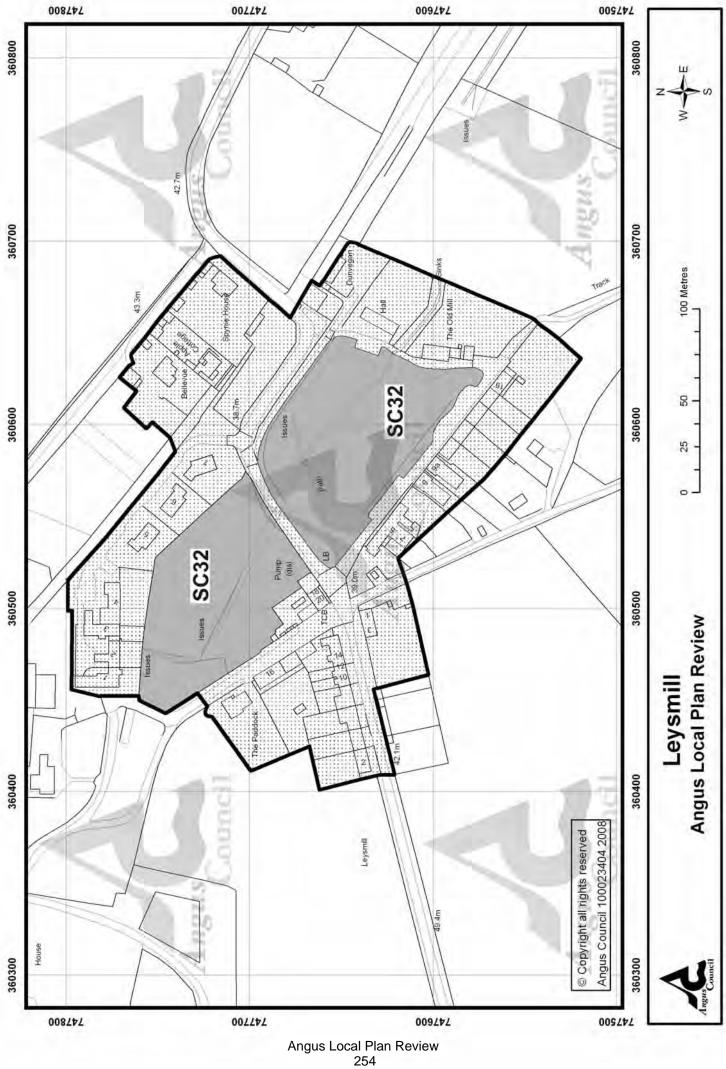
LG2 : Tourism and Recreation Development

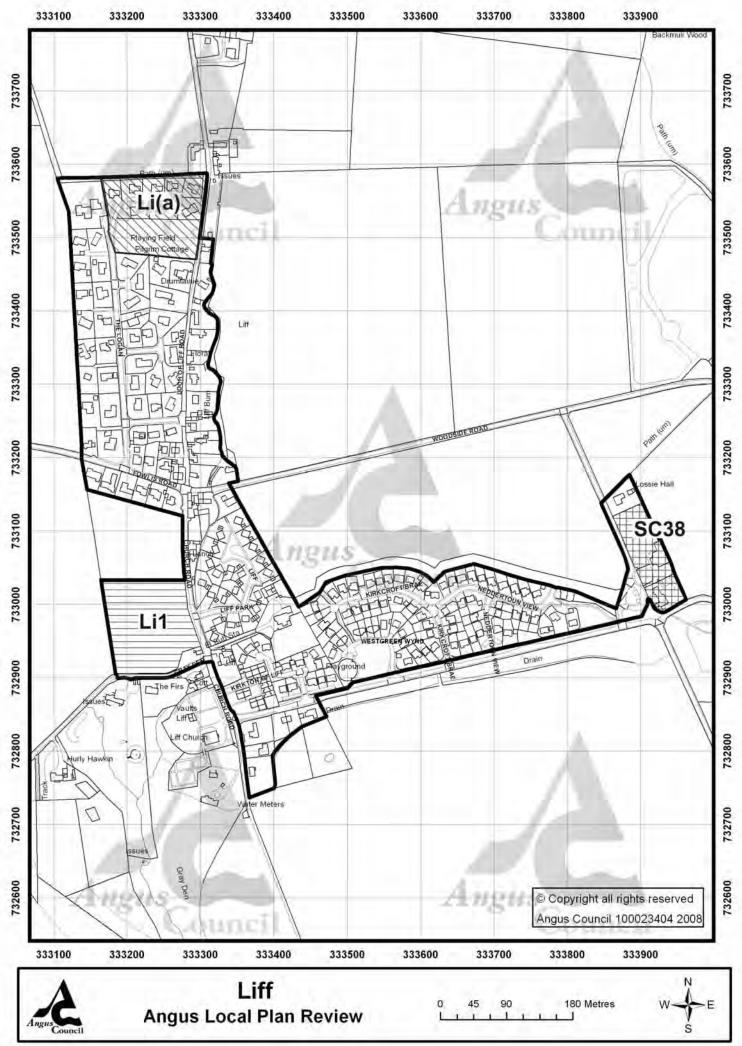
Proposals which enhance or expand the tourism and recreation potential of the Letham Grange complex will be supported where they are compatible with the existing land uses/activities and are not detrimental to the area's unique environment.

LG3 : Letham Grange Hotel

Development within the immediate vicinity of Letham Grange Hotel (Category 'B' Listed Building) must respect the architecture and character of the building.









1. Liff is a popular village located around 1.5 km to the west of Dundee. Recent housing development to the south and west of the village has brought forward the majority of sites identified in the first Angus Local Plan and has resulted in a significant increase in population.

KEY ISSUE/DEVELOPMENT STRATEGY

2. The strategy of the Dundee and Angus Structure Plan seeks to direct additional housing in the South Angus Housing Market Area towards Monifieth and Carnoustie. Consequently the development approach for Liff will limit housing development in the Local Plan period to a small, previously identified site to the north of the village.

HOUSING

EXISTING SITES

3. Sites with planning permission or under construction as identified in the Housing Land Audit, June 2004, are shown in Table 1.

COMMUNITY FACILITIES AND SERVICES

Li1 : Liff Cemetery Extension

1.5 ha of land on the west side of Church Road is reserved for a future cemetery extension. Details of access and off-street parking arrangements, landscaping and boundary treatment will be dealt with as part of any future planning application.

PROFILE

Role:

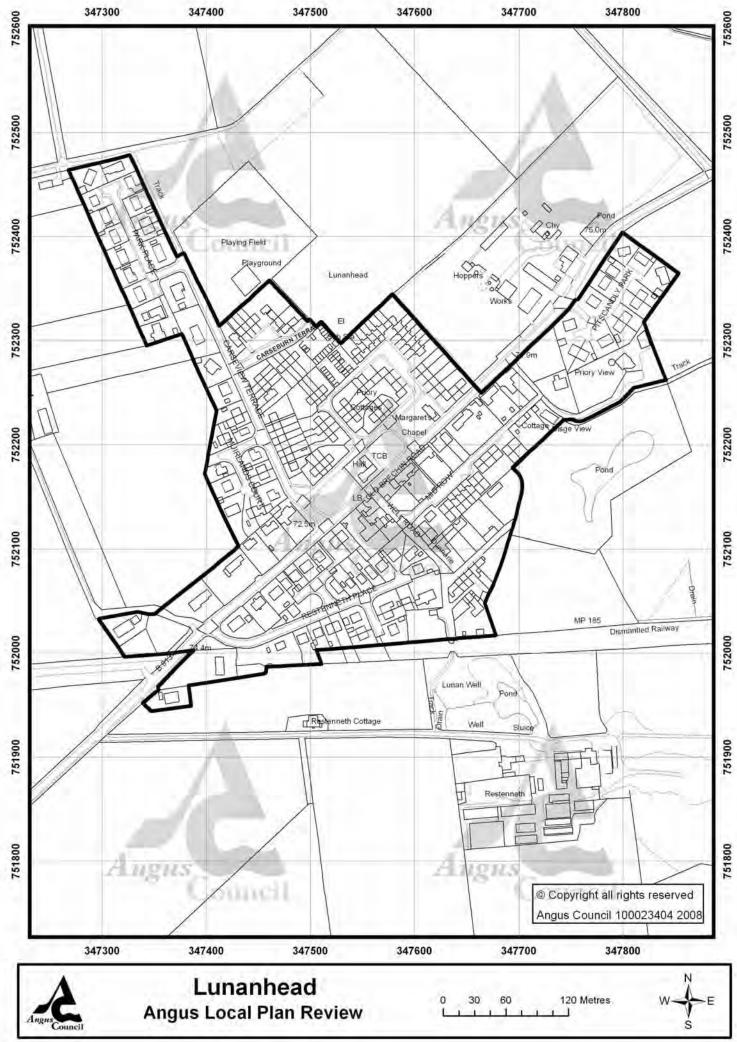
Liff is a small village located to the west of Dundee with a limited range of local facilities.

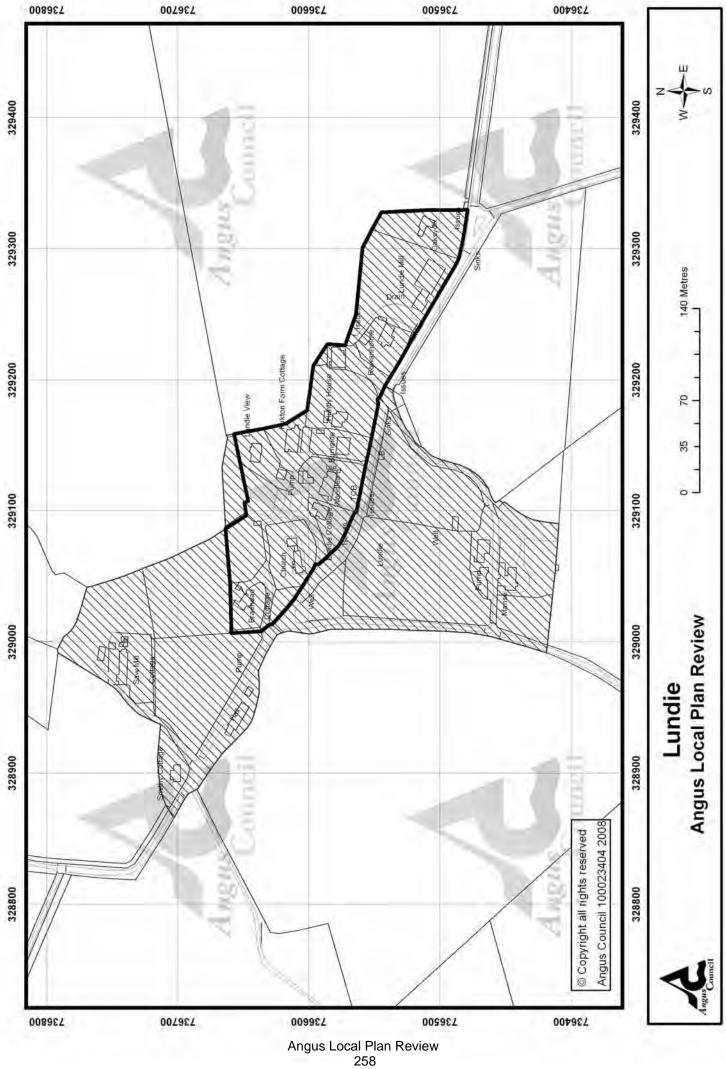
Housing Land Supply June 2004: existing – 8

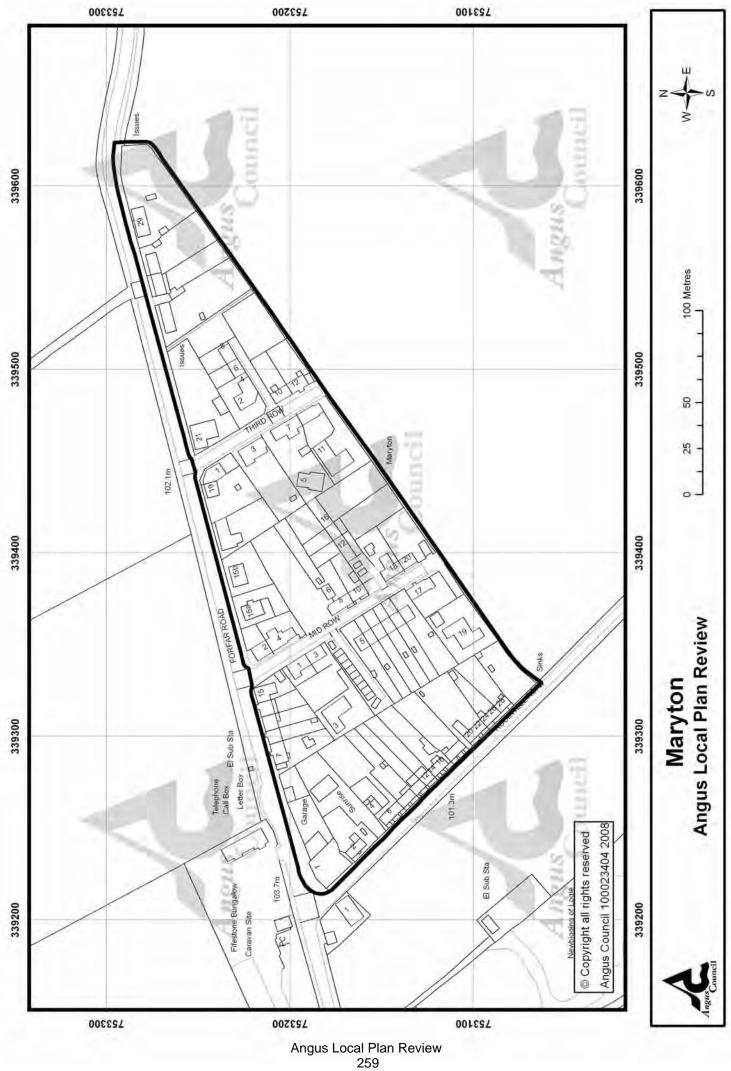
Drainage: Limited capacity available.

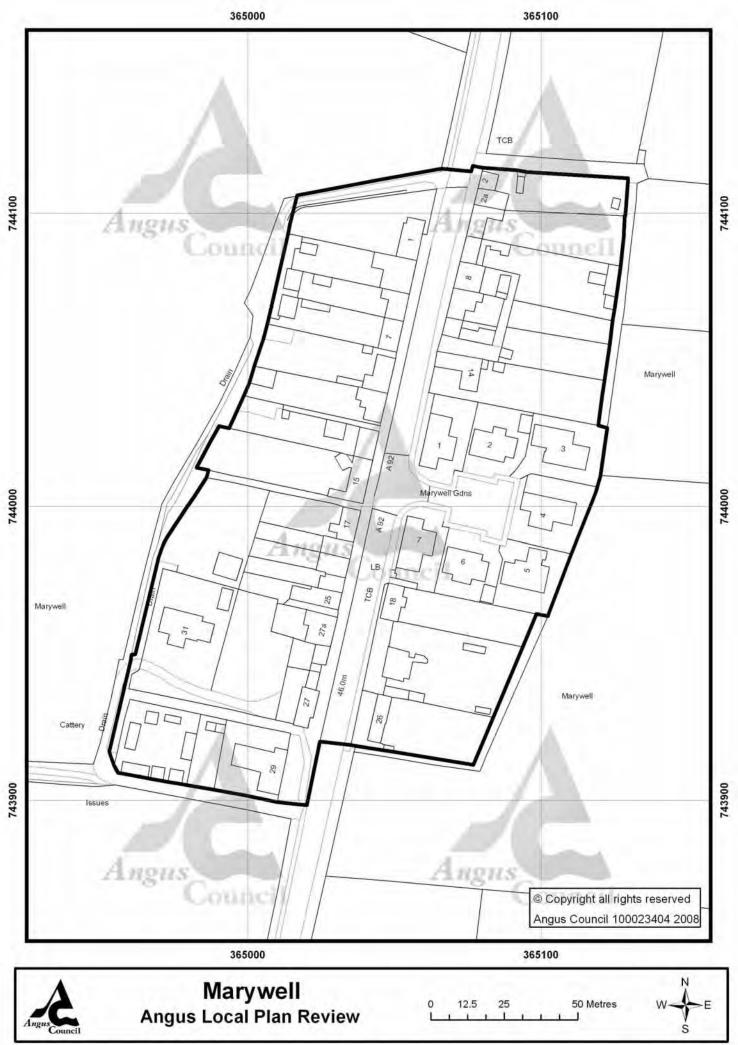
Table 1 : Existing sites

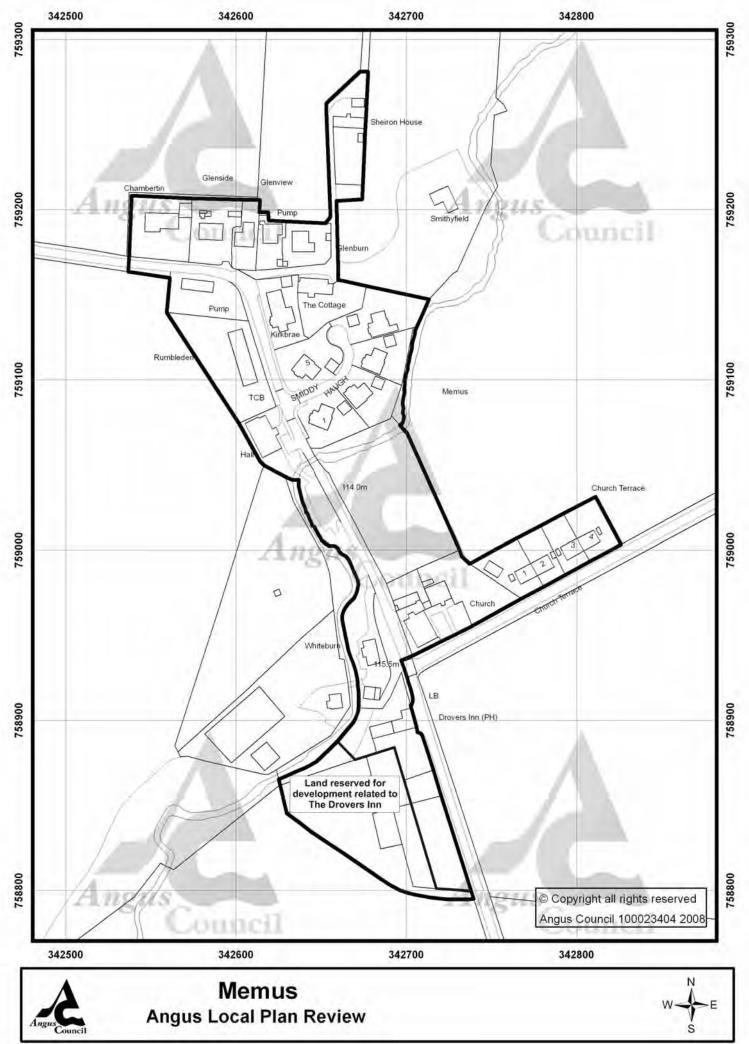
Li(a) Henderson Park 8 Total 8

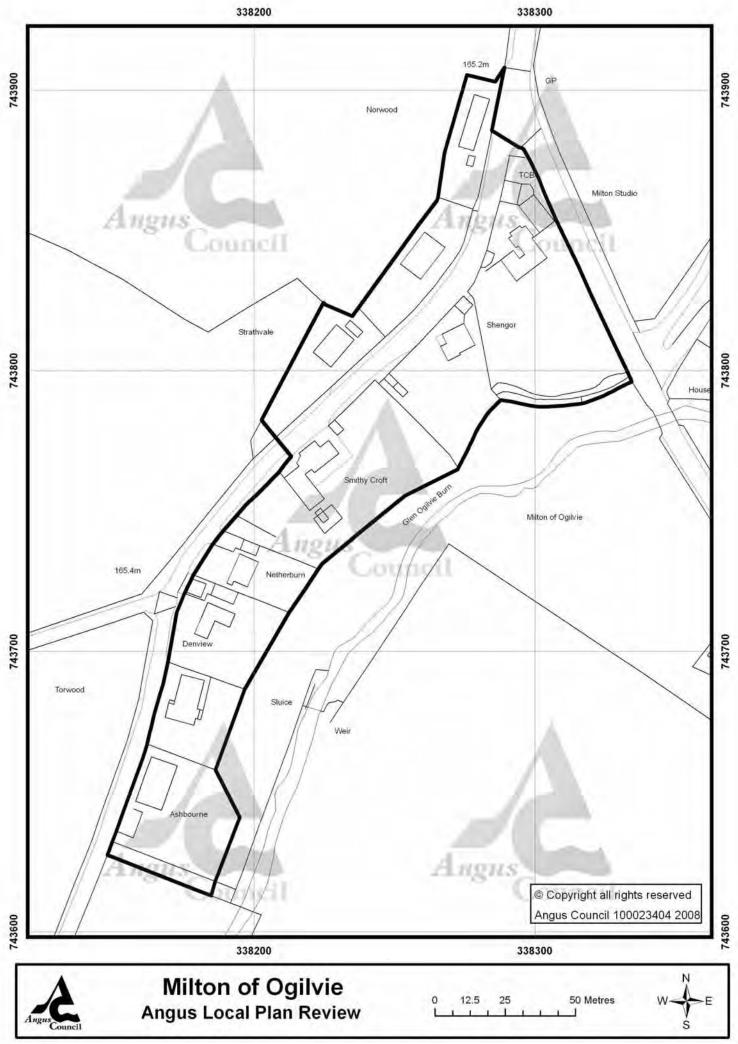


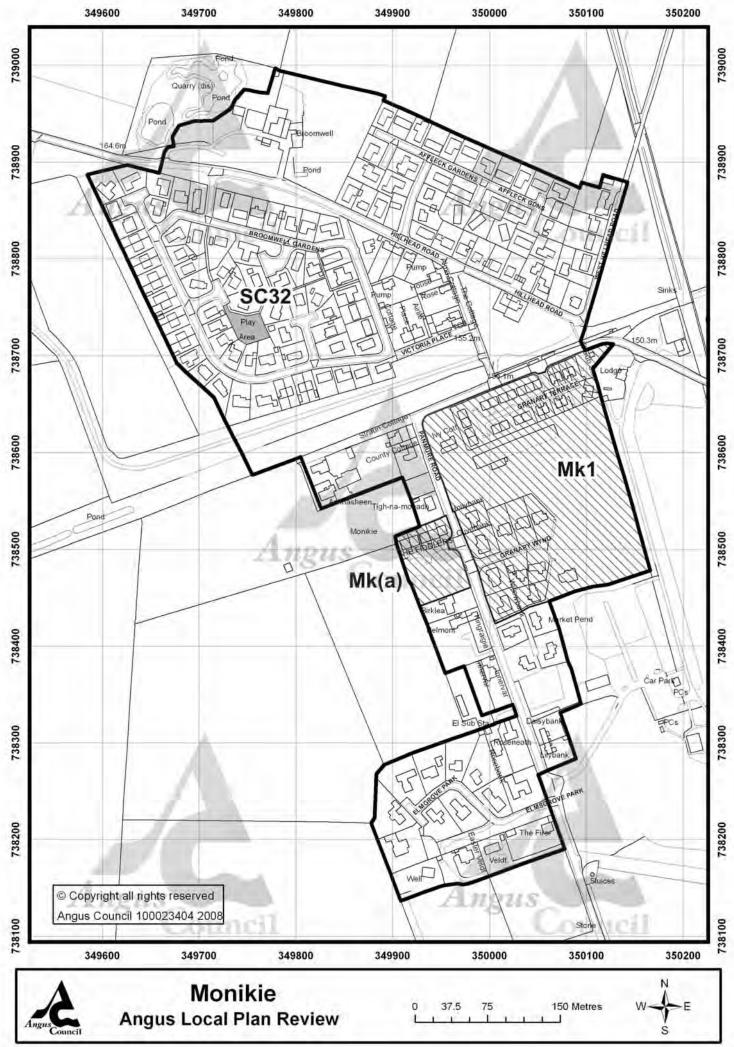












1. The village of Monikie is surrounded by agricultural land and is close to the towns of Carnoustie and Monifieth. The village expanded considerably during the 1970s but development opportunity has been affected in recent years by infrastructure constraints.

KEY ISSUE/DEVELOPMENT STRATEGY

2. A key issue in the village, before further development can take place, is the resolution of drainage and water supply constraints. The strategy for Monikie seeks to promote the redevelopment of a brownfield site that would resolve these constraints, provide for a range of local housing needs and significantly improve the village environment.

HOUSING

EXISTING SITES

3. Sites with planning permission or under construction as identified in the Housing Land Audit, June 2004, are shown in Table 1.

SITE PREVIOUSLY IDENTIFIED BY THE FIRST ANGUS LOCAL PLAN

4. The site at Monikie Granary was previously allocated in the first Angus Local Plan. Planning permission has been recently granted for housing and the reservation of the site is continued in this Local Plan.

Mk1 : Housing – Monikie Granary

4 ha of land and buildings comprising the former granary is allocated for redevelopment for around 60 mixed tenure houses. Development is dependent on necessary investment in water supply and foul and surface water drainage infrastructure. Proposals will require to provide details of vehicular access from Panmure Road, landscaping and open space provision, and pedestrian and cyclist linkages. Developers will also be required to contribute to the extension of Monikie Primary School and the erection of a new Scout Hut. (Outline planning permission for 22 social rented and 37 private houses was granted on 11 March 2004).

MONIKIE

PROFILE

Role:

Large rural village with a limited range of services.

Population: Census 2001 - 416; 1991 - 479; % Change 91/01: -13.15.

Housing Land Supply June 2004: existing - 7 constrained - 60

Drainage:

Development currently constrained by lack of available local foul drainage capacity. Private sector investment required to resolve constraint.

Water Supply:

Development of the Granary site can be accommodated. Further development will be constrained by water supply issues that will require augmentation and increased service reservoir capacity.

Table 1 : Existing Sites

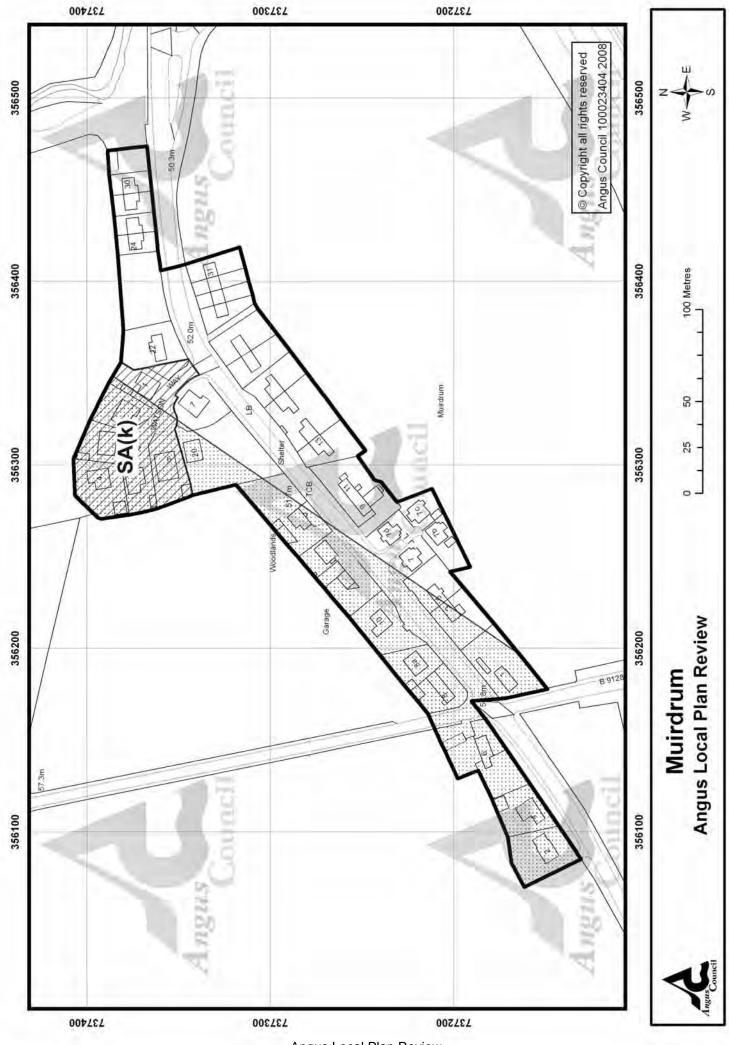
(a)	Panmure Road	7

Total

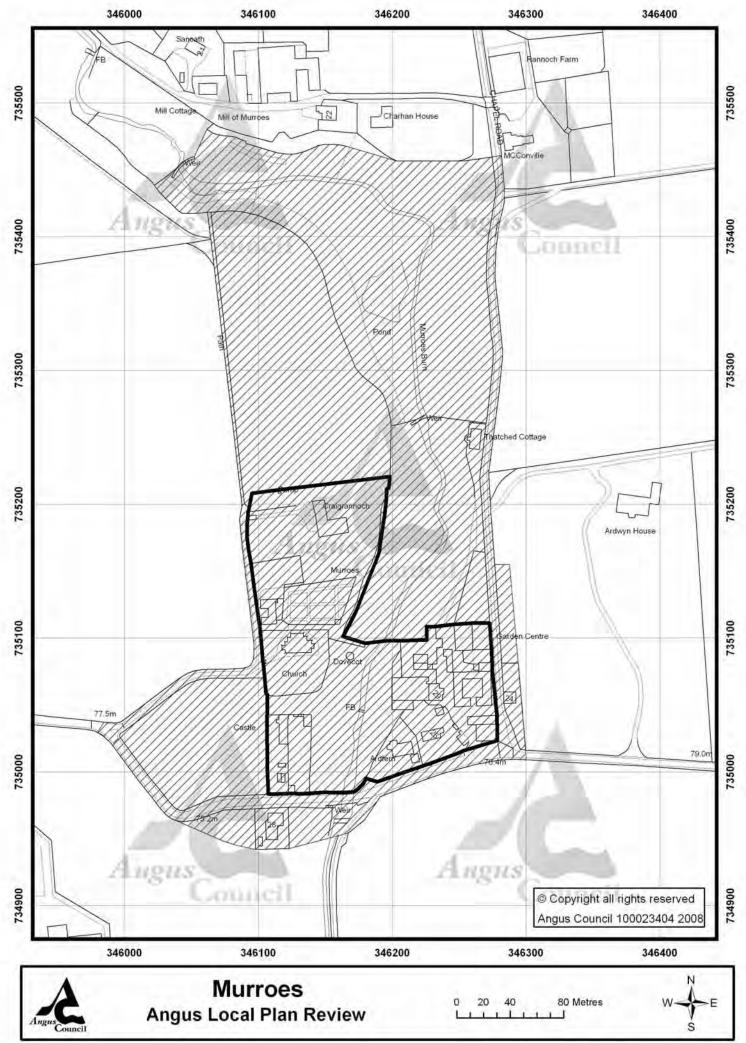
Table 2 : Site from first ALP

7

Mk1 : Granary Site	60	
Total	60	



Angus Local Plan Review 265



1. Newbigging is a small agricultural village close to the towns of Carnoustie and Monifieth which experienced a period of growth in the early and mid 1980's. The drainage network, which is now at capacity, will require significant investment to accommodate any new development.

2. The village has a limited range of facilities (shop/post office, primary school and petrol station/garage) serving both Newbigging and a wider local catchment area.

KEY ISSUE/DEVELOPMENT STRATEGY

3. Previous development in the village has resulted in the current drainage constraint which will require resolution before any further new building can take place. In addition, there is also the question of what level of development would be appropriate for the village over the next 10 years. The Local Plan strategy for Newbigging makes allowance for limited greenfield land release which will provide for local housing needs, contribute to the distribution of housing opportunities across the wider Dundee and South Angus Housing Market Area and assist in supporting local services and facilities (including the local primary school).

HOUSING

SITE PREVIOUSLY IDENTIFIED BY THE FIRST ANGUS LOCAL PLAN

4. The site at Pitairlie Road was previously allocated in the first Angus Local Plan. Development of the site is dependent on private sector investment at the wastewater treatment plant and in the local sewerage network.

5. A requirement for the provision of LCHO and Social Rented affordable housing has been established for the South Angus Housing Market Area. In accordance with Policy SC9 : Affordable Housing, proposals to develop the site at Pitairlie Road, Newbigging will require to make a contribution towards the need for affordable housing.

Nb1 : Housing - Pitairlie Road/Newbigging North

1.1ha of land to the north-west of the village is identified for the development of around 20 houses subject to the following requirements:

- 40% of the capacity of the site to provide for LCHO and/or Social Rented affordable housing;
- a single vehicular access should be taken from Pitairlie Road (B961);
- improvements to the existing wastewater treatment plant and trunk sewerage within the village to be wholly funded by the developer.

NEWBIGGING by Carnoustie

PROFILE

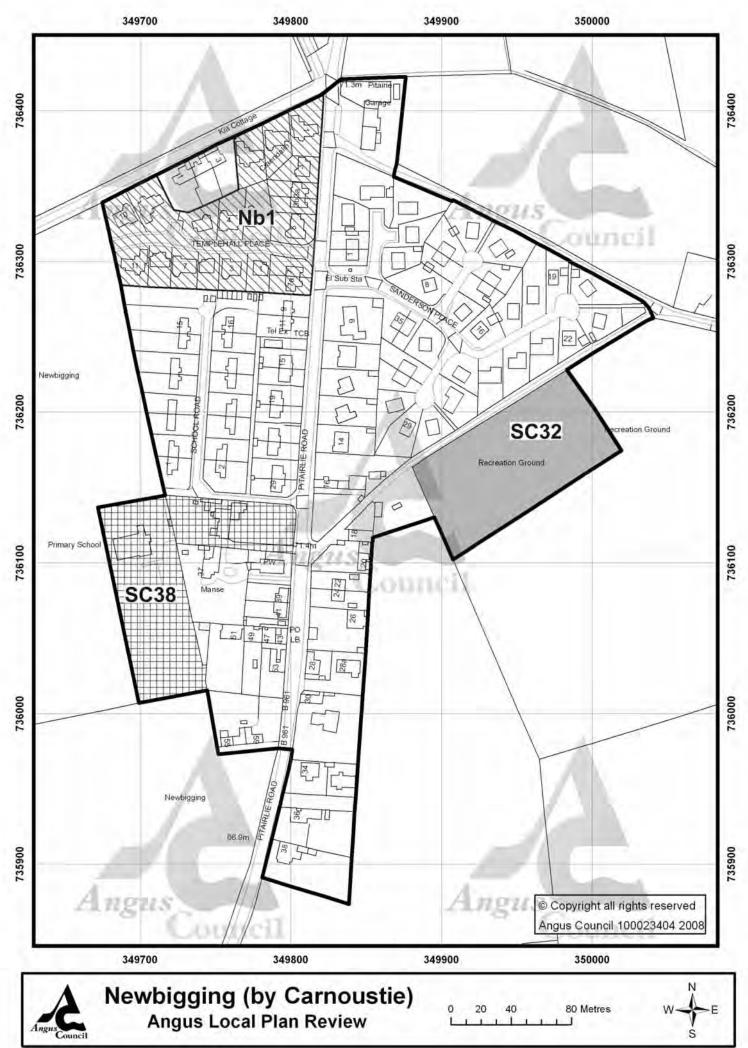
Role:

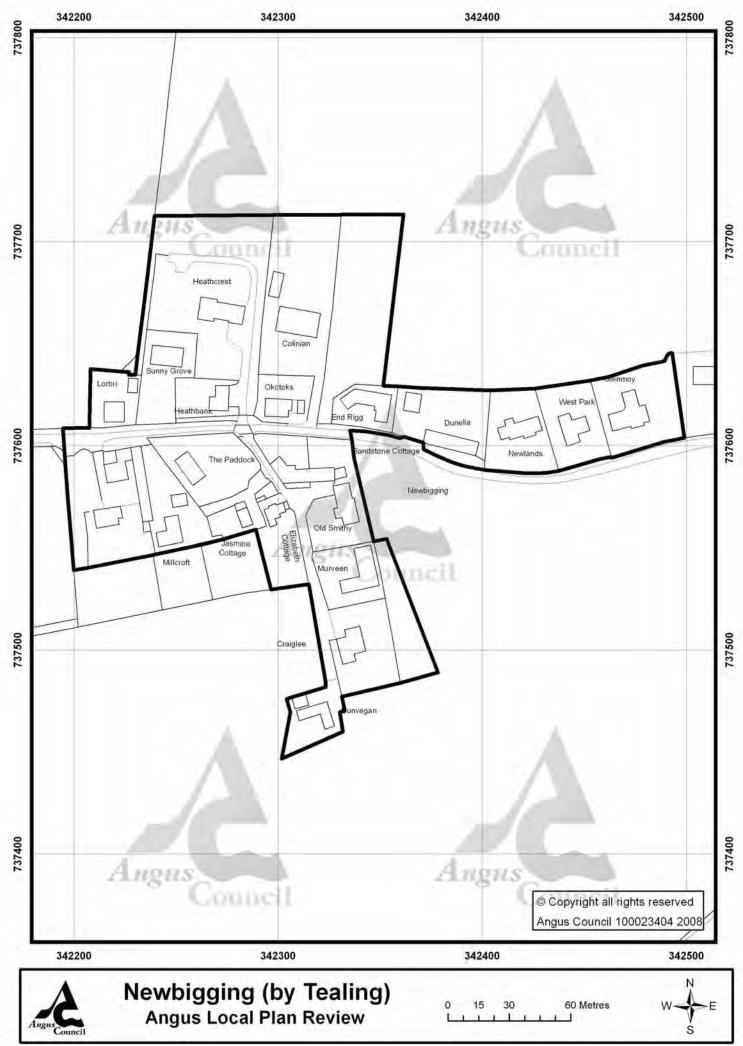
Small rural village with a limited range of local facilities serving a wide local catchment area.

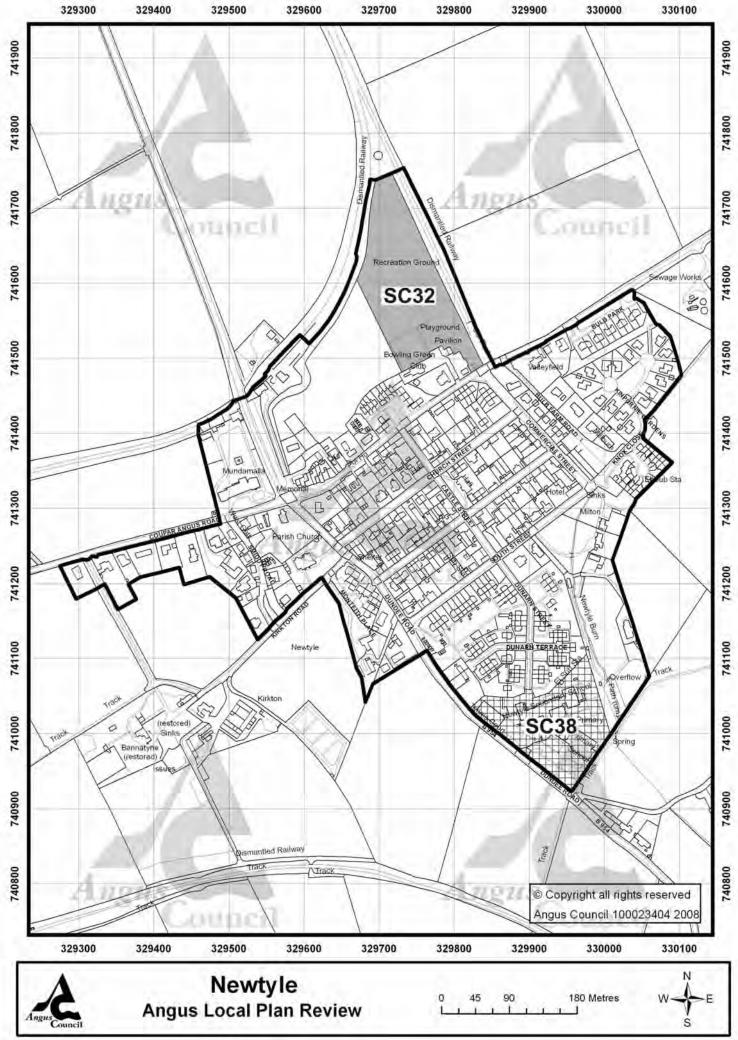
Housing Land Supply June 2004: Constrained - 20

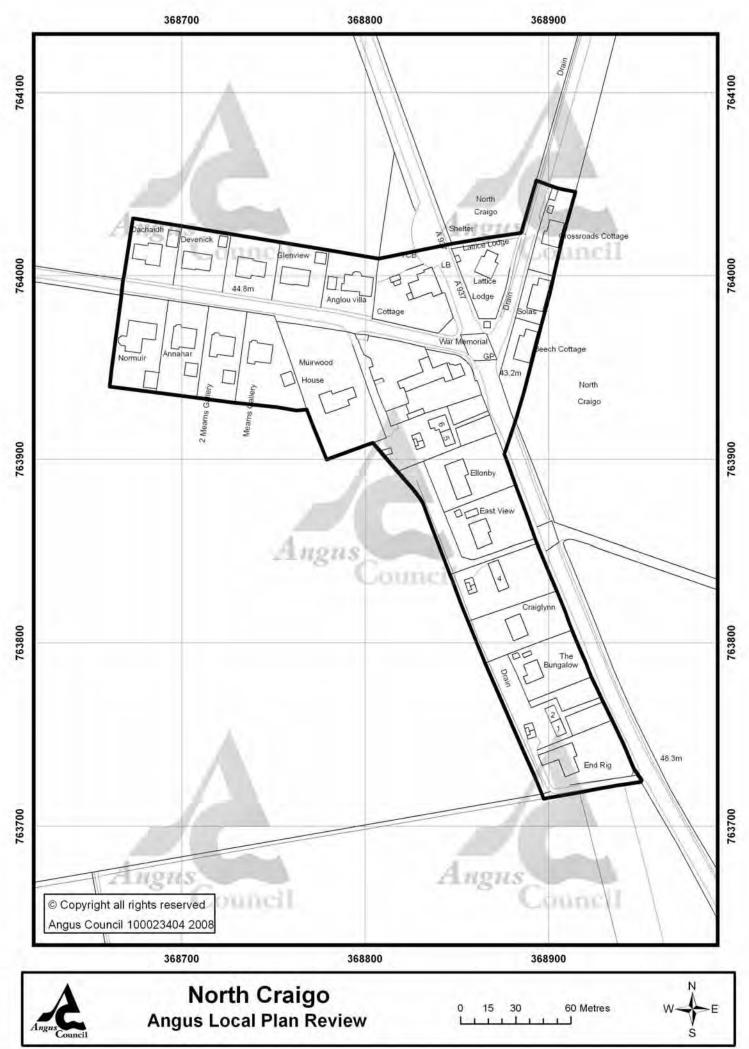
Drainage: Development constrained by lack of capacity at WWTP and in local sewerage network. Condition of receiving watercourse not certain.

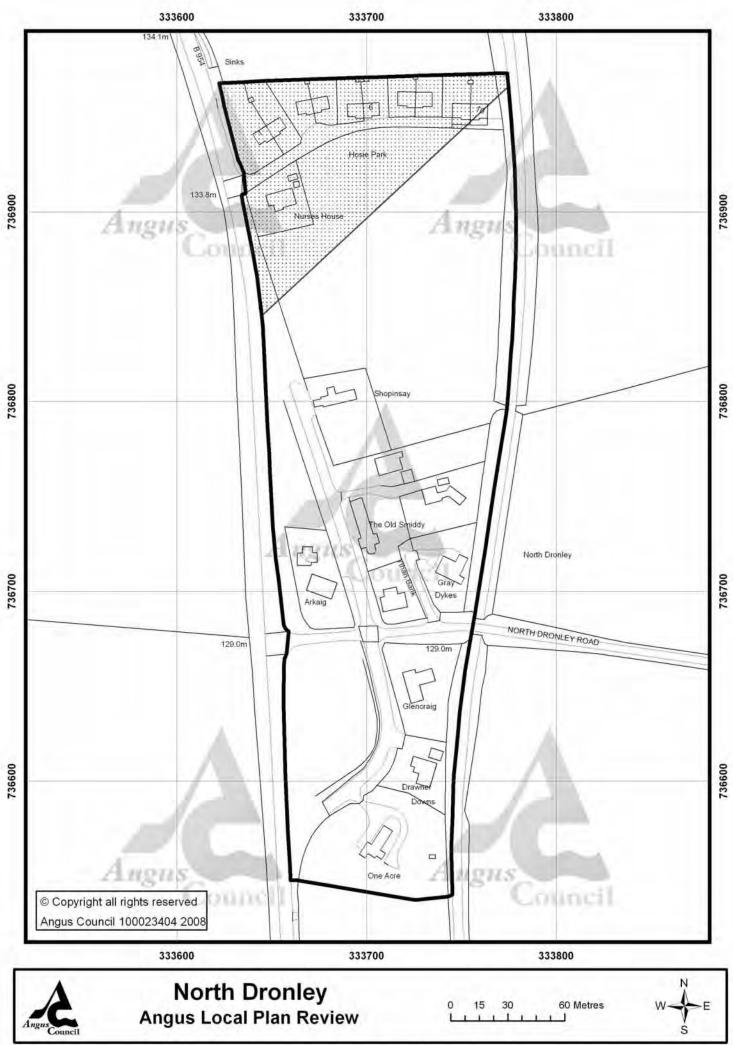
Table 1 : Sites from First ALP	
Nb1 : Pitairlie Road	20
Total	20

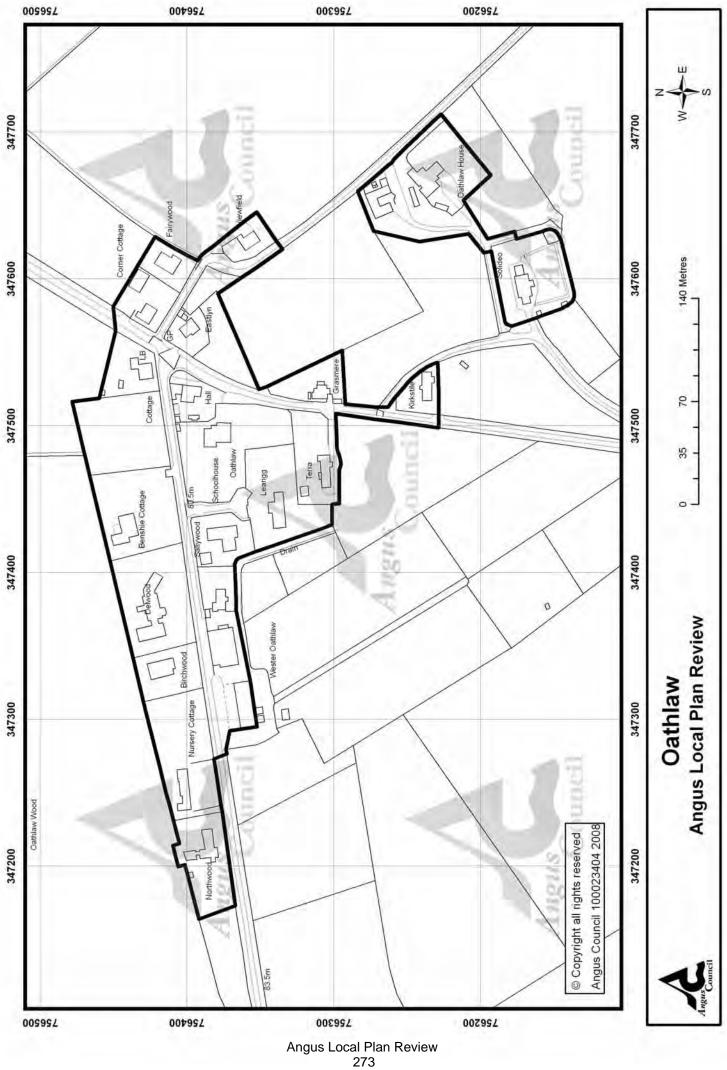


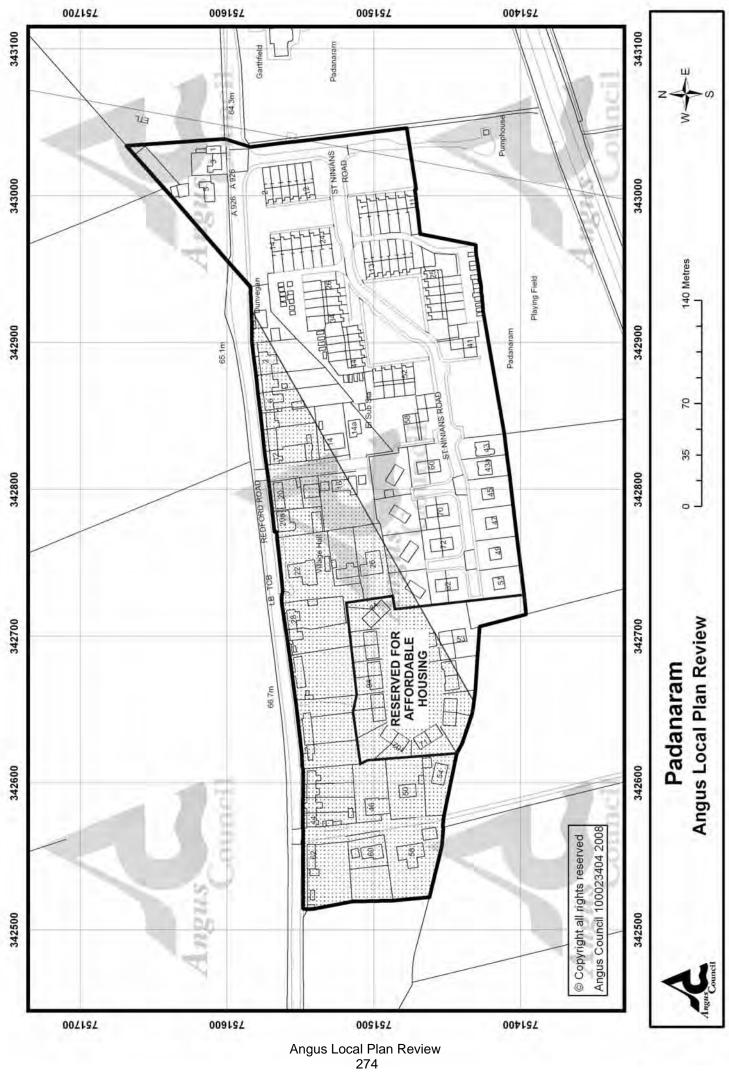


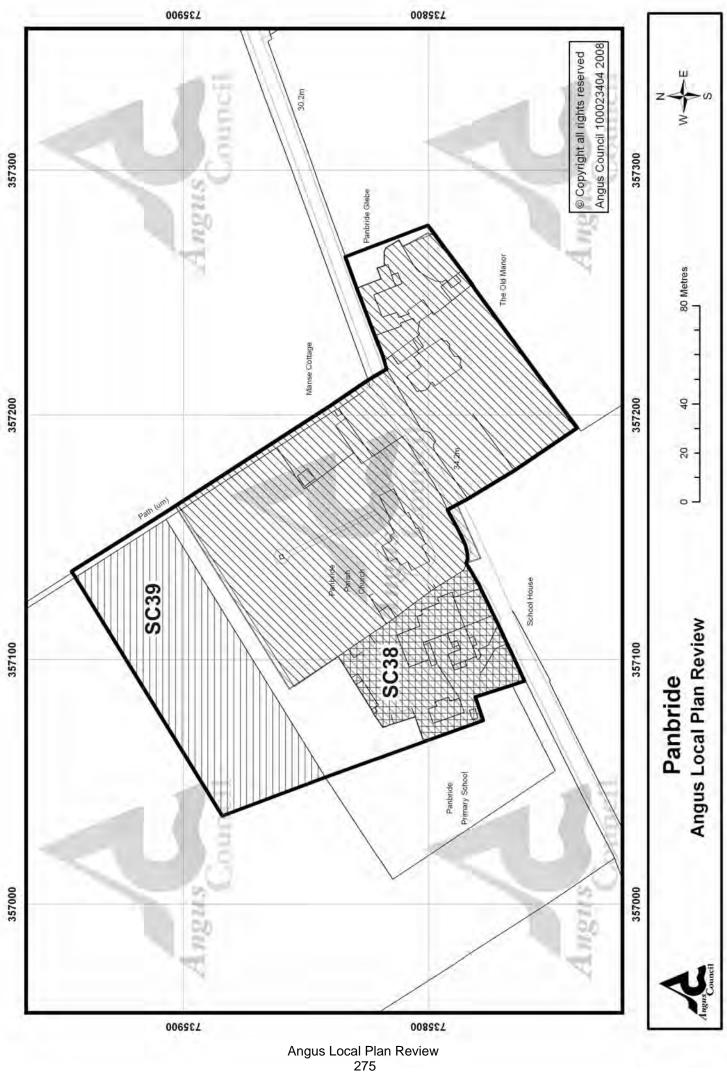












1. Located to the west of Muirhead on the south side of the A923, Piperdam comprises a golf course, designed around a loch and woodland setting, associated driving range and other facilities including restaurant/centre, swimming pool/spa, loch fishings and a separate area for the development of up to 40 chalets and 30 timeshare properties. Planning permission, subject to a Section 75 Agreement, has been granted for the development of a maximum of 123 houses in three phases.

KEY ISSUE/DEVELOPMENT STRATEGY

2. In line with the strategy of the Dundee and Angus Structure Plan that seeks to direct additional housing in the South Angus area towards Monifieth and Carnoustie, the development approach for Piperdam seeks to limit residential development to the existing approved number and distribution of house sites and support appropriate proposals which extend the area's recreation and tourism potential. To comply with the Structure Plan and Local Plan strategies further housing development would not be appropriate.

HOUSING

EXISTING SITES

3. The existing housing land supply, comprising sites with planning permission or under construction as identified in the Housing Land Audit June 2004, are shown in Table 1.

4. The sites at Piperdam include a third and final phase of housing development which was approved to support the provision of additional recreational facilities. The three phases of residential development will allow for a total of 123 dwellings to be constructed on the site. Further residential development beyond this number will be resisted.

Pd1: Residential Development

Private residential development at Piperdam will be limited to a maximum of 123 dwellings in accordance with approved plans.

SPORT AND RECREATION

5. The existing facilities at Piperdam and the proposed development of chalets, timeshare properties and other facilities including nine hole golf course, woodland walk, tennis courts and children's play area will contribute to the tourism and recreation resource of Angus. Future proposals which consolidate and where appropriate expand the tourism potential of Piperdam will be supported where these are compatible with the Local Plan Strategy for the South Angus Housing Market Area. This strategy does not support further residential development at Piperdam.

PIPERDAM

PROFILE

Role:

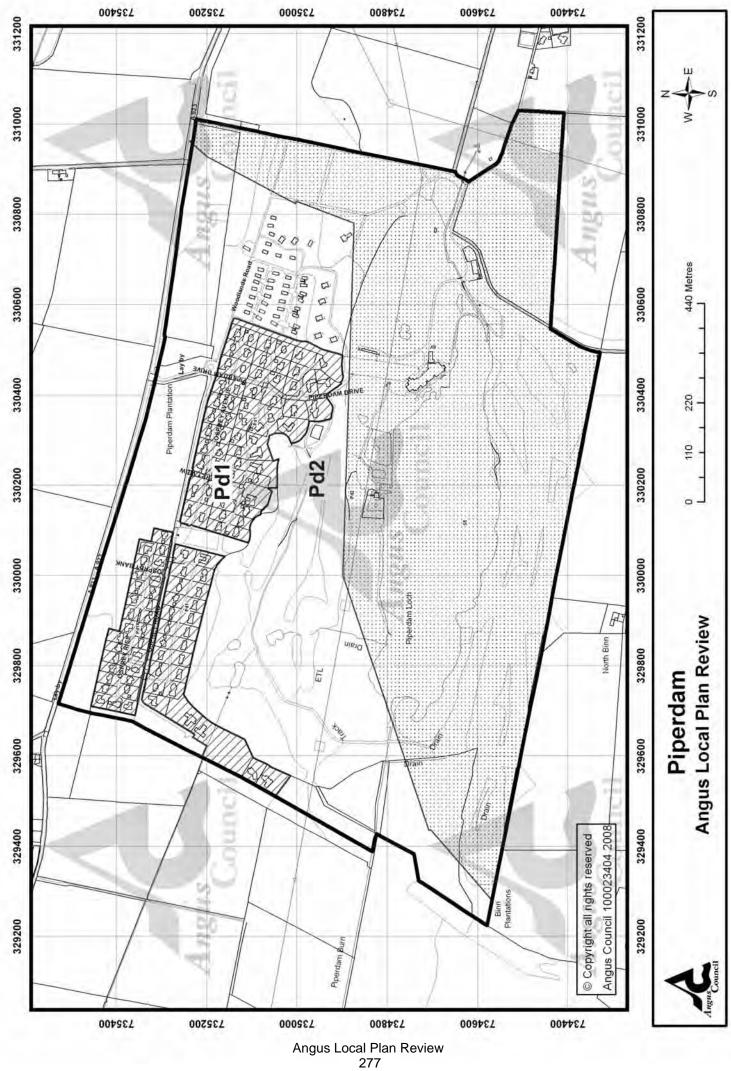
Mixed recreational and housing development incorporating golf course, restaurant, fishery and recreational facilities.

Housing Land Supply June 2004: existing - 45

Drainage: Capacity available.

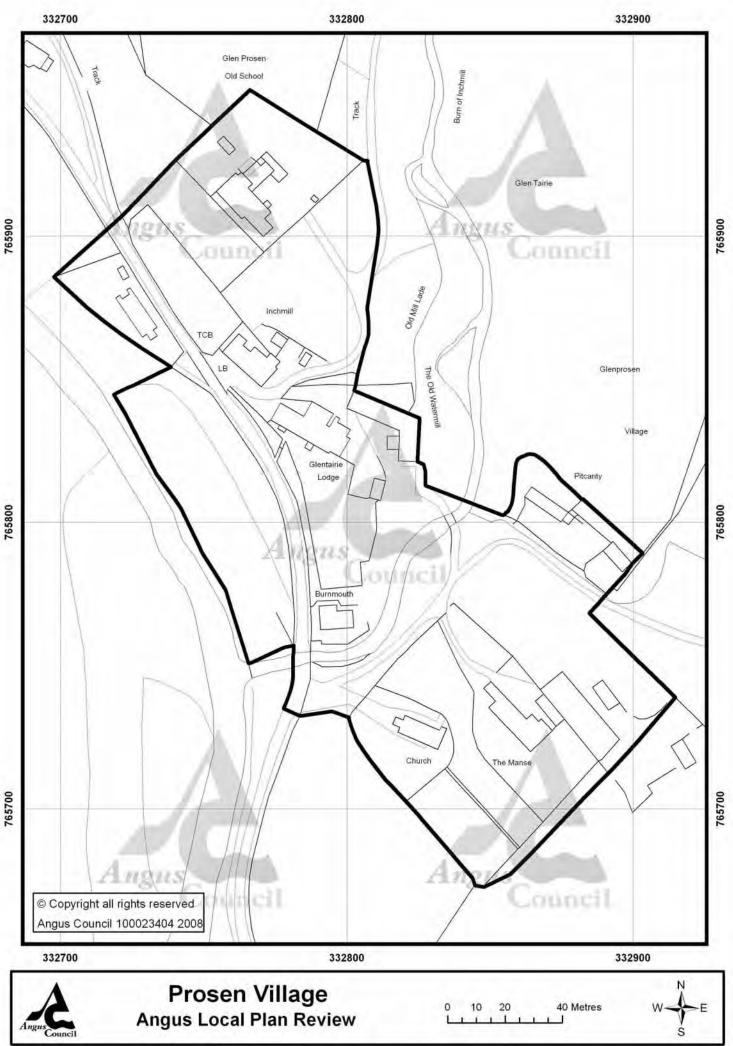
Table 1: Existing Site

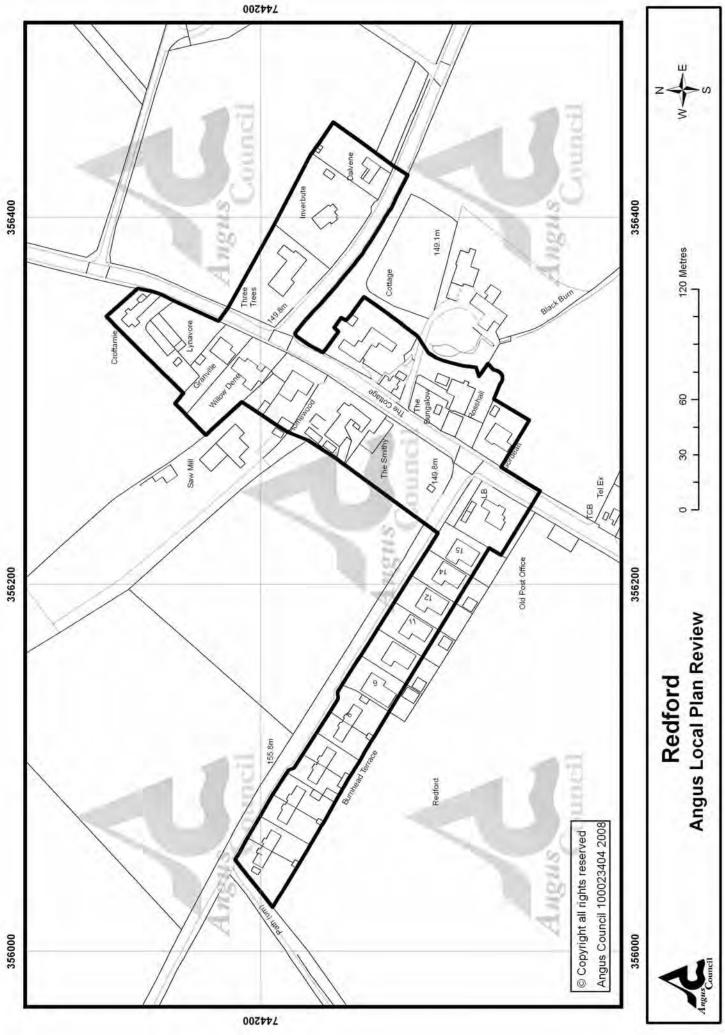
(a) Piperdam	45
Total	45



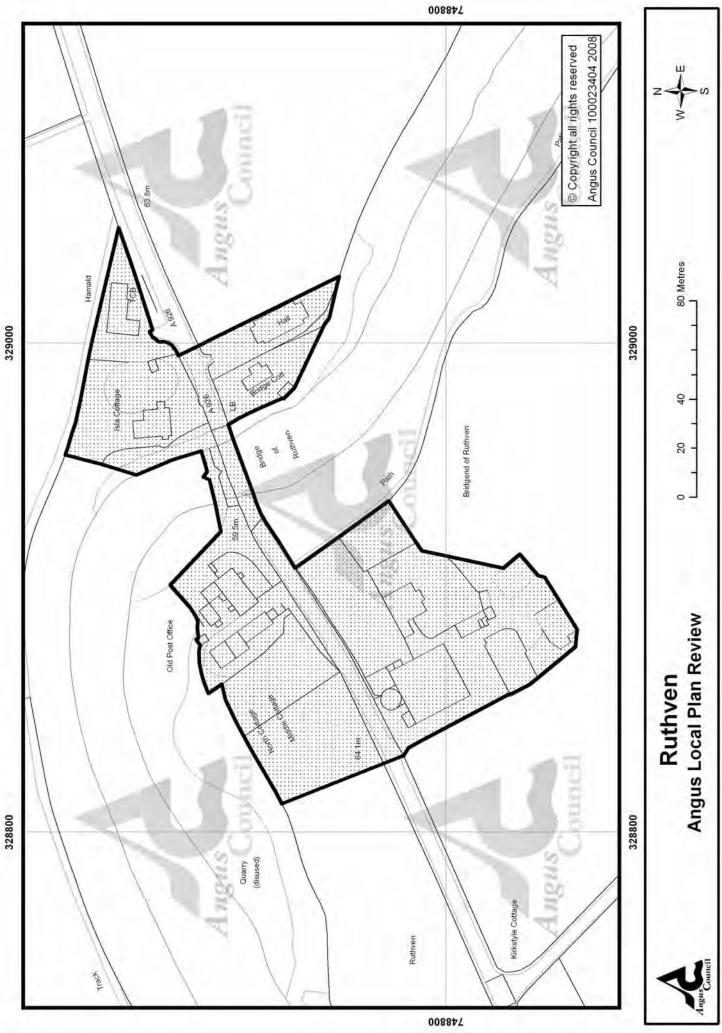
Pd2 : Recreation Development

Proposals which extend the tourism and recreational potential of Piperdam, will be supported where they are compatible with existing land uses/activities, are not detrimental to the area's setting and environment and comply with the Structure Plan and Local Plan strategy.

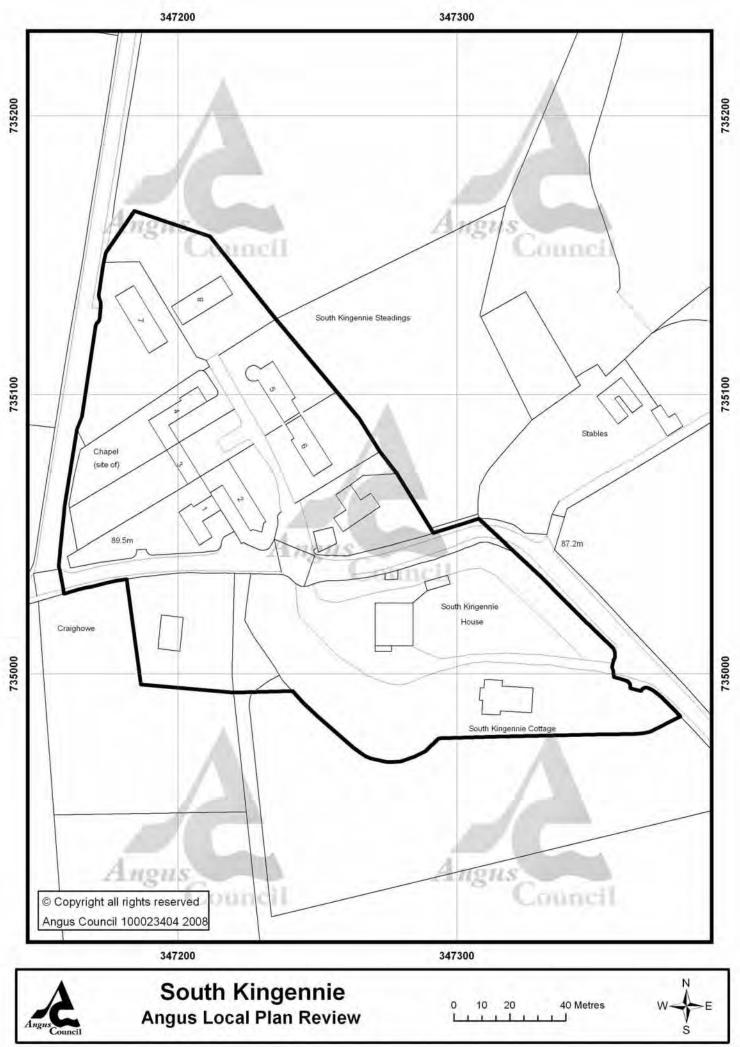




Angus Local Plan Review 280



Angus Local Plan Review 281



STRATHMARTINE HOSPITAL

1. The Strathmartine Hospital Estate lies to the northwest of Dundee. Although a small part of the estate has been retained in health care use the remainder of the site (17.5 ha) has been declared surplus to the requirements of the NHS Trust. The surplus buildings and landscaped grounds offer an opportunity for reuse and redevelopment for a range of uses, in the context of the strategy for the South Angus Housing Market Area.

KEY ISSUE/DEVELOPMENT STRATEGY

2. The development approach for the Strathmartine Hospital Estate during the life of this Local Plan will be to support proposals for the appropriate reuse and redevelopment of the site for a mix of uses in the context of the strategy for the South Angus Housing Market Area. Housing development will be limited to a maximum of 40 residential units from the conversion of the important category B listed building and any additional new housing.

3. The feasibility of other compatible land uses and activities such as business uses, non-mainstream housing (nursing home, sheltered housing, etc), leisure and recreational uses should be investigated. A comprehensive strategy or master plan to guide the development of this important urban fringe site will be required and should address issues such as primary and secondary school capacity, timing and phasing of development, landscape setting and existing tree cover, and public safety and security related to existing redundant structures.

OPPORTUNITY SITES

4. The following site provides an opportunity for redevelopment. Where proposals involve new housing development they will require to contribute towards meeting the provisions of Policy SC9 : Affordable Housing (see page 33).

St1: Opportunity Site - Strathmartine Hospital Estate

The Strathmartine Hospital Estate provides an opportunity for reuse and redevelopment for a range of uses. Proposals for reuse of the site must be in accordance with a comprehensive strategy or master plan which will be prepared for this site and include details of the following requirements:

- retention of the existing listed building;
- the timing, phasing and location of development;
- public safety and security related to existing structures;
- the retention of existing tree cover and hedgerows, enhancement of the landscape setting and biodiversity of the site;
- provision for public access to the landscaped grounds for informal recreational purposes.

Housing development will be limited to a maximum of 40 residential units comprising the conversion of the existing listed building and any limited new housing development.

PROFILE

Role:

Surplus former hospital site on the northern fringe of Dundee.

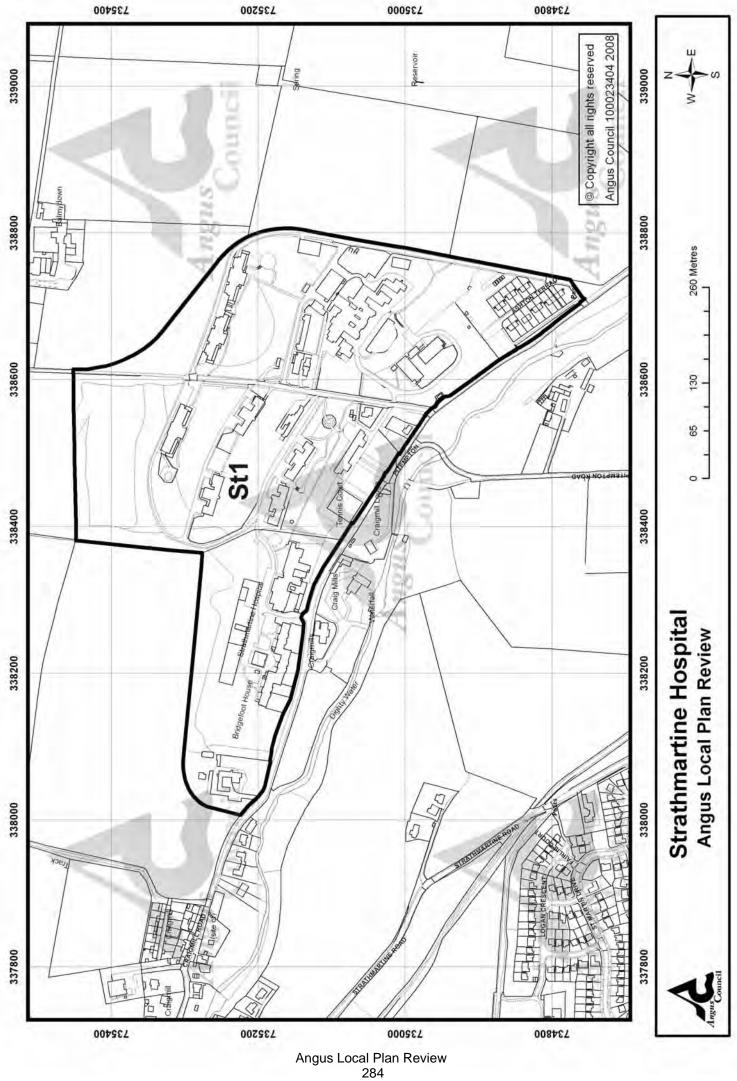
Drainage:

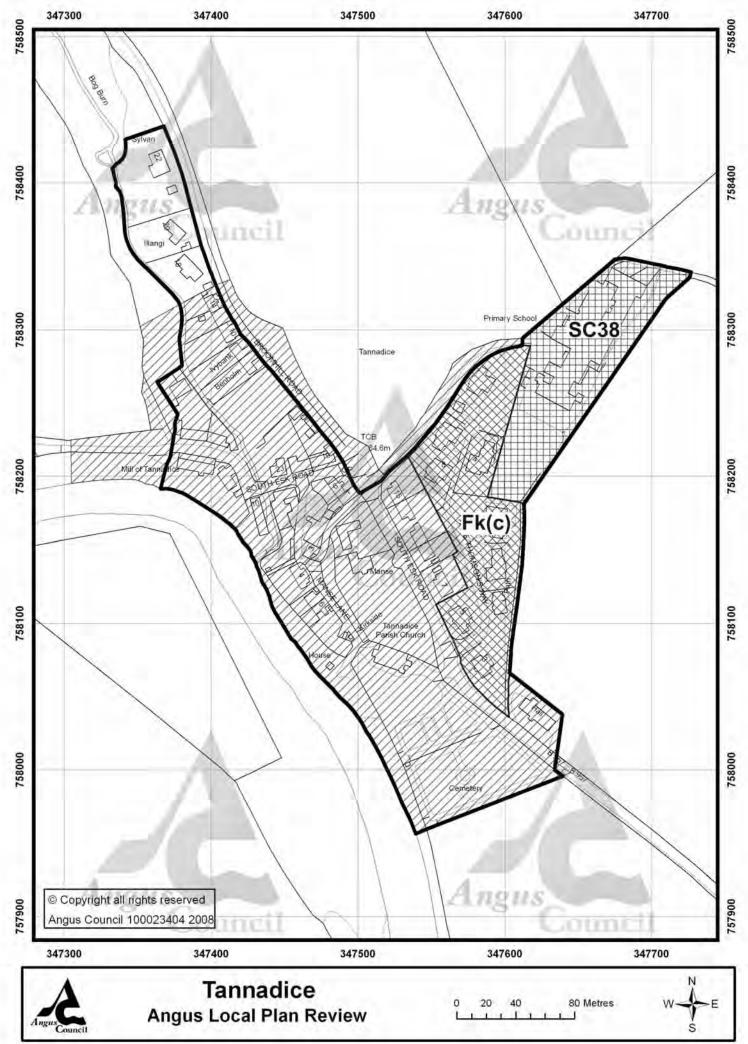
Existing hospital drainage system. Surface water disposal to the Dighty Water.

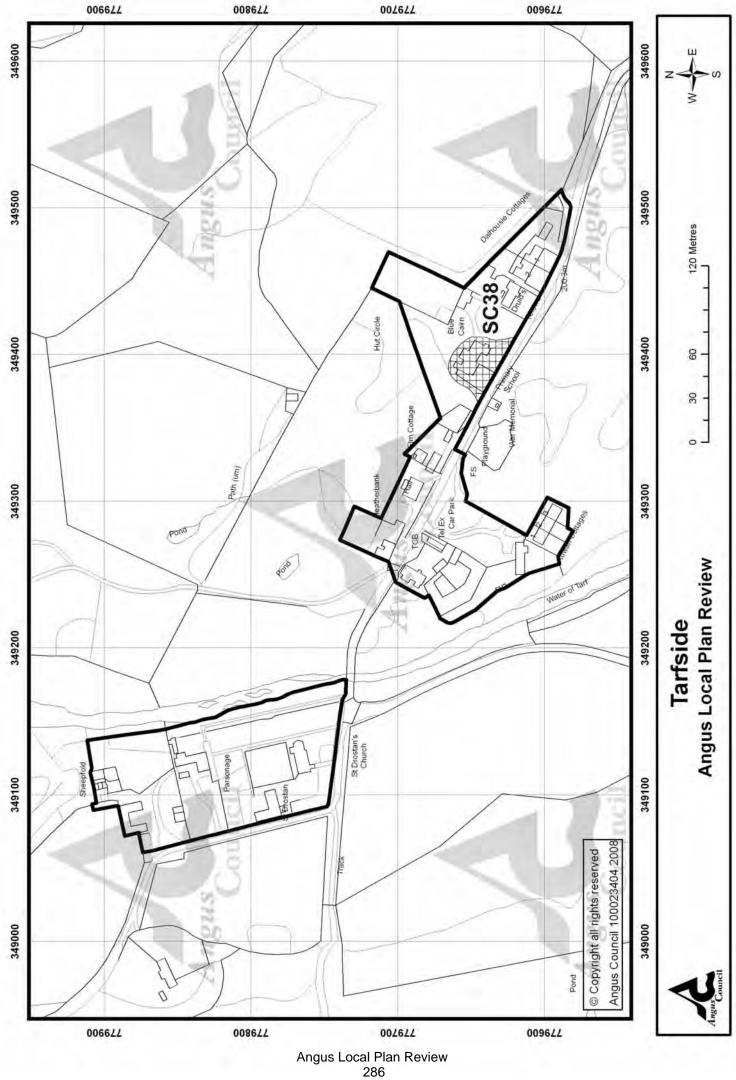
Opportunity Sites: Sites available for redevelopment for housing and/or other uses. Given uncertainties related to the timing of release of such sites for development and the range of potentially suitable uses, they are not counted towards meeting the Plan Structure housina allowances until planning permission is granted.

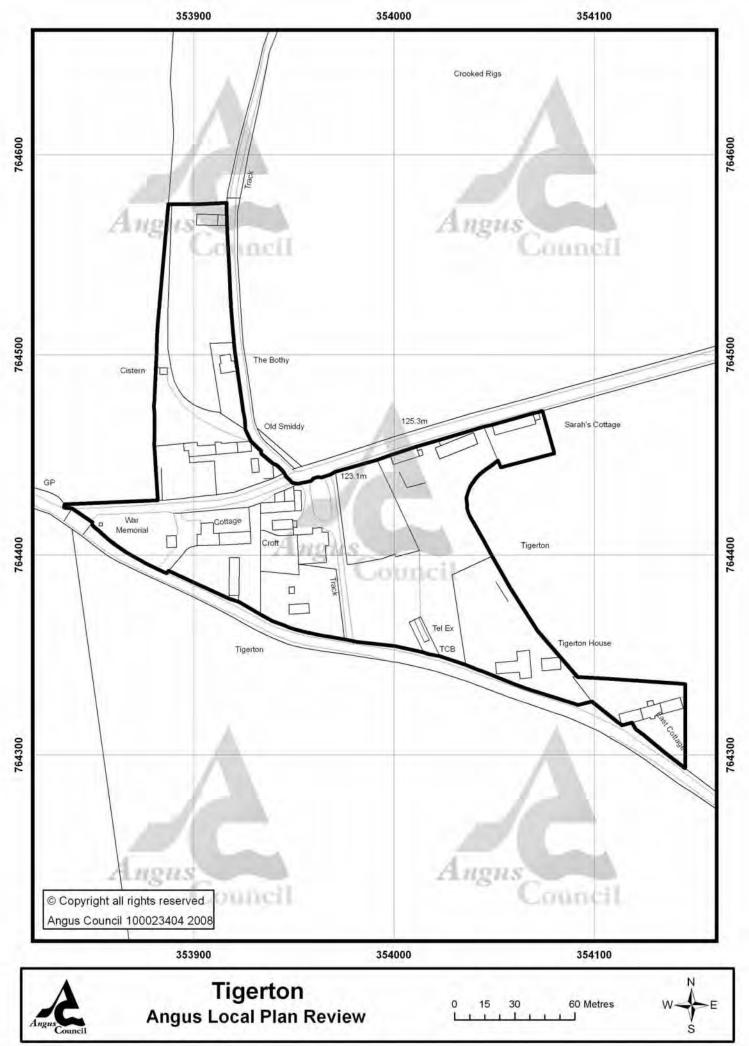
Opportunity Site

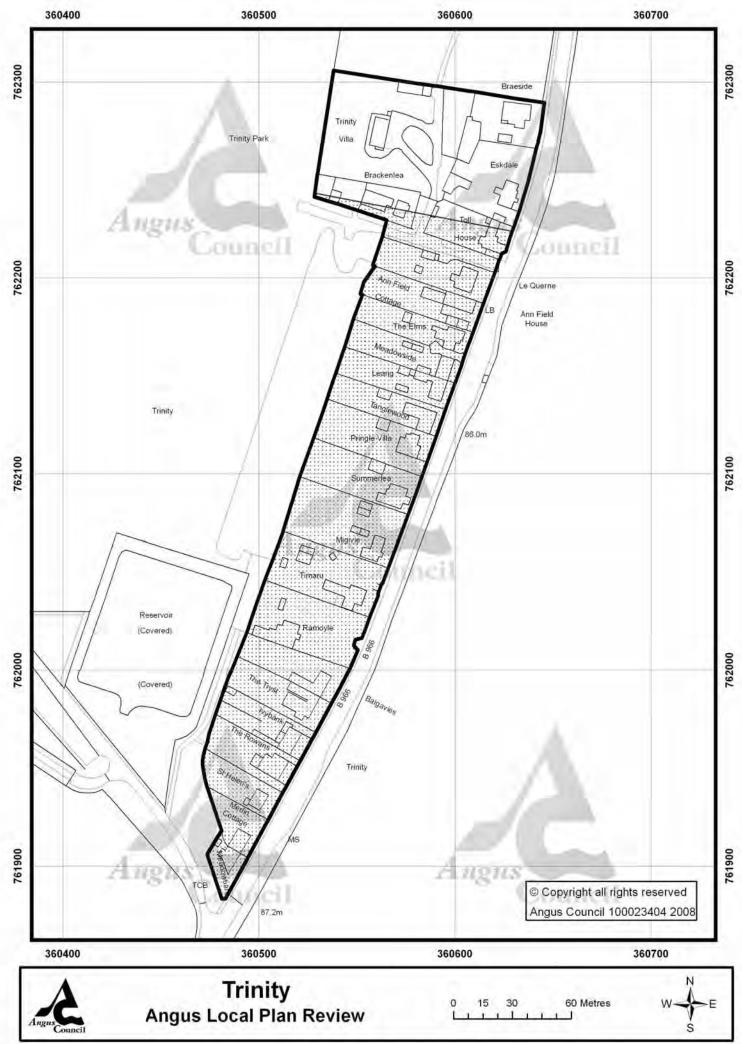
St1: Strathmartine Hospital Estate

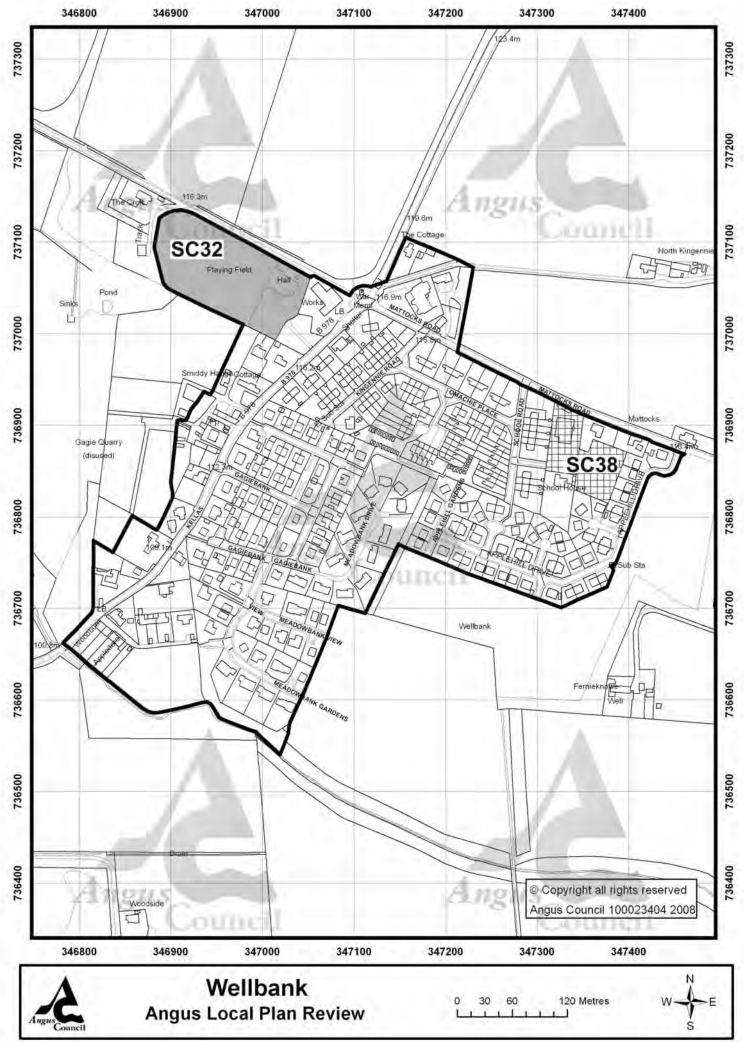


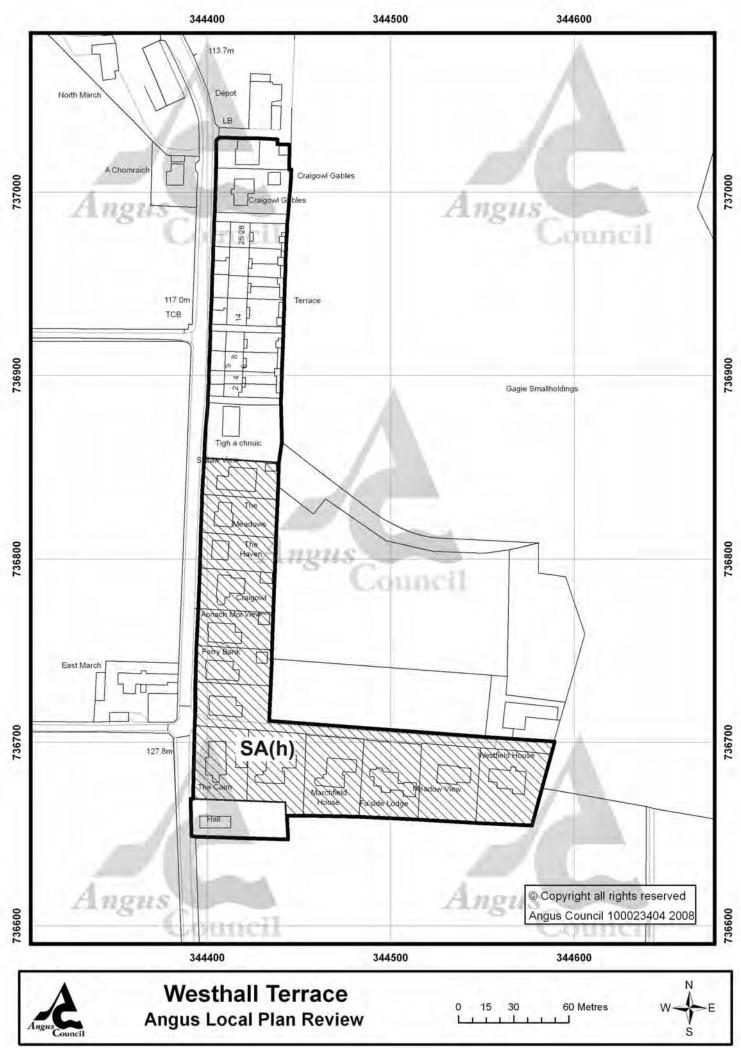


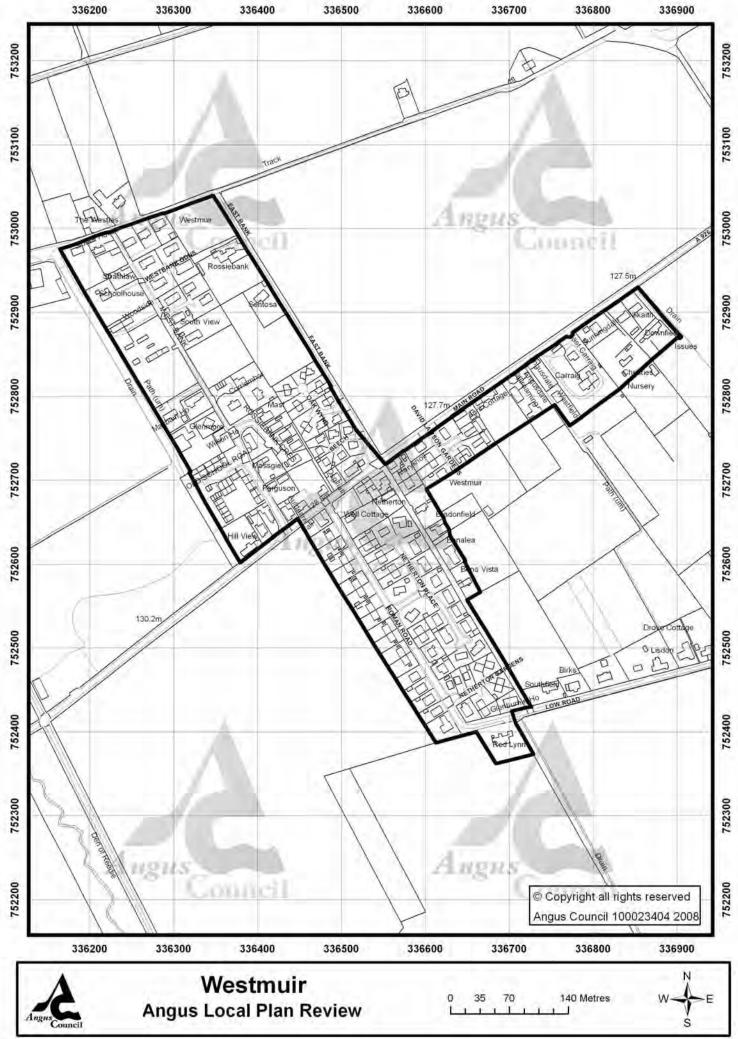




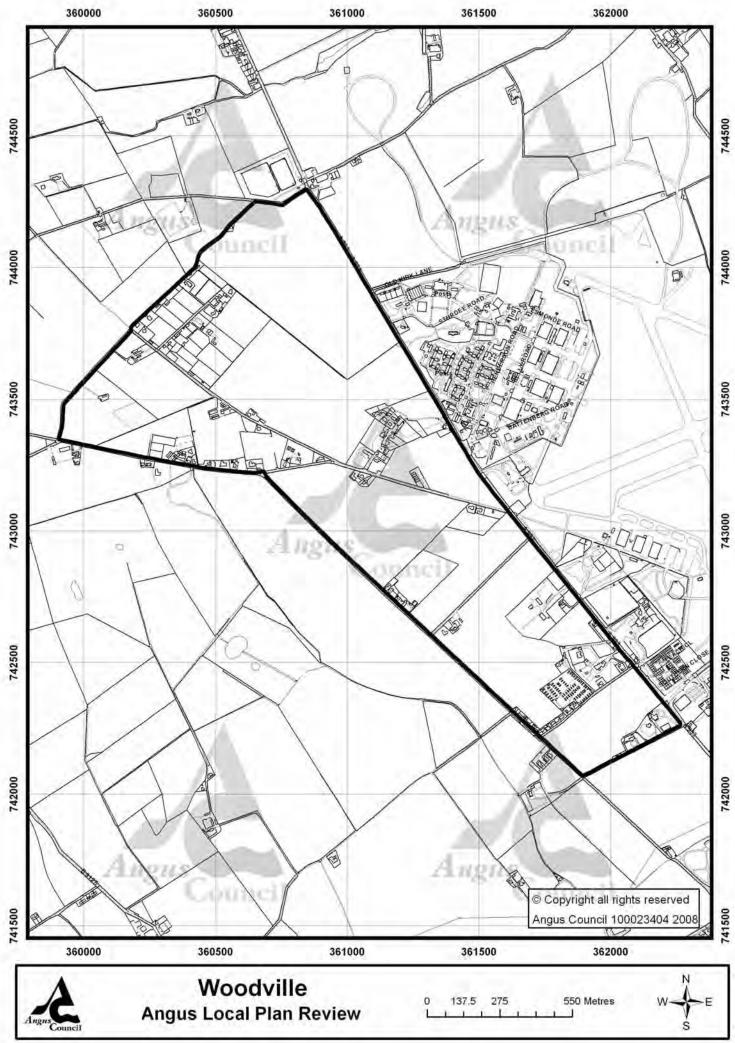












1. Woodville, located north of Arbroath to the west of the A933, is an area where urban uses are encroaching into the countryside on the fringe of the town and incrementally changing its character from countryside to suburban. The area is characterised by loose groupings of individual houses, smallholdings, a hotel, two caravan sites and scattered commercial and industrial premises (some of which are agriculturally based).

KEY ISSUE/DEVELOPMENT STRATEGY

2. The Woodville area continues to experience pressure for the development of housing and other urban uses to the detriment of its countryside character. The Local Plan approach is to restrict urban sprawl and resist the increasing urbanisation of Woodville. Development will generally only be considered acceptable for essential worker housing or where the use is directly associated with agriculture or horticulture.

Wv1: Woodville Development Approach

Within the development boundary identified for the wider Woodville area, only proposals directly associated with agriculture or horticulture will be permitted. New housing will only be supported where it provides essential worker housing for established businesses.

WOODVILLE

PROFILE

Role:

The Woodville area is a loose grouping of houses, smallholdings, an hotel, caravan site and scattered commercial and industrial premises situated on the outskirts of Arbroath

Housing Land Supply June 2003:

existing - 0

Drainage:

The area is not served by public sewers. Development is dependent on private drainage arrangements with discharge to ground soakaway or local watercourse.

PART 5: Implementation, Monitoring and Review Contents

	Page
Implementation	297
Introduction	297
Partnerships and Related Strategies	297
Proposals	297
Resources and Developer Contributions	297
Enforcement of Planning Control	298
Monitoring & Review	300
Introduction	300
Monitoring Requirements and Data Tracking	300
Review	301

Introduction

5.1 This local plan provides a framework for managing land-use change and development, and as such must be capable of implementation. The status of the Development Plan in the decision making process provides for a greater degree of consistency and certainty in how the Plan will be implemented and underpins the overall approach of putting the Plan into action.

Partnerships and Related Strategies

5.2 Developing partnerships is one of the key themes guiding the work and priorities of Angus Council. This includes partnerships with the community; with statutory bodies and other public, private and voluntary agencies and organisations; and with private interests. In helping to translate these partnerships into action the local plan forms part of an important two-way process which is informed by and in turn seeks to inform various other plans, strategies and initiatives developed both by the Council and its partners. The Local Plan therefore has an important role in providing a land use framework and land management overview. A broad indication of some of the links to other strategies, plans and initiatives is summarised in Appendix 4 which identifies a matrix of associated documents.

Proposals

5.3 Proposals are intended actions of significance to the Plan area to be undertaken by Angus Council, or by other public or private bodies or individuals that will be implemented within about five years of the adoption of the Plan. The specific proposals applying to individual settlements identified in Part 4 of this Written Statement concern the allocation of land for development together with various actions in support of the Development Strategy for each settlement. These proposals and actions will be implemented by various measures including via the development control process in respect of applications to develop specific sites.

5.4 Further guidance on the development of various sites allocated in the local plan will be published in the form of more detailed development briefs. These briefs will set out the development phasing, mix of uses, infrastructure requirements and guidance on site layout and design matters. They will also indicate requirements for vehicular, pedestrian and cyclist access; landscape and open space provision; and the need for related community facilities and developer contributions.

Resources and Developer Contributions

5.5 While Angus Council has published this Finalised Local Plan other agencies and developers will fund many of the development proposals and opportunities. This includes various aspects of infrastructure necessary to implement the Development Strategy. The Council will prepare supplementary guidance to provide an indication of the nature of

IMPLEMENTATION

Section 25 states:-

Where. in makina anv determination under the Planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise.

Town and Country Planning (Scotland) Act 1997

Development Briefs have been prepared for:

- Sunnyside Royal Hospital, Hillside
- Orchardbank , Forfar
- Bearehill/Rosehill, Brechin
- Brechin Business Park
- Inverkeilor
- Ashludie Hospital, Monifieth
- Newton Road, Carnoustie
- Brechin Road, Montrose

Development Briefs will be prepared for:

- Montrose Road, Arbroath
- Dubton Farm, Brechin
- Hillhead, Kirriemuir
- Montrose Airfield
- South of Gardyne Street, Friockheim
- Jubilee Park, Letham
- Strathmartine Hospital

public services, community facilities and infrastructure for which developer contributions may be anticipated on a settlement-bysettlement basis. The guidance will be revised as and when circumstances dictate.

5.6 A key consideration will be to secure sufficient resources from both the public and private sectors to ensure service and infrastructure provision. This includes encouraging the private sector to contribute towards the removal of infrastructure constraints in accordance with the Development Strategy through appropriate planning agreements taking account of opportunities for delivering planning gain.

5.7 New development has an important role in funding measures to mitigate any adverse impacts in a way that is consistent with the delivery of wider planning and environmental objectives. Indeed, in Angus, as elsewhere in Scotland, the bulk of the funding for infrastructure and facilities arising from major new greenfield housing developments will probably have to come from contributions by developers.

5.8 Circular 12/1996 advises that development plans should give guidance on the particular circumstances in which planning authorities will seek to use Section 75 Planning Agreements. Developer contributions will be sought where the impacts of a scheme warrant them. Such contributions should be designed to avoid a significant negative impact as a result of the development, and to ensure a high quality and properly serviced development. Contributions may be appropriate both on-site and off-site, depending on the nature of the prospective impact. In appropriate cases, Angus Council may take the joint impact of several related schemes into account. The provision of contributions will not make a fundamentally inappropriate scheme acceptable in planning terms. They are designed to apply to cases where there is a significant impact that is capable of mitigation to produce an acceptable scheme.

Policy Imp1 : Developer Contributions

Developer contributions will be required in appropriate circumstances towards the cost of public services, community facilities and infrastructure and the mitigation of adverse environmental impacts that would not have been necessary but for the development. Such contributions will be consistent with the scale and effect of the development and may relate to both on-site and off-site items that are required to produce an acceptable development in the public interest.

Enforcement of Planning Control

5.9 In order to assist a structured and proactive approach and provide the general public, developers and applicants for planning permission with further information, advice and guidance Angus Council have prepared a Code of Practice for Enforcement of Planning Control. Effective enforcement is an essential element underpinning the planning system, complementing and supporting the development planning process. Under the Town and Country Planning (Scotland) legislation a range of planning enforcement powers are available to ensure that Circular 12/1996: The Town and Country Planning (Scotland) Act 1972 development is not carried out in breach of planning control or against the public interest. In assessing the need for planning enforcement action, one of the key issues to be determined by Angus Council is whether the breach of control would unacceptably affect public amenity or any existing use of land and/or buildings. The policies and proposals of the Local Plan provide broad guidance on what may or may not be acceptable and will form one of the main considerations taken into account by the Council.

5.10 The level and nature of enforcement action will be in scale with the breach of planning control to which it relates. As outlined in the Enforcement Charter the initial approach of Angus Council will generally be to seek a voluntary solution to the situation through negotiation with the owner or occupier of the site or through the submission of a planning application. However, where negotiation fails and the circumstances warrant, a more proactive enforcement response may be needed. The weight of enforcement action will be dependent on the severity of the breach and whether public safety and/or health are endangered. Areas of particular sensitivity include town centres, heritage designations particularly conservation areas and listed buildings, residential property and areas of landscape importance.

5.11 Where enforcement action is instigated, a right of appeal may exist to Scottish Ministers, which would be determined by an independent assessor from the Scottish Office Inquiry Reporters' Unit. It should however be noted there is no right of appeal for third parties and in this respect Angus Council are charged with looking after their interests and those of the wider community.

Policy Imp2 : Enforcement of Planning Control

Where there has been a breach of planning control, Angus Council will take enforcement action where it is considered necessary to remedy the breach including where it will secure compliance with the policies of this Local Plan.

MONITORING AND REVIEW

Introduction

5.12 Monitoring of the local plan is a statutory responsibility placed on Angus Council to assess the continuing relevance of the plan and identify the need for and timing of alterations or a full review. By regularly undertaking systematic monitoring of the plan, the Council can ensure the policies and proposals contained in the plan continue to be relevant and provide a firm basis for investment guidance and development control over the plan period.

Monitoring requirements and data tracking

5.13 Effective monitoring involves an assessment of a variety of factors including the following:-

- the implications arising from monitoring the approved Dundee and Angus Structure Plan;
- changes in national planning legislation or guidance;
- changes in local priorities;
- emergence of new issues or development pressures the local plan has not catered for;
- changes in spending programmes of the local authority or other agencies;
- performance of local plan policies and proposals in dealing with issues and proposals for development;
- the extent to which local plan policies and proposals have been fully implemented or overtaken;

5.14 Existing informal/formal data sources and mechanisms which will be used and further developed to gather information include:

- annual housing land audit;
- annual employment land assessment;
- annual survey of derelict and vacant land and premises;
- audit of community facilities;
- analysis of development control decisions to ensure consistency;
- assessment of appeal decisions;
- monitoring of proposals granted which are departures from the Structure or Local Plan;
- research into emerging policy issues;
- relevant biodiversity indicator.

Planning Advice Note 49 "Local Planning" para 14

Planning authorities should ensure that statutory plans maintain their relevance by addressing current and emerging land use and environmental issues and that they contain robust policies for the promotion and control of development.

Review

5.15 The Finalised Angus Local Plan Review has been prepared with an element of flexibility (e.g. in relation to housing land allocations) in order to be sufficiently robust to accommodate some changes arising from the inevitable uncertainty associated with longer term forecasting and planning. The need to adjust, amend and update parts of the plan as part of the monitoring and review process is, however, also recognised. The Plan has been prepared in a form and following a format that will allow for selective updating of specific parts of the Plan without compromising its overall integrity. Clearly major shifts in overall strategy would require a comprehensive review and full replacement of the Plan. However it is expected that this will not be needed on a frequent basis.

PART 6: Appendices

		Page
1.	Developments Requiring A Transport Assessment	305
2.	Housing Land Supply	307
3.	Letham Unadopted Roads Policy	311
4.	Matrix of Associated Documents	314
5.	Profile of Angus	317

APPENDIX 1 – DEVELOPMENTS REQUIRING A TRANSPORT ASSESSMENT

A Transport Assessment will require to be submitted for all development proposals which fall at or above the size thresholds set out below.

USE	SCALE
Retail	1,000 sq.m Gross Floor Area
Cinemas and Conference Facilities	1,000 sq.m Gross Floor Area
Leisure Facilities	1,000 sq.m Gross Floor Area
Business/Office	2,500 sq.m Gross Floor Area
Industry	5,000 sq.m Gross Floor Area
Distribution and Warehousing	10,000 sq.m Gross Floor Area
Hospitals/Health Care Facilities	2,500 sq.m Gross Floor Area
Education Facilities	2,500 sq.m Gross Floor Area
Stadia	1,500 seats
Housing	100 dwellings

Appendix 2 : Housing Land Supply in each Housing Market Area by Site

		No. of	Sites Previously Identified by first	No. of		No. of
	Sites with Planning Permission at June 2004	Units	Angus Local Plan	Units	Allocated Sites	Units
ARBROATH HMA						
Arbroath	A(a) The Elms/ Cairnie Road	6	A1 : Montrose Road	200	A5 : Cliffburn	125
	A(b) McGregors Walk	15	A2 : James Street Hall	17		
	A(c) Lochlands Drive/ Cairnie Street	10	A3 : Millgate Loan/ East Mary Street	20		
	A(d) East Newgate 2	13	A4 : Benedict Road	20		
	A(e) Cliffburn Road	7				
	A(f) Millgate/ Alma Works	8				
	A(g) Abbeybank House	9				
	A(h) Seagate	14				
	A(i) Elliot	31				
	A(j) Edradour Gardens	12				
Sub total		125		257		125
Landward						
Auchmithie					Am1 : Kirkbank	15
Friockheim	Fk(a) Millgate 1	3			Fk1 : Millgate 3	16
	Fk(b) Millgate 2	1			Fk2 : South of Gardyne Street	40
	Fk(c) Kinnell Gardens	9				
Inverkeilor	lk(a) Village Field	4			lk1 : Lunan Avenue	4
	lk(b) Lunan Avenue/ Kirkton Farm	2			Ik2 : Kirkton Farm Steading	3
	Ik(c) Railway Field	45			_	
Letham Grange	LG(a) Letham Grange	3				
Other	ARB(a) Tarriebank House, Marywell	5				
	ARB(b) Legaston Farm, Friockheim	3				
	ARB(c) Rosecroft Court, Mosston, Carmyllie	1				
	ARB(d) Cotton of Colliston	6				
Sub total		82		0		78
Arbroath Area Total		207		257		203

			No. of	Sites Previously Identified by first	No. of		No. of
		Sites with Planning Permission at June 2004	Units	Angus Local Plan	Units	Allocated Sites	Units
BRECHIN/MONTROSE HMA							
Brechin		B(a) River Street	8			B1 : Dubton Farm	100
		B(b) Bearhill/ Rosehill	93			B2 : Andover School	20
		B(c) Witchden Road	8				
		B(d) Guthrie Park	10				
	Sub total		119		0		120
Montrose		M(a) Waldron Road	8	M1 : Brechin Road	200		
		M(b) Charleton Road	2	M2 : Dungmans Tack	18		
		M(c) Chapel Works	8	M3 : Lochside Distillery Tower	40		
		M(d) Western Road/ High Street	10				
		M(e) Brechin Road/ Tayock	9				
		M(f) Hill Place	12				
		M(g) New Wynd	15				
		M(h) Provost Johnstone Avenue	20				
		M(i) Bridge Street	22				
		M(j) Rosemount Road	7				
		M(k) Lower Balmain Street	8				
	Sub total		121		258		0
Landward							
Edzell		E(a) Lethnot Road/ Slateford Road	18			E1 : Edzell School Annex	6
		E(b) Lindsay Place	14				
Other		BM(a) North Craigo	5				
		BM(b) Mains of Farnell	5				
		BM(c) Barns of Craig Farm	9				
	Sub total	-	51		0		6
Brechin/Montr	ose Total		291		258		126

		No. of	Sites Previously Identified by first	No. of		No. of
	Sites with Planning Permission at June 2004	Units	Angus Local Plan	Units	Allocated Sites	Units
FORFAR, KIRRIEMUIR AND THE GLENS HMA						
Forfar	F(a) Montrose Road	25	F2 : Beechill Nursery	5	F4 : Wester Restenneth	150
	F(b) Slatefield Farm	12	F3 : Green Street	20	F5 : Whitehills Nursery	100
	F(c) Dundee Road	6			F6 : Dundee Road	100
	F(d) Turfbeg Farm	21			F7 : Gowanbank	60
	F(e) Victoria Street	6			F8 : Slatefield	5
	F(f) Roberts Street/ Prior Road	25				
	F(g) Service Road	2				
	F(h) Prior Road 1	5				
	F(i) Prior Road 2	3				
	F(j) North Street	6				
	F(k) Manor Rise	7				
Sub total		118		25		415
Kirriemuir	K(a) Glengate	8	K1 : Shielhill Road	10	K2 : Hillhead	80
	K(b) Westfield/Lindsay St	39			K3 : Sunnyside	40
Sub total		47		10		120
Landward						-
Glamis	G(a) Dundee Road West	24				
Kingsmuir			Ki1 : Bunkerhill	12	Ki2 : Kingston Place	12
Letham					L2 : Jubillee Park	30
					L3 : East Hemming Street	30
Other	FK(a) Damside, Netherton	6				
	FK(b) South Leckaway	6				
	FK(c) Tannadice Glebe	10				
	FK(d) Blackhall Farm, Menmuir	2				
Sub total		48		12		72
Forfar, Kirriemuir and the Angus Glens Total		213		47		607

			No. of	Sites Previously Identified by first	No. of		No. of
		Sites with Planning Permission at June 2004	Units	Angus Local Plan	Units	Allocated Sites	Units
SOUTH ANGUS HMA							
Carnoustie		C(a) Westhaven Farm	12	C1 : Newton Road 2	158	C2 : Former Maltings	130
		C(b) Lochend Road	10				
		C(c) Newton Road 1	31				
		C(d) Ravensby Road	10				
		C(e) Taymouth Terrace	81				
	Sub total		144		158		130
Monifieth		Mf(a) South Grange	25	Mf1 : Ashludie Hospital Phase 2	25		
		Mf(b) Ashludie Terrace	1				
		Mf(c) West Grange Road	3				
	Sub total		29		25		0
Landward							
Ballumbie House		Ba(a) Ballumbie House	184				
Liff		Li(a) Henderson Park	8				
Monkie		Mk(a) Panmure Road	7	Mk1 : Granary Site	60		
Newbigging				Nb1 : Pitairlie Road	20		
Piperdam		Pd(a) Piperdam	45				
Other		SA(a) Bridgefoot Farm Steading, Bridgefoot	4				
		SA(b) Balruddery	2				
		SA(c) Flocklones Farm, Invergowrie	7				
		SA(d) Berryhill Farm, Invergowrie	9				
		SA(e) Dronley Road, Muirhead	69				
		SA(f) Balmuir Farm	2				
		SA(g) Templeton Farm, Dronley	5				
		SA(h) Quarry Site, Westhall Terrace	1				
		SA(i) Kingennie Fishings	14				
		SA(j) Craigton Poultry Farm, Monikie	1				
		SA(k) Old Dairy Farm, Muirdrum	5				
		SA(I) Hospital Road, Auchterhouse	16				
	Sub total		379		80		0
South Angus HMA Total			552		263		130
	Angus Total		1263		825		1066

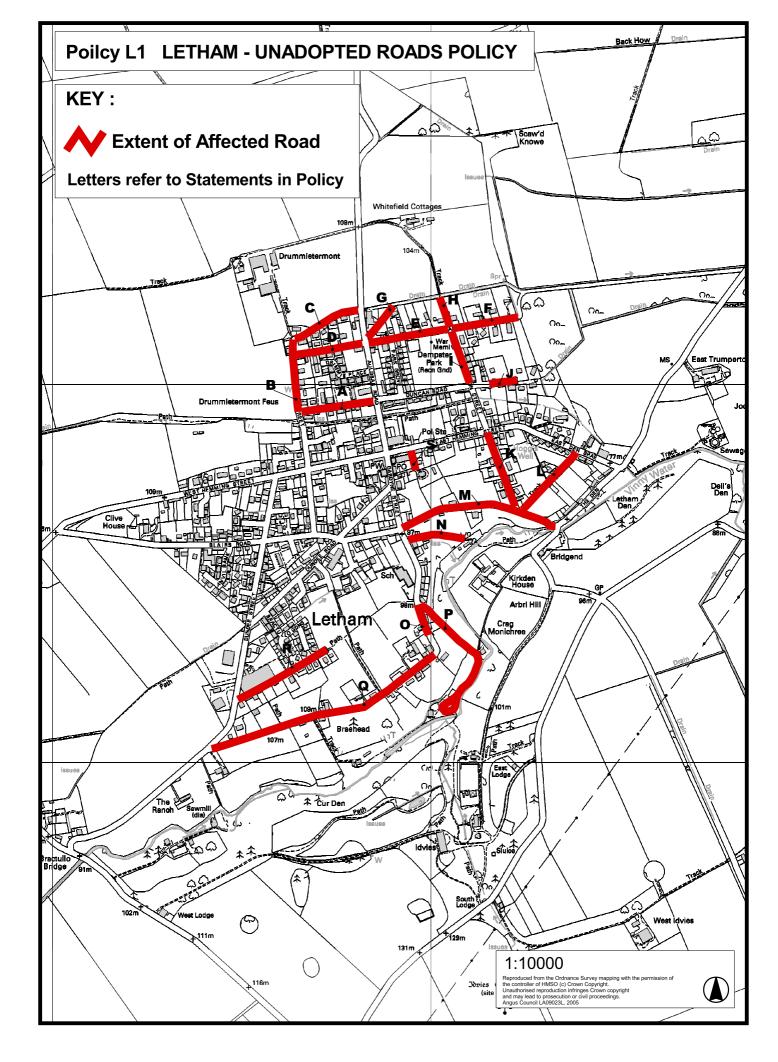
Appendix 3

L1 : Letham Unadopted Roads policy

Letham has a unique problem which serves to constrain development, that is the number of unmade and unadopted roads. The roads in Letham have been inspected by the Roads Department and the following comments set out the position regarding the possibility of development being accessed from these roads. In general, roads would be required to be brought up to full adoptable standard before development of adjacent land would be possible.

Road (Referenced on Plan)	Comments
A) Burnside Road	Generally fair to good condition. 3 metres wide with system of street lighting. Potential for single plot development only otherwise no further new development permitted.
B) Guthrie Street (west)	Deteriorating, poor to fair condition. 3.5 metres wide and lit. Significant development potential in field on west side. No new development permitted in current condition. Limited development may be permitted if road brought up to adoptable standards
C) Guthrie Street (north)	Fair condition but deteriorating. $3.5 - 4.0$ metres wide and unlit. Significant development potential in field to north. No new development permitted unless road brought up to adoptable standards.
D) Drimmie Road	Fair to good condition. 2.5 – 3.0 metres wide and unlit. Potential for single plot development otherwise no further new development.
E) Park Road (west)	Fair condition. Width varies but lit. No further development permitted.
F) Park Road (east)	Very narrow, 2.5 metres wide but in good condition with wide verges and is lit. Possibility of single plot development and some potential in field to south side via access track. No new development permitted.
G) Auldbar Road track	Unlit, unmade track with poor visibility at junction with Auldbar Road. Possible backland development. No new development permitted.
H) North Watson Street (north)	Unmade, unlit track in poor condition leading to two houses. Potential backland development beyond. No new development permitted.
I) North Watson Street (central/mid)	Fair condition but very narrow (2.0 – 2.5 metres wide). Lit. No further development permitted.
J) Duncan Road (extension)	Generally poor to fair condition. 4.5 metres wide. Potential development on north side and in stables. No development permitted unless road brought up to adoptable standards.

Road (Referenced on Plan)	Comments
K) Watson Street	Wide carriageway in good condition with street lighting. Road narrows at south end. No footways but generous flat verges with kerblines. Limited potential for permitted infill development.
	Recently approved two house proposal if developed will block off possible access for major development from Watson Street.
L) Greenhills	Good bitumen surface from East Den Brae westwards to last cottage but then deteriorates to unmade farm track. Well formed junction with East Den Brae but unlit. Potential for development on both sides. No new development permitted unless road brought up to adoptable standards.
M) East Blairs Road	East leg – narrow, but good surfaced condition. Poor junction with The Den. Limited development potential in adjacent fields. No new development permitted.
	West leg – 3.5 metres wide, good condition, part lit at west end. Extensive potential for development on both sides. Poor junction with Gardyne Street. No new development permitted unless road brought up to adoptable standards.
N) Lane off Gardyne Street	Very narrow track in poor condition. Extensive areas for potential development on both sides. No new development permitted unless road brought up to adoptable standards.
O) Braehead Road (east)	Good condition and width over the majority of its length. Lit. Area for potential development on west side. Limited development permitted if road brought up to adoptable standards.
P) Vinney Den	Unmade and unlit track in poor condition. Limited development potential due to ground levels. No development permitted.
Q) Braehead Road (west)	Good surfaced condition. 4 metres wide along east section narrows to 3 metres wide at west. East section is lit. Extensive potential for development on both sides. No new development permitted unless road brought up to adoptable standards.
R) Woodside Road	Fair surfaced condition adjacent to poultry factory with well formed junction with Dundee Street. Becomes green lane beyond factory. Potential development of field on north side although this should be accessed from existing residential development at Jubilee Park/Bractullo Gardens. Otherwise no new development permitted.
S) Lane from The Square	Very narrow unmade track in poor condition. Serves four existing houses and joinery workshop. Potential backland development. No new development permitted.



APPENDIX 4 - MATRIX OF ASSOCIATED DOCUMENTS

				Finalised Angus Local Plan Review Section				
			(1)	(2)	(3)			
	1	GUIDANCE AND ADVICE	INTRODUCTION AND	BUILDING SUSTAINABLE				
SPP	1	The Planning System (2002)	•	_				
	2	Economic Development (2002)	•	•				
	3	Planning for Housing (2003)	•	•				
	7	Planning and Flooding (2004)	•	•	•			
	17	Transport and Planning Maximum Parking Standards (2003)	•	•				
	ļ							
NPPG	4	Land for Mineral Working (1994)			•			
	5	Archaeology and Planning (1994)	I		•			
	6	Renewable Energy Developments (Revised 2000)	•		•			
	8	Town Centres and Retailing (Revised 1998)		•				
	9	The Provision of Roadside Facilities on Motorways and Other		•				
		Trunk Roads in Scotland (1996)						
	10	Planning and Waste Management (1996)		•				
	11	Sport, Physical Recreation and Open Space (1996)		•				
	12	Skiing Developments (1997)		•				
	13	Coastal Planning (1997)	•	•				
	14	Natural Heritage (1999)	•	•	•			
	15	Rural Development (1999)	•	•	•			
	17	Transport and Planning (1999)	•	•				
	18	Planning and the Historic Environment (1999)	•	•	•			
	19	Radio Telecommunications (2001)		•				
PAN	33	Development of Contaminated Land (Revised 2000)			•			
	36	Siting and Design of New Housing in the Countryside (1991)		•	•			
	38	Housing Land (Revised 2003)		•				
	39	Farm and Forestry Buildings (1993)			•			
	42	Archaeology (1994)		•				
	43	Golf Courses and Associated Developments (1994)		•				
	44	Fitting New Housing Development into the Landscape (1994)	•	•	•			
	45	Renewable Energy Technologies (Revised 2002)	-		•			
	46	Planning for Crime Prevention (1994)		•	•			
	47	Community Councils and Planning (1996)	•		-			
	49	Local Planning (1996)	•					
	50	Controlling the Environmental Effects of Surface Mineral	1		•			
		Workings (1996)						
	51	Planning and Environmental Protection (1997)	1	1	•			
	52	Planning and Small Towns (1997)	•	•	•			
	53	Classifying the Coast for Planning Purposes (1998)	1		•			
	57	Transport and Planning (1999)	•	•	•			
	59	Improving Town Centres (1999)	1	•				
	60	Planning for Natural Heritage (2000)	1	1	•			
	61	Planning and Sustainable Urban Drainage Systems (2001)	1	•	•			
	62	Radio Telecommunications (2001)	1		+			
	63	Waste Management Planning (2002)		┽╺╴	•			
	64	Reclamation of Surface Mineral Workings (2002)						
	65	Planning and Open Space (2003)	1	•				
	67	Housing Quality (2003)	•		1			
	68	Design Statements (2003)			•			

				Angus Review			
		(1)	Sec	2)		3)
(2) STRAT	EGIC, CORPORATE AND GENERAL GUIDANCE	INTRODUCTION AND	STRATEGY	BUILDING SUSTAINABLE		- AND	
	Approved Dundee and Angus Structure Plan (October 2002)	•)	•		•	. 1
	Angus Council Strategic Statement	•)	•		•	•
	Angus Council Corporate Plan)			•	
	Angus Council Economic Development Strategy						
	Angus Countryside Access Strategy (2004))		
	Angus Local Housing Needs Assessment (2003)			•)		
	Angus Local Housing Strategy (2004)			•)		
	Angus Local Transport Strategy			•			
	Angus Council Public Transport Policy Statement			•)		
	Rural Shops and Community Post Office Grant Scheme			•)		
	Angus Rural Strategy)	•		•	
	Angus Environmental Strategy					•	
	Angus Shoreline Management Plan (2004)					•	
	Sustainable Angus - LA21 Strategy for Angus			•)	•	
	Tayside Local Biodiversity Action Plan					•	
	Cairngorms Local Biodiversity Action Plan (Cairngorms Partnership)					•	
	Angus Council Contaminated Land Strategy					•	
	Dundee and Angus Tourism Strategy (Dundee and Angus Tourist Board)			•)		
	Angus Tourism Signing Policy					•	,
	Tayside Indicative Forestry Strategy					•	
	National Waste Strategy (SEPA)					•	,
	Tayside Area Waste Plan			1		•	
	Angus Waste Implementation Plan)	•	
	Managing the Cairngorms - The Cairngorms Partnership	+					
	Management Strategy (SNH)					•	
	Tayside Landscape Character Assessment (SNH)					•	
	An Inventory of Gardens and Designed Landscapes in Scotland (SNH)					•	,
	Memorandum of Guidance on Listed Buildings and						
	Conservation Areas (1998)						
	Scottish Water Indicative Needs Profile 2001 - 2010			•		•	
	Ground Water Protection Strategy for Scotland			1		•	
	A Guide to Surface Water Best Management Practices			1		•	
	The Six Acre Standard, Minimum Standards for Outdoor Playing Space (NPFA) (2001)			•			
	Guide to Transport Assessment in Scotland - Consultation Paper from Scottish Executive January 2003			•			

			-	Local Plan Revie Section (1) (2) (3						
			$-\epsilon$	1)				۲)		
							(0	<i>'</i>)		
			NTRODUCTION AND	STRATEGY	BUILDING SUSTAINABLE	COMMUNITIES	ENVIRONMENT AND	RESOURCES		
(3) AN	GUS CO	UNCIL PLANNING ADVICE NOTES	ΙΞ	STI	BU	8	EN	RE		
	1	Farm Buildings			•		•			
	2	Shopfronts and Signs in Conservation Areas					•			
	3	Roof Space Extensions								
	4	Car Parking in Front Gardens			•					
	5	Houses in the Open Countryside			•		•			
	6	Backland Housing Development			•					
	7	Advertising in the Countryside					•			
	8	Dutch Canopies/Sun blinds					٠			
	9	Window Alterations					•			
	10	Shop Window Security					•			
	11	Residential Homes			•					
	12	Satellite Antennae			•					
	13	Residential Caravan Sites			•					
	14	Small House Sites			•					
	15	Front Extensions			•					
	16	Garages Off/Within Communal Parking Areas			•					
	17	Miscellaneous Planning Policies			•		•			
	18	Hot Food Takeaways			Ī		•			
	19	House Extensions			•					
	20	Listed Buildings and Conservation Areas					•			
	21	The Siting and Landscaping of Built Development in the			Ī		-			
		Countryside								
	22	The Survey of Trees on Development Sites					•			
	23	The Specification of Landscaping Proposals for Development					-			
		Sites								
	24	Residential Boundary Treatment			•)				
	25	Agricultural Land to Garden Ground			•)	•			
	26	Telecommunications Developments			•)				
	27	Planning and Contaminated Land			Ī		•			
	28	Public Rights of Way)				

APPENDIX 5

Profile of Angus

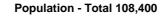
 AREA (ha)
 POPULATION

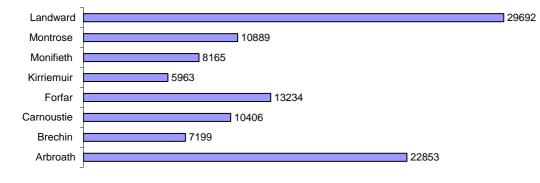
 218,248
 2001
 108400

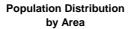
 190,878^a (87%)
 1991
 108670

 4,150 (2%) - built up
 % change 1991-2001
 -0.3%

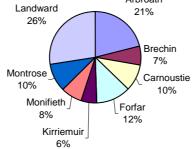
Population Statistics (2001 Census)



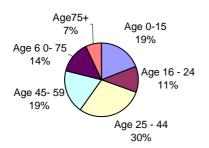




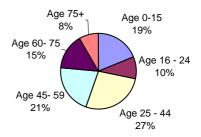




Scotland - Population Structure

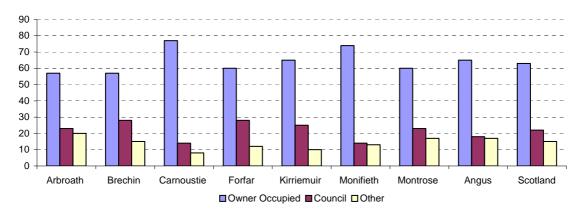


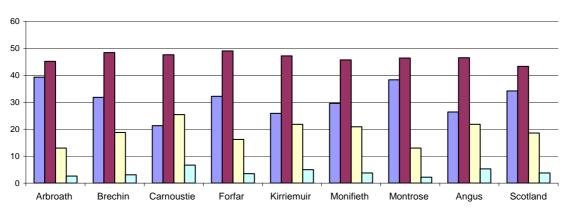
Angus - Population Structure



Social Characteristics (2001 Census)

Housing Tenure

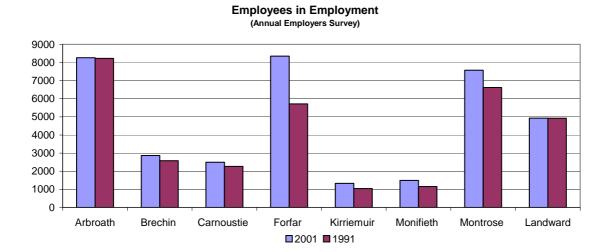


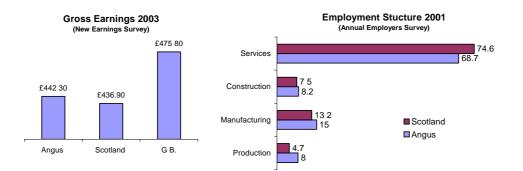


Car Ownership (by Household)

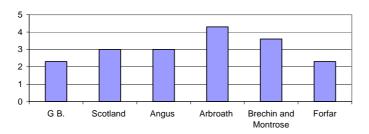
■none ■one ■two ■three or more



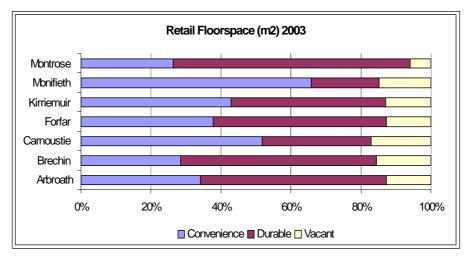


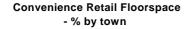


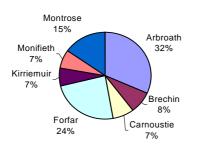
Unemployment Rate(%) - June 2004 (Office of National Statistics)



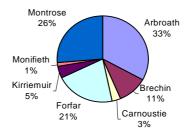
Retail Floorspace Angus Council Survey 2003







Durable Retail Floorspace - % by town



			11 1 1 1 1 1
		SETTLEMENTS	TOPIC CHAPTERS
-	Development boundary		Policy S1
	Safeguard areas		Policy S5
	Housing & Associated Uses		
	Existing sites Allocated sites	See Part 4 of Written Statement and Appendix 2	
	Working	Contraction of the	
	Employment land supply	G1.14	Policy SC16
	Sport & Recreation		
	Open space protection		Policy SC32
	Community Facilities & Services		
	School facilities - community use		Policy SC38
	Saleguard of land for comotory use		Policy SC39
****	Opportunity Site	E2	
	Environment		
	Conservation Area		Policies ER 12 - 14, 21
-	Ancient Monument (in care of the Scottish Ministers)		Policy ER18