

**Proposed Angus Local Development Plan Examination  
Schedule of Modifications Recommended by Issue and Council's Response**

**APPENDIX 2**

ISSUE	EXAMINATION REPORT PAGE NO	REPORTER'S RECOMMENDATION	COUNCIL'S RESPONSE
1 Strategy Part 1 & Strategy Part 2	5	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>1. On Figure 1 on page 7 of the local development plan, identifying Birkhill and Muirhead, as well as Monifieth, as among the Tier 1 settlements which form part of the Dundee core area.</li> <li>2. In the second sentence of the fourth paragraph on page 8, replacing the phrase 'significant new development or greenfield release' with "significant greenfield release".</li> </ol>	<p>Modify as per Reporter's Recommendation</p> <p>Modify as per Reporter's Recommendation</p>
2 Strategy Part 3 – Creating High Quality Places	25	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>1. In the second section of Policy DS2 'Accessible Development', inserting: "by road, rail, bus, foot and/or cycle" after the phrase "Where proposals involve significant travel generation ...".</li> <li>2. Replacing the final paragraph of Policy DS3 with: "Supplementary guidance will set out the principles expected in all development, more detailed guidance on the design aspects of different proposals and how to achieve the qualities set out above. Further details on the type of developments requiring a design statement and the issues that should be addressed will also be set out in supplementary guidance."</li> <li>3. In the final section of Policy DS5, replacing the first sentence with: "Supplementary guidance will be prepared, consistent with requirements of Scottish Government policy on planning obligations currently set out in Circular 3/2012, to provide additional information and guidance on how developer contributions will be identified and secured. This will include the levels of contribution or methodologies for their calculation, including thresholds, exemptions and viability considerations."</li> <li>4. In the fourth section of Policy DS5, after 'green infrastructure' inserting "..., including infrastructure relating to the water environment and flood management."</li> </ol>	<p>Modify as per Reporter's Recommendation</p> <p>Modify as per Reporter's Recommendation</p> <p>Modify as per Reporter's Recommendation</p> <p>Modify as per Reporter's Recommendation</p>

**Proposed Angus Local Development Plan Examination  
Schedule of Modifications Recommended by Issue and Council's Response**

**APPENDIX 2**

ISSUE	EXAMINATION REPORT PAGE NO	REPORTER'S RECOMMENDATION	COUNCIL'S RESPONSE
3 Housing Land Supply & Release	39	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>1. In the first paragraph of Policy TC1, inserting a new third sentence to read: "However, land allocated in the latter phase of this plan (2021-2026) may be released for earlier development, unless a delay is justified."</li> <li>2. Replacing the final paragraph of Policy TC1 with: "Where the annual housing land audit identifies a shortfall in either the five years' or the seven years' effective housing land supply, the council will work with landowners, developers and infrastructure providers to bring forward additional housing land. The early release of sites planned for later phases of the plan, as well as sites identified as constrained or non-effective in the audit, will be considered first. If the shortfall is not met from existing sites, proposals for housing development on other sites may be supported where they are consistent with the policies in this plan."</li> </ol>	<p>Modify as per Reporter's Recommendation</p> <p>Modify as per Reporter's Recommendation</p>
4 Residential Development & Omissions	58	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>1. In Policy TC2 'Residential Development', in the final bullet point under the heading 'In countryside locations' which supports the development of single new houses, replacing the third point with: "In Rural Settlement Units (RSUs)**, fill a gap site between the curtilages of two houses, or between the curtilage of one house and a metalled road, or between the curtilage of one house and an existing substantial building such as a church, a shop or a community facility"; and amend the glossary definition of 'gap site' to match.</li> <li>2. Adding the following second footnote to Policy TC2: " ** Rural Settlement Units are defined in the glossary and their role is further explained on Page 9."</li> <li>3. In Policy TC2 'Residential Development', adding a fifth bullet point under the heading 'In countryside locations' to read: "In Category 2 Rural Settlement Units (RSUs), as shown on the proposals map, gap sites (as defined in the glossary) may be developed for up to two houses."</li> </ol>	<p>Modify as per Reporter's Recommendation</p> <p>Modify as per Reporter's Recommendation</p> <p>Modify as per Reporter's Recommendation</p>

**Proposed Angus Local Development Plan Examination  
Schedule of Modifications Recommended by Issue and Council's Response**

**APPENDIX 2**

ISSUE	EXAMINATION REPORT PAGE NO	REPORTER'S RECOMMENDATION	COUNCIL'S RESPONSE
		<p>4. In Policy TC2 'Residential Development', replacing the final sentence under the heading 'In countryside locations' with: "Further information and guidance on the detailed application of the policy on new residential development in countryside locations will be provided in supplementary guidance, and will address:</p> <ul style="list-style-type: none"> <li>• The types of other buildings which could be considered suitable in identifying appropriate gap sites for the development of single houses in Category 1 Rural Settlement Units, or for the development of up to two houses in Category 2 Rural Settlement Units.</li> <li>• The restoration or replacement of traditional buildings.</li> </ul> <p>The development of new large country houses.</p>	<p>Modify as per Reporter's Recommendation with development of new large country houses included as a bullet point.</p>
5 Services	69	<p>Modify the local development plan by:</p> <p>1. At the end of Policy TC8 Community Facilities and Services, inserting a new paragraph stating: "New community facilities should be accessible and of an appropriate scale and nature for the location. In the towns of Angus, and where appropriate to the type of facility, a town centre first approach should be applied to identifying a suitable location."</p> <p>2. In the Glossary, replacing the definition of 'Community facilities' with: "Facilities such as schools, healthcare, libraries, museums, halls and leisure that are important assets that play a key role in terms of sustainability and the health and wellbeing, social, educational, spiritual, recreational, leisure and cultural needs of the community."</p> <p>3. Adding at the end of Policy TC9 'Safeguard of land for cemetery use': "Development of the safeguarded land at Aberlemno, Kirkton of Auchterhouse, Liff and Panbride should be subject to a developer requirement for a prior intrusive ground investigation to be carried out in accordance with the Scottish Environment</p>	<p>Modify as per Reporter's Recommendation</p> <p>Modify as per Reporter's Recommendation</p> <p>Modify as per Reporter's Recommendation excluding reference to LUPS GU32 to ensure that policy reflects the most up to</p>

**Proposed Angus Local Development Plan Examination  
Schedule of Modifications Recommended by Issue and Council's Response**

**APPENDIX 2**

ISSUE	EXAMINATION REPORT PAGE NO	REPORTER'S RECOMMENDATION	COUNCIL'S RESPONSE
-------	----------------------------	---------------------------	--------------------

		Protection Agency's guidance note LUPS GU32, while a flood risk assessment will be also be required for the land at Liff."	date guidance if document reference changes. Amend Water Factor of Policy TC9 SEA Implications Table from 0 to ?
--	--	--	--

6 Connectivity	75	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>1. In the second paragraph of Policy TC11, after the phrase 'Proposals for park and ride facilities' adding "... may incorporate lorry parking and...".</li> <li>2. At the end of the second paragraph of Policy TC12 'Freight Facilities', adding: "There is a requirement for the developer to undertake a flood risk assessment of Montrose railway sidings prior to the consideration of the development of that land."</li> <li>3. Replacing the wording of Policy TC13 'Digital Connectivity and Telecommunications Infrastructure' with: <ul style="list-style-type: none"> <li>"Proposals for telecommunications development will be permitted provided that the following criteria are met:</li> <li>a) The siting and appearance of the proposed apparatus and associated structures should seek to minimise impact on the visual amenity, character or appearance of the surrounding area;</li> <li>b) If on a building, apparatus and associated structures should be sited and designed in order to seek to minimise impact to the external appearance of the host building;</li> <li>c) If proposing a new mast, it should be demonstrated that the applicant has explored the possibility of erecting apparatus on existing buildings, masts or other structures. Such evidence should accompany any application made to the planning authority.</li> </ul> </li> </ol>	<p>As per Reporter's Recommendation</p> <p>As per Reporter's Recommendation Amend Climate Factors of Policy TC12 SEA Implications Table from + to 0/+</p> <p>Modify as per Reporter's Recommendation</p>
----------------	----	--	--

**Proposed Angus Local Development Plan Examination  
Schedule of Modifications Recommended by Issue and Council's Response**

**APPENDIX 2**

ISSUE	EXAMINATION REPORT PAGE NO	REPORTER'S RECOMMENDATION	COUNCIL'S RESPONSE
		<p>d) If the proposed location is within a sensitive area or on a sensitive site or building, such as areas of ecological interest, areas of landscape importance, archaeological sites, conservation areas or listed buildings, it should be demonstrated that the development would not have any unacceptable effects.</p> <p>When considering applications for telecommunications development, the planning authority will also have regard to the operational requirements of telecommunications networks and the technical limitations of the technology."</p>	
7 Employment & Tourism	80	<p>Modify the local development plan by:</p> <p>1. Replacing the wording of Policy TC14 'Employment Allocations and Existing Employment Areas' with:</p> <p>"Within employment land allocations and existing employment areas, planning permission will be granted for Class 4 (Business), Class 5 (General Industry) and Class 6 (Storage and Distribution) uses. In these locations, other uses may be supported if it is demonstrated that:</p> <ol style="list-style-type: none"> <li>1. The proposal is complementary or ancillary to an existing or proposed employment use; or</li> <li>2. The loss of the site would not undermine the provision of employment land in Angus, or land which may be important to retain due to its individual characteristics, regardless of the amount of employment land available; and</li> <li>3. The proposal would not undermine the operation of existing or proposed employment uses on the whole allocation or existing employment area; and,</li> <li>4. There is no unacceptable impact on the built and natural environment, surrounding amenity, access and infrastructure; and</li> <li>5. If relevant, the proposal is in accordance with Policy TC19 Retail and Town Centre Uses.</li> </ol> <p>To meet the requirements of points 1, 2 and 3, evidence shall be submitted with the</p>	Modify as per Reporter's Recommendation

**Proposed Angus Local Development Plan Examination  
Schedule of Modifications Recommended by Issue and Council's Response**

**APPENDIX 2**

ISSUE	EXAMINATION REPORT PAGE NO	REPORTER'S RECOMMENDATION	COUNCIL'S RESPONSE
		<p>planning application to identify the length of time the site has been marketed for employment use; the forms of marketing undertaken; the inter-relationship of the site with adjacent employment land, and with strategic and local transportation infrastructure; and potential impacts of the future use and occupation of adjacent employment land."</p> <p>2. In Policy TC15 Employment Development, adding at the end of the first sentence: "....., subject to the application of the sequential approach required by Policy TC19 'Retail and Town Centre Uses' for office developments of over 1,000 square metres gross floorspace."</p>	<p>Modify as per Reporter's Recommendation</p>
8 The Natural Environment	90	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>1. In the first sentence of Policy PV2, amending the phrase "...to protect and enhance existing areas of open space ....." to read: "...to protect and enhance existing outdoor sports facilities and areas of open space .....".</li> <li>2. In the second bullet point of Policy PV2 'Open Space Protection and Provision within Settlements', inserting "... and strategy" after 'open space audit'.</li> <li>3. In the third bullet point of Policy PV2 'Open Space Protection and Provision within Settlements', inserting "..., its contribution to a green network, ....." after 'biodiversity value'.</li> <li>4. In the plan's Glossary, inserting the following definition of 'Outdoor sports facilities': "Uses where sportscotland is a statutory consultee under the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, which establishes 'outdoor sports facilities' as land used as: <ul style="list-style-type: none"> <li>(a) an outdoor playing field extending to not less than 0.2 hectares used for any sport played on a pitch;</li> </ul> </li> </ol>	<p>Modify as per Reporter's Recommendation</p> <p>Modify as per Reporter's Recommendation</p> <p>Modify as per Reporter's Recommendation</p> <p>Modify as per Reporter's Recommendation</p>

**Proposed Angus Local Development Plan Examination  
Schedule of Modifications Recommended by Issue and Council's Response**

**APPENDIX 2**

ISSUE	EXAMINATION REPORT PAGE NO	REPORTER'S RECOMMENDATION	COUNCIL'S RESPONSE
		<p>(b) an outdoor athletics track; (c) a golf course; (d) an outdoor tennis court, other than those within a private dwelling, hotel or other tourist accommodation; and (e) an outdoor bowling green."</p> <p>5. In Policy PV4 'Sites Designated for Natural Heritage and Biodiversity Value', deleting the section entitled 'Locally Important Sites'.</p> <p>6. In Policy PV6 'Development in the Landscape':</p> <ul style="list-style-type: none"> <li>• In the second paragraph, deleting the phrase "SNH's wild land maps", and adding the following sentence: "Within the areas shown on the proposals map as being part of 'wild land', as identified in maps published by Scottish Natural Heritage in 2014, development proposals will be considered in the context of Scottish Planning Policy's provisions in relation to safeguarding the character of wild land."</li> <li>• In the final paragraph, adding: "..., and work involving development which is required for the maintenance of strategic transport and communications infrastructure should avoid, minimise or mitigate any adverse impact on the landscape."</li> </ul> <p>7. In Policy PV7 'Woodland, Trees and Hedges':</p> <ul style="list-style-type: none"> <li>• Replacing the first sentence with: "Ancient semi-natural woodland is an irreplaceable resource and should be protected from removal and potential adverse impacts of development. The council will identify and seek to enhance woodlands of high nature conservation value."</li> <li>• In the final bullet point, inserting "implementation of an approved woodland management plan," between 'identify and agree appropriate mitigation,...'</li> </ul>	<p>Modify as per Reporter's Recommendation</p> <p>Modify as per Reporter's Recommendation.</p> <p>Inclusion of additional text "Further information on development in the landscape, including identification of special landscape and conservation areas in Angus will be set out in a Planning Advice Note". To recognise commitment to the production of advice and acknowledgement of this by the Reporter in their conclusions (Page 105 Examination Report).</p> <p>Modify as per Reporter's Recommendation</p>

**Proposed Angus Local Development Plan Examination  
Schedule of Modifications Recommended by Issue and Council's Response**

**APPENDIX 2**

ISSUE	EXAMINATION REPORT PAGE NO	REPORTER'S RECOMMENDATION	COUNCIL'S RESPONSE
		<p>and 're-instatement or alternative planting.'</p> <p>8. On the proposals map, including the areas of 'wild land' which lie within the plan area, as identified in the maps of 'wild land' published by Scottish Natural Heritage in 2014 and shown on the map submitted by the council for this examination in response to a further information request.</p>	Modify as per Reporter's Recommendation
9 The Built Environment	107	<p>Modify the local development plan by:</p> <p>1. In Policy PV8 'Built and Cultural Heritage', in the section dealing with national sites, adding an additional paragraph as follows: "Proposals for enabling development which is necessary to secure the preservation of a listed building may be acceptable where it can be clearly shown to be the only means of preventing its loss and securing its long term future. Any development should be the minimum necessary to achieve these aims. The resultant development should be designed and sited carefully in order to preserve or enhance the character and setting of the listed building."</p> <p>2. Amending the second bullet point of Policy PV8 to read: "Any significant adverse effects on the site or its setting are significantly outweighed by social, environmental, and/or economic benefits;".</p>	<p>Modify as per Reporter's Recommendation</p> <p>Modify as per Reporter's Recommendation</p>
10 Heat & Energy Networks	110	<p>Modify the local development plan by:</p> <p>1. On page 55 under the heading of 'Wind Energy', deleting the whole of the text on that page except for the first three sentences in the first paragraph, and inserting a new second paragraph to read: "The latest version of Scottish Planning Policy which was published in June 2014 sets out a new approach for planning authorities to follow in guiding the development of new onshore wind farms in Scotland. Each planning authority is required to prepare, as part of the development plan, a spatial framework for onshore wind farms. Angus Council will prepare its spatial framework as supplementary guidance which, when adopted, will form part of the statutory development plan for Angus. Until it is adopted, the council will apply the principles</p>	Modify as per Reporter's Recommendation



**Proposed Angus Local Development Plan Examination  
Schedule of Modifications Recommended by Issue and Council's Response**

**APPENDIX 2**

ISSUE	EXAMINATION REPORT PAGE NO	REPORTER'S RECOMMENDATION	COUNCIL'S RESPONSE
		<p>and considerations set out in Scottish Planning Policy to any individual proposal for the development of a new wind farm."</p> <p>2. On page 56, deleting the whole of Figure 2.</p> <p>3. On page 57, deleting the first two paragraphs and the whole of 'Table 3: Spatial Framework'.</p> <p>4. In Policy PV9 'Renewable energy and low carbon energy development', inserting a new fourth paragraph as follows: "Supplementary guidance will be prepared to set out a spatial framework to guide the location of onshore wind farm developments, consistent with the approach set out in Table 1 of Scottish Planning Policy. Prior to the adoption of that supplementary guidance, the council will apply the principles and considerations set out in Scottish Planning Policy in assessing the acceptability of any planning applications for onshore wind farms."</p> <p>5. In Policy PV10 'Heat Mapping and Decarbonised Heat', amending the first sentence to read: "Angus Council will support the preparation and application of a</p>	<p>Modify as per Reporter's Recommendation Renumber Figure 3 as Figure 2 to reflect deletion and amend contents page accordingly.</p> <p>Modify as per Reporter's Recommendation Renumber Table 3 as Table 2 to reflect deletion and amend contents page accordingly.</p> <p>Modify as per Reporter's recommendation with inclusion of an additional sentence "It will also provide further detail on the factors which should be taken into account in considering and advising on proposals for all types of renewable energy" before "Prior to adoption..." To recognise that the content of the Supplementary Guidance also provides detail on other aspects of renewable energy other than a spatial framework.</p> <p>Modify as per Reporter's Recommendation</p>

**Proposed Angus Local Development Plan Examination  
Schedule of Modifications Recommended by Issue and Council's Response**

**APPENDIX 2**

ISSUE	EXAMINATION REPORT PAGE NO	REPORTER'S RECOMMENDATION	COUNCIL'S RESPONSE
		<p>heat map identifying existing and future opportunities for new heat networks, heat storage and energy centres."</p> <p>6. In the first paragraph on page 58, replacing '50%' with "55%".</p> <p>7. In Policy PV11 'Energy Efficiency - Low and Zero Carbon Buildings', replacing the first sentence with: "All qualifying new buildings must demonstrate that the installation and operation of low and zero-carbon generating technologies will avoid at least 10% of the projected greenhouse gas emissions from their use by 2016, and at least 15% by 2018."</p>	<p>Modify as per Reporter's Recommendation</p> <p>Modify as per Reporter's Recommendation</p>
11 The Water Environment	126	<p>Modify the local development plan by:</p> <p>1. In the second bullet point of the third paragraph of Policy PV12: 'Managing Flood Risk', adding after 'assessed within the context of the Shoreline Management Plan', "Strategic Flood Risk Assessments and Flood Management Plan".</p> <p>2. In Policy PV14: 'Water Quality', inserting a new first bullet point stating "the national marine plan;".</p> <p>3. In the third paragraph of Policy PV15: 'Drainage Infrastructure', adding the following sentence: "A private drainage system will only be considered as a means towards achieving connection to the public sewer system, and when it forms part of a specific development proposal which meets the necessary criteria to trigger a Scottish Water growth project."</p>	<p>Modify as per Reporter's Recommendation</p> <p>Modify as per Reporter's Recommendation</p> <p>Modify as per Reporter's Recommendation</p>
12 Resources	134	<p>Modify the local development plan by:</p> <p>1. At the end of the final sentence of Policy PV17 'Waste Management Facilities', adding "and the Scottish Environment Protection Agency's Thermal Treatment of</p>	<p>Modify as per Reporter's Recommendation</p>

**Proposed Angus Local Development Plan Examination  
Schedule of Modifications Recommended by Issue and Council's Response**

**APPENDIX 2**

ISSUE	EXAMINATION REPORT PAGE NO	REPORTER'S RECOMMENDATION	COUNCIL'S RESPONSE
		<p>Waste Guidelines 2014."</p> <p>2. At the end of the third paragraph of Policy PV20 'Soils and Geodiversity', adding the following sentence: "Where peat and carbon rich soils are present, applicants should assess the likely effects of development proposals on carbon dioxide emissions."</p>	<p>Modify as per Reporter's Recommendation</p>
<p>13 Protected &amp; Valued Policy Omissions</p>	<p>142</p>	<p>Modify the local development plan by:</p> <p>1. Adding the following policy and supporting text at the end of 'The Policy Framework – Part 2: Protected and Valued':</p> <p><u>"Pipeline Consultation Zones</u></p> <p>There are a number of pipelines which pass through the plan area. There are potential hazards which may arise from developing in proximity to them. Within specified distances from these pipelines there is a statutory framework for ensuring that the Health and Safety Executive is consulted on the implications which arise from development proposals which are the subject of planning applications. These pipeline consultation zones are identified on the proposals map, and the following policy will be applied to submitted development proposals within them. The Health and Safety Executive has produced a 'Planning Advice Web App' to assist developers in preparing planning applications for development proposals.</p> <p><u>Policy PV21 Pipeline Consultation Zones</u></p> <p>Decisions on whether to grant planning permission for development proposals within the pipeline consultation zones shown on the proposals map will be taken in light of the views and advice of the Health and Safety Executive."</p> <p>2. In the key of the Angus Proposals Map, adding a reference to Policy PV21 against the pipeline consultation zones.</p>	<p>Modify as per Reporters Recommendation. Add reference to PV21 on main contents page and Protected and Valued contents page. Add reference to PV 21 to Village Inset map key. Add reference to PV21 to Implementation Matrix on pages 262 and 263 of Proposed Plan.</p> <p>Include SEA Implications Table for the Policy.</p> <p>Modify as per Reporter's Recommendation</p>

**Proposed Angus Local Development Plan Examination  
Schedule of Modifications Recommended by Issue and Council's Response**

**APPENDIX 2**

ISSUE	EXAMINATION REPORT PAGE NO	REPORTER'S RECOMMENDATION	COUNCIL'S RESPONSE
14 Arbroath	146	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>1. On page 78, 'A3 Opportunity Site – Wardmill/Dens Road', under the fifth bullet point, adding the following words after "Flood Risk Assessment": "which considers the potential for channel restoration".</li> <li>2. On page 80, 'A6 Opportunity Site – Former Bleachworks, Elliot', replacing the third sentence of the first paragraph with the following: "Given the level of fluvial and tidal flood risk a Flood Risk Assessment will be required, including investigation of any culverts flowing through the site, to establish the scope for development, including residential development."</li> <li>3. On page 81, 'A10 Working – Elliot Industrial Estate Extension', adding a fourth bullet point as follows: "supporting information including a Flood Risk Assessment".</li> <li>4. On page 82, 'A13 Community Facilities – Western Cemetery Extension', adding a second sentence as follows: "Before any development occurs at the site, a flood risk assessment should be carried out and ground investigation works should be undertaken in line with SEPA's guidance on assessing the impacts of cemeteries on groundwater (LUPS GU32)."</li> </ol>	<p>Modify as per Reporter's Recommendation</p> <p>Modify as per Reporter's Recommendation</p> <p>Modify as per Reporter's Recommendation</p> <p>Modify as per Reporter's Recommendation excluding reference to LUPS GU32 to ensure that policy reflects the most up to date guidance if document reference changes. Amend Water factor of A13 SEA Implications Table from ?/0 to ?</p>
15 Brechin	176	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>1. On page 88, 'B1 Housing – Dubton Farm', adding a fourth paragraph as follows: "Development proposals should be supported with the submission of a Flood Risk Assessment".</li> <li>2. On page 90, 'B5 Opportunity Site – Maisondieu Church, Witchden Road', adding a third paragraph as follows: "Finished floor levels for the site should be considered in</li> </ol>	<p>Modify as per Reporter's Recommendation</p> <p>Modify as per Reporter's Recommendation</p>

**Proposed Angus Local Development Plan Examination  
Schedule of Modifications Recommended by Issue and Council's Response**

**APPENDIX 2**

ISSUE	EXAMINATION REPORT PAGE NO	REPORTER'S RECOMMENDATION	COUNCIL'S RESPONSE
		<p>the context of available information to minimise any residual flood risk".</p> <p>3. On page 91, 'B6 Working – Brechin West', under the fifth bullet point, adding the following words before "Drainage Impact Assessment": "Flood Risk Assessment,".</p> <p>4. On page 92, 'B7 Brechin Cemetery Extension', adding a new sentence as follows: "Before any development occurs at the site, ground investigation works should be undertaken in line with SEPA's guidance on assessing the impacts of cemeteries on groundwater (LUPS GU32)."</p>	<p>Modify as per Reporter's Recommendation</p> <p>Modify as per Reporter's Recommendation excluding reference to LUPS GU32 to ensure that policy reflects the most up to date guidance if document reference changes. Amend Water factor of B7 SEA Implications Table from 0 to ?</p>
16A Carnoustie & Barry, Pitskelly & Carlogie	195	<p>Modify the local development plan by:</p> <p>1. On page 97, in the second paragraph under 'C1 Housing – Land at Pitskelly', inserting a new second bullet point to read: "A phasing programme to ensure that the development of the employment land at site C7 is delivered in conjunction with the housing development on this site."</p> <p>2. On the map after page 102 (Carnoustie and Barry (Inset Map 3)), extending Carnoustie's development boundary to include both employment site C7 and housing site C1 at Pitskelly, together with the section of the Upper Victoria link road which adjoins these sites and connects them with opportunity site C4, as recommended to be extended in Issue 16B.</p> <p>3. On the map after page 102 (Carnoustie and Barry (Inset Map 3)), extending Carnoustie's development boundary to include employment site C6 at Carlogie, and the proposed re-aligned Carlogie Road (C8) which is to be provided in conjunction with it.</p>	<p>Modify as per Reporter's Recommendation</p> <p>Modify as per Reporter's Recommendation</p> <p>Modify as per Reporter's Recommendation</p>

**Proposed Angus Local Development Plan Examination  
Schedule of Modifications Recommended by Issue and Council's Response**

**APPENDIX 2**

ISSUE	EXAMINATION REPORT PAGE NO	REPORTER'S RECOMMENDATION	COUNCIL'S RESPONSE
16B Carnoustie & Barry – General and Omissions	212	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>1. On page 97, under 'C2 Opportunity Site – Woodside/Pitskelly', adding a final paragraph reading: "Information submitted in conjunction with any planning application to develop the land should include a drainage impact assessment."</li> <li>2. On page 98, under 'C3 Opportunity Site – Barry Road', adding to the final sentence: "... and a drainage impact assessment."</li> <li>3. On page 101, under C9 'Shanwell Cemetery Extension', adding a second paragraph reading: "Prior to applying for any development, an intrusive ground investigation should be undertaken in line with the Scottish Environment Protection Agency's guidance on assessing the impacts of cemeteries on groundwater."</li> <li>4. On the 'Carnoustie and Barry (Inset Map 3)', which follows page 102, amending the settlement boundary at the north-eastern edge of the town, as shown on the plan submitted with the representation made by Angus Estates Ltd.</li> <li>5. On the 'Carnoustie and Barry (Inset Map 3)', which follows page 102, amending the settlement boundary north-eastwards at Greenlaw Hill to align with the Upper Victoria Link Road and the minor road leading south-west from it towards to the north-western edge of Site C4.</li> <li>6. On page 98, amending the description of Opportunity Site C4 'Greenlaw Hill' by replacing '1.7 ha of land' with "3.2 hectares of land".</li> <li>7. On the 'Carnoustie and Barry (Inset Map 3)', which follows page 102, amending the extent of Opportunity Site C4 to include the whole of the Greenlaw Hill site shown in the plan accompanying the representation PP/00126/4/001, and extending the settlement boundary eastwards to incorporate the extended site and align with the Upper Victoria link road.</li> </ol>	<p>Modify as per Reporter's Recommendation</p> <p>Modify as per Reporter's Recommendation</p> <p>Modify as per Reporter's Recommendation Amend Water factor of C9 SEA Implications Table from 0/? to ?</p> <p>Modify as per Reporter's Recommendation</p> <p>Modify as per Reporter's Recommendation</p> <p>Modify as per Reporter's Recommendation</p> <p>Modify as per Reporter's Recommendation</p>

**Proposed Angus Local Development Plan Examination  
Schedule of Modifications Recommended by Issue and Council's Response**

**APPENDIX 2**

ISSUE	EXAMINATION REPORT PAGE NO	REPORTER'S RECOMMENDATION	COUNCIL'S RESPONSE
17A Turfbeg & Westfield, Forfar	229	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>1. On page 107, Table F3: New Allocations, amending the phasing for F3 Turfbeg to 175 for the first phase and 125 for the second phase.</li> <li>2. On page 108, replacing the second sentence with the following: "The ALDP now allocates the site for around 300 units with a phased release throughout the plan period."</li> <li>3. On page 108, 'F3 Housing – Turfbeg', replacing the first sentence with the following: "17.6 Ha of land north of Turfbeg is allocated for residential development of around 300 dwellings. A first phase of around 175 dwellings will be permitted in the period to 2021, with the remaining phase of around 125 dwellings permitted in the period to 2026."</li> <li>4. On page 108, 'F3 Housing – Turfbeg', under the sixth bullet point, adding the following words before "Drainage Impact Assessment": "Flood Risk Assessment,."</li> <li>5. On page 109, 'F4 Housing – Westfield', under the fifth bullet point, adding the following words after "Angus Council": ", TACTRAN".</li> <li>6. On page 109, 'F4 Housing – Westfield', under the eighth bullet point, adding the following words before "Drainage Impact Assessment": "Flood Risk Assessment,".</li> </ol>	<p>Modify as per Reporter's Recommendation Consequential change to Table 1 Housing Land Supply (page 20 of Proposed Plan) and Appendix 3 Housing Land Supply West Angus HMA.</p> <p>Modify as per Reporter's Recommendation</p> <p>Modify as per Reporter's Recommendation</p> <p>Modify as per Reporter's Recommendation</p> <p>Modify as per Reporter's Recommendation</p>
17B Forfar – General &	248	<p>Modify the local development plan by:</p>	

**Proposed Angus Local Development Plan Examination  
Schedule of Modifications Recommended by Issue and Council's Response**

**APPENDIX 2**

ISSUE	EXAMINATION REPORT PAGE NO	REPORTER'S RECOMMENDATION	COUNCIL'S RESPONSE
Omissions		<p>1. On page 107, 'F2 Housing – Gowanbank', adding a new sentence immediately after the fifth paragraph as follows: "A flood risk assessment and drainage impact assessment is also required."</p> <p>2. On page 107, 'F2 Housing – Gowanbank', replacing the fourth paragraph with the following: "Development will require to take account of the amenity of existing properties around the perimeter of the site, any loss of amenity or nuisance to future occupiers in terms of noise or odour associated with the operational landfill site to the east and respect the cordon sanitaire."</p> <p>3. On page 113, 'F11 Newmonthill Cemetery Extension', adding a final sentence as follows: "Before any development occurs at the site, a flood risk assessment should be carried out and ground investigation works should be undertaken in line with SEPA's guidance on assessing the impacts of cemeteries on groundwater (LUPS GU32)."</p>	<p>Modify as per Reporter's Recommendation</p> <p>Modify as per Reporter's Recommendation</p> <p>Modify as per Reporter's Recommendation excluding reference to LUPS GU32 to ensure that policy reflects the most up to date guidance if document reference changes. Amend the Water factor of the SEA Implications Table from 0/+ to ?</p>
18 Kirriemuir	263	<p>Modify the local development plan by:</p> <p>1. On page 119, 'K1 Housing – South of Beechwood Place', in the fifth bullet adding the following text after "Transport Assessment": "Flood Risk Assessment,".</p> <p>2. On page 118, Table K2, altering the table to show 50 units in the second phase 2021-2026 and removing the text at the asterisk below the table.</p>	<p>Modify as per Reporter's Recommendation</p> <p>Modify as per Reporter's Recommendation Consequential change to Table 1 Housing Land Supply (page 20 of Proposed Plan) and Appendix 3 Housing Land Supply West Angus HMA.</p>



**Proposed Angus Local Development Plan Examination  
Schedule of Modifications Recommended by Issue and Council's Response**

**APPENDIX 2**

ISSUE	EXAMINATION REPORT PAGE NO	REPORTER'S RECOMMENDATION	COUNCIL'S RESPONSE
		<p>3. On page 119, 'K1 Housing – South of Beechwood Place', within the first paragraph deleting the second and third sentences and replacing with the following: "A first phase of around 50 dwellings will be permitted in the period to 2021, with the remaining phase of around 50 dwellings permitted in the period to 2026."</p> <p>4. On page 121, under the heading 'Town Centres and Retailing', replacing the last two paragraphs with the following:  "K4 Retail – Land at Pathhead  3.2 hectares of land at Pathhead is allocated for a supermarket, associated parking, landscaping and improved road layout in accordance within the planning permission (planning application reference 11/00150/PPPM). Proposals will be supported that are in accordance with this permission."</p> <p>5. On the proposals map after page 122 (Kirriemuir Inset Map 5), amending the development boundary for Kirriemuir to include the land at Pathhead approved by planning permission reference 11/00150/PPPM and annotating the map to show the allocation with the reference 'K4'.</p> <p>6. On the proposals map after page 122 (Kirriemuir Inset Map 5), excluding the garden ground of 7 Kirkwynd from 'K2 Opportunity Site – Gairie Works'.</p> <p>7. On page 121, 'K4 Kirriemuir Cemetery Extension', amending to read "K5 Kirriemuir Cemetery Extension" and updating the Kirriemuir Inset Map 5 accordingly.</p> <p>8. On page 121, 'K4 Kirriemuir Cemetery Extension', adding a final sentence as follows: "Before any development occurs at the site, ground investigation works should be undertaken in line with SEPA's guidance on assessing the impacts of cemeteries on groundwater (LUPS GU32)."</p>	<p>Modify as per Reporter's Recommendation.</p> <p>Modify as per Reporter's Recommendation.</p> <p>Modify as per Reporter's Recommendation.</p> <p>Modify as per Reporter's Recommendation.</p> <p>Modify as per Reporter's Recommendation.</p> <p>Modify as per Reporter's Recommendation excluding reference to LUPS GU32 to ensure that policy reflects the most up to date guidance if document</p>

**Proposed Angus Local Development Plan Examination  
Schedule of Modifications Recommended by Issue and Council's Response**

**APPENDIX 2**

ISSUE	EXAMINATION REPORT PAGE NO	REPORTER'S RECOMMENDATION	COUNCIL'S RESPONSE
		9. On the proposals map after page 122 (Kirriemuir Inset Map 5), excluding the land to the rear of 69 Brechin Road from the development boundary for Kirriemuir.	reference changes. Amend the Water factor of the SEA Implications Table from 0/+ to ?  Modify as per Reporter's Recommendation
19 Monifieth	280	No modifications.	
20 Montrose including Ferryden & Hillside	289	<p>Modify the local development plan by:</p> <p>1. Within the introduction to the Settlement Statement for Montrose including Ferryden and Hillside on page 133 of the plan, inserting the following after the seventh paragraph: "The NESTRANS 'Access to Laurencekirk' Report (2015) has identified a need for a grade-separated junction as the preferred option to address capacity issues at the A90/A937 south junction. A funding package was announced in January 2016 to support delivery of a new grade separated junction, however the total costs, potential additional funding sources and timescale for delivery of the scheme have not been confirmed. Development proposals in Montrose that are likely to generate significant new traffic will require to submit a transport assessment to establish impact on the local and strategic road network including the A90/A937 junction at Laurencekirk. Where impacts are identified, conditions controlling development or requirement for appropriate mitigation including Developer Contributions in accordance with Policy DS5 may be applicable."</p> <p>2. On pages 135, 136, 137, 139 and 140, replacing the two sentences dealing with the A90/A937 junction, within the developer requirements for sites M1, M2, M3, M7 and M8, with a sentence that reads: "Proposals should be supported by a Transport Assessment".</p> <p>3. On page 135, 'M1 Housing – Brechin Road', adding a fifth paragraph as follows:</p>	<p>Modify as per Reporter's Recommendation</p> <p>Modify as per Reporter's Recommendation subject to very minor grammatical corrections as appropriate.</p> <p>Modify as per Reporter's</p>

**Proposed Angus Local Development Plan Examination  
Schedule of Modifications Recommended by Issue and Council's Response**

**APPENDIX 2**

ISSUE	EXAMINATION REPORT PAGE NO	REPORTER'S RECOMMENDATION	COUNCIL'S RESPONSE
		<p>"Proposals should be supported with the submission of a Flood Risk Assessment which assesses the risk from all sources. The assessment of options for morphological improvement including consideration of any culverted watercourses related to the site will also be required."</p> <p>4. On page 140, 'M8 Working – North of Forties Road', amending the first bullet as follows: "structural landscaping and native woodland planting along the northern and eastern boundaries of the site to safeguard...."</p> <p>5. On page 140, 'M8 Working – North of Forties Road', adding a final bullet as follows: "supporting information including a Flood Risk Assessment".</p> <p>6. On page 141, 'M10 Sleepyhillock Cemetery Extension', adding a final sentence as follows: "Before any development occurs at the site, ground investigation works should be undertaken in line with SEPA's guidance on assessing the impacts of cemeteries on groundwater (LUPS GU32)."</p> <p>7. On the proposals map after page 142 (Montrose including Ferryden and Hillside Inset Map 7), amending to include within the hatched area for M3 Mixed Use – Sunnyside Hospital, Hillside, the land referred to in the representation by R Fleming &amp; Co (PP/00115/2/001).</p>	<p>Recommendation</p> <p>Modify as per Reporter's Recommendation</p> <p>Modify as per Reporter's Recommendation subject to very minor grammatical corrections.</p> <p>Modify as per Reporter's Recommendation excluding reference to LUPS GU32 to ensure that policy reflects the most up to date guidance if document reference changes. Plus change to the Water factor of the SEA Implications Table from 0 to ?</p> <p>Modify as per Reporter's Recommendation</p>
21 North Angus HMA (Edzell)	312	<p>Modify the local development plan by:</p> <p>1. On page 146, 'E1 Housing – East of Duriehill Road', inserting an eighth bullet point</p>	<p>Modify as per Reporter's</p>

**Proposed Angus Local Development Plan Examination  
Schedule of Modifications Recommended by Issue and Council's Response**

**APPENDIX 2**

ISSUE	EXAMINATION REPORT PAGE NO	REPORTER'S RECOMMENDATION	COUNCIL'S RESPONSE
		as follows: "submission of a Transport Assessment which confirms how access is best to be achieved and any associated mitigation".	Recommendation
22 East Angus HMA	334	No modifications.	
23 West Angus HMA	346	Modify the local development plan by:  1. On page 202, 'G1 Opportunity Site – Dundee Road East, Glamis' adding the following before "Drainage Impact Assessment": "Flood Risk Assessment and".	Modify as per Reporter's Recommendation
24 South Angus HMA (Ballumbie)  (Strathmartine)	362	Modify the local development plan by:  1. On page 170, amending the second bullet point under 'Development Strategy' to read: "Additional residential development outwith the development boundaries of Ballumbie will not be supported."  2. On page 248, under 'St1: Opportunity Site – Strathmartine Hospital Estate', inserting a new second bullet point to read: "a flood risk assessment;".	Modify as per Reporter's Recommendation  Modify as per Reporter's Recommendation
25 Plan Issues	396	Modify the local development plan by:  1. In the village directory on page 161, inserting an asterisk beside the names of the following villages: Bogindollo; Bridge of Dun; Bridgend of Lintrathen; Cortachy; Douglastown; Eassie Muir; Farnell; Finavon; Inverarity; Kirkton of Kinnettles; Prosen Village; Ruthven; and Tannadice; and inserting the following footnote below the list of villages: " * Within these villages, further consideration will need to be given to any likely significant effects on the River South Esk and River Tay Special Area of Conservation which could be caused by any development proposals."  2. In 'Appendix 1 – Glossary', inserting as a definition of 'Strategic Transport Network': "Includes trunk roads and rail networks. Its primary purpose is to provide the safe and efficient movement of strategic long-distance traffic between major centres,	Modify as per Reporter's Recommendation  Modify as per Reporter's Recommendation

**Proposed Angus Local Development Plan Examination  
Schedule of Modifications Recommended by Issue and Council's Response**

**APPENDIX 2**

ISSUE	EXAMINATION REPORT PAGE NO	REPORTER'S RECOMMENDATION	COUNCIL'S RESPONSE
		<p>although in rural areas it also performs important local functions."; and altering the definition of 'Community Facilities' to read: "Facilities such as schools, healthcare, libraries, museums, halls and leisure that are important assets that play a key role in terms of sustainability and the health and wellbeing, social, educational, spiritual, recreational, leisure and cultural needs of the community."</p>	

## Technical Changes

PLAN PAGE	TECHNICAL CHANGE
Preface	<p>Delete existing text and process diagram.            Include new introductory text:            “The Angus Local Development Plan was adopted by Angus Council on XX September 2016 and sets out the Councils view on how the area should develop over the next 10 years from 2016 – 2026. This consolidated version includes the modifications recommended to Angus Council following the Examination into unresolved objections to the Proposed Angus Local Development Plan.            Copies of the Adopted Angus LDP and updated Environmental Report are available for inspection at all Public Libraries and ACCESS Offices across Angus and Reception at County Buildings, Market Street, Forfar and Angus House, Orchardbank Business Park, Forfar, during normal opening hours. Alternatively the documents are available online at:  <a href="http://www.angus.gov.uk/info/20307/local_development_plan">www.angus.gov.uk/info/20307/local_development_plan</a>            For further information or assistance please contact the Environment and Development Plan Team via ACCESSLine: 03452 777 778 or by e-mail to <a href="mailto:localplan@angus.gov.uk">localplan@angus.gov.uk</a>”</p>
Context Page 1, Paragraph 5	<p>Replace “This area will be covered by the Cairngorms National Park Local Development Plan , when adopted” with “This area is covered by the Cairngorms National Park Local Development Plan”.</p> <p>To reflect that the Cairngorms National Park Local Development Plan was adopted on 27<sup>th</sup> March 2015.</p>
Page 23, Policy TC2 Residential Development	Amend Soil Factor of Policy TC2 SEA Implications Table from + to +/? as a result of comments on the Environmental Report.
Page 33, Policy TC12 Freight Facilities	Amendment to Climatic Factors of Policy TC12 SEA Implications Table from + to 0/+ as a result of comments on the Environmental Report.
Page 34, Paragraph 3	Typographical error. Amend Policy TC14 to Policy TC15.
Page 37, Policy TC15 Employment Development	<p>Amend Biodiversity, Flora and Fauna of Policy TC15 SEA Implications Table from + to +/?            Amend Landscape Factor of Policy TC15 SEA Implications Table from + to +/?            As a result of comments on the Environmental Report.</p>
Page 41, Paragraph 2	<p>Typographical errors. Amend Policy TC19 to Policy TC20 as incorrect reference included.            Replace “Policy TC8 Safeguarding Rural Community Services and Facilities” with “Policy TC8 Community Facilities and Services” as incorrect policy reference.</p>
Arbroath Page 80, A6 Opportunity Site	<p>Add “and water environment” to the second paragraph of A6 Opportunity Site – Former Bleachworks, Elliot after trees.            As a result of comments on the Environmental Report.</p>

## Technical Changes

PLAN PAGE	TECHNICAL CHANGE
Arbroath Page 83, A14 Built and Natural Environment	Amend Cultural Heritage of SEA Implications Table for A14 Built and Natural Environment – Hospitalfield House from + to 0 as a result of comments on the Environmental Report.
Carnoustie and Barry Page 97, C1 Housing	Amend Landscape SEA Implications Table for C1: Land at Pitskelly from + to 0/+ as a result of comments on the Environmental Report.
Pages 40, 42, 91, 95, 100, 112, 121, 129, 140	Typographical error. Delete word vibrancy as duplicated.