
Proposed
Angus Local
Development
Plan:
Amendments
made at Angus
Council - 11th
December
2014

Committee Draft

January 2015

TOWN AND VILLAGE DIRECTORY

STATEMENTS & DEVELOPMENT BOUNDARY MAPS

Carnoustie and Barry

Located on the coast, mid-way between Arbroath and Dundee, Carnoustie has evolved from a fishing village to an attractive seaside town. The town has developed in a linear manner primarily on land between the shoreline and raised beach, extending from Westhaven in the east along to Barry in the west.

The coastal setting provides the town with much of its character and includes several important natural heritage sites. The important beachfront area also provides opportunities for recreation and is an excellent base for the holiday and tourism market with its renowned reputation for links golf. The Carnoustie Championship Golf Course enjoys an international reputation with the British Open due to return in 2018.

During much of the 1990's, opportunities for development were constrained by drainage issues and poor accessibility to/from the town. Such constraints have been eased by the construction of the wastewater treatment plant at Hatton and the upgrading of the A92 (Arbroath – Dundee road). Furthermore, the construction of the Barry bypass and the Upper Victoria link road has improved accessibility to/from Carnoustie, to the western end of the town in particular. Whilst a road line and land was reserved at the east for improvements at Carlogie Road, this has yet to be implemented. The town is also served by the east coast railway line.

Since the publication of the Angus Local Plan Review (2009), housing land allocations at Newton Road have been built out and several inner town renewal projects have been undertaken. Although this has provided a range of new homes in the area, an expansion of Carnoustie beyond the current development boundary is required in order to meet identified need and demands in the South Angus Housing Market Area.

Availability of land and property for employment related development has been limited in Carnoustie, in part because of housing regeneration at the former Maltings site at Victoria Street. The continued allocation of marketable land at Carlogie and the provision of additional land at Pitskelly will provide support to employment uses.

Deleted: , and the site now benefits from a recent planning consent.

DEVELOPMENT STRATEGY

The development strategy for Angus is set out in the introduction to the ALDP, for Carnoustie and Barry this means:

- supporting the redevelopment of vacant, underused and brownfield sites within the defined Development Boundary, including Woodside/Pitskelly, Barry Road, Greenlaw Hill and the former Maltings;
- phased release of green field land at Pitskelly for residential development;

Deleted: west of Carlogie Road

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- the continued allocation of land for employment use at Carlogie to support business, industrial and storage and distribution uses, with additional employment land allocated at Pitskelly;
- delivery of the planned upgrade to the Carlogie Road;
- encouraging new development and investment where this will strengthen the role of the town centre and enhance its vibrancy, vitality and viability whilst improving the quality of the physical environment; and
- protecting and enhancing Carnoustie's internationally recognised golfing facilities, where appropriate, and further developing tourism, recreation facilities and accommodation.

HOUSING

EXISTING SITES

Sites with planning permission or under construction as identified in the Angus Housing Land Audit 2014 are shown in Table C1.

Table C1: Existing Sites

Name/reference	Capacity
C(a) Victoria Street, Former Maltings	62
C(b) Burnside Street 2	7
C(c) High Street 108	7
C(d) Balmachie Road	5
C(e) West Path, Camus House	16
C(f) North Brown Street 2 Unit 1	8
C(g) Former Manse, Barry	4
Total	109

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NEW ALLOCATIONS

Table C2 below summarises new allocations of housing land that will contribute towards meeting TAYplan SDP requirements beyond 2016.

Table C2: New Allocations

Name/reference	Capacity	ALDP First Phase (2016-2021)	ALDP Second Phase (2021-2026)
C1 Land <u>at Pitskelly</u>	<u>250</u>	150	<u>100</u>
Total	<u>250</u>	150	<u>100</u>

Land for residential development is allocated at Pitskelly to provide for a range and choice of housing sites; in order to meet current need and demand for housing; and to maintain a generous supply of housing land into the later plan period.

C1- Housing – Land at Pitskelly

10 ha of land at Pitskelly is allocated for residential development of around 250 dwellings. A first phase of around 150 dwellings will be permitted in the period to 2021, with the remaining phase of around 100 dwellings permitted in the period to 2026.

Proposals should include:

- a high quality of design and site layout which integrates with the rural landscape character and the layout and character of neighbouring buildings with frontages onto the Upper Victoria link road.
- provision of structure planting, landscaping and networks of green corridors within and around the site to create an appropriate urban edge.
- provision of vehicular, cycle and pedestrian access arrangements to the satisfaction of the Council as Roads Authority.
- supporting information including a Drainage Impact Assessment, Sustainable Drainage and Surface Water Management Plan, Flood Risk Assessment, Landscape Assessment, Transport Assessment and Archaeological evaluation and implementation as necessary.

Deleted: west of Carlogie Road

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Deleted: 150

Deleted: 300

Deleted: 150

Deleted: Land for residential development is allocated at Carlogie Road to provide a range and choice of housing sites, complement recently completed residential developments at Newton Road and maintain a generous supply of housing land in the plan period. This site provides an opportunity to capitalise on the existing landscape framework which can successfully accommodate new development and benefits from good accessibility to primary and secondary schools, services and facilities in the town centre and the employment land site immediately to the north east.

Deleted: C1 Housing – Land west of Carlogie Road ¶
17.2 ha of land west of Carlogie Road is allocated for residential development of around 300 dwellings. A first phase of around 150 dwellings will be permitted in the period to 2021, with the remaining phase of around 150 dwellings permitted in the period to 2026. ¶
Proposals should be in accordance with the development brief which will be prepared for this site and should include: ¶
site design layout which integrates with the rural landscape character and the layout and character of neighbouring buildings with frontages onto the Carlogie Road; ¶
structural planting, landscaping or networks of green corridors within and around the site to create an appropriate urban edge including enhancement of the Lochty Burn and its environment; ¶
provision of vehicular, (... [1])

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SEA IMPLICATIONS									
Biodiversity Flora and Fauna	Population	Human Health	Soil	Water	Air	Climatic Factors	Cultural Heritage	Material Assets	Landscape
+	0/+	+	-	0/+	0/+	+	0	-/+	+

- Deleted: +/?
- Deleted: +
- Deleted: +
- Deleted: -
- Deleted: 0/+
- Deleted: 0/+
- Deleted: +
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- Deleted: -/+
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OPPORTUNITY SITES

There are a number of sites in Carnoustie that provide opportunities for development and / or redevelopment. Where proposals involve new housing development they will be required to meet the provisions of Policy TC3 - Affordable Housing.

C2 Opportunity Site – Woodside/Pitskelly

2.5 ha of land at Woodside/Pitskelly provides an opportunity for residential, Class 4 (business) and Class 11 (assembly and leisure) uses where they are compatible with surrounding activities.

Vehicular access arrangements will be from the Upper Victoria Link Road. Ground condition surveys establishing the suitability of the ground for residential or other built uses will be required.

A landscaping scheme providing open space and play provision will be required as an integral part of proposals for this site and should include new tree planting to complement the valuable tree belt on the raised beach adjacent to this site.

SEA IMPLICATIONS

Biodiversity Flora and Fauna	Population	Human Health	Soil	Water	Air	Climatic Factors	Cultural Heritage	Material Assets	Landscape
+/?	+	+	?/+	0/+	0/+	?/+	0	?/+	+

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C3 Opportunity Site – Barry Road									
<p>1 ha of land at Barry Road provides an opportunity for residential, Class 4 (business), and Class 11 (assembly and leisure) uses where they are compatible with surrounding activities. The site comprises a disused social club building and part of the former junior football ground.</p> <p>Vehicular access arrangements should be taken from Barry Road. Ground condition surveys establishing the suitability of the ground for housing or other built uses will be required.</p> <p>A landscaping scheme providing open space and play provision will be required as an integral part of proposals for this site and should include new tree planting to complement the valuable tree belt to the north and west of this site.</p> <p>Development proposals should be supported by a Flood Risk Assessment.</p>									
SEA IMPLICATIONS									
Biodiversity Flora and Fauna	Population	Human Health	Soil	Water	Air	Climatic Factors	Cultural Heritage	Material Assets	Landscape
+/?	+	+	?/+	+	0/+	?/+	0	?/+	+

C4 Opportunity Site – Greenlaw Hill									
<p>1.7 ha of land at Greenlaw Hill provides an opportunity for residential development which should reflect the rural setting and open nature of this site, and its prominence at the entrance to Carnoustie on the Upper Victoria Link Road.</p> <p>Vehicular access arrangements will be from the Upper Victoria Link Road.</p> <p>A landscaping scheme providing an appropriate town edge will be required including consideration of the enhancement and linkages to the green network.</p>									
SEA IMPLICATIONS									
Biodiversity Flora and Fauna	Population	Human Health	Soil	Water	Air	Climatic Factors	Cultural Heritage	Material Assets	Landscape
+?	+	+	- /?/ +	0/+	0/+	?/+	0	?/+/-	+

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C5 Opportunity Site – Panmure Industrial Estate

3.7 ha of land at Panmure Industrial Estate is covered by Policy TC13 – Employment Allocations and Existing Employment Areas. The land provides an opportunity for residential uses if a comprehensive redevelopment scheme is brought forward which provides a satisfactory residential environment and is compatible with surrounding activities.

Supporting information required with any proposal will include a Contaminated Land Investigation Report.

SEA IMPLICATIONS

Biodiversity Flora and Fauna	Population	Human Health	Soil	Water	Air	Climatic Factors	Cultural Heritage	Material Assets	Landscape
?/0	+	+	+	0/+	0/+	?/+	0	0/+	+

WORKING

SITES PREVIOUSLY IDENTIFIED BY THE ANGUS LOCAL PLAN REVIEW (2009)

The Angus Local Plan Review (2009) allocated land at Carlogie for employment purposes. A number of factors including the economic downturn have meant that the site has not progressed. Planning permission has recently been granted for the formation of an employment area comprising Class 4 (Business), Class 5 (General Industry) and Class 6 (Storage and Distribution) uses and realignment of the A930 Carlogie road.

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C6 Working – Land at Carlogie

15 ha of land at Carlogie is allocated for employment use and should be developed in accordance with Policy TC14 – Employment Allocations and Existing Employment Areas.

Proposals should include:

- design and site layout which accommodates a range of employment uses whilst ensuring integration with the rural landscape character, in particular the topography of this site;
- structural planting, landscaping or networks of green corridors within and around the site to create an appropriate urban edge;
- provision of vehicular, cycle and pedestrian access arrangements to the satisfaction of the Council. Vehicular access arrangements will include the construction of a realigned Carlogie Road which will improve accessibility to/from the eastern end of the town with the upgraded A92; and
- supporting information including a Drainage Impact Assessment, Sustainable Drainage and Surface Water Management Plan, Flood Risk Assessment, Landscape Assessment and a Noise Impact Assessment as necessary.

(Planning permission in principle approved for employment development and associated realignment of the A930 in August 2014.)

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Deleted: and Surface Water Management Plan

There has been increasing demand for employment sites in Carnoustie and there is a need to allocate additional land to meet future requirements and provide for economic growth. In order to meet current need and demand for employment land and to maintain a generous supply of employment land into the later plan period, land is allocated at Pitskelly.

C7- Working – Land at Pitskelly

10 ha of land at Pitskelly is allocated for employment use in accordance with Policy TC14 – Employment Allocations and Existing Employment Areas.

Proposals should include:

- a high quality of design and site layout which accommodates a range of employment uses whilst ensuring integration with the rural landscape character.
- provision of structure planting, landscaping or networks of green corridors within and around the site to create an appropriate urban edge.

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- provision of vehicular, cycle and pedestrian access arrangements to the satisfaction of the Council as Roads Authority.
- supporting information including a Drainage Impact Assessment, Sustainable Drainage and Surface Water Management Plan, Flood Risk Assessment, Landscape Assessment, Transport Assessment, Air Quality Assessment, Noise Impact Assessment and Archaeological evaluation and implementation as necessary.

SEA IMPLICATIONS

<u>Biodiversity Flora and Fauna</u>	<u>Population</u>	<u>Human Health</u>	<u>Soil</u>	<u>Water</u>	<u>Air</u>	<u>Climatic Factors</u>	<u>Cultural Heritage</u>	<u>Material Assets</u>	<u>Landscape</u>
±	0/+	0/+	-	0/+	0/+	±	0	-/+	±

TOWN CENTRES AND RETAILING

Carnoustie town centre provides a range of uses including office, business, retail and other service activities. The mix of uses and layout which contribute to the town's unique character, also limit the opportunity for major redevelopment.

The town centre network contained within Policy TC17 – Network of Centres identifies Carnoustie as a smaller town centre. This recognises the level of facilities and services currently available within the centre. Policy TC17 seeks to direct uses which attract a significant number of people to town centres such as Carnoustie to support its vibrancy, vitality and viability.

Angus Council will support the preparation of a Town Centre Strategy for Carnoustie developed in partnership with the local community through the Community Planning Process. The Town Centre Strategy will look to identify and address the challenges faced by Carnoustie town centre and will provide a framework for coordinated action, including: developing a long term vision, identifying the potential for change, promoting opportunities for new development, diversification of uses, management tools and delivery mechanisms (including funding availability), accessibility, marketing and promotion. Future Local Development Plans will then reflect relevant outcomes from the strategy in policies and proposals specific to Carnoustie town centre.

TRANSPORT

The Angus Local Plan Review (2009) safeguarded land which would be required to enable the implementation of an upgraded A930 Carlogie Road. The ALDP reaffirms the safeguarding of land to upgrade the A930 Carlogie Road which would improve road safety and linkages between the eastern end of Carnoustie and the A92 which

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in turn, would support economic and tourism opportunities within the town. The approved alignment as identified on the Proposals Map is safeguarded from development proposals which may adversely affect the implementation of the project.

C8 Transport - Upgrade A930 Carlogie Road

Angus Council will safeguard land required to enable the implementation of an upgraded A930 Carlogie Road to improve linkages between the eastern end of Carnoustie and the A92.

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COMMUNITY FACILITIES AND SERVICES

An extension to Shanwell Cemetery was allocated in the Angus Local Plan (2000) and the Angus Local Plan Review (2009). The ALDP reaffirms the allocation of land for a cemetery extension.

C9 Shanwell Cemetery Extension

1.65 ha of land adjoining the existing Shanwell Cemetery is reserved as an extension. Upgrading of the access road from the Upper Victoria Link Road along the line of the existing track will be required.

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SEA IMPLICATIONS

Biodiversity Flora and Fauna	Population	Human Health	Soil	Water	Air	Climatic Factors	Cultural Heritage	Material Assets	Landscape
?/+	0	0/+	-	0/+	0/+	0/+	0	-/+	0/+

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SPORT AND RECREATION

This Local Development Plan continues the land allocation from the first Angus Local Plan and the Angus Local Plan Review (2009) for a new sports ground and associated facilities at Shanwell Road, adjacent to Carnoustie High School.

C10 Sports Ground, Shanwell Road

1.7 ha of land north of Shanwell Road and west of Balmachie Road is allocated for the development of a recreational sports ground and associated facilities, including new access road and car parking.

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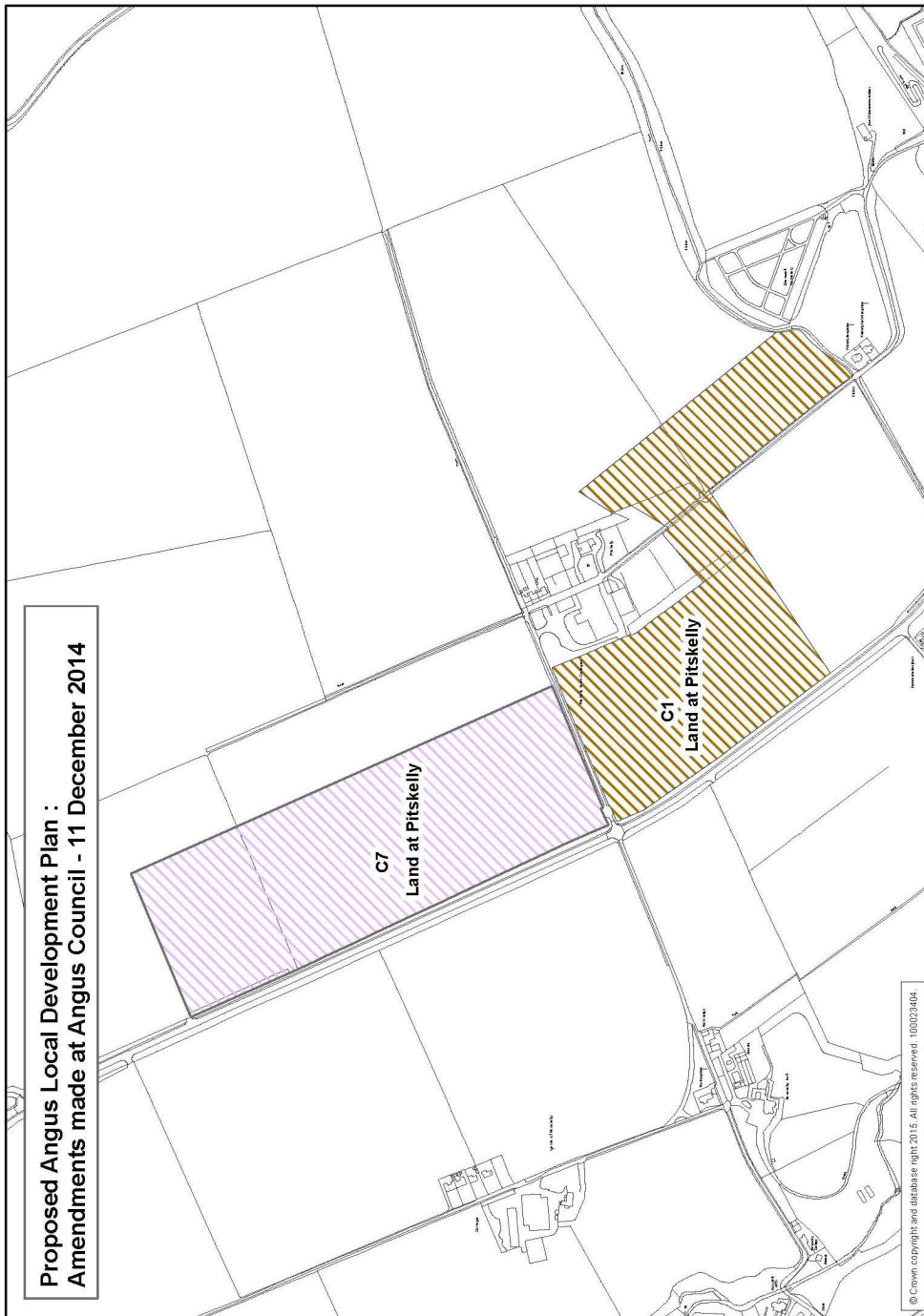
SEA IMPLICATIONS

Biodiversity Flora and Fauna	Population	Human Health	Soil	Water	Air	Climatic Factors	Cultural Heritage	Material Assets	Landscape
?/+	0	0/+	-	0/+	0/+	0/+	0	-/+	0/+

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Forfar

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 within the heart of Angus. The town is well connected to the strategic road network. The Glamis Road and Kirriemuir Road junctions on the A90(T) are grade separated junctions, which provides good accessibility to the town.

The town has continued to expand in recent years with successful housing development progressing at Wester Restenneth and continued economic development at Orchardbank Business Park, where land remains available. Regeneration projects have provided new housing and retail uses, including an Asda at the former St James Works. A number of longstanding brownfield sites within the town including South Street Mill and the former Chapelpark Primary School remain vacant.

The town also contains a number of listed buildings, a Conservation Area and residential areas with their own distinctive character. Policies also protect Balmashanner Hill and Forfar Loch Country Park for their landscape and environmental qualities.

A number of sites previously identified in the Angus Local Plan Review (2009) have still to come forward. Further areas of land are available to accommodate residential development in order to meet the housing land requirements at Turfbeg and Westfield.

DEVELOPMENT STRATEGY

The development strategy for Angus is set out in the introduction to the ALDP, for Forfar this means:

- supporting the redevelopment of vacant, underused and brownfield sites within the defined Development Boundary, including opportunity sites at South Street, former Chapelpark School, former Music Centre and Forfar Swimming Pool;
- releasing green field land at Turfbeg and Westfield for residential development throughout the plan period;
- ensuring the continued provision of marketable land for employment uses by continuing to allocate land at the Strategic Development Area at Orchardbank and Carseview Road to support further economic development;

Deleted: phased release of

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- the continued promotion through active marketing of the agricultural service based industries in the town with the potential for further investigation of an agri-park;
- protecting and enhancing Forfar's visitor assets and further developing tourism and recreation facilities as well as accommodation;
- encouraging new development and investment where this will strengthen the role of the town centre and enhance its vitality and viability whilst improving the quality of the physical environment;
- safeguarding and enhancing the natural and built features which are a key part of the character and identity of the town including Forfar Conservation Area, Balmashanner and Forfar Loch;
- managing surface water disposal in order to protect the important ground water resource used by the Strathmore Mineral Water Company;
- protecting and enhancing open spaces and play provision whilst improving the connectivity and functionality of green networks, integrating new provision as part of land allocations and new development especially at Turfbeg and Westfield; and
- supporting the enhancement and extension of the network of paths and cycleways around Turfbeg and Westfield.

GROUND WATER PROTECTION ZONES

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. Proposals that dispose of surface water via soakaways to the ground, including the use of Sustainable 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.

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F1 Protection of Ground Water Resources

Angus Council will require development proposals that involve the use of surface water soakaways to consider the potential impact on the ground water resource. An assessment of the potential impact may be required.

SEA IMPLICATIONS

Biodiversity Flora and Fauna	Population	Human Health	Soil	Water	Air	Climatic Factors	Cultural Heritage	Material Assets	Landscape
?	+	+	0	++	0/+	?/+	0	+/?	?/+

HOUSING

EXISTING SITES

Sites with planning permission or under construction as identified in the Angus Housing Land Audit 2014 are shown in Table F1.

Table F1: Existing Sites

Name / reference	Capacity
F(a) Turfbeg Farm	3
F(b) New Road	16
F(c) Wester Restenneth	136
F(d) Dundee Road	120
F(e) Slatefield Rise (Phase 2)	7
F(f) Queen Street Pavilion	14
F(g) Roberts Street	22
Total	318

SITES PREVIOUSLY IDENTIFIED BY THE ANGUS LOCAL PLAN REVIEW

The site summarised in Table F2 was previously identified in the Angus Local Plan Review. This Plan continues the allocation of this site for housing development, and

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where appropriate the wording of the proposal and / or the indicative yield from the site may have changed.

Table F2: Sites Previously Identified by the Angus Local Plan Review

Name / reference	Capacity	ALDP First Phase (2016 – 2021)	ALDP Second Phase 2021 – 2026)
F2 Gowanbank	60	60	-
Total	60	60	-

F2 Housing – Gowanbank

6 Ha 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 associate with the operational landfill site to the east.

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

Developer contributions may be required from development proposals, including a contribution towards education infrastructure.

(Planning permission in principle approved subject to a Section 75 Agreement for 63 residential units in August 2014.)

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NEW ALLOCATIONS

Table F3 summarises new allocations of housing land that will contribute towards meeting TAYplan SDP requirements.

Table F3: New Allocations

Name / reference	Capacity	ALDP First Phase (2016-2021)	ALDP Second Phase (2021-2026)
F3 Turfbeg	300	300	0
F4 Westfield	300	0	300
Total	600	300	300

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- Deleted: 150
- Deleted: 100
- Deleted: 200
- Deleted: 250
- Deleted: 350

The sites at Turfbeg and Westfield capitalise upon a landscape framework which can successfully accommodate new development. They both benefit from good accessibility to the local and strategic transport network, primary and secondary schools, local services and facilities within the town centre, the existing employment site at Orchardbank and allocated employment site at Carseview Road.

Land at Turfbeg was previously safeguarded for residential development in the Angus Local Plan Review (2009). The ALDP now allocates the site for around 300 units to be released in the first phase of the plan (2016 – 2021).

- Deleted: , with a phased release of development of 150 units (2016-2021) and a further 150 units (2021-2026).

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F3 Housing – Turfbeg

17.6 Ha of land north of Turfbeg is allocated for residential development of around 300 dwellings.

Development proposals should include:

- design and site layout which integrates with the existing landscape character, pattern of development and character of neighbouring uses and buildings;
- structural planting and landscaping within and around the site to enhance biodiversity and to create an appropriate town edge, particularly along the western and northern boundaries of the site;
- the provision of open space and SuDS as necessary;
- appropriate developer contributions, including provision for a primary school if required;
- opportunity for active travel through improved linkages with the existing path network; and
- supporting information including a Drainage Impact Assessment, Sustainable Drainage and Surface Water Management Plan and Transport Assessment.

Deleted: A first phase of around 150 dwellings will be permitted in the period to 2021, with the remaining phase of 150 dwellings permitted in the period to 2026.

Deleted: contributions towards education infrastructure

SEA IMPLICATIONS

Biodiversity Flora and Fauna	Population	Human Health	Soil	Water	Air	Climatic Factors	Cultural Heritage	Material Assets	Landscape
0/+	0/+	+	-/+	+	+	0/+	0	-/+	+

A Greenfield site at Westfield is also allocated for residential development. Development of this site will complement existing sites, provide a range and choice of housing and maintain a generous supply of housing land.

The allocated site has an overall capacity of around 300 units. These units are phased for release between 2021 and 2026 to help ensure choice and flexibility in the housing land supply in the second phase of the plan.

Deleted: Around 100 units are phased in the first five years of the plan period (2016 – 2021) to allow the site to be started the latter stages of this phase. This will

Deleted: (2021 – 2026) when a further 200 units can be brought forward

Development of this site will have to consider the long-term impact on the A90 junctions, in-particular the impact of development at the Lochlands junctions and any potential mitigation that may result from further assessments. Given the landscape context provided by this site, additional land beyond the initial allocation identified by this Local Development Plan is safeguarded beyond 2026. This additional land will need to be confirmed by a future Local Development Plan and may also need to provide a new Primary School and additional employment land.

F4 Housing – Westfield

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38.8 Ha of land west of Westfield Loan is allocated for residential development of around 300 dwellings ~~in the second phase of the plan (2021 – 2026).~~

The development should commence at the north of the site with access from Glamis Road. No development will be allowed until a full assessment of the potential impact on the A90 junctions (including Lochlands) is completed and any resulting mitigation is agreed with Angus Council and Transport Scotland.

Development proposals should be in accordance with a masterplan prepared for the site and should include:

- design and site layout which takes account of the existing landscape character, pattern of development and character of neighbouring uses and buildings;
- the protection of scheduled ancient monuments within the site and how these will be managed;
- a landscape framework, preserving existing woodland and hedges and setting out structural planting and landscaping within and around the site to enhance biodiversity and to create an appropriate town edge;
- appropriate developer contributions, including contributions towards education infrastructure;
- the potential for a new distributor road linking Dundee Road and Westfield Loan with Glamis Road, taking account of any potential impact on the A90 junctions (including Lochlands) in conjunction with Angus Council and Transport Scotland;
- the provision of open space and SuDS as necessary;
- opportunities for active travel through improved linkages with the existing path/Green Network; and
- supporting information including a Drainage Impact Assessment, Sustainable Drainage and Surface Water Management Plan, Contaminated Land Investigation Report and a Transport Assessment which should include assessment of the West Port junction and analysis of the traffic flows and junctions along East and West High Streets.

Additional land is safeguarded for further residential development in the period beyond 2026. The scale of further land release in the period beyond 2026 will be determined by a future Local Development Plan and may also include:

- provision of a new Primary School;
- an area of land south of Glamis Road for further business / employment development.

~~Deleted: A first phase of around 100 dwellings will be permitted in the period to 2021, with the remaining phase of 200 dwellings permitted in the period to 2026.~~

~~Deleted: initial phase of~~

~~Deleted: access to Westfield Loan or Dundee Road and no further~~

~~Deleted: beyond the initial phase of 100 dwellings~~

SEA IMPLICATIONS

Biodiversity Flora and Fauna	Population	Human Health	Soil	Water	Air	Climatic Factors	Cultural Heritage	Material Assets	Landscape
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0/+	0/+	0/+	-/+	+	+	0/+	+	-/+	+
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OPPORTUNITY SITES

There are a number of sites in Forfar that provide opportunities for development and / or redevelopment. Where proposals involve new housing development they will be required to meet the provisions of Policy TC3 - Affordable Housing.

F5 Opportunity Site – South Street									
0.8 ha of land at South Street provides an opportunity for residential or Class 4 (business) uses.									
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.									
Development proposals should be supported by a Conservation Statement and a Drainage Impact Assessment.									
SEA IMPLICATIONS									
Biodiversity Flora and Fauna	Population	Human Health	Soil	Water	Air	Climatic Factors	Cultural Heritage	Material Assets	Landscape
?/+	+	++	?/+	+	+	?/+	0	?/+	+

F6 Opportunity Site – Former Chapelpark School									
0.5 ha of land at the former Chapelpark School provides an opportunity for residential or Class 4 (business).									
Proposals should respect the character and appearance of the Category B listed building, retain the boundary walls and consider the re-establishment of the main access for vehicular traffic from Academy Street.									
Development proposals should be supported by a Conservation Statement and a Drainage Impact Assessment.									
SEA IMPLICATIONS									
Biodiversity Flora and Fauna	Population	Human Health	Soil	Water	Air	Climatic Factors	Cultural Heritage	Material Assets	Landscape
?/+	+	++	?/+	+	+	?/+	0	?/+	+

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F7 Opportunity Site – Former Music Centre, Prior Road

0.2 ha of land at the former Music Centre provides an opportunity for residential, Class 4 (business) or community uses.

Development proposals should be supported by a Drainage Impact Assessment.

SEA IMPLICATIONS

Biodiversity Flora and Fauna	Population	Human Health	Soil	Water	Air	Climatic Factors	Cultural Heritage	Material Assets	Landscape
?/+	+	++	?/+	+	+	?/+	0	?/+	+

DRAFT

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F8 Opportunity Site – Forfar Swimming Pool

0.1 ha of land at Forfar Swimming Pool provides an opportunity for residential, Class 4 (business), Class 1 (retail) or community uses.

Proposals should seek to retain the Category C listed building and respect the character and appearance of the building and the Forfar Conservation Area. Proposals should have regard to the sites location adjacent to the town centre.

Development proposals should be supported by a Conservation Statement and a Drainage Impact Assessment.

SEA IMPLICATIONS

Biodiversity Flora and Fauna	Population	Human Health	Soil	Water	Air	Climatic Factors	Cultural Heritage	Material Assets	Landscape
?/+	+	++	?/+	+	+	?/+	0	?/+	+

WORKING

EXISTING SITES

The Angus Local Plan (2000) and Angus Local Plan Review (2009) identified land at Orchardbank as an employment land allocation. This site continues to be a long-standing identified employment site; therefore any proposals for development will be assessed against Policy TC14 – Employment Allocations and Existing Employment Areas.

SITES PREVIOUSLY IDENTIFIED BY THE ANGUS LOCAL PLAN REVIEW

The Angus Local Plan Review allocated additional land at Orchardbank Business Park and Carseview Road. Orchardbank is identified by the TAYplan SDP as a Strategic Development Area and continues to be the main location for new business development. Given the size of this site and the continuing availability of large plots for new business premises, as well as the employment land site at Carseview Road there is enough employment land to meet the TAYplan SDP requirements for the ALDP period (2016-2026).

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F9 Working - Orchardbank

29.6 ha of land to the west of Orchardbank adjacent the A90(T) is reserved for a 'Gateway' development comprising Class 4 (business), Class 5 (general industry), Class 6 (storage and distribution) and Roadside facilities in accordance with Policy TC10 – Roadside Facilities. Development should be in accordance with the approved Development Brief for the site updated as appropriate to reflect policies in this Local Development Plan.

F10 Working – Carseview Road

4 ha of land at Carseview Road is allocated for Class 5 (general industrial) development. There may also be scope for limited areas of Class 4 (business) 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 to provide an appropriate town edge and contribute to biodiversity and green networks.

Development proposals should be supported by a Sustainable Drainage and Surface Water Management Plan and a Drainage Impact Assessment.

SEA IMPLICATIONS

Biodiversity Flora and Fauna	Population	Human Health	Soil	Water	Air	Climatic Factors	Cultural Heritage	Material Assets	Landscape
+/?	0/+	0/+	-/?	0/-	0/+	+/-	0	-/+	+

TOWN CENTRES AND RETAILING

Forfar is a market town serving a large rural area. The town centre has a core retail area, is within a Conservation Area and provides for a range of uses including retail, business, office, other service activities and housing and should continue to be the focus for appropriate development, including mixed use redevelopment to strengthen and enhance the town's retail and service function and opportunities to provide residential, storage and office accommodation within upper floors. Whilst in recent years there have been a number of business closures within the town centre, the majority of shops have been re-occupied with new business interests. An Asda retail store has also opened adjacent to the town centre and has provided improved linkages to the town centre from the south. In addition, a number of

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environmental improvements have taken place within the town centre including improved public realm around The Cross and the opening of a Botanists Garden.

The town centre network contained within Policy TC17 – Network of Centres identifies Forfar as a larger town centre. This recognises the level of facilities and services currently available within the centre. Policy TC17 seeks to direct uses which attract a significant number of people to town centres such as Forfar to support its vibrancy, vitality and viability.

Angus Council will support the preparation of a Town Centre Strategy for Forfar developed in partnership with the local community through the Community Planning Process. The Town Centre Strategy will look to identify and address the challenges faced by Forfar town centre and will provide a framework for co-ordinated action, including: developing a long term vision, identifying the potential for change, promoting opportunities for new development, diversification of uses, management tools and delivery mechanisms (including funding availability), accessibility, marketing and promotion.

Future Local Development Plans will reflect relevant outcomes from the strategy in policies and proposals specific to Forfar town centre.

AGRICULTURAL BUSINESSES

A number of agricultural businesses are located within Forfar, including Forfar Mart, agricultural engineering companies, food processors, agricultural merchants, crop spraying and a wide range of specialist and complementary agricultural services such as farm advisory services and vets. Whilst no specific site is identified for the potential co-location of these businesses, Angus Council will continue to support the agricultural service based industries within the town. These should be directed towards existing employment areas or assessed against relevant policies in the LDP.

COMMUNITY FACILITIES AND SERVICES

A redevelopment of Forfar Academy into a community campus with new community facilities and recreational facilities has planning permission. The new facilities including secondary school accommodation, community education and recreation facilities will be of community benefit and will be accessible with pedestrian/cycle access from Taylor Street and a new vehicle entrance, including bus stop, from the A926. Development is due to commence at the end of 2014. Phase 1 of the project, to be completed by December 2016, will include the construction of the new build facilities and sports pitches. Phase 2 of the project, to be completed by October 2017, will include the demolition of the existing buildings and any outstanding external works.

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F11 Newmonthill Cemetery Extension

1.7ha of land to the south of Newmonthill Cemetery is reserved for long term cemetery provision. Access will be through the existing cemetery and no direct vehicular access will be permitted from Lour Road. A Sustainable Drainage and Surface Water Management Plan will be required.

SEA IMPLICATIONS

Biodiversity Flora and Fauna	Population	Human Health	Soil	Water	Air	Climatic Factors	Cultural Heritage	Material Assets	Landscape
+/?	0	0/+	?/-	0/+	+	?/-	0	+/?	0/+

ENVIRONMENT AND RESOURCES

Two locally important landscape features make a valuable contribution to the setting of Forfar. The town sits in a sheltered valley 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.

F12 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.

SEA IMPLICATIONS

Biodiversity Flora and Fauna	Population	Human Health	Soil	Water	Air	Climatic Factors	Cultural Heritage	Material Assets	Landscape
+/?	0/+	+	0	0	0/+	+/?	+	+/?	++/?

F13 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.

SEA IMPLICATIONS

Biodiversity Flora and Fauna	Population	Human Health	Soil	Water	Air	Climatic Factors	Cultural Heritage	Material Assets	Landscape
+/?	0/+	+	0	+	0/+	+/?	0	0/+	++/?

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Kirriemuir

Kirriemuir lies at the gateway to the Angus glens, providing a range of services and facilities for the town and for other communities in the rural area. The town is located on a south-facing slope and was formed by consolidating the central area with the communities of Northmuir and Southmuir. This process of consolidation has been strengthened by the recent development of infill sites, particularly in the Northmuir part of the town with the successful housing development at Hillhead.

The East Muirhead of Logie Business Park has now opened and provides opportunity for further economic development within the town. Currently there is an outline planning permission for a retail store at Pathhead.

The town contains a number of listed buildings and a Conservation Area. A number of properties are currently being improved through the Kirriemuir Conservation Area Regeneration Scheme (CARS).

DEVELOPMENT STRATEGY

The development strategy for Angus is set out in the introduction to the ALDP, for Kirriemuir this means:

- supporting the redevelopment of vacant, underused and brownfield sites within the defined Development Boundary, including opportunity sites at Gairie Works and Cortachy Road;
- identifying sites that are effective or capable of becoming effective within the plan period to accommodate a mix of new housing development to meet local needs;
- [releasing greenfield land South of Beechwood Place for residential development;](#)
- ensuring the continued provision of marketable land for employment uses by identifying existing employment sites at East Muirhead of Logie and North Mains of Logie to support further economic development;
- protecting and enhancing Kirriemuir's visitor assets and further developing tourism and recreation facilities as well as accommodation;
- encouraging new development and investment where this will strengthen the role of the town centre and enhance its vitality and viability whilst improving the quality of the physical environment especially around Gairie Works;

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- safeguarding and enhancing the natural and built features which are a key part of the character and identity of the town including supporting the Kirriemuir Conservation Area Regeneration Scheme;
- protecting and enhancing open spaces and play provision whilst improving the connectivity and functionality of green networks, integrating new provision as part of new development; and
- supporting the enhancement and extension of the network of paths and cycleways around the town.

HOUSING

EXISTING SITES

Sites with planning permission or under construction as identified in the Angus Housing Land Audit 2014 and subsequent consents included for completeness, are shown in Table K1.

Table K1: Existing Sites

Name / reference	Capacity
K(a) Westfield/Lindsay Street/Sunnyside	38
K(b) Sunnyside	35
K(c) Hillhead	1
K(d) Platten, Brechin Road	1
K(e) 19 Glengate Hall, Glengate	9
K(f) Pathhead Nursery, Forfar Road	1
K(g) Former Workshop & Yard, Cortachy Road ¹	33
Total	118

NEW ALLOCATIONS

¹ Planning permission for this site was granted following the publication of the 2014 Housing Land Audit, but has been included for completeness.

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Table K2 summarises new allocations of housing land that will contribute towards meeting TAYplan SDP requirements.

Table K2: New Allocations

<u>Name / reference</u>	<u>Capacity</u>	<u>ALDP First Phase (2016 – 2021)</u>	<u>ALDP Second Phase (2021 – 2026)</u>
<u>K1 South of Beechwood Place</u>	<u>100</u>	<u>50</u>	-
<u>Total</u>	<u>100</u>	<u>50</u>	-

A greenfield site South of Beechwood Place is allocated for residential development. Development of this site will complement existing sites, provide a range and choice of housing and maintain a generous supply of housing land in Kirriemuir and the West Angus Housing Market Area.

K1 Housing – South of Beechwood Place

6 Ha of land South of Beechwood Place is allocated for residential development of around 100 dwellings. A first phase of around 50 dwellings will be permitted in the period to 2026. The scale of further land release in the period beyond 2026 will be determined by a future Local Development Plan.

Development proposals should include:

- **design and site layout which integrates with the existing landscape character, pattern of development and character of neighbouring uses and buildings;**
- **structural planting and landscaping within and around the site to enhance biodiversity and to create an appropriate town edge, particularly along the southern boundaries of the site, and provide a suitable buffer along the boundary with adjacent employment land and existing residential development at Beechwood Place;**
- **vehicular access to be taken from Logie Road, including junction upgrade with Forfar Road as required. No direct access from Beechwood Place will be permitted;**
- **opportunities for active travel through improved linkages with the existing path / green network;**

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- supporting information including a Transport Assessment, Drainage Impact Assessment and a Sustainable Drainage and Surface Water Management Plan.

SEA IMPLICATIONS

<u>Biodiversity Flora and Fauna</u>	<u>Population</u>	<u>Human Health</u>	<u>Soil</u>	<u>Water</u>	<u>Air</u>	<u>Climatic Factors</u>	<u>Cultural Heritage</u>	<u>Material Assets</u>	<u>Landscape</u>
<u>+/?</u>	<u>±</u>	<u>±</u>	<u>-</u>	<u>±</u>	<u>±</u>	<u>?/+</u>	<u>0</u>	<u>-/+</u>	<u>±</u>

OPPORTUNITY SITES

The following site in Kirriemuir provides opportunity for development and / or redevelopment. Where proposals involve new housing development they will be required to meet the provisions of Policy TC3 - Affordable Housing.

K2 Opportunity Site – Gairie Works

Deleted: 1

2.75 ha of land at Gairie Works provides an opportunity for residential, Class 4 (business), Class 1 (retail) or community uses.

Proposals should be developed in accordance with the approved Development Brief for the site, in-particular taking account of the listed buildings and issues such as vehicular access and flooding.

Development proposals should be supported by the submission of a Flood Risk Assessment, Conservation Statement, Drainage Impact Assessment, Transport Assessment and Contaminated Land Investigation Report. Retail proposals should demonstrate compliance with TC19 – Retail and Town Centre Uses.

SEA IMPLICATIONS

<u>Biodiversity Flora and Fauna</u>	<u>Population</u>	<u>Human Health</u>	<u>Soil</u>	<u>Water</u>	<u>Air</u>	<u>Climatic Factors</u>	<u>Cultural Heritage</u>	<u>Material Assets</u>	<u>Landscape</u>
<u>?/+</u>	<u>+</u>	<u>++</u>	<u>?/+</u>	<u>+</u>	<u>+</u>	<u>?/+</u>	<u>0</u>	<u>?/+</u>	<u>0/+</u>

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Deleted: 2

K3 Opportunity Site – Land at Cortachy Road

2.1 ha of land at Cortachy Road provides an opportunity for residential or Class 4 (business) uses.

Proposals should provide suitable access directly from Cortachy Road and should have regard to adjacent land uses.

Development proposals should also be supported with the submission of a Drainage Impact Assessment and a Contaminated Land Investigation Report.

SEA IMPLICATIONS

Biodiversity Flora and Fauna	Population	Human Health	Soil	Water	Air	Climatic Factors	Cultural Heritage	Material Assets	Landscape
?/+	0/+	0/+	?/+	+	+	?/+	0	?/+	0/+

DRAFT

TOWN AND VILLAGE DIRECTORY

STATEMENTS & DEVELOPMENT BOUNDARY MAPS

WORKING

EXISTING SITES

The Angus Local Plan (2000) and Angus Local Plan Review (2009) identified land at Muirhead Industrial Estate as an established employment land allocation. This site continues to be a long-standing identified employment sites and any proposals for development will be assessed against Policy TC14 – Employment Allocations and Existing Employment Areas.

SITES PREVIOUSLY IDENTIFIED BY THE ANGUS LOCAL PLAN REVIEW

The Angus Local Plan Review allocated land at East Muirhead of Logie for new business development. Planning permission has recently been implemented. The size of the site means that there is sufficient employment land to meet the TAYplan SDP requirements for the ALDP period (2016-2026).

TOWN CENTRES AND RETAILING

Kirriemuir is a small town serving a relatively large rural area, including the Angus Glens. The town centre sits within a conservation area and provides for a range of uses including retail, business, office, other service activities and housing and should continue to be the focus for appropriate development, including mixed use redevelopment to strengthen and enhance the town's retail and service function and opportunities to provide residential, storage and office accommodation within upper floors. Angus Council will continue to support the Kirriemuir Conservation Area Regeneration Scheme which is a partnership between Historic Scotland and Angus Council to provide a jointly funded grant programme to enhance the appearance of Kirriemuir Conservation Area.

The town centre network contained within Policy TC17 – Network of Centres identifies Kirriemuir as a smaller town centre. This recognises the level of facilities and services currently available within the centre. Policy TC17 seeks to direct uses which attract a significant number of people to town centres such as Forfar to support its vibrancy, vitality and viability.

Angus Council will support the preparation of a Town Centre Strategy for Kirriemuir developed in partnership with the local community through the Community Planning Process. The Town Centre Strategy will look to identify and address the challenges faced by Kirriemuir town centre and will provide a framework for co-ordinated action, including: developing a long term vision, identifying the potential for change, promoting opportunities for new development, diversification of uses, management tools and delivery mechanisms (including funding availability), accessibility, marketing and promotion.

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Future Local Development Plans will reflect relevant outcomes from the strategy in policies and proposals specific to Kirriemuir town centre.

3.2 ha of land at Pathhead has planning permission for Retail Use (planning application 11/00150/PPPM refers). Angus Council will support proposals that are in accordance with this permission.

Where proposals seek to renew this permission they will be required to submit updated impact studies, including retail, town centre and transport assessments in accordance with requirements established in Policy TC19 – Retail and Town Centre Uses.

COMMUNITY FACILITIES AND SERVICES

K4 Kirriemuir Cemetery Extension

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

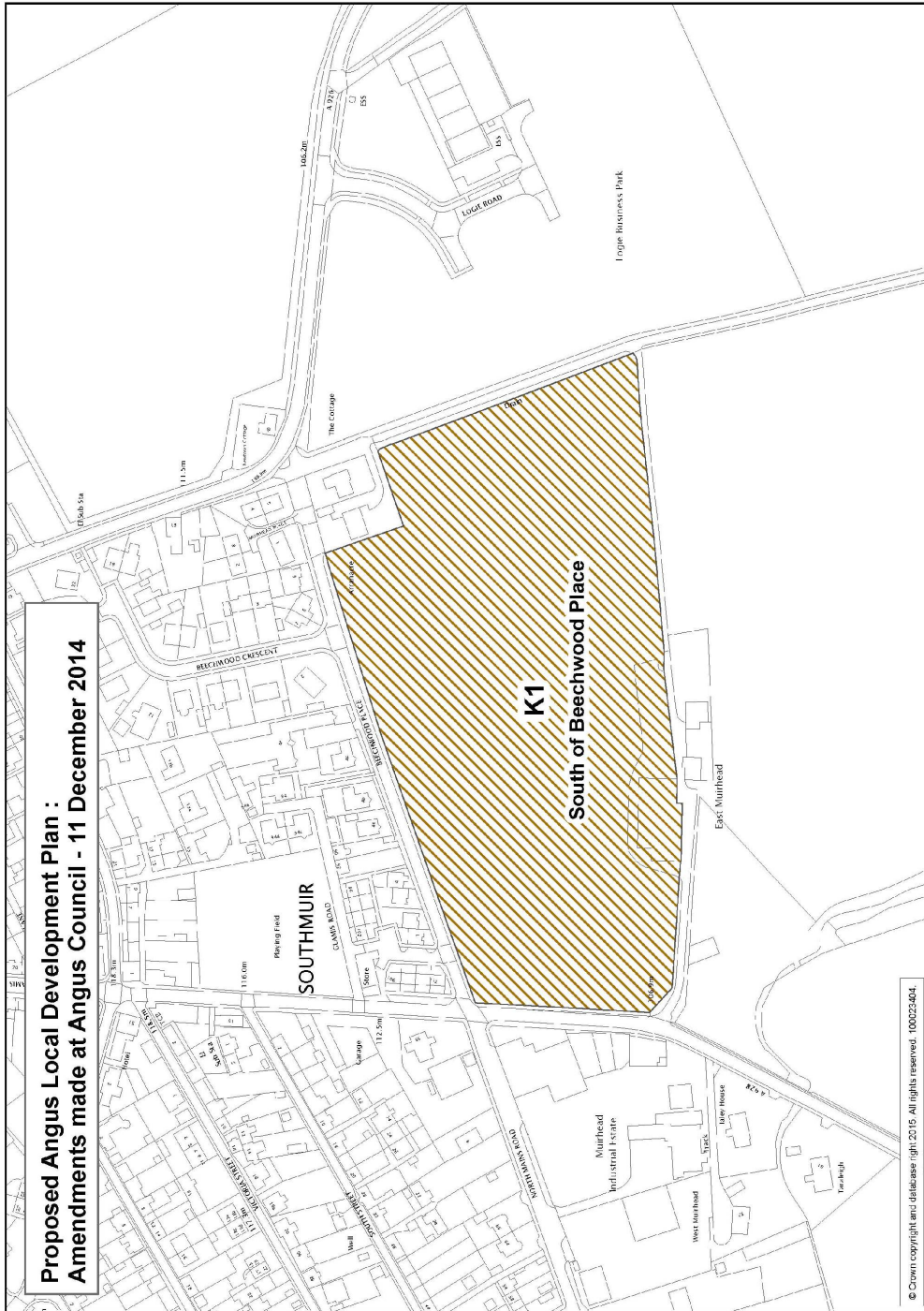
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SEA IMPLICATIONS

Biodiversity Flora and Fauna	Population	Human Health	Soil	Water	Air	Climatic Factors	Cultural Heritage	Material Assets	Landscape
?/+	0	0/+	?/-	0/+	+	?/-	0	+/?	0/+

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C1 Housing – Land west of Carlogie Road

17.2 ha of land west of Carlogie Road is allocated for residential development of around 300 dwellings. A first phase of around 150 dwellings will be permitted in the period to 2021, with the remaining phase of around 150 dwellings permitted in the period to 2026.

Proposals should be in accordance with the development brief which will be prepared for this site and should include:

site design layout which integrates with the rural landscape character and the layout and character of neighbouring buildings with frontages onto the Carlogie Road;

structural planting, landscaping or networks of green corridors within and around the site to create an appropriate urban edge including enhancement of the Lochty Burn and its environment;

provision of vehicular, cycle and pedestrian access arrangements to the satisfaction of the Council; and

supporting information including a Drainage Impact Assessment, Sustainable Drainage and Surface Water Management Plan, Flood Risk Assessment, Landscape Assessment, Transport Assessment and Archaeological Assessment as necessary.