

Proposed Angus Local Development Plan - Non-Notifiable Modifications (October 2015)

Issue/Policy/Site/ Page/Para/Map	Contributor & Representation Ref. No. (if applicable)	Modification
Part 3 – Creating High Quality Places		
DS3 Design Quality and Placemaking	PP/00054/1/001 Scottish Government	The final sentence of DS3 to be amended to read: “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”
DS5 Developer Contributions	PP/00073/1/005 TACTRAN	Amend 5 th bullet to state: “Transport services and infrastructure”
DS5 Developer Contributions	PP/00054/1/002 Scottish Government	Amend the final sentence: “Supplementary Guidance will set out the levels of contribution or methodologies for their calculation, including thresholds, exemptions and viability considerations.”
DS5 Developer Contributions	PP/00120/1/002 Scottish Environment Protection Agency	Amend first bullet: “Open space, biodiversity enhancement and green and blue infrastructure.”
The Policy Framework Part 1 – Thriving and Connected		
TC2 Residential Development	PP/00064/4/004 Scottish Natural Heritage	Amend Policy TC2 SEA Implications Table, Page 21. Change scoring under Soils from + (Positive effect) to +/? (Positive/Unknown effect).
TC8 Community Facilities and Services	PP/00054/1/005 Scottish Government	Add final sentence: “Proposals for new community facilities and services will be assessed in the context of Policy TC19 Retail and Town Centre Uses.”
TC8 Community Facilities and Services	PP/00031/1/001 The Theatres Trust	Amend definition of Community Facilities in Glossary 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.”
TC9 Safeguard of land for Cemetery Use	PP/00120/1/069 Scottish Environment Protection Agency	Add “ground investigation work” to the developer requirements for Aberlemno, Kirkton of Auchterhouse, Liff and Panbride sites. Add a footnote to Scottish Environment Protection Agency guidance. Add “flood risk assessment” to developer requirements for Liff site.

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TC9 Safeguard of land for Cemetery Use	PP/00120/2/012 Scottish Environment Protection Agency	Amend Policy TC9 SEA Implications Table, Page 29. Change scoring under Water from 0 (Neutral effect) to ? (Unknown effect).
TC12 Freight Facilities	PP/00120/1/068 Scottish Environment Protection Agency	Add "flood risk assessment" to the developer requirements for the Railway Sidings, Montrose
TC12 Freight Facilities	PP/00120/2/013 Scottish Environment Protection Agency	Amend Policy TC12 SEA Implications Table, Page 32. Change scoring under Climatic factors from + (Positive) to 0/+ (Neutral/Positive Effects)
TC15 Residential Development	PP/00064/4/004 Scottish Natural Heritage	Amend Policy TC15 SEA Implications Table, Page 35. Change scoring under Biodiversity, Flora and Fauna, and Landscape headings from + (Positive effect) to +/? (Positive/Unknown effects).
Part 2 – Protected and Valued		
PV2 Open Space within Settlements	PP/00064/1/003 Scottish Natural Heritage	Amend 3rd bullet to read: "...amenity or biodiversity value, its contribution to a green network or compromise its setting..."
PV2 Open Space within Settlements	PP/00082/1/005 NHS Tayside	Amend 2nd bullet to read: "... "open space audit and strategy"
PV2 Open Space within Settlements	PP/00005/1/002 Sportscotland	Amend PV2 to include 'outdoor sports facilities' after 'enhance'
PV4 Sites Designated for Natural Heritage & Biodiversity Value	PP/00064/1/004 Scottish Natural Heritage	Reword first sentence of para 2 to read:"... Could have a significant effect on a site designated or proposed under the Birds or Habitats Directive (SACs or SPAs) or Ramsar site..."
PV4 Sites Designated for Natural Heritage & Biodiversity Value	PP/00064/1/004 Scottish Natural Heritage	Amend 2 nd sentence of para 3 to read: "To help ensure..."
PV4 Sites Designated for Natural Heritage & Biodiversity Value	PP/00064/1/004 Scottish Natural Heritage	Amend 1 st bullet under Regional and Local Sites to read: "To help ensure..." read "... the integrity of the nature conservation or geodiversity value of the site..."
PV6 Development in the Landscape	PP/00054/1/008 Scottish Government	Add sentence to the first paragraph: "Development proposals likely to affect designated sites will be assessed to ensure compatibility with the appropriate regulatory regime."
PV6 Development in the Landscape	PP/00064/1/005 Scottish Natural Heritage	Amend para 3 to read: "...SNH's wild land maps and descriptions, any formal designations..." and illustrate Wild Land on the LDP Proposals Map.

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PV6 Development in the Landscape	PP/00064/1/005 Scottish Natural Heritage	Add final sentence: "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.
PV7 Woodland Trees and Hedges	PP/00064/1/006 Scottish Natural Heritage	Amend last bullet point to read: "... identify and agree appropriate mitigation, implementation of an approved woodland management plan and re-instatement or alternative planting."
PV9 Renewable and Low Carbon Energy Development	All relevant representations	<p>Add final sentence as follows: Supplementary Guidance, incorporating the Spatial Framework for Wind Energy, will set out how Policy PV9 is to be implemented, factors which to be taken into account in considering and advising on proposals for renewable energy development projects with reference to other relevant policies, regulations and guidance including, for example the Strategic Landscape Capacity Assessment for Wind Energy</p> <p>P53 para 2 – replace 'locational framework' with 'spatial framework' to better reflect SPP.</p> <p>P57 replace Table 3 and final sentence of this section as follows: 'Development Proposals for wind farms will additionally be considered within the context of the spatial framework for wind farms to be included in Supplementary Guidance for Renewable and Low Carbon Energy Development.</p>
PV9 Renewable and Low Carbon Energy Development	PP/00120/1/011 Scottish Environment Protection Agency	Include footnote in Policy PV9 referring to Scottish Environment Protection Agency's Thermal Treatment of Waste Guidelines 2014.
PV9 Renewable and Low Carbon Energy Development	PP/00064/4/004 Scottish Natural Heritage	Amend Policy PV9 SEA Implications Table, Page 54. Change scoring under Biodiversity, Flora and Fauna from ++ (Significant Positive effect) to 0/+ (Neutral/Positive effects). Change scoring under Soils and Landscape Factors from + (Positive effect) to 0/+ (Neutral/Positive effects).

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PV10 Heat Mapping and Decarbonised Heat	PP/00120/1/006 Scottish Environment Protection Agency	Amend final sentence before policy to read: "Heat maps identify and illustrate where heat exists in excess and where it could be used to meet demand. A localised heat map will in due course become one of the factors in the consideration of development proposals and future allocation of development sites."
PV10 Heat Mapping and Decarbonised Heat	PP/00054/1/010 Scottish Government	Amend first sentence to read 'Angus Council will support the preparation and application of a heat map identifying existing and future opportunities for new heat networks, heat storage and energy centres.'
PV10 Heat Mapping and Decarbonised Heat	PP/00120/1/006 Scottish Environment Protection Agency	Update introductory text to 'subsequent site allocations could be informed by using a localised heat map'
PV10 Heat Mapping and Decarbonised Heat	PP/00015/1/008 Greenspan Agency	Change 50% to 55% in the introductory text
PV 11 Energy Efficiency – Low and Zero Carbon Buildings	All relevant representations	Amend as follows 'All new buildings must demonstrate low and zero-carbon generating technologies installation and operation meets 10% of current Building Standard requirements for adoption of the LDP in 2016 and 15% in 2018.'
PV12 Managing Flood Risk	PP/00120/1/007) Scottish Environment Protection Agency	Amend Line 1 – delete 'flood'
PV12 Managing Flood Risk	Further discussion with Scottish Environment Protection Agency	Amend 3 rd sentence to read – Where appropriate development proposals will be assessed within the context of the Shoreline Management Plan, Flood Risk Management Strategies and Local Flood Risk Management Plans.
PV12 Managing Flood Risk	Further discussion with Scottish Environment Protection Agency	Amend paragraph 1, bullet 3 – <ul style="list-style-type: none"> • which would materially increase the probability of flooding to existing or planned development.
PV14 Water Quality	PP/00054/1/012 Scottish Government	Add new first bullet point as follows: <ul style="list-style-type: none"> • the adopted National Marine Plan 2015 and supporting Circular;

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PV17 Waste Management Facilities	PP/00120/1/011 Scottish Environment Protection Agency	Amend final sentence: "Energy from waste recovery facilities will also be assessed against PV9 Renewable and Low Carbon Energy Development and Scottish Environment Protection Agency Guidance for Thermal treatment of waste:" Insert link to: http://www.ScottishEnvironmentProtectionAgency.org.uk/media/28983/thermal-treatment-of-waste-guidelines_2014.pdf
PV17 Waste Management Facilities	PP/00064/1/010 Scottish Natural Heritage	Include link to "Carbon rich soil, deep peat and priority peatlands habitats" map when available.
PV20 Soils and Geodiversity	PP/00064/1/010 Scottish Natural Heritage	Insert link to http://www.snh.gov.uk/docs/A1495215.pdf
Arbroath		
A3 Opportunity Site – Wardmill/Dens Road	PP/00120/1/017 Scottish Environment Protection Agency	Add Flood Risk Assessment to include potential for channel restoration.
A6 Opportunity Site – Former Bleachworks, Elliot	PP/00120/1/019 Scottish Environment Protection Agency	Amend second paragraph: insert "and water environment" after "trees".
A10 Working – Elliot Industrial Estate Extension	PP/00120/1/023 Scottish Environment Protection Agency	Add to developer requirements the requirement for a Flood Risk Assessment which assesses the risk from the Elliot Water and the small watercourse along the northern perimeter.
A13 Community Facilities – Western Cemetery Extension	PP/00120/1/024 Scottish Environment Protection Agency	Amend "green network" to "green and blue network" in the final bullet. Add to developer requirements the requirement for a Flood Risk Assessment which assesses the risk from the Hercules Den Burn.
A13 Community Facilities – Western Cemetery Extension	PP/00120/2/012 Scottish Environment Protection Agency	Amend Policy A13 SEA Implications Table, Page 82. Change scoring under Water from 0/? (Neutral/Unknown effect) to ? (Unknown effect).
A14 Built and Natural Environment – Hospitalfield House	PP/00149/1/001 Historic Scotland	Amend Policy A14 SEA Implications Table, Page 83. Change scoring under Cultural Heritage from + (Positive effect) to 0 (Neutral effect).

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Brechin		
B1 Housing – Dubton Farm	PP/00120/025 Scottish Environment Protection Agency	Add to developer requirements the requirement for a Flood Risk Assessment which assesses the risk from the Skinners Burn and its tributaries.
B6 Working – Brechin West	PP/00120/1/029 Scottish Environment Protection Agency	Add to developer requirements the requirement for a Flood Risk Assessment which assesses the risk from the small watercourses which flow through the site.
B7 Brechin Cemetery Extension	PP/00120/1/030 Scottish Environment Protection Agency	Add ground investigation as a developer requirement.
B7 Brechin Cemetery Extension	PP/00120/2/012 Scottish Environment Protection Agency	Amend Policy B7 SEA Implications Table, Page 92. Change scoring under Water from 0 (Neutral effect) to ? (Unknown effect).
Carnoustie		
C1 Housing – Land at Pitskelly	PP/00064/4/005 Scottish Natural Heritage	Amend Policy C1 SEA Implications Table, Page 97. Change scoring under Landscape from + (Positive effect) to 0/+ (Neutral/Positive effect).
C2 Opportunity Site – Woodside/Pitskelly	PP/00120/1/032 Scottish Environment Protection Agency	Add to developer requirements the requirement for a Drainage Impact Assessment to assess surface water drainage as a result of potential pluvial flood risk.
C3 Opportunity Site – Barry Road	PP/00120/1/033 Scottish Environment Protection Agency	Add to developer requirements the requirement for a Drainage Impact Assessment.
C5 Opportunity Site – Panmure Industrial Estate	PP/00120/1/34 Scottish Environment Protection Agency	Add to developer requirements the requirement for a Flood Risk Assessment which assesses the flood risk from the Barry Burn associated with this site. Add to developer requirements the requirement for a Drainage Impact Assessment.
C7 Working – Land at Pitskelly	PP/00064/4/005 Scottish Natural Heritage	Amend Policy C7 SEA Implications Table, Page 100. Change scoring under Landscape from + (Positive effect) to 0/+ (Neutral/Positive effect).
C9 Shanwell Cemetery Extension	PP/00120/1/037 Scottish Environment Protection Agency	Add to developer requirements the need for ground investigation. Add footnote to Scottish Environment Protection Agency guidance

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C9 Shanwell Cemetery Extension	PP/00120/2/012 Scottish Environment Protection Agency	Amend Policy C9 SEA Implications Table, Page 101. Change scoring under Water from 0/+ (Neutral/Positive effect) to ? (Unknown effect).
Forfar		
F2 Housing – Gowanbank	PP/00120/1/041 Scottish Environment Protection Agency	Add to developer requirements the requirement for drainage impact assessment Add to developer requirements the requirement for a flood risk assessment.
F3 Housing – Turfbeg	PP/00120/1/042 Scottish Environment Protection Agency	Add to developer requirements the requirement for a Flood Risk Assessment which assesses the risk from the small field drains along the northern perimeter of the site and potential pluvial flood risk.
F4 Housing – Westfield (allocated)	PP/00120/1/043 Scottish Environment Protection Agency	Add to developer requirements the requirement for a Flood Risk Assessment which assesses the risk from the small watercourse which flows along the western boundary of the site.
F4 Housing – Westfield (safeguarded)	PP/00120/1/043 Scottish Environment Protection Agency	Add to developer requirements the requirement for a Flood Risk Assessment which assesses the risk from the multiple watercourses which flow through the site.
F4 Housing – Westfield	PP/00073/1/020 TACTRAN	In the fifth bullet of the policy, add TACTRAN alongside Angus Council and Transport Scotland
F11 Newmonthill Cemetery Extension	PP/00120/1/048 Scottish Environment Protection Agency	Add to developer requirements the requirement for ground investigation. Add footnote to Scottish Environment Protection Agency guidance.
F11 Newmonthill Cemetery Extension	PP/00120/2/012 Scottish Environment Protection Agency	Amend Policy F11 SEA Implications Table, Page 113. Change scoring under Water from 0/+ (Neutral/Positive effect) to ? (Unknown effect).
Kirriemuir		
K1 Housing – South of Beechwood Place	PP/00120/1/051 Scottish Environment Protection Agency	Add to developer requirements the requirement for a Flood Risk Assessment which assesses the risk from the small watercourses which flows along the eastern boundary of the site.
K2 Opportunity Site – Gairie Works – Inset Map	PP/00011/1/001 Mrs Jean Grant	Amend boundary of K2 to exclude garden ground that is the subject of the representation.
K4 Kirriemuir Cemetery Extension	PP/00120/1/053 Scottish Environment Protection Agency	Add to developer requirements the need for ground investigation. Add footnote to Scottish Environment Protection Agency guidance.

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	Agency	
K4 Kirriemuir Cemetery Extension	PP/00120/2/012 Scottish Environment Protection Agency	Amend Policy K4 SEA Implications Table, Page 121. Change scoring under Water from 0/+ (Neutral/Positive effect) to ? (Unknown effect).
Kirriemuir (Inset Map 5)	PP/00019/1/001 Dave Clark	Exclude land from development boundary that is the subject of the representation.
Montrose		
Montrose Settlement Statement	PP/00054/1/013 Scottish Government	<p>Add the following to the introduction to the Settlement Statement: "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 however the costs, potential funding sources and timescale for delivery of the scheme has not been confirmed.</p> <p>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 requirements for appropriate mitigation including Developer Contributions in accordance with Policy DS5 may be applicable."</p>
M1 Housing - Brechin Road	PP/00120/1/057 Scottish Environment Protection Agency	Add to developer requirements the requirement for a Flood Risk Assessment which assesses the risk from all sources.
M8 Working – North of Forties Road	PP/00120/1/061 Scottish Environment Protection Agency	Add to developer requirements the requirement for a Flood Risk Assessment which assesses the risk from the small watercourses which flows along the boundary of the site.
M10 Sleepyhillock Cemetery Extension	PP/00120/1/062 Scottish Environment Protection Agency	Add to developer requirements the need for ground investigation. Add footnote to Scottish Environment Protection Agency guidance.
M10 Sleepyhillock Cemetery Extension	PP/00120/2/012 Scottish Environment Protection	Amend Policy M10 SEA Implications Table, Page 141. Change scoring under Water from 0 (Neutral effect) to ? (Unknown effect).

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Montrose, including Ferryden & Hillside (Inset Map 7)	Agency PP/00115/2/001 Emac Planning on behalf of R Fleming & Co	R Fleming & Co's area of land ownership has inadvertently not been included within the mixed use zoning on the proposals map
Friockheim		
Fk2 Opportunity Site – Former Primary School, Eastgate	Drafting error	Amend Policy Fk2 SEA Implications Table - delete extra forward slash under Human Health
Village Directory		
Page 161	PP/00064/1/11 Scottish Natural Heritage	Place an asterisk next to the following settlements: Bogindollo, Bridge of Dun, Bridgend of Lintrathen, Cortachy, Douglstown, Eassie Muir, Farnell, Finavon, Inverarity, Kirkton of Kinnettles, Prosen Village, Ruthven and Tannadice. Insert a footnote that states: "Development within these settlements will need further consideration in relation to Policy PV4 due to their proximity to the River South Esk and River Tay SAC."
Auchmithie		
Auchmithie Village Boundary Map	Mapping error	Amend inset map to identify Housing Site ARB(a) Kirkbank, Auchmithie
Glamis		
G1 Opportunity Site – Dundee Road East	PP/00120/1/050 Scottish Environment Protection Agency	Add to developer requirements the requirement for a flood risk assessment.
G1 Opportunity Site – Dundee Road East	PP/00149/1/001 Historic Scotland	Amend Policy G1 SEA Implications Table, Page 202. Change scoring under Cultural Heritage from 0/+ (Neutral/Positive effect) to 0 (Neutral effect).
Letham Grange		
LG1 : Letham Grange	Typographical error	para 2 line2 – add "is" between "where it" and "necessary"
Strathmartine		
St1 Opportunity Site – Strathmartine Hospital	PP/00120/1/067 Scottish Environment Protection Agency	Add to developer requirements the requirement for a flood risk assessment.
Implementation and Monitoring		
Policy Matrix	PP/00054/1/005	Amend Policy Matrix, Pages 262-263 to show Community Facilities as

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	Scottish Government	being relevant to Policy TC19.
Appendix 1 - Glossary		
Glossary	PP/00084/1/008 Network Rail	Include 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, although in rural areas it also performs important local functions. "
Glossary	PP/00031/1/001 PP/00031/1/002 Theatres Trust	Amend 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. "
Glossary	PP/00120/1/009 Scottish Environment Protection Agency	From discussion with Scottish Environment Protection Agency: Add definition of water environment – Scottish Environment Protection Agency to provide
Glossary	PP/00120/1/009 Scottish Environment Protection Agency	From discussion with Scottish Environment Protection Agency: Add definition of water quality – Scottish Environment Protection Agency to provide
Glossary	PP/00120/1/007 Scottish Environment Protection Agency	From discussion with Scottish Environment Protection Agency: Change definition of flood risk to that provided by Scottish Environment Protection Agency Drafting error: Delete second "of" in line two of the definition
Glossary	PP/00005/1/002 sportscotland	Add 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: (a) an outdoor playing field extending to not less than 0.2ha used for any sport played on a pitch; (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.'
Glossary	PP/00120/1/009 Scottish Environment Protection Agency	Amend glossary to include "water quality" and "water environment" definitions.
Appendix 4 – Natural Environment Designated Sites		

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Page 281	Correction	S49 Agreement lapsed in December 2014: Remove reference to S49 Agreement at Woodside Farm
Page 281	PP/00064/1/017 Scottish Natural Heritage	Amend all entries to "Firth of Tay (and Eden Estuary)" to "Firth of Way and Eden Estuary". Amend "Montrose Basin / Duns's Dish" to "Montrose Basin SPA". Amend typing error to "Monifieth Bay SSSI"
Proposals Map		
	PP/00064/1/018 Scottish Natural Heritage	<ul style="list-style-type: none"> - Delete NNR from Proposals Map Legend - Identify Montrose Basin Local Nature Reserve - Change colour for SSIs to a more noticeable shade. - Check information against SNHi information service and make any resulting modifications.