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# Angus Local Development Plan: Environmental Report

Strategic Environmental  
Assessment

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Committee Draft

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December 2014

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To: [SEA.gateway@scotland.gsi.gov.uk](mailto:SEA.gateway@scotland.gsi.gov.uk)

SEA Gateway  
Scottish Executive  
Area 1 H (Bridge)  
Victoria Quay  
Edinburgh  
EH6 6QQ

An Environmental Report is attached for:

**Angus Local Development Plan  
Proposed Plan**

Responsible Authority	<b>Angus Council</b>
Contact Name	Kenneth D McGregor
Job title	Senior Planning Officer (Development Plans)
Contact Address:	Environment and Development Plan Team Planning and Place Communities County Buildings Market Street Forfar DD8 3LG
Telephone	01307 473175
e-mail	<a href="mailto:mgregorkd@angus.gov.uk">mgregorkd@angus.gov.uk</a>

Signature	
Date	XX February 2015

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## **Non-Technical Summary:**

### Introduction

1. Strategic Environmental Assessment (SEA) of the Angus Local Development Plan is a statutory requirement under the Environmental Assessment (Scotland) Act 2005. SEA is a systematic process developed to ensure that potential environmental impacts of the Local Development Plan (both positive and negative) are assessed and considered during the course of its preparation.
2. This section presents a non-technical summary of the revised Environmental Report prepared following Strategic Environmental Assessment of the Proposed Angus Local Development Plan. It explains:
  - What the SEA process involves and how Angus Council has carried it out;
  - What impacts the Proposed LDP is likely to have on the environment of Angus;
  - Next steps in the process.
3. This Environmental Report provides an assessment of the potential environmental impacts of the policies, proposals as set out in the Proposed Angus Local Development Plan.

### The SEA process

4. An initial Scoping Report for the Angus Local Development Plan was published in April 2008. This set out:
  - The context for the Angus Local development Plan;
  - The environmental baseline;
  - The development of SEA objectives; and
  - The proposed SEA methodology.

The report was sent via the SEA gateway to the consultation authorities.

5. A draft Environmental Report was then published alongside the ALDP Main Issues Report. The MIR identified 8 main issues to be addressed by the ALDP, but did not propose or include detailed policies or make specific land allocations. A number of preferred and other reasonable alternatives for directions of growth in the main towns and Rural Service Centres were set out and an assessment was undertaken at a broad level of the potential significant environmental impacts – whether positive or negative.
6. The consultation undertaken on the draft Environmental Report has resulted in further amendment of the SEA process and its reporting including:
  - The discussion and refinement of the detailed site assessment methodology with the consultation authorities;

- The progression of Strategic Flood Risk Assessment work in Angus and in particular the consideration of legacy sites;
  - Amendments to the Non-technical summary including this summary of consultation outcomes and a high level summary of the SEA findings.
  - Amendments to Table 2: SEA topic and associated key baseline information; and Table 3: SEA topic and associated environmental problems and issues;
  - The inclusion of a monitoring framework within the Environmental Report;
  - The inclusion of an assessment of the cumulative impacts of policies and proposals on the different SEA objectives;
  - A review of Appendix 1 Supporting Plan, Programs and Strategies; and
  - Information linking TAYplan Environmental Report and the Angus Local Development Plan has now been included in Appendix 3.
7. The ALDP policies and site proposals were drafted in the light of the SEA framework devised and refined through the scoping and draft Environmental Report consultation process. Once substantive drafts of the policies were complete, an informal consultation was undertaken with internal Council departments and key stakeholders. This led to some changes to the policies, and only after such changes were made was a formal SEA of the policies and proposals undertaken and documented.
8. The SEA of the ALDP has been led by a Senior Planning Officer within the Environment and Development Plan team at Angus Council. The process has involved all officers in the team and each officer has been responsible for assessing the site specific proposals for the geographic areas they cover, as well as devising mitigation measures, or enhancing the positive impacts of the policies. One officer undertook all assessments for the policy framework to ensure consistency.

#### Proposed Angus Local Development Plan

9. An assessment has been undertaken of each policy within the Proposed Angus Local Development Plan. In addition, all site allocations and proposals (with the exception of sites with extant planning permission or where Angus Council has resolved to grant planning permission subject to Section 75 or other legal agreement) have been assessed as part of the SEA process. All sites allocated by the Proposed ALDP or identified as an opportunity site have also been subject to the Habitats Regulations Appraisal.
10. The overall strategy of the Proposed ALDP has not been subject to SEA, as it is consistent with the TAYplan Strategic Development Plan which has already been subject to SEA and was included in the Main Issues Report as the only reasonable option.

11. For the 45 policies assessed, a neutral or positive impact was predicted. No significant negative or negative impacts were predicted. In some cases, an initial unknown or slightly negative impact were mitigated by wording changes or clarification within the policy, which then resulted in a positive or even more positive predicted impact. No further mitigation has therefore been identified.
12. The site assessments also identified a number of neutral or positive predicted impacts. There were, however a number of negative impacts identified, namely:
  - Loss of prime quality agricultural land;
  - Landscape impact; and
  - Localised flooding impacts.
13. Where possible, policies have been amended to identify such impacts and provide mitigation through improved landscaping provision or the requirement for flood risk assessment. The loss of prime quality agricultural land is not something that can be mitigated. The loss is considered necessary to enable greenfield extensions to meet development land requirements in Angus. The loss has, however been minimised by promoting the reuse and regeneration of appropriate brownfield sites.
14. A full description of the predicted impacts of policies and site proposals is set out in section 5 of this document.

#### Difference the process has made

15. The SEA process has not identified any significant amendment to the Proposed ALDP. This is considered to be a result of officers considering SEA questions and objectives as the plan was drafted. In a number of instances amendments to policies have been identified as a result of the SEA assessment. Such amendments are largely matters of clarification or detailed mitigation, ensuring that the predicted impact of a policy is either more certain, is positive, or its predicted positive impact is enhanced.

#### Consultation and Next Steps

16. This non-technical summary sets out the purpose, methods and findings of the Strategic Environmental Assessment (SEA), which has informed the development of the Proposed Angus Local Development Plan.
17. The Environmental Report has been prepared by Angus Council and was submitted to the Consultation Authorities (SNH, SEPA and Historic Scotland) on XX February 2015. The formal consultation period for the Proposed Angus LDP and the revised SEA Environmental Report will extend until **5.00pm on XX April 2015**. Responses should be made online at: [www.angus.gov.uk/xxxxxxxxxxxxx](http://www.angus.gov.uk/xxxxxxxxxxxxx)

18. Alternatively, you can submit comments by e-mail or by post using the details given below. The Council does however encourage responses by the on-line resources, as this will help to reduce the time required to process representations and progress the Angus LDP to adoption.

Email: [Localplan@angus.gov.uk](mailto:Localplan@angus.gov.uk)

Post: Environment and Development Plan Team  
Planning and Place  
Communities  
Angus Council  
County Buildings  
Market Street  
Forfar  
DD8 3LG

## 1. INTRODUCTION

### **Requirement for SEA**

1.1 The Environmental Assessment (Scotland) Act 2005 requires that development plans prepared by public bodies be subject to Strategic Environmental Assessment. It is the view of Angus Council that the Angus Local Development Plan (ALDP) is likely to result in both significant positive and negative environmental impacts. The Angus LDP will guide land use and development across Angus over the 2016-2026 period. Strategic Environmental Assessment is a key element of the plan preparation process and is intended to ensure that the potential environmental effects of the LDP strategy, policies, proposals and land allocations is both understood and taken account of in finalising the LDP. It is an important role of the SEA process to ensure that environmental implications of the plan are considered alongside social and economic factors.

### **Purpose of the Environmental Report**

1.2 As part of the preparation of the Angus Local Development Plan, Angus Council has carried out a Strategic Environmental Assessment (SEA) in accordance with the Environmental Assessment (Scotland) Act 2005. SEA is a systematic method for identifying and considering the likely environmental effects of the Angus Local Development Plan in order to:

- integrate environmental factors into Angus Local Development Plan preparation and decision making;
- improve the Angus LDP and enhance environmental protection;
- increase public participation in decision-making; and
- facilitate openness and transparency in decision-making.

1.3 The draft Environment Report was published alongside the Main Issues Report and detailed the findings of the SEA process following assessment of the “direction of growth” and policy options set out in the MIR. Following consultation on the draft ER the methodology has been updated taking account of the comments received from the Key Agencies – SEPA, SNH and Historic Scotland. This has resulted in some adjustment to the Assessment Methodology set out in Section 5.



#### 1.4 The key elements of the SEA process are:-

<b>Screening</b>	Determining whether the Angus LDP is likely to have significant environmental effects and whether an SEA is required.
<b>Scoping</b>	Deciding on the scope and level of detail of the Environmental Report, and the consultation period for the report – this is done in consultation with Scottish Natural Heritage, the Scottish Ministers (Historic Scotland) and the Scottish Environment Protection Agency.
<b><i>Environmental Report</i></b>	<i>Publishing an Environmental Report on the Angus LDP and its environmental effects, and consulting on that report.</i>
<b>Adoption</b>	Providing information on – the adopted Angus LDP; how consultation comments have been taken into account; and methods for monitoring the significant environmental effects of the implementation of the Angus LDP
<b>Monitoring</b>	Monitoring significant environmental effects in such a manner so as to also enable the Responsible Authority to identify any unforeseen adverse effects at an early stage and undertake appropriate remedial action.

#### 1.5 Environmental Assessment of the ALDP has been undertaken throughout the process and will result in the preparation and publication of an Environmental Report which will set out:-

- How environmental considerations have been integrated into the Angus LDP preparation process;
- How the Environmental Report has influenced the preparation of the Angus LDP;
- How the results of consultation on the Environmental Report have been taken into account;
- The measures that are being taken to monitor the significant environmental effects of implementing the LDP.

#### Scope of the Environmental Assessment

#### 1.6 The environmental topics that are included in the environmental assessment for the Proposed Angus LDP and the reasons for their inclusion are set out in Table 1 below. The range of topics detailed below is drawn from those specified in the Environmental Assessment (Scotland) Act 2005 and considered against the range of issues that the Angus LDP is expected to cover/affect.

**Table 1: Scope of the Environmental Assessment**

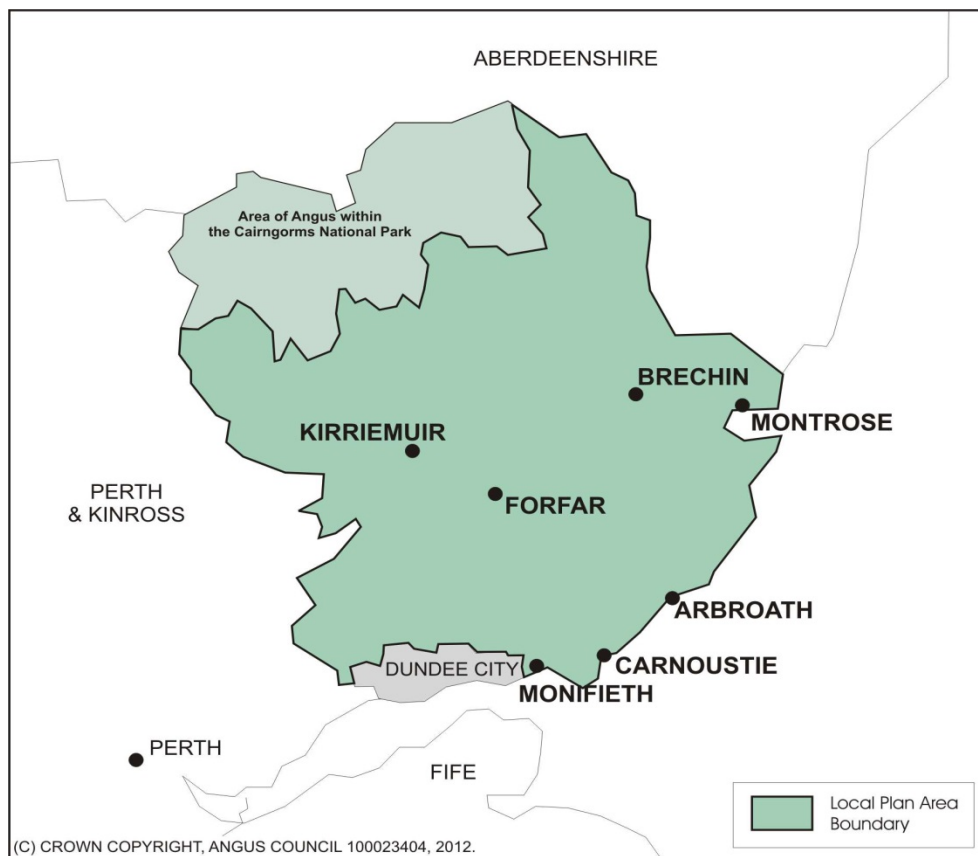
<b>SEA Topic</b>	<b>Reason</b>
<b>Biodiversity, Flora and Fauna</b>	The Plan has the potential to cause significant negative effects on the biodiversity and environmental quality of Angus despite existing development plan policy protection of internationally and nationally protected sites. Development proposals may also have the potential to positively enhance biodiversity and the natural environment.
<b>Population</b>	Future development proposals may have the potential to generate significant positive and negative effects on the varied Angus communities.
<b>Human Health</b>	Potential negative effects on the population's health as a result of localised increase in emissions from increased road traffic; or potential positive effects through the reduced need to travel, and the creation of quality open spaces, path networks, etc..
<b>Soil</b>	Possible individual and cumulative effects on the soil resource in Angus as a result of development. The effects will be dependent on the spatial strategy and land allocations promoted by the LDP, such as the loss of prime quality agricultural land to development, and levels of greenfield and brownfield development.
<b>Water</b>	Potential effects of development on water quality, drainage and flooding. Opportunity exists to enhance water quality through infrastructure investment.
<b>Air</b>	Emissions from increased road traffic may result in localised negative effects on air quality. Similarly there is also the potential to reduce emissions through reducing the need to travel or distance to be travelled.
<b>Climatic Factors</b>	Potential opportunity to contribute to climate change mitigation targets through the Angus LDP, and also to the long term adaptation to the effects of climate change.
<b>Material Assets</b>	The Angus LDP will tackle issues relating to infrastructure, waste, minerals and vacant and derelict land. Development involving these material assets has the potential for both positive and negative effects on the Angus environment.
<b>Cultural Heritage</b>	The Angus LDP has the potential to generate both significant negative and positive effects on the areas cultural and historic heritage, depending on the nature, scale, design and location of proposed development.
<b>Landscape</b>	Potential for new development to adversely affect the landscape of Angus and the setting of its towns and villages. The LDP may also present opportunities for mitigation and enhancement.

## **Key Facts**

The key facts relating to the Proposed Angus Local Development Plan (LDP) are:

<b>Responsible Authority</b>	Angus Council
<b>Title of Plan, Programme or Strategy (PPS)</b>	Proposed Angus Local Development Plan (ALDP)
<b>What prompted the PPS</b>	Legislative Requirement The ALDP falls under the scope of the Planning etc (Scotland) Act 2006.
<b>Subject</b>	Land Use Planning
<b>Period covered by the PPS</b>	10 years from the date of adoption of the ALDP (2016-2026)
<b>Frequency of Updates</b>	5 years from the date of adoption
<b>Area covered by the PPS</b>	Angus Council area excluding that part within the Cairngorms National Park Authority boundary. See Map 1 below
<b>Purpose of the PPS</b>	<p>The Angus Local Development Plan (ALDP) is a land-use planning document that will set out the Council's policies and proposals for the development of land across Angus for a period covering at least 10 years from the date of adoption within the strategic context provided by the TAYplan SDP. It will mainly be concerned with the use of land and will guide development to the most appropriate locations.</p> <p>The ALPD will provide clear guidance on the Council's policy on what development will or will not be permitted/supported and where, and will address a wide range of policy issues, including housing, shopping, employment, transport, recreation, and built and natural heritage.</p>
<b>Contact Name</b>	Ken McGregor
<b>Job Title</b>	Senior Planning Officer (Development Plans)
<b>Address</b>	Environment and Development Plan Team Planning and Place Communities County Buildings Market Street Forfar DD8 3LG

Map 1: Area Covered by the Angus Local Development Plan



**SEA Activity to Date:**

<b>April 2011</b>	Draft Scoping Report prepared and subject to internal consultation.
<b>22 April 2011</b>	Scoping Report submitted to SEA Gateway.
<b>26 May 2011</b>	Scottish Government response to Scoping Report with Key Agency Comment.
<b>26 May 2011</b>	Scottish Minister and Key Agency agreement to 6 week period for consultation on Environmental Report.
<b>Up to September 2012</b>	Draft Environmental Report prepared.
<b>9 October 2012</b>	Draft Environmental Report approved as basis for consultation by Infrastructure Services Committee.
<b>2 November 2012</b>	Draft Environmental Report published for Consultation. Period for representation extends until 4 January 2013.
<b>January/February 2013</b>	Responses to Draft Environmental Report analysed.
<b>22 February 2013</b>	Environmental Report Feedback Meeting
<b>5 March 2013</b>	Response from public consultation exercise on the LDP Main Issues Report and Draft Environmental Report reported to Angus Council Infrastructure Services Committee
<b>12 May 2014</b>	Environmental Report progress meeting with Key Agencies
<b>July – November 2014</b>	Revised Environmental Report prepared in tandem with Angus Proposed LDP
<b>February – April 2015</b>	Revised Environmental Report published for Consultation. Period for representation extends until April 2015.

## 2: ANGUS LOCAL DEVELOPMENT PLAN CONTEXT

### Background

- 2.1 Angus is a diverse, attractive and generally prosperous part of Scotland and is characterised by a network of interrelated communities (including 7 towns and a large number of villages and smaller settlements set in a varied rural landscape. Geographically, the area comprises a coastal plain, the lowland of Strathmore and the Glens and upland area that form part of the Grampian Mountains.
- 2.2 The adopted Angus Local Plan Review (ALPR) and TAYplan Strategic Development Plan provide the current statutory development plan framework to guide development across Angus. The ALPR was adopted in February 2009 and provides guidance for development and changes in land use over the period up to 2011, for the whole of Angus excluding that part of the Cairngorms National Park which lies within the Council administrative boundary.
- 2.3 The Planning etc. (Scotland) Act 2006 introduced a system of development planning for Scotland based on Strategic Development Plans (SDP's) for the city region areas of Aberdeen, Dundee, Edinburgh and Glasgow, and Local Development Plans (LDP's) throughout Scotland. Angus Council is a joint partner in the preparation of TAYplan (the new SDP for the Dundee, Perth, Angus and North Fife area) and will also prepare a new Local Development Plan for Angus. The Angus LDP will generally deal with the full breadth of the authority's planning policy, look at least 10 years ahead, and reflect the spatial strategy and strategic planning guidance established by the TAYplan SDP which was approved by Scottish Ministers on 8 June 2012.
- 2.4 The Main Issues Report (MIR), which was the subject of the Draft Environmental Report, was a key stage in determining land use planning policy and guidance for Angus (excluding the area incorporated in the Cairngorms National Park). The MIR and Draft Environmental Report were published for consultation between 2 November 2012 and 5 January 2013. Comments received on the Main Issues Report and Environmental Report have been considered and taken into account in preparing the LDP Proposed Plan. The comments received and the effects on the SEA process are set out in Appendix 2.
- 2.5 The detailed policies, proposals and land allocations contained in the Proposed Angus Local Development Plan have been subject to Strategic Environmental Assessment and resulted in subsequent amendment to and refinement of the Draft Environmental Report. Habitats Regulations Appraisal (HRA) of the Proposed Plan has been undertaken in parallel with the SEA. A

separate Habitats Regulations Appraisal Record has been prepared and will be published alongside the Proposed Plan.

- 2.6 The Angus LDP has been prepared in the context of a wide range of related legislation, plans, programmes and strategies which are likely to have an effect on the form and content of the LDP. The relationship with some of the key influences is set out below. The full list of other related plans programmes and strategies identified as relevant to the preparation of the Angus Local Development Plan is set out in Appendix 1.

### **Relationship with the TAYplan and Other PPS**

- 2.7 The purpose of reviewing plans and programmes as part of the SEA is to ensure that the relationship between these documents and the LDP is fully explored, and to ensure that the relevant environmental protection and sustainability objectives are taken into account through the SEA.
- 2.8 Reviewing plans and programmes can also provide appropriate information on the baseline for the plan area and the key environmental and/or sustainability issues. Plans or programmes above the Scottish level have in most cases been excluded from the analysis. This is mainly because it is assumed that all relevant European and UK environmental legislation has been incorporated into regional and local legislation, strategies and guidance.

#### **TAYplan Strategic Development Plan**

- 2.9 The strategic policy context for the Angus LDP is provided by the TAYplan SDP (approved with modifications by Scottish Ministers) which became effective on 8 June 2012. In line with the SPP and other national guidance and legislative requirements, the TAYplan strategy is designed to support delivery of:
- sustainable economic development;
  - good quality places;
  - improving access to jobs, services and facilities;
  - effective resource management
  - reducing adverse environmental impacts; and
  - reducing carbon emissions to tackle climate change.
- 2.10 Section 16 of the Planning, etc. (Scotland) Act 2006 specifies that the Angus LDP must be consistent with the strategy and policies established by the TAYplan Strategic Development Plan (SDP).
- 2.11 The TAYplan strategy focuses on locating the majority of new development (primarily housing and employment land) within a tiered hierarchy of principal settlements set out in Policy 1: Location Priorities. In directing the majority of plan-led development to the principal settlements TAYplan continues the

general development strategy for Angus from the now superseded Dundee and Angus Structure Plan and the approach to development in Angus contained in the Angus Local Plan and current Angus Local Plan Review.

2.12 TAYplan is not specific about the proportion of development which should be accommodated in individual principal settlements. There is no disaggregation below Housing Market Area level on how housing numbers should be distributed across the principal settlements or any indication of phasing of land release. However the expectation is that land allocations will be made in accordance with/support of the tiered hierarchy set out in Policy1 which applies to the Angus Council area as follows:

- **Tier 1** settlements (Core Areas) have the potential to accommodate the majority of the regions additional development over the SDP period and make a major contribution to the areas economy. The Dundee Core Area incorporates Monifieth and Birkhill/Muirhead which both lie within Angus and will be covered by the Angus LDP. These Angus settlements have been incorporated into the Dundee Core Area as they are physically conjoined with the Dundee Council area, but they will not contribute to meeting the development requirements for Dundee. Instead, they will contribute to meeting the land use planning needs, primarily housing completion targets, established for the South Angus HMA.
- **Tier 2** settlements (existing Regional Service Centres) have the potential to make a significant contribution to the regional economy but will accommodate a smaller share of the region's additional development. Arbroath, Forfar and Montrose are classified as Tier 2 settlements.
- **Tier 3** settlements (Local Service Centres) have the potential to play an important but more modest role in the regional economy and will accommodate a smaller share of the regions additional development which is more about sustaining them and meeting local needs rather than acting as growth centres catering for inward investment and mobile demand for housing. Brechin, Carnoustie and Kirriemuir are classified as Tier 3 settlements.

2.13 The principal settlements in Angus detailed above are likely to have the greatest capacity to accommodate the majority of future development envisaged by TAYplan, while minimising the need for new infrastructure. TAYplan recognises the importance of the environmental qualities of the area and seeks to balance economic and environmental needs in placemaking.

2.14 Key proposals and policies affecting the Angus LDP area within the TAYplan Proposed Plan are to:

- grow the TAYplan area economy and facilitate investment;



- focus the majority of new development in the TAYplan areas principal settlements. The main areas of growth are in the Dundee and Perth Core Areas, with a presumption against new housing land releases in the surrounding areas unless it would support delivery of the plan;
- identify a range of strategic development areas, the majority of which are already in structure/local plans or with planning permission and are effective.
- shape better quality places and respond to climate change;
- assist in meeting the housing need and demand identified through providing an effective supply of land to facilitate delivery of approximately 26,000 units (2,170 annual average) over the first 12 years of the plan.

*For Angus the average annual build rate is given as 330 units, which would result in 3960 houses over the twelve year period up to 2024. The annual average build rates for the four Angus HMA's is as follows: West Angus (Forfar, Kirriemuir & the Glens) – 90 per annum; North Angus (Breachin, Montrose) – 80 per annum; East Angus (Arbroath) – 80 per annum; and South Angus – 80 per annum. To assist the delivery of these build rates the Angus LDP may allocate a larger land supply.*

- integrate new transport proposals with land use planning, complementing the regional transport strategies;
- identify suitable locations for the provision of energy and waste/resource management infrastructure;
- set out a hierarchy of comparison retail centres, with Dundee City Centre as the Regional Centre, Perth City Centre as the Sub-regional Centre, and other Larger Town Centres (Arbroath, Forfar and Montrose) and Smaller Town Centres (Breachin, Carnoustie, Kirriemuir and Monifieth); and
- set out the requirement for developer contributions.

### National Planning Framework 3 (NPF3)

2.15 Scotland's third National Planning Policy Framework (NPF3) was approved by the Scottish Parliament in June 2014. It is the spatial expression of the Government's Economic Strategy, and of the Government's plans for development and infrastructure.

2.16 The spatial strategy shows where there will be opportunities for growth and regeneration, investment in the low carbon economy, environmental enhancement and improved connections across the country. NPF3 aims to strengthen the role of our city regions and towns, create more vibrant rural

places and realise the opportunities for sustainable growth and innovation in our coastal and island areas.

2.17 The Framework is based around four themes and a vision of Scotland being:

- A successful, sustainable place – creating high quality, diverse and sustainable places that promote well-being and attract investment.
- A low carbon place – with an ambition to achieve at least an 80% reduction in greenhouse gas emissions by 2050.
- A natural, resilient place – respecting, enhancing and making responsible use of our natural and cultural assets.
- A connected place – maintaining and developing good internal and global connections.

2.18 NPF3 identifies national scale developments, identifying that the Strategic Growth areas in Perth, Dundee, Angus and North Fife will provide the focus for most new housing and business development in the area. The Framework highlights that energy will become an increasingly important sector and reflects the National Renewables Infrastructure Plan by identifying that there is potential for renewables-based investment at Montrose.

2.19 In addition the towns and countryside in Perthshire and Angus, extending into the Cairngorms National Park are recognised as key tourism assets.

#### Scottish Planning Policy (SPP)

2.20 Scottish Planning Policy (SPP) was published by the Scottish Government in June 2014. It sets out national planning policies for the operation of the planning system and for the development and use of land.

2.21 The document sets out that the planning system has a vital role to play in delivering high quality places for Scotland, focusing plan making, decisions and development design on the Scottish Government's purpose of creating a more successful country, with opportunities for all of Scotland to flourish, through increasing sustainable economic growth.

2.22 The SPP introduces a presumption in favour of development that contributes to sustainable development. It sets out that the planning system should support economically, environmentally and socially sustainable places by enabling development that balances the costs and benefits of a proposal over the longer term. The aim is to achieve the right development in the right place; it is not to allow development at any cost.

2.23 This means that policies and decisions should be guided by the following principles:

- Giving due weight to net economic benefit;

- Responding to economic issues, challenges and opportunities, as outlined in local economic strategies;
- Supporting good design and the six qualities of successful places;
- Making efficient use of existing capacities of land, buildings and infrastructure including supporting town centre and regeneration priorities;
- Supporting delivery of accessible housing, business, retailing and leisure development;
- Supporting delivery of infrastructure, for example transport, education, energy, digital and water;
- Supporting climate change mitigation and adaptation including taking account of flood risk;
- Improving health and well-being by offering opportunities for social interaction and physical activity, including sport and recreation;
- Having regard to the principles for sustainable land use set out in the Land Use Strategy;
- Protecting, enhancing and promoting access to cultural heritage, including the historic environment;
- Protecting, enhancing and promoting access to natural heritage, including green infrastructure, landscape and the wider environment;
- Reducing waste, facilitating its management and promoting resource recovery; and
- Avoiding over-development, protecting the amenity of new and existing development and considering the implications of development for water, air and soil quality.

2.24 Scottish Ministers expect the planning system to be plan-led with plans being up to date and relevant. Development plans should be consistent with the policies set out in the SPP, positively seek opportunities to meet the development needs of the plan area in a flexible way and support existing business sectors and identify and plan for new or emerging sectors. Plans are expected to be up to date, place based and enabling with a sustainable and deliverable spatial strategy that is implemented through policies and proposals.

### 3: THE ANGUS ENVIRONMENT

#### Current State of the Environment:

- 3.1 It is a requirement of the Environmental Assessment (Scotland) Act 2005 that sufficient information on the current state of the environment, the Environmental Baseline, is gathered for the purposes of the Environmental Report. This section provides a summary overview of the current state of the Angus environment and identifies existing environmental issues affecting the area covered by the Angus LDP.
- 3.2 Table 2 below identifies relevant aspects of the Angus environment under each of the core SEA themes of biodiversity, population, human health, soil, water, air, climatic factors, material assets, cultural heritage and landscape.

**Table 2: SEA Topic and Associated Key Baseline Information**

<i>SEA Topic</i>		<i>Key Baseline Information</i>
Biodiversity	Biodiversity, Flora and Fauna	<p>A range of sites in Angus have been recognised for their wildlife and geological interest. These include:-</p> <p><u>International Natural Heritage Designations</u></p> <p>4 Special Areas of Conservation (SAC): Barry Links; Firth of Tay and Eden Estuary (part); River South Esk; River Tay.</p> <p>5 Special Protection Areas (SPA): Firth of Tay and Eden Estuary; Loch of Kinnordy; Loch of Lintrathen; Montrose Basin, &amp; Cairngorms Massif (part).</p> <p>4 Ramsar Sites: Firth of Tay and Eden Estuary; Loch of Kinnordy; Loch of Lintrathen; Montrose Basin.</p> <p><u>National and Local Natural Heritage Designations</u></p> <p>36 Sites of Special Scientific Interest (SSSI) 1 Local Nature Reserve 14 Historic Gardens and Designed Landscapes 16 Geological Review Sites (also designated SSSI)</p> <p>The combined area of the above designated sites is 4,102 ha which represents 2.2% of the area covered by the Angus Local Development Plan.</p> <p>In 2010/11 75.3% of natural features on designated sites were classified as in favourable condition 12,200ha of Ancient and Semi Natural Woodland across Angus (2009) 62,000ha of productive woodland in Angus. This equates to 70% of total woodland cover in Angus.</p>

Population		<p>116,240 (based on the National Records for Scotland 2014). Population density of 53.3 people/km<sup>2</sup> is markedly lower than the average across Scotland of 68.4 people/km<sup>2</sup> (based on the National Records for Scotland 2014).</p> <p>21% of the population over 65 – this is higher than the national figure of 18% (based on the National Records for Scotland 2014).</p>
Human Health	Health and Wellbeing	<p>Life expectancy at birth for both males (78.3) and females (81.1) in Angus is slightly above the Scottish average for males (76.6) and females (80.8) (based on the National Records for Scotland 2014).</p> <p>99% of residents who responded to the Angus Citizens Survey in 2011 stated that they are either very satisfied or satisfied with the quality of life in Angus (based on Angus Council Citizens Survey 2011).</p> <p>Angus Towns and Villages are characterised by a range of open spaces including coastal links, public parks, play areas, playing fields and sports pitches, allotments, footpath networks and general amenity areas.</p> <p>3 Country Parks at Forfar Loch, Crombie and Monikie covering a total of 270 hectares (including 111 hectares of water) (based on Angus Council State of the Environment Report for Angus 2011).</p>
Soils	Geology Soils and Minerals	<p>Around 9.6% (60,200ha) of Scotland's prime agricultural land is located in Angus (Class 1, 2, &amp; 3.1 identified on the Macaulay Land Capability Maps for Scotland. This includes around 41% of all Class 1 land which is primarily located along the coastal strip between Arbroath and Monifieth.</p>
	Vacant, Derelict and Contaminated Land	<p>In 2011 there was some 170 ha of derelict and urban vacant land in Angus which accounted for around 2% of the area of Angus. This figure has remained fairly stable over the period since 2006.</p>
Water	Water Quality and Resources	<p>42.2% of the total length of river water bodies in the area is classified as being of good status or better (2010). 21.9% are of moderate standard with 35.9% classified as poor to bad. The majority of this latter group lie in lowland Angus where the predominant land use activity is arable farming and the majority of the areas population is concentrated.</p> <p>81.78% of lochs in Angus are classified as having poor to bad ecological potential. Flow regulation, abstraction, diffuse source pollution, arable farming and phosphorous levels contribute to their failure to meet good ecological status or potential</p> <p>66.67% of estuary (transitional) waters in Angus are classed as good with 33.33% classed as moderate.</p> <p>Across the Tay Area River Basin Management Plan some 37% of groundwater is classified as having good ecological status. Some 63% of groundwater in the area is considered to have poor ecological status. In Angus the poor status</p>

		<p>groundwater are concentrated in the lowlands where agriculture is the predominant land use and the majority of the population is located.</p> <p>Key pressures adversely affecting the ecological status of groundwater are:</p> <p>abstraction for arable farming purposes</p> <p>diffuse pollution from farming and sewage disposal sources</p> <p>point source pollution from sewage disposal.</p>
Air	Air Quality	<p>Air quality assessment in Angus continues to indicate that Angus has generally good air quality. The Angus Local Air Quality Management Progress Report 2010 demonstrates that local air quality in Angus does not exceed the Scottish Government Air Quality Standard for either Nitrous Dioxide (NO<sub>2</sub>) or Particulate Matter (PM<sub>10</sub>). A review of traffic, commercial, industrial, and domestic developments indicated that there are currently no new or existing developments that are likely to lead to the Air Quality Standard objectives for any pollutant being exceeded.</p> <p>There are no declared Air Quality Management Areas in Angus.</p>
Climatic Factors	Climate	<p>Angus Local CO<sub>2</sub> Emissions (2009):</p> <p>33.6% from domestic sources</p> <p>32.2% from industry and commercial use</p> <p>28.5% from road transport sources</p> <p>The number of approved/operational renewable energy schemes within Angus is increasing. Although there is particular focus on proposals for wind energy development there is increasing interest on run of river hydro schemes.</p>
	Flooding	<p>In 2011 around 111.2 km<sup>2</sup> or 5.1% of land in Angus lay within the 1:200 year flood zones and was considered to be at risk from fluvial (103.4 km<sup>2</sup> (4.7% of land)) and coastal (7.8 km<sup>2</sup> (0.4%)) flooding (based on Angus Council State of the Environment Report for Angus 2011).</p>
Material Assets	Built Environment	<p>Distinctive local vernacular architecture(s)</p>
	Waste	<p>7 recycling centres and 45 recycling points distributed across Angus (Angus Council Website 2014).</p> <p>Majority of waste material generated in the area was sent to destinations within Angus.</p> <p>54,258 tonnes of Household Waste (based on SEPA Household Waste Summary Report 2013).</p> <p>46.6% of Household Waste disposed of to landfill (based on SEPA Household Waste Summary Report 2013).</p> <p>43.2% of Household Waste recycled and composted (based on SEPA Household Waste Summary Report 2013).</p> <p>10.3% of Household Waste (Other Waste Diverted from Landfill) (based on SEPA Household Waste Summary Report 2013).</p>

Cultural Heritage	Historic and Cultural Heritage	<p>Angus has a rich historic built environment of national, regional and local importance including:-</p> <p>392 Scheduled Ancient Monuments*</p> <p>2,153 Listed Buildings</p> <p>19 Conservation Areas</p> <p>14 Gardens &amp; Designed Landscapes</p> <p><i>* A single monument can appear in more than one category. There is therefore an element of double counting.</i></p>
Landscape	Landscape Character	<p>None of the Angus LDP area is covered by National Scenic Areas. The Deeside and Lochnagar NSA which covers part of Angus lies wholly within the Cairngorms National Park boundary.</p> <p>Land Use/Land Cover (1988):</p> <p>Agriculture (33%)</p> <p>Forestry/Woodland (16%)</p> <p>Scrub/Heath/Moor (45%)</p> <p>Water Bodies and Bog (3%)</p> <p>Urban Industrial/Commercial (2%)</p> <p>Predominately residential areas (&lt;1%)</p> <p>Key Landscape Character Areas in Angus*:</p> <p>Highland Summits and Plateaux</p> <p>Highland Glens</p> <p>Mid Highland Glens</p> <p>Highland Foothills</p> <p>Broad Valley Lowland</p> <p>Low Moorland Hills</p> <p>Dipslope Farmland</p> <p>Igneous Hills</p> <p>Lowland Basin</p> <p>Coast with Sand &amp; Cliffs</p> <p><i>* Source: Tayside Landscape Character Assessment, SNH (2001)</i></p> <p>Current forces and pressures leading to change in the landscape are:</p> <p>Change in agricultural practices</p> <p>Forestry and woodlands development pressures in and around settlements</p> <p>Development in the countryside</p> <p>Windfarms</p> <p>Mineral extraction</p> <p>Tourism</p> <p>Climate change</p> <p>Development pressures concentrated in and around the main settlements along the Coastal Strip and Strathmore Valley.</p>

### Summary of Environmental Problems and Issues Affecting Angus

3.3 Following consideration of the key baseline information set out in Table 2 above, environmental issues and problems relevant to the Angus LDP are set out in Table 3 below.

**Table 3: SEA Topic and Associated Environmental Problems and Issues**

<i>SEA Topic</i>	<i>Associated Environmental Problems and Issues</i>
Biodiversity, Flora and Fauna	<p>Potential impact of development on habitats and species, including international, national and local designated sites and European Protected Species (e.g. otters, bats, dolphins and porpoises). Decline of biodiversity and erosion of wider natural heritage beyond designated sites.</p> <p>Impact of development resulting in fragmentation of habitats and networks/wildlife corridors.</p> <p>Impact of increased pressure for inappropriate development on designated sites and buildings, including ancient and semi natural woodlands.</p> <p>Indirect effects such as disturbance to birds from development pressures for example Firth of Tay &amp; Eden Estuary and Montrose Basin and on species which migrate through estuaries into the river system.</p>
Population	<p>Increasingly ageing population means there will be a need to take into account the scope for the provision of an increased level of services and facilities for elderly people and the need for new development to be directed to areas which are accessible by a range of modes of transport.</p>
Human Health	<p>Potential negative effects on the population's health as a result of localised increase in emissions from increased road traffic.</p> <p>Accessibility, quality and distribution of open space, play areas, sports pitches and playing fields, footpath networks and general amenity areas</p>
Soil	<p>Potential for irreversible loss of soil through development, contamination or erosion caused by surface water runoff and windblow – prime quality agricultural land should whenever possible be protected from development. Seek to maximise the redevelopment of brownfield sites and vacant and derelict land. Impact of development on peat deposits and carbon rich soils</p>
Water	<p>Impact of development on quality of watercourses and Waterbodies. Drainage capacity and network constraints affect some parts of the Angus towns with parts of the rural area without access to either public drainage or public water supply. Potential pollution issues from increased use of private drainage solutions.</p> <p>Impact of dredging and river realignment on river morphology and river ecology.</p> <p>Indirect effects such as sedimentation and nutrient enrichment in water courses and water bodies such as River South Esk and River Tay.</p>



Air	Current air quality in Angus is good with no declared Air Quality Management Areas and no Air Quality Standards exceeded. Air Quality will continue to be monitored. Consider increased traffic movement and potential effect of emissions on air quality in determining scale and location of development through the LDP process.
Climatic Factors	<p>Increasing threat to development, proposed and existing, from fluvial and coastal flooding. Careful consideration of flooding issues required in determining the scale and location of future development through the Angus LDP to avoid any exacerbation of current flood problems and potential erosion and loss of coastal habitat.</p> <p>Potential impact of renewable energy development – primarily wind power (both onshore and offshore) with growing interest in hydro (run of river) and proposals for individual turbines and windfarm development in lowland areas.</p> <p>Impact of climate change on the use and management of land.</p> <p>Impact of development on carbon stores e.g. peatland and woodland from windfarm/turbine developments.</p>
Material Assets	<p>Constraints on infrastructure delivery including the current economic climate</p> <p>Potential impact of development on recreation and open space</p> <p>Use of scarce natural resources including minerals and the loss of prime quality agricultural land.</p> <p>Lack of planned green networks within and connecting settlements.</p>
Cultural Heritage	Impact of increased pressure for development on sites of cultural, historical and archaeological importance, such as battlefields and historic landscapes, listed buildings, conservation areas, scheduled ancient monuments and areas of archaeological interest.
Landscape	<p>Increased pressure for new development (including housing in the countryside) could adversely affect the landscape of Angus including the setting of its towns and villages.</p> <p>Poor settlement edge design which is not integrated into the landscape and development outwith the capacity of the landscape to accommodate it.</p> <p>Current development forces and pressures leading to change in the landscape are:</p> <p>Change in agricultural practices</p> <p>Forestry and woodlands development pressures in and around settlements and the Angus countryside.</p> <p>Development in the countryside</p> <p>Windfarms</p> <p>Mineral extraction</p> <p>Tourism</p> <p>Climate change</p>

### **Evolution of the Environment without the Angus LDP**

- 3.4 The SEA Directive requires that the Environmental Report should identify the likely evolution of the environmental baseline conditions for the plan area that would take place without the preparation and implementation of the Angus LDP. In the absence of a new and up to date LDP, development of the Angus area would continue to be based on and guided by the strategy, policies and land allocations established in the existing Angus Local Plan Review which was adopted in February 2009.
- 3.5 Without the Angus LDP, planning policy in Angus would not be fully aligned or consistent with the strategy and policies promoted by the TAYplan Strategic Development Plan (approved in June 2012) and the national guidance provided by the Scottish Planning Policy (SPP). The consequence of not having up to date development plan coverage is that it may result in planning issues not being properly addressed or decisions being made that are inconsistent with either the approved TAYplan or SPP. This will most directly affect the provision of a continuous 5/7 year effective supply of housing land in line with the national requirements set out in the SPP.
- 3.6 Although the current economic downturn and consequential significant impact on new house building activity across Angus have extended the life of the current housing land supply, without an up to date LDP the Council will be unable to identify a range and choice of housing sites in the most sustainable and accessible locations to meet the assessed housing need over the period to 2024. Such an “unplanned” approach could lead to decisions on housing sites being made in an ad hoc manner to the detriment of the environment of Angus. This would fail to provide the certainty sought by the development industry to encourage them to bring forward housing sites and support the policies and strategy of the TAYplan Proposed Plan and the aspirations of the Scottish Government
- 3.7 There are a number of environmental problems and issues associated with SEA Topics which may be influenced by the Angus Local Development Plan. The following sections summarises the likely evolution of the identified environmental problems and issues, aligned with SEA topic areas, without the preparation and implementation of the Angus LDP:

#### **Biodiversity, Flora and Fauna:**

- 3.8 The Angus area has a significant legacy of International, National and Local Natural Heritage designations. Without the preparation and implementation of an up to date Angus LDP there is a risk that ad hoc and unplanned development could impact on the conservation objectives of designated sites. Although the current policy base in the Angus Local Plan Review (adopted February 2009) is in line with national policy approach for protecting the

integrity of designated nature conservation sites, inappropriate and unplanned development could increase pressure on protected habitats and species and more likely on the wider biodiversity of Angus and lead to fragmentation of green networks and wildlife corridors. At present around 75% of natural features on designated sites are classified as in favourable condition. There is the risk that the absence of an up to date LDP could lead to increased pressure for inappropriate development affecting designated sites and affect the protection and potential enhancement of their natural features. Preparation of an up to date LDP will also allow for Habitats Regulations Appraisal to be undertaken to assess potential significant effects of the Angus LDP on Natura 2000 sites. This will be carried out in tandem with the SEA process at the Proposed Plans stage when detailed policies and specific site proposals are considered.

#### Population:

- 3.9 Although the GROS population projections indicate that the Angus population is set to be generally stable with a marginal increase across the life of the LDP the proportion of the population over retirement age is set to increase significantly to 26.9% by 2025. This is likely to have a significant impact on resources and services in this area – not least in the provision of appropriate housing to meet the needs of an increasingly elderly population. Up to date LDP coverage is required to ensure that the housing needs of this growing sector of the Angus population are met as part of the development of an appropriate range of well-located and accessible mixed housing developments.

#### Human Health:

- 3.10 Although air quality in Angus currently meets appropriate air quality standards and there are no Air Quality Management Areas there remains the potential for air quality to deteriorate as a result of local increase in emissions from increased road traffic movements. Part of the role of the Angus LDP is to establish a supply of effective development land that is well located and accessible by a range of modes of transport. The absence of up to date LDP will introduce a risk that development land will not be directed to the most sustainable locations taking account of increased accessibility to homes, businesses, jobs, services and facilities. Such an approach promoted through an Angus LDP would present the best opportunity to focus development on the main settlements and service centres in Angus. This would encourage increased use of alternative and active modes of transport, and potentially reduce the need for car borne travel and transport related greenhouse gas emissions. These opportunities could be lost without the preparation and implementation of an up to date LDP.
- 3.11 Without an up to date LDP and related supplementary guidance, there will be much reduced opportunity to consider the distribution of, and access to

suitable open space provision, sports pitches, playing fields, play areas, footpath networks and general amenity areas. Much of the improvement to the level, distribution and quality of these facilities is delivered in tandem with development land, particularly housing. This opportunity could be lost if development takes place on an ad hoc basis and is not led by an up to date LDP.

Soil:

- 3.12 The 7 Angus towns which will be the main focus for development, are generally surrounded by agricultural land, much of it prime quality (Class 1, 2 and 3.1). This is particularly true of the coastal strip extending between Monifieth and Arbroath. As the supply of available development land released under the existing ALPR diminishes additional land release outwith an up to date Angus LDP could lead to ad hoc and uncoordinated release of greenfield sites to meet the future demand for development land. Inevitably this will lead to increased pressure for greenfield extensions to existing settlements and lead to further unplanned and irreversible loss of prime quality agricultural land across Angus.
- 3.13 Given the potentially high costs associated with the redevelopment of brownfield land, particularly where any associated ground contamination would require mitigation, an uncoordinated approach to the release and development of land will reduce encouragement for these sites to come forward. Previous local plans have targeted the renewal and redevelopment of appropriate brownfield sites as part of a package of development land release. This plan led approach has been successful in promoting the redevelopment of suitable sites across Angus. It is likely the pressure to bring forward brownfield and redundant sites for redevelopment will be diminished by ad hoc uncoordinated release of greenfield sites which generally are more attractive and present fewer difficulties to developers. This will be exacerbated by the absence of an up to date Angus LDP.

Water:

- 3.14 The absence of an up to date LDP may lead to an increase in unplanned development in Angus. In particular there may be increased scope for development in rural areas or areas not served by public drainage and wastewater treatment infrastructure. Increased development, particularly outwith the public drainage network, may increase potential for negative impact on the quality of the areas watercourses and waterbodies. Mitigation of potential negative impacts on water quality is undertaken through existing regulatory controls to control the collection, treatment and disposal of surface and foul water from development. Development is not normally permitted where the proposal cannot satisfy current regulatory standards.

- 3.15 Given the rural nature of Angus, agriculture is the predominant land use activity, particularly in the lowland areas. In these parts of Angus the ecological status of rivers, water bodies and groundwater is adversely affected by diffuse pollution and nutrient enrichment/phosphates as a consequence of agricultural activity. These activities lie outwith the scope of land use planning.

Air:

- 3.16 Although air quality in Angus currently meets appropriate air quality standards and there are no Air Quality Management Areas there remains the potential for air quality to deteriorate as a result of local increase in emissions from increased road traffic movements. Part of the role of the Angus LDP is to establish a supply of effective development land that is well located and accessible by a range of modes of transport. The absence of up to date LDP will introduce a risk that development land will not be directed to the most sustainable locations taking account of increased accessibility to homes, businesses, jobs, services and facilities. Such an approach promoted through an Angus LDP would present the best opportunity to focus development on the main settlements and service centres in Angus. This would encourage increased use of alternative modes of transport, and potentially reduce the need for car borne travel and transport related greenhouse gas emissions. These opportunities could be lost without the preparation and implementation of an up to date LDP.

Climatic Factors:

- 3.17 Angus is experiencing a range of impacts resulting from climate change. While these impacts include increased rainfall the most apparent symptom is an increase in the frequency of flood events resulting from fluvial flooding and increased risk of coastal flooding arising from sea level rise. Adaptation to the effects of climate change present one of the most significant challenges to the planning system, both in terms of taking account of flood risk in identifying development land and in tackling the cause of climate change by reducing the areas carbon footprint and the generation of greenhouse gasses. It is incumbent on the new development plan to both mitigate the effects of climate change by locating new development outwith areas of flood risk and where it will not lead to increased flood risk elsewhere, and to reduce the areas carbon footprint by both reducing carbon emissions for new development and through promotion of renewable energy generation. Without consideration of these factors through an up to date LDP there is risk that development will not be located to the best advantage in mitigating the effects of climate change.
- 3.18 During preparation of the LDP Proposed Plan advice from Scottish Environmental Protection Agency (SEPA), Scottish Water and other sources (e.g. Angus Council's Roads Division) will be taken into account when making land allocations, and areas of land that regularly flood or could be used for river or coastal flood management will be safeguarded from development.

The preparation of flood risk management strategies and the Shoreline Management Plan 2 will assist in identifying the land-use implications of mitigating flood risk or the potential impacts of erosion.

- 3.19 Similarly in line with national policy there is a requirement to bring forward measures to reduce our carbon footprint and contribute to the national reduction in the production of greenhouse gases. This latter point is addressed through the development of appropriate well located and sited renewable energy development. It is important that a new LDP is brought forward to address the national policy position on renewable energy and to update as necessary the renewables policies contained in the adopted ALPR and supplementary guidance provided by the Councils "Implementation Guide for Renewable Energy Proposals" which was finalised and published in June 2012. The LDP provides the opportunity to review and if necessary amend/update the supplementary guidance to ensure alignment with national Policy guidance, including incorporating a spatial framework.

#### Cultural Heritage:

- 3.20 Angus has a rich and diverse cultural, built and historic heritage distributed across the county. Without an up to date LDP there may be increased potential for unplanned development to affect sites of cultural, historical and archaeological importance. Although protection of this valued resource is primarily provided by national policy it is important that up to date development plans reflect their status and value to the environmental quality of Angus and that potential impact of development on their special qualities is taken into account in assessing options for site/land allocations.

#### Landscape:

- 3.21 The landscape of Angus is one of its most important assets and ranges in character from rugged mountain scenery in the Angus Glens, through the rolling agricultural lowland landscape of Strathmore to the sweeping sandy bays and cliffs of the coast. Although this varied and high quality landscape has to date been largely unspoilt by development, it continues to be subject to a number of forces of change including, change in agricultural practices, forestry and woodlands development, development in the countryside, windfarms, mineral extraction and tourism. While some of these pressures result from activity lying outwith planning control, it is important that an up to date LDP takes full account of local landscape character and quality in allocating land for future development and establishing the policy context for determining planning applications with the potential to impact on the landscape.
- 3.22 One of the most significant threats to the Angus landscape is the growth in proposals for renewable energy development in the form of wind farms and turbines. It is important that the Angus LDP and associated supplementary

guidance provide guidance, including a spatial locational framework to assist in determining proposals for wind turbine development. Angus Council, Aberdeenshire Council and SNH are jointly commissioning a landscape capacity study to consider the capacity of the Angus landscape to accommodate turbines of various sizes, including potential cumulative impacts. The designation of locally important landscapes through an up to date LDP will contribute to establishing a spatial framework to guide wind turbine development.

#### 4: PROPOSED ANGUS LOCAL DEVELOPMENT PLAN

- 4.1 The Scottish Government's purpose of creating a more successful country through increasing sustainable economic growth is set out in the Government Economic Strategy. The Purpose is tracked by seven Purpose targets and supported by sixteen National Outcomes.
- 4.2 Planning is broad in scope and cross cutting in nature, but the overall ambition is to create better places. As such it contributes to a greater or lesser extent to each one of the 16 National Outcomes, and therefore to the Scottish Government's overall Purpose.
- 4.3 The National Planning Framework and Scottish Planning Policy (SPP) (2014) set out a single vision for the planning system in Scotland:  
*"We live in a Scotland with a growing, low carbon economy with progressively narrowing disparities in well-being and opportunity. It is growth that can be achieved whilst reducing emissions and which respects the quality of environment, place and life which makes our country so special. It is growth which increases solidarity – reducing inequalities between our regions. We live in sustainable, well-designed places and homes which meet our needs. We enjoy excellent transport and digital connections, internally and with the rest of the world."*
- 4.4 The TAYplan Strategic Development Plan (TAYplan SDP) sets out a broad vision for what the region (including most of Angus) should be like in 20 years time. TAYplan SDP focuses on sustainable economic growth and a better quality of life through a stronger and more resilient economy, better quality places, reduced resource consumption and better resilience to climate change. The vision to guide new development is as follows:  
*"By 2032 the TAYplan region will be sustainable, more attractive, competitive and vibrant without creating an unacceptable burden on our planet. The quality of life will make it a place of first choice where more people will choose to live, work, study and visit, and where businesses choose to invest and create jobs."*
- 4.5 This vision is carried through to the local level to guide future development across Angus. The Angus Local Development Plan (ALDP) must also take account of the Council's and Community's own vision for the area which is stated in the Angus Community plan and Single Outcome Agreement 2013 – 2016:  
*"Angus is a place where a first class quality of life can be enjoyed by all."*
- 4.6 The strategy and policies of the Angus Local Development Plan (ALDP) should help to achieve these complementary visions by focusing on the national and local outcomes to which they can contribute.



- 4.7 SPP (2014) identifies four planning outcomes which contribute to the national vision and the Community Planning Partnership identifies five priorities supported by a number of more detailed outcomes that will help to achieve the stated local vision.
- 4.8 Using these priorities and outcomes to determine the structure of the ALDP and guide its contents will mean that the links between planning decisions based on ALDP policy, the national planning outcomes and the Community Planning Partnership's priorities are more explicit.
- 4.9 The Angus Local Development Plan will guide development for ten years following adoption, up to 2026. In accordance with the Planning etc (Scotland) Act 2006, the plan will be reviewed every five years. The plan sets out where land is being allocated to meet development needs and where new development should and should not be located. As is the current position, the new Plan will cover all of Angus with the exception of the part that is within the Cairngorms National Park.
- 4.10 The Proposed Angus Local Development Plan consists of a Written Statement and Proposals Maps. The Written Statement is made up of five parts:
- Vision and Outcomes – closely aligning the Proposed Plan with Scottish Government, Strategic Development Plan and Community Council visions and outcomes.
  - The Strategy – which includes a presumption in favour of sustainable development as well as a development strategy and overarching policies guiding investment to the right place, and promoting high quality development which minimises adverse impacts on the high quality environment of Angus.
  - The Policy Framework – which manages and guides sustainable development by dealing with particular land uses or issues. This is structured into two broad themes: Thriving and Connected, and Protected and Valued.
  - Settlement Strategies – which are place specific, identifying areas allocated for growth, sites which present opportunities for reuse, redevelopment and regeneration and site which are protected from development.
  - Implementation and Monitoring – which gives guidance as to how the policies of the plan should be applied and links to the Action Programme, which will accompany the plan.

## 5: ASSESSMENT METHODOLOGY:

- 5.1 This section sets out the methodology, agreed in consultation with the SEA authorities (Historic Scotland, SEPA and SNH) for assessing the potential significant environmental impacts of the Angus Local Development Plan.
- 5.2 A draft Environmental Report was published alongside the ALDP Main Issues Report and set out the results of the broad high level assessment undertaken on the policy and direction of growth options for the 7 towns and 4 Rural Service Centres. The MIR did not propose or include detailed policies or make specific land allocations to accommodate future development.
- 5.3 Consideration of the responses received on the Draft Environmental Report and further discussion with the Consultation Authorities resulted in amendment to and refinement of the SEA process which was applied to the detailed policy framework and specific site proposals including:
- Updating and amendment of Table 2 : SEA Topic and associated baseline information, and Table 3 : SEA Topic and associated environmental problems and issues;
  - Refinement of the detailed criteria and methodology for assessing site proposals;
  - Review of the list supporting Plans, Programmes and Strategies relevant to the ALDP;
  - Revision of the overall Assessment template for use in assessing the potential environmental impacts of all policies and appropriate site proposals.
- 5.4 The ALDP policies and site proposals were drafted in the light of the revised SEA Assessment template and methodology. Once substantive drafts of the policies were complete an informal consultation was undertaken with internal Council departments and key stakeholders including the consultation authorities. This led to some amendment to the draft policies which were subsequently subject to formal SEA assessment.
- 5.5 SEA assessment was undertaken on the Strategy, Policy Framework and specific site proposals contained in the Proposed Angus Local Development Plan. Sites with extant planning permission or where Angus Council has resolved to grant planning permission subject to Section 75 or other legal agreement have not been assessed as part of the SEA process.
- 5.6 Where potential significant environmental effects have been identified, mitigation measures have been proposed and incorporated into the Proposed ALDP Written Statement. Composite Tables detailing where mitigation has

been required and the changes made to the ALDP are contained in Appendices 4 & 5.

**Table 4: SEA Objectives and Assessment Questions**

SEA Topic	SEA Objective	Assessment Questions
		<i>Will the ALDP...</i>
<b>Biodiversity, Flora and Fauna</b>	1. Conserve, protect and enhance the diversity of species and habitats and natural heritage of Angus.	a) affect the conservation objectives and natural features of any international, national or locally important designated site? b) improve the natural environment where levels of biodiversity are low? c) protect and enhance areas of existing trees, woodland and hedges?
	2. Maintain and enhance the populations of European Protected Species including protection of their roost or resting places.	a) affect populations of any European Protected Species, its habitats and important roost or resting places?
<b>Population</b>	3. Accommodate population and household growth in appropriate sustainable locations.	a) provide a good residential environment in sustainable locations accessible to a range of facilities, services, recreational and employment opportunity?
<b>Human Health</b>	4. Improve the quality of life for communities in Angus. Maximise the health and wellbeing of the population through improved environmental quality.	a) promote reduced use of private motor vehicles and increased opportunity to travel to work by public transport or by foot or cycle?
		b) result in increased levels of air pollution against national Air Quality Standards and/or the number of Air Quality Management Areas?
<b>Soil</b>	5. Maintain, protect and where possible enhance the fundamental qualities and productive capacities of soils and the protection of carbon stores and geodiversity.	a) result in the permanent loss of prime quality agricultural land?
		b) increase/reduce the amount of vacant, derelict and contaminated land across Angus?
		c) increase the proportion of brownfield land developed, proposed or approved for development?
		d) result in a loss of carbon rich soils and peat bogs?
		e) result in a loss of geodiversity in Angus?

<b>Water</b>	6. Protect, maintain and where possible enhance the ecological status of the water environment.	a) protect, maintain and/or enhance the ecological status of the water environment in Angus's rivers, water bodies, estuarine and transitional waters and groundwater resource?
<b>Air</b>	7. Protect and enhance air quality.	a) result in increased levels of air pollution against national Air Quality Standards and/or the number of Air Quality Management Areas?
	8. Direct development to sustainable locations which help to reduce the need to travel.	promote reduced use of private motor vehicles and increased opportunity to travel to work by public transport or by foot or cycle?
<b>Climatic Factors</b>	9. Reduce emission of greenhouse gases (as contribution to meeting Scottish Government targets).	a) result in increased release of carbon from road transport, industry and domestic sources?
	10. Reduce the area's vulnerability to the effects of climate change through appropriate mitigation and adaptation measures.	a) result in increased level of energy derived from renewable sources?
	11. Avoid development in flood risk areas and safeguard functional flood plains.	a) result in avoidance of flood risk and promotion of sustainable flood risk management?
<b>Cultural Heritage</b>	12. Protect and where appropriate enhance the historic and cultural heritage of Angus.	a) affect any:- Conservation Area Listed Building Scheduled Monument Historic Garden & Designed Landscape Battlefield Unscheduled archaeology
<b>Material Assets</b>	13. Promote the sustainable use/reuse of the areas natural resources and material assets.	a) increase/reduce the amount of vacant and derelict land across Angus?
		b) result in the permanent loss of prime quality agricultural land?
	14. Promote and ensure high standards of	a) result in reduced release of carbon from new development?

	sustainable design and construction.	
	15. Minimise waste.	a) result in an increase in the amount of waste collected and treated by recycling, composting, energy from waste and reduction in disposal to landfill?
<b>Landscape</b>	16. Protect and enhance the character, diversity and special qualities of the Angus landscape.	a) protect and enhance areas of existing trees, woodland and hedges?
	17. Protect and enhance townscape character and the existing pattern, form and setting of settlements.	a) result in a change in townscape character, and the pattern, form and setting of settlements?
	18. Ensure new development does not exceed the capacity of the landscape to accommodate it.	a) respect local landscape character and capacity to accommodate development?
	19. Maintain or enhance existing green networks and improve connectivity/function and create new links where needed	a) result in or provide opportunity for enhancement of green networks.

5.7 The results of the SEA process as applied to policies and site proposals contained in the Strategy, Policy Framework and Settlement Strategies Sections of the ALDP are set out in the Summary Matrices below.



TABLE 5 Summary Matrix of Potential Significant Environmental Effects – Policies

SEA Topic	Biodiversity, Flora and Fauna				Population	Human Health		Soil					Water	Air		Climatic Factors			Cultural Heritage	Material Assets					Landscape			
SEA question	1a	1b	1c	2a	3a	4a	4b	5a	5b	5c	5d	5e	6a	7a	8a	9a	10a	11a	12a	13a	13b	14a	15a	16a	17a	18a	19a	
Proposed ALDP Policy																												
DS1	?	0	?	?	++	+	+	+	+	++	?	?	?	+	+	?	?	?	?	+	++	?	?	?	?	?	?	
DS2	0	0	0	0	+	++	+	0	0	0	0	0	0	+	++	+	0	0	0	0	0	0	0	0	0	0	0	
DS3	0	0	+	0	++	++	+	0	0	0	0	0	0	+	++	+	+	0	++	0	0	+	0	+	++	++	++	
DS4	0	0	0	0	+	0	++	0	0	0	0	0	0	++	0	0	0	0	0	0	0	0	+	0	0	0	0	
DS5	0	++	+	0	++	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+	+	0	0	++	
TC1	0/?	0	0/?	0/?	++	0/?	0/?	0/?	0/?	+/0	0/?	0/?	0/?	0/?	0/?	0/?	0/?	0/?	0/?	+/0	0/?	0/?	0/?	0/?	0/?	0/?	0/?	
TC2	+	0	?	+	++	+	+	+	+	+	+	+	+	+	+	0	?	?	+	+	+	0	0	?	+	+	?	
TC3	0	0	0	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
TC4	0	0	0	0	+	0	0	0	0	0	0	0	0	0	0	++	++	0	+	0	0	++	0	0	+	0	0	
TC5	+	0	+	+	+	+	0	++	+	+	+	+	+	0	+	0	0	+	+	+	++	0	0	+	+	+	0	
TC6	++	0	+	?	++	?	0	?	?	?	?	?	?	0	?	0	0	0	++	?	?	0	0	+	+	+	0	
TC7	0	0	0	0	++	0	0	+	0	0	+	+	0	0	0	0	0	0	0	0	+	0	0	0	0	0	0	
TC8	0	0	0	0	++	+	0/+	0	0	0	0	0	0	0/+	+	0	0	0	0	0	0	0	0	0	0	0	0	
TC9	0/?	0/?	0/?	0/?	+	0	0	0/?	0	0	0/?	0/?	0	0	0	0	0	0	0	0	0	0	0	0	0/?	0/?	0/?	0/?
TC10	0	0	0	0	0	0	0	+	+	+	0	0	0	0	0	0	0	0	0	0	+	0	0	0	+/?	+/?	0	
TC11	?	0	?	?	0	++	+	?	?	?	?	?	0	+	++	+	0	0	?	?	?	0	0	?	?	?	0	
TC12	?	0	?	?	0	0	+	0	+	+	0	0	?	+	0	+	0	0	?	+	0	0	0	?	?	?	0	
TC13	++	0	0	0	+	+	+	0	0	0	0	0	0	+	+	0	0	0	+	0	0	0	0	0	+	+	0	
TC14	0	0	+	+	+	+	+	0	+	+	0	0	0	+	+	0	0	0	0	+	0	0	0	+	?	0	?	
TC15	+	0	+	+	+	+	+	+	+	+	?	?	?	+	+	0	0	+	+	+	+	0	0	0/+	+	+	0	
TC16	+	0	+	+	0	+	?	+/?	+/?	+/?	?	?	0	?	+	0	0	0	+	+/?	+/?	0	0	+	+/?	+	0	
TC17	0	0	0	0	+	+	+	+	+	+	+	+	0	+	+	0	0	0	+	+	+	0	0	0	+	0	0	
TC18	0	0	0	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+	0	0	
TC19	+	0	+	+	+	+	+	+	0/+	0/+	0	0	0	+	+	0	0	0	+	0/+	+	0	0	+	0/?	0/?	0	
TC20	+	0	+	+	++	+	+	?	+	+	+	+	0	?	+	0	0	+	+	+	0	0	0	+	++	++	0	
PV1	++	++	+	++	++	+	+	0	0	0	0	0	0	+	+	0	0	+	0	0	0	0	0	+	+	++	++	
PV2	++	+	+	++	++	+	+	0	0	0	0	0	0	+	+	0	0	+	0	0	0	0	0	+	+	+	++	
PV3	0	0	0	0	0	++	+	0	0	0	0	0	0	+	++	0	0	0	0	0	0	0	0	0	0	0	++	
PV4	++	++	0/+	++	0	0	0	0/+	0	0	0/+	0/+	+	0/+	0	0	0	0	0	0	0/+	0	0	0/+	0	0	0	
PV5	++	0	0	++	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
PV6	0	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	++	0	0	0	0	+	0	++	0	
PV7	++	++	++	++	++	0	0	0	0	0	0	0	0	0	0	0	0	0	++	0	0	0	0	++	++	++	++	
PV8	0	0	++	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	++	0	0	0	++	++	++	++	0	
PV9	++	0	+	++	0	0	+	+	0	0	++	++	++	+	0	?/+	++	0	++	0	+	?/+	+	+	0	++	0	
PV10	0	0	0	0	0	0	+	0	0	0	0	0	0	+	0	++	++	0	0	0	0	++	0	0	0	0	0	
PV11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	++	+	0	0	0	0	++	0	0	0	0	0	
PV12	0	0	0	0	++	0	0	0	0	0	0	0	0	0	0	0	0	++	0	0	0	0	0	0	0	0	0	
PV13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	++	0	0	0	0	0	0	0	0	0	
PV14	?	0	0	?	0	0	0	0	0	0	0	0	++	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
PV15	0	0	0	0	+	0	0	0	0	0	0	0	++	0	0	0	0	++	0	0	0	0	0	0	0	0	++	

PV16	+/?	0	0	+/?	0	0	0	0	+	+	0	0	?/0	0	0	0	0	++	+	+	+	0	0	0	0	0	0
PV17	+	+	+	+	+	+	+	+	+	+	0	0	+	+	+	+	0	+	+	+	+	+	++	+	+	+	+
PV18	0	0	0	0	+	0	0	0	0	0	0	0	0	0	0	+	0	0	0	0	0	+	++	0	0	0	0
PV19	+	+	+	+	0	0	0	+	0/?	0/?	+	+	+	+	0	0	0	+	+	0/?	+	0	0	+	+	+	+
PV20	0	0	0	0	0	0	0	++	++	+	++	+	++	0	0	0	0	0	0	+	++	0	0	0	0	0	0



TABLE 6 Summary Matrix of Potential Significant Environmental Effects – Settlement Strategies

SEA Topic	Biodiversity, Flora and Fauna				Population	Human Health		Soil					Water	Air		Climatic Factors			Cultural Heritage	Material Assets				Landscape			
SEA question	1a	1b	1c	2a	3a	4a	4b	5a	5b	5c	5d	5e	6a	7a	8a	9a	10a	11a	12a	13a	13b	14a	15a	16a	17a	18a	19a
Proposed ALDP Policy																											
A1	0	+	++	?/+	+	+	0/+	-	0	+	0	0	0/+	0	+	0/-	0	+	0	0	-	+	0/+	+	+	0/+	+
A2	0	+	++	?/+	++	+	0/+	-	0	+	0	0	?/+	0	+	0/-	0	+	0	0	-	+	0/+	+	+	0/+	+
A3	0	?/+	0	?/0	++	+	0/+	0	+	+	0	0	0	0	+	+	-	-	+	0/+	0	+	0/+	+	+	0	0/+
A4	0	0/+	0/+	?/0	++	+	0/+	0	0/+	+	0	0	0	0	+	+	0	0	+	0/+	0	+	0/+	0/-	+	0	0/+
A5	0	0	0	?/0	++	0	0/+	0	0/+	+	0	0	0	0	+	+	0	+	0	+	0	+	0/+	0/-	+	0	0/+
A6	0	0	+	?/0	++	+	0/+	0	0/+	+	0	0	0	0	+	+	0	+	0	+	0	+	0/+	0/-	+	0	0/+
A7	0	0	0	?/0	0	+	0/+	0	+	+	0	0	0	0	+	+	0	+	0	0/+	0	+	0/+	0/-	+	0	0
A8	0	0	0	?/0	0	+	0/+	0	0/+	+	0	0	?/+	0	+	+	0	+	0	0/+	0	+	0/+	0/-	+	0	0
A9	0	0	0	?/0	0	+	0/+	0	0/+	+	0	0	?/+	0	+	+	0	+	0	0/+	0	+	0/+	0/-	+	0	0
A13	0	0	0	?/0	0	+	0/+	0	0/+	+	0	0	?/0	0	+	0	0	+	0	0/+	0	+	0	0/-	+	+	+
A14	?	0	+	?/+	0	+	0	0	0	0	0	0	0	0	0	0	0	0	+	0	0	0	0	+	+	+	+
A15	0	0	0	0	+	0	0	0	+	+	0	0	?/+	0	0	0	0	+	+	+	0	0	0	0	?	0	0
B2	0	0	0	0	+	+	0	0	+	+	0	0	0	0	+	+	+	0	+	+	+	+	0/+	0	+	+	0
B3	0	0	0	0	0	+	0	0	+	+	0	0	0	0	+	+	+	+	0	+	+	+	0/+	0	+	+	+
B4	0	0	0	?/0	0	+	0	0	+	+	0	0	0	0	+	+	+	0	0	+	+	+	0/+	0	+	+	+
B5	0	0	+	0	+	+	0	+	+	+	0	0	0	0	+	+	+	+	+	+	+	+	0/+	+	+	+	0
B6	0	+	+	0	+	+	0/+	0	0	0	0	0	0	0	+	0/+	+	+	0	0	0	+	0/+	+	+	+	+
B7	0	+	+	0	+	+	+	0	0	0	0	0	0	+	+	+	0	+	0	0	0	0	0	+	+	+	+
B8	+	+	+	+	+	+	+	0	0	0	0	0	0	+	+	+	0	+	0	0	0	0	0	+	+	+	+
C1	0	+	+	?/0	+	+	0	-	0	0	0	0	0/+	0	0/+	+	0	+	0	0/+	-	+	0/+	+	+	+	+
C2	0	+	+	?/0	+	+	0	0	?/+	+	0	0	0/+	0	0/+	?/+	0	?/+	0	?/+	0	+	0/+	+	+	+	+
C3	0	+	+	?/0	+	+	0	0	?/+	+	0	0	+	0	0/+	?/+	0	+	0	?/+	0	+	0/+	+	+	+	+
C4	0	+	+	?/0	+	+	0	-	?/+	+	0	0	0/+	0	0/+	?/+	0	?/+	0	?/+	-	+	0/+	+	+	+	+
C5	0	0	0	?/0	+	+	0	0	+	+	0	0	0/+	0	0/+	?/+	0	?/+	0	+	0	0	0/+	+	+	+	+
C8	0	?/+	?/+	?/0	0	0/+	0	-	0	0	0	0	0/+	0	0/+	0/+	0	0	0	0/+	-	+	0	0	0/+	+	+
C9	0	?/+	?/+	?/0	0	0/+	0	-	0	0	0	0	0/+	0	0/+	0/+	0	0	0	0/+	-	+	0	0	0/+	+	+
F1	0	0	0	?	+	+	0	0	0	0	0	0	++	0/+	+	?	?/+	?	0	0/+	+	?/+	0	0	?/+	?/0	?/0
F3	0/+	0	+	0/+	0/+	+	0	-	0	+	0	0	+	0	+	+	+	0/+	0	0	-	+	0/+	+	0/+	0/+	+
F4	0	0	++	0/+	0/+	0/+	+	-	+	+	0	0	+	0	+	+	+	0/+	+	0	-	+	0/+	++	0/+	0/+	+
F5	0	?/+	0	?/0	+	++	0	0	?/+	++	0	0	+	0	+	?/0	?/0	0/+	0	?/+	++	?/0	0/+	+	0/+	0/+	+
F6	0	?/+	0	?/0	+	++	0	0	?/+	++	0	0	+	0	+	?/0	?/0	0/+	0	?/+	++	?/0	0/+	+	0/+	0/+	+
F7	0	?/+	0	?/0	+	++	0	0	?/+	++	0	0	+	0	+	?/0	?/0	0/+	0	?/+	++	?/0	0/+	+	0/+	0/+	+
F8	0	?/+	0	?/0	+	++	0	0	?/+	++	0	0	+	0	+	?/0	?/0	0/+	0	?/+	++	?/0	0/+	+	0/+	0/+	+
F10	0/+	0	0	?/0	0/+	0/+	0	-	?/0	-	0	0	0/-	0	0/+	0/+	0/+	0/-	0	0	-	0/+	0/+	+	0/+	0/+	+
F11	0	?/+	0	?/0	0	0/+	0	0	?/0	0/-	0	0	0/+	0	+	?/0	?	0/-	0	0	0/+	?/0	0	0	0/+	0/+	0/+
F12	0	+	?/+	?/0	0/+	+	0	0	0	0	0	0	0	0/+	0	0	?/+	0	+	0/+	0/+	?/+	0	++	+	++	?/0
F13	0	+	+	?/0	0/+	+	0	0	0	0	0	0	+	0/+	0	0	?/+	0/+	0	0/+	+	0	0	++	++	++	?/0
K1	0	?/+	0	?/0	+	++	0	0	?/+	++	0	0	+	0	+	?/0	?/0	0/+	0	?/+	++	?/0	0/+	+	0/+	0/+	+
K2	0	?/+	0	?/0	0/+	0/+	0	0	?/+	+	0	0	+	0	+	?/0	?/0	0/+	0	?/+	+	?/0	0/+	+	0/+	0/+	+
K3	0	?/+	0	?/0	0	0/+	0	0	?/0	0/-	0	0	0/+	0	+	?/0	?	0/-	0	0	0/+	?/0	0	0	0/+	0/+	0/+

Mf1	0/+	+	+	?/0	+	+	0	+	+	+	0	0	0/+	0	+	0/+	0	+	0/+	+	+	+	0/+	0/+	0/+	0/+	+
Mf2	0/+	+	+	?/0	+	+	0	-	0	0	0	0	0/+	0	0/+	0	0	0	0	0/+	-	+	0/+	+	0	+	+
Mf3	0	+	+	?/0	+	+	0	0	?/+	+	0	0	0/+	0	0/+	?/+	0	?/+	0	?/+	0	+	0/+	+	+	+	+
M2	0	+	+	?/0	+	+	0	0	0	0	0	0	0	0	+	0/+	+	+	0	0	0	+	0/+	+	+	+	+
M3	0/+	0/+	+	0/+	+	+	0	0	+	+	0	0	0	0	+	+	+	0	+	+	+	+	0/+	0	+	+	+
M4	0	0	+	0	+	+	0	0	+	+	0	0	0	0	+	+	+	0	+	+	+	+	0/+	+	+	+	0
M5	0	0	0	0	+	+	0	0	+	+	0	0	0	0	+	+	+	0	+	+	+	+	0/+	0	+	+	0
M6	0	0	0	0	+	+	0	0	0	+	0	0	0	0	+	+	+	0	+	0	+	+	0/+	+	+	+	0
M7	0/+	0	0	?/0	+	+	0	+	0	0	0	0	0	0	+	0	+	0	0	0	+	+	0/+	+	0	+	+
M8	0	+	+	0	+	+	0	0/-	0	0	0	0	0	0	0/+	0/+	+	0	0	0	0/-	+	0/+	+	0	+	+
M9	0	+	0	0	+	+	0	0	+	+	0	0	0	0	+	+	+	0	0	+	+	+	0/+	0	+	+	+
M10	0	+	+	0	+	+	+	0	0	0	0	0	0	+	+	+	0	+	0	0	0	0	0	+	+	+	+
E1	0/+	0/+	+	+	+	+	0/+	-	0	0	0	0	0	0	+	0/+	+	0	0	0	-	+	0/+	+	+	+	+
E2	0	+	+	0	+	0	0	0	0	0	0	0	0	0	+	0	0	0	0	0	0	0	0/+	0	0	0	+
Fk2	0	0/+	0	0	0/+	+	0//+	0	0/+	+	0	0	?/0	0	+	0	0	+	0	0/+	0	+	0/+	0/-	+	+	+
L1	0	0	0	0	+	+	0	0	0	0	0	0	0	0/+	+	0	0	0	0	0/+	0	?/+	0	0	?/+	?/0	+
L2	0	0	+	0/+	+	+	0	0	0	0/+	0	0	0/+	0	+	+	0/+	0/+	0	0	+	0/+	0/+	0	0/+	0	+
L3	0	0	+	0/+	+	+	0/+	-	0	+	0	0	+	0/-	+	+	+	0/+	0	0	-	+	0/+	++	0/+	0	+
L4	0	0	+	0/+	+	+	0/+	-	0	+	0	0	+	0/-	+	+	+	0/+	0	0	-	+	0/+	++	0/+	0/-	+
N1	0	+	+	?/0	+	+	0/+	-	0/+	0/+	0	0	0/+	0	0/+	0/+	0	0/+	0	0/+	-	+	0/+	+	+	+	+
N2	0	+	+	?/0	+	+	0/+	-	0/+	0/+	0	0	0/+	0	0/+	0/+	0	0/+	0	0/+	-	+	0/+	+	+	+	+
Ba1	?/0	?/0	?/0	?/0	0/+	0/+	?/0	0/+	0	0	?	?	?	?/0	0/+	?	?	?	0/+	0	0/+	?	?	0/+	0/+	0/+	?
LG1	0	0	0/+	?/0	-/+	-	0/+	0	+	+	0	0	0	0	-	+	0	+	+	0/+	0	+	0/+	0/-	+	+	0/+
G1	0	0/+	0/+	0	+	+	0	0	0	0/+	0	0	0/-	0	+	+	0/+	0/+	0/+	0	+	0/+	0/+	0	0/+	0	+
Pd1	?/0	?/0	?/0	?/0	0	0/+	?/0	0/+	0	0	?	?	?	?/0	0/+	?	?	?	0/+	0	0/+	?	?	0/+	0/+	0/+	?
St1	0	+	+	?/0	0/+	0/+	0	0/+	?/+	+	0	0	0/+	0	0/+	0/+	+	0/+	0/+	?/+	0/+	+	0/+	+	+	+	+
Wv1	0	?/+	0	?/0	++	+	0/+	0	+	+	0	0	0	0	+	+	-	-	+	0/+	0	+	0/+	+	+	0	0/+

## **Summary of Environmental Implications of the Proposed ALDP**

- 5.8 The following Section summarises the likely/potential environmental effects of the strategy, policies and site proposals set out in the Proposed Angus Local Development Plan (ALDP). The full assessment matrix for each policy and site subject to the SEA assessment process are included in Annexes 1 – XX. Summary Tables for every policy and site assessed have been incorporated into the ALDP Written Statement. Composite Tables detailing where mitigation has been required and the changes made to the LDP are contained in Appendices 4 and 5.
- 5.9 Sites with extant planning permission or where Angus Council has resolved to grant planning permission subject to Section 75 or other legal agreement have not been assessed as part of the SEA process. All sites allocated by the Proposed ALDP or identified as an opportunity site have also been subject to the Habitats Regulations Appraisal process.

### **The Strategy:**

- 5.10 The Angus LDP Strategy sets out a presumption in favour of sustainable development as well as a development strategy and overarching policies guiding investment to the right place, and promoting high quality development which minimises adverse impacts the high quality environment. The strategy is a high level statement which sets out the Councils aspirations for the future development of Angus. These aspirations are reflected in the Proposed ALDP policies and site proposals which have been subject to SEA and HRA.
- 5.11 Consistent with TAYplan the LDP will continue to focus new development in the main towns of Arbroath, Brechin, Carnoustie, Forfar, Kirriemuir, Monifieth and Montrose. This means that these towns will continue to be the preferred location for the majority of new housing and employment-related development, together with the majority of associated new infrastructure. Development in the rural area will be focussed on supporting the four Rural Service Centres of Edzell, Friockheim, Letham and Newtyle which have the most significant number and range of services. In pursuing a strategy promoting development in accessible locations in settlements with access to a range of services and facilities, the ALDP does not allocate sites for residential development outwith the 7 main towns and 4 rural service centres but will support appropriate infill or redevelopment proposals in settlements and villages with development boundaries. Outwith development boundaries the ALDP will support new development in appropriate locations and encourage people to live and work in rural communities.
- 5.12 The ALDP Strategy is consistent with the strategy established by the approved TAYplan SDP which has already been subject to SEA and was included in the

ALDP MIR as the only reasonable option. In the circumstances there is no requirement to undertake additional SEA on the overarching strategy.

5.13 The ALDP Strategy Section includes 5 policies (DS1 – DS5) under the Creating High Quality Places heading: Development Boundaries and Priorities; Accessible Development; Design Quality and Placemaking; Amenity; and Developer Contributions. These criteria based policies set out the Councils intended approach to promoting and delivering well located quality development and places and are not site specific. The policies in themselves will not lead will not lead to development or change in the use of land and/or buildings.

5.14 Overall these policies have a neutral or beneficial effect on the environment of Angus. Potential beneficial effects are highlighted for Population, Human Health and Air factors. There are no identified negative impacts with the remaining factors largely neutral. Consequently there is no mitigation required.

#### Policy Framework:

5.15 The Policy Framework manages and guides sustainable development in Angus by dealing with particular land uses or issues to be considered. The framework has been structured around two broad themes:

- Thriving and Connected: making a successful, sustainable and well-connected place – supporting sustainable economic growth and regeneration, the creation of well-designed places and supporting better transport and digital connectivity.
- Protected and Valued: making a low carbon, natural and resilient place – reducing our carbon emissions, adapting to climate change and protecting and enhancing our natural and cultural assets.

#### Thriving and Connected:

5.16 Housing: a key component of mixed and sustainable communities, access to appropriate residential accommodation contributes to the quality of life enjoyed by people. The Proposed ALDP seeks to promote and sustain successful communities and create quality residential environments by helping to deliver new housing and by managing changes to existing housing.

5.17 This section includes policies TC1 – TC7: Housing Land Supply/Release; Residential Development; Affordable Housing; Householder/Domestic Development; Seasonal or Transient Worker Accommodation; Gypsies and Travellers and Travelling Showpeople; and Residential Caravans and Mobile Homes. These general criteria based policies set out the Councils approach to delivering appropriate well located residential accommodation to meet the varied housing needs across Angus.

- 5.18 Overall the approach promoted by these policies has a neutral or beneficial effect on the environment of Angus. Potential beneficial effects are highlighted for Population, Cultural Heritage and Landscape and Air factors. There are no identified negative impacts with the remaining factors largely neutral. Although no mitigation was required to offset identified potential negative effects the SEA process has resulted in alteration to policy wording. Policies TC2, TC5 and TC6 have been amended to include additional references to the “built and natural environment” and “landscape capacity” to ensure no unacceptable adverse impact from development to the natural heritage interests and landscape qualities of Angus. Policy TC7 has been amended to clarify that temporary accommodation will only be acceptable where required to allow a permanent dwelling to be renovated or built in accordance with the ALDP housing policies.
- 5.19 Services: This Section includes Policies TC8: Community Services and Facilities & TC9: Safeguard of Land for Cemetery Use. Policy TC8 is a criteria based policy encouraging the retention and improvement of public facilities and rural services. Policy TC9 safeguards land for future cemetery use in a number of rural locations.
- 5.20 Overall these policies have a largely neutral effect on the environment of Angus. Potential beneficial effects are highlighted for Population factors. There are no identified negative impacts with the remaining factors largely neutral. Consequently there is no mitigation required.
- 5.21 Connectivity: The ALDP Development Strategy continues to guide the majority of development to the Main Towns in Angus. In terms of connectivity this prioritises development located in accessible locations, encouraging development to locate in proximity to local facilities, improving the transport network, encouraging sustainable transport and reducing the need to travel. This section includes Policies TC10 – TC13: Roadside Facilities; Park & Ride Facilities; Freight Facilities; and Digital Connectivity & Telecommunications Infrastructure.
- 5.22 Overall these policies have a neutral or beneficial effect on the environment of Angus. Potential beneficial effects are highlighted for Human Health, Air and Climatic factors. There are no identified negative impacts with the remaining factors largely neutral. Consequently there is no mitigation required.
- 5.23 Employment: Sustainable economic growth is a key element of the ALDP and can be successfully achieved through the creation of an environment where existing businesses can thrive, expand and diversify and where new businesses will be attracted into the area. The Economic Development Strategy for Angus emphasises the need for sustainable prosperity; providing support which will

nurture and develop new and existing businesses which is essential in creating employment opportunities, sustainable jobs and supporting the economy.

- 5.24 An essential component for the success of businesses is a suitable location from which to operate and the Council provides business parks across Angus and in partnership with the private sector as in Forfar. These developments are important to the Angus economy by providing the infrastructure to support local business growth and helping to secure investment. The ALDP also encourages further growth through private sector investment and development.
- 5.25 This section includes Policies TC14 – TC16: Employment Allocations and Existing Employment Areas; Employment Development; and Tourism Development.
- 5.26 Overall these policies have a neutral or beneficial effect on the environment of Angus. Potential beneficial effects are highlighted for Biodiversity, Population, Human Health, Air, Material Assets and Landscape factors. There are no identified negative impacts with the remaining factors largely neutral. Although no mitigation was required to offset identified potential negative effects the SEA process has resulted in alteration to policy wording. Policies TC14 – TC15 have been amended to include additional references to the “built and natural environment” to ensure no unacceptable adverse impact from development on the natural heritage interests of Angus. Policy TC16 has been amended to ensure no unacceptable traffic levels generated or impact on townscape and pattern of development from new development.
- 5.27 Tourism: The tourism sector constitutes an important part of the Angus economy as it provides a major source of income, employment and in particular supports rural areas. The ALDP aims to encourage and support opportunities for new or improved tourist related facilities and accommodation within Angus in order to satisfy visitor aspirations. This section includes Policy TC16: Tourism Development.
- 5.28 Overall this policy has a neutral or beneficial effect on the environment of Angus. Potential beneficial effects are highlighted for Biodiversity, Population, Human Health, Air, Material Assets and Landscape factors. There are no identified negative impacts with the remaining factors largely neutral. Although no mitigation was required to offset identified potential negative effects the SEA process has resulted in alteration to policy wording. Policy TC16 has been amended to include additional references to the “built and natural environment” and “townscape and pattern of development” to ensure no unacceptable adverse impact from development on the natural and built heritage interests of Angus.

- 5.29 Town Centres: The Angus towns contribute to the character, vitality and prosperity of the region and their centres also make an important contribution to sustainable economic development by providing opportunities for people to access goods and services and employment. The individual character of each town adds to its social and community role, creating a sense of place and belonging for many people. The central areas provide a focus for transport and are often the most accessible part of the town, making them the best location for a wide range of activities and services – shopping, work, leisure, health and welfare and personal services such as banking.
- 5.30 Angus Council will apply a town centre first policy to support the primacy of town centres as the most appropriate location for a mix of uses including retail, commercial leisure, offices, community and cultural facilities. Directing such a mix of uses to sites situated within town centres will support the vitality and viability of town centres throughout the day and into the evening. This section includes Policies TC17 – TC20: Network of Centres; Core Retail Areas; Retail and Town Centre Uses; and Local Convenience Shops and Small Scale Retail.
- 5.31 Overall these policies have a neutral or beneficial effect on the environment of Angus. Potential beneficial effects are highlighted for Population, Human Health, Cultural Heritage and Landscape factors. There are no identified negative impacts with the remaining factors largely neutral. Although no mitigation was required to offset identified potential negative effects the SEA process has resulted in alteration to policy wording. Policies TC17, TC19 and TC20 have as appropriate been amended to include additional references to the “built and natural environment” and “townscape and pattern of development” to ensure no unacceptable adverse impact from development on the natural and built heritage interests of Angus.

#### Protected and Valued

- 5.32 The natural, built and cultural heritage of Angus underpins the character of the area and the quality of life for its residents. It provides opportunity for economic and leisure activity, which brings with it the responsibility to protect these assets for current and future generations.
- 5.33 Natural Environment: This section includes Policies PV1 – PV7: Green Infrastructure and Green Networks; Open Space Within Settlements; Access and Informal Recreation; Sites Designated for Natural Heritage and Biodiversity Value; Protected Species; Development in the Landscape; and Woodland Trees and Hedges. This section includes the primary protection policies covering international designated sites (Natura 2000) and protected species. In addition to the SEA, Habitats Regulations Appraisal (HRA) has been undertaken on all policies and site proposals contained in the ALDP to ensure that the conservation interests of Natura 2000 sites (habitats and protected species) are not adversely affected. A separate HRA Record has been prepared for

publication alongside the ALDP. Where likely significant effect on the conservation interests of any international designated site has been identified, appropriate assessment has been undertaken and where required mitigation measures have been applied to policies and site proposals.

- 5.34 Overall these policies have a neutral or beneficial effect on the environment of Angus. Potential beneficial effects are highlighted for Biodiversity, Population, and Landscape factors. There are no identified negative impacts with the remaining factors largely neutral. Although no mitigation was required to offset identified potential negative effects, the SEA process has resulted in alteration to policy wording. Policies PV1 – PV7 have, as appropriate, been amended to include additional references to flood management; green networks; landscape designations; townscape; and habitats, roosts or nesting places of wildlife to ensure no unacceptable adverse impact from development on the natural heritage interests of Angus.
- 5.35 Built and Cultural Heritage: The built and cultural heritage of Angus is rich and varied. Built development, both historic and modern contributes to the character of the towns, villages and countryside of the area. Angus Council aims to protect and enhance the built environment and to improve on the general standard of design thus protecting and complementing buildings, sites and their settings.
- 5.36 The ALDP will safeguard protected sites, buildings and properties from inappropriate development and encourage development which enhances the built and cultural heritage of Angus. This section includes Policy PV8: Built and Cultural Heritage
- 5.37 Overall this policy has a neutral or beneficial effect on the environment of Angus. Significant positive effects are highlighted for Biodiversity, Climatic, Material Assets and Landscape factors. There are no identified negative impacts with the remaining factors neutral. Consequently there is no mitigation required.
- 5.38 Heat and Energy Networks: The Scottish Government is committed to moving towards a low carbon economy and identifies planning as having a key role in delivering this and in meeting its objectives and targets.
- 5.39 Energy generation and use is a dynamic sector and the ALDP policies aim to establish robust locational guidance. Supplementary Guidance will further develop a locational framework for wind energy and detailed locational guidance for other forms of generation, setting out where supporting information will be required and highlighting other relevant policy and sources of guidance.



- 5.40 This section includes Policies PV9 – PV11: Renewable and Low Carbon Energy Development; Heat Mapping and Decarbonised Heat; and Energy Efficiency – Low and Zero Carbon Buildings.
- 5.41 Overall these policies have a neutral or beneficial effect on the environment of Angus. Positive effects are highlighted for Biodiversity, Human Health, Air, Climatic, and Material Assets factors. There are no identified negative impacts with the remaining factors generally neutral. Although no mitigation was required to offset identified potential negative effects, the SEA process has resulted in alteration to wording of Policy PV9 by including additional text relating to: no unacceptable impact on any populations of protected species; geodiversity; and sites designated for natural heritage, scientific, historic, cultural or archaeological reasons. Inclusion of these additional references strengthens the protection of the natural heritage of Angus from the impact of renewable energy and low carbon energy development. Following assessment of the Settlement Strategies, Policy PV11 and associated text were reworded to include consideration of energy efficiency and emissions reductions measures including reuse and recycling of materials; siting, design and orientation of buildings; and landscaping and boundary treatment.
- 5.42 Water Environment: The maintenance of the water environment itself and its impact on development including flooding; drainage; water supply; economic activities and green infrastructure are integral to the planning process. Development can have adverse impact on the water environment, exacerbate flood risk or simply be in the wrong place. Angus Council aims to ensure new development and regeneration proposals maintain and enhance the water environment whilst providing safe, well serviced places in which to live work and travel.
- 5.43 This section includes Policies PV12 – PV16: Managing Flood Risk; Resilience and Adaptation; Water Quality; Drainage Infrastructure and Coastal Planning.
- 5.44 Overall these policies have a neutral or beneficial effect on the environment of Angus. Significant positive effects are highlighted for Water and Climatic factors. There are no identified negative impacts with the remaining factors generally neutral. Consequently there is no mitigation required.
- 5.45 Resources: This section includes Policies PV17 – PV20: Waste Management Facilities; Waste Management in New Development; Minerals; and Soils and Geodiversity.
- 5.46 Overall these policies have a general beneficial effect on the environment of Angus. Positive effects are highlighted for Biodiversity, Population, Soil, Water, Air Climatic, Material Assets and Landscape factors. There are no identified negative impacts with the remaining factors generally neutral. Although no mitigation was required to offset identified potential negative effects, the SEA

process has resulted in alteration to wording of Policies PV17, PV19 and PV20, as appropriate, by including additional text relating to: opportunities to enhance, extend and / or link to existing green networks should be investigated as part of details of restoration, aftercare and afteruse; prime quality land; and geodiversity.

### Cumulative Impacts

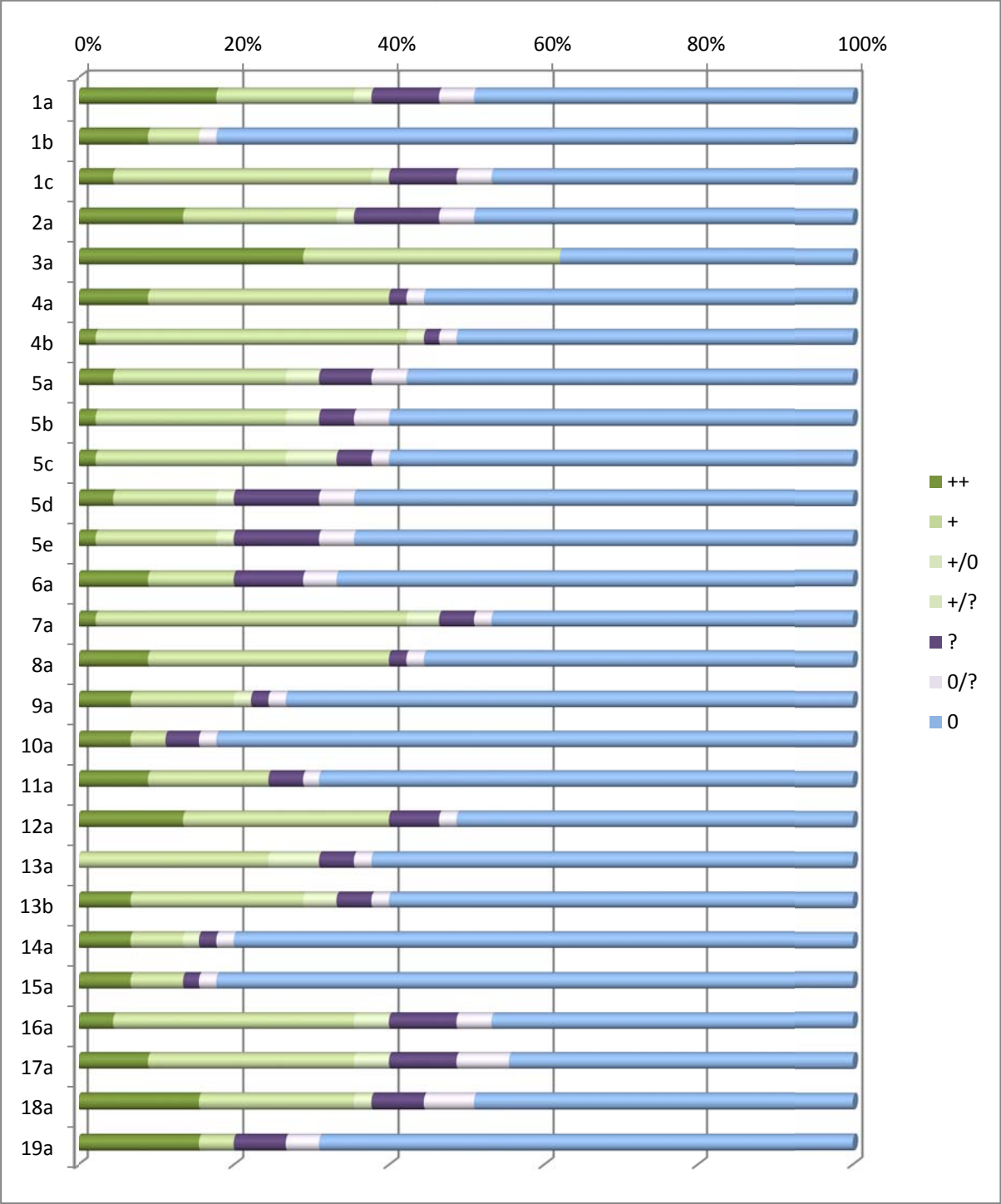


Figure 1 Cumulative impacts of the Proposed ALDP Policies

- 5.47 Each policy has been assessed in the context of reading the plan as a whole as certain policies provide appropriate safeguards and mitigation against potential negative impacts. The Proposed ALDP is clear in the "Format of the Plan" section that *"It is important to recognise that the plan should be read in its entirety, as there may be policies in the Strategy, Policy Framework and Settlement Strategies that are relevant to any particular proposal. **Proposals will be expected to comply with all relevant policies within the plan and therefore limited cross reference has been included within policies to other relevant considerations**".*
- 5.48 In order to determine cumulative impacts of the Proposed ALDP in its entirety, the impacts of each policy on each SEA question were assessed. The chart above illustrates the cumulative impacts of the policies of the Proposed ALDP on the SEA questions and therefore objectives. It shows the proportion of the Proposed ALDP policies that have a significant positive, positive, unknown and negative impact on each of the SEA questions and where the policies are not expected to have any impact on the SEA questions.
- 5.49 This shows that the Proposed ALDP has at least a positive, if not very positive overall effect on the SEA questions and therefore SEA objectives. No negative impacts were identified. For all objectives there is a large proportion of policies that that no predicted impact. Where an impact is predicted, it is likely to be significantly positive, positive, either no impact or positive, unknown, or no impact or unknown. Where cumulative impacts are largely unknown, the potential impact will be determined through implementation and the application of the plan as a whole through the development management process.
- 5.50 The most significant positive impacts from the policies of the Proposed ALDP are on biodiversity, flora and fauna, population, cultural heritage and landscape. The most positive impacts of the policies are on biodiversity, flora and fauna, population, human health, water, air, cultural heritage and landscape.
- 5.51 This is, however, a simplistic measurement of the potential cumulative impacts of all policies on each question and objective. It should be noted that one significant positive impact from one or two policies, with no impact from others (for example climatic factors and waste in material assets) would still be considered to be a significant positive cumulative impact.

#### Settlement Strategies:

- 5.52 Settlement Strategies are place specific for the Main Towns (Arbroath, Brechin, Carnoustie, Forfar, Kirriemuir, Monifieth and Montrose) and Rural Service Centres (Edzell, Friockheim, Letham and Newtyle): identifying areas allocated for growth; sites which present opportunities for reuse, redevelopment and regeneration; and sites which are protected from development. The smaller

settlements in the rural area are generally covered by a Proposals Map showing the development boundary. Short statements detailing the development approach and specific policies have been included for Ballumbie, Glamis, Letham Grange, Piperdam, Strathmartine Hospital and Woodville.

- 5.53 The ALDP MIR included direction of growth options for each of the 7 Towns and 4 Rural Service Centres. The SEA assessment undertaken assisted Angus Council in establishing its preferred options by highlighting where significant positive and negative effects were likely for preferred and reasonable alternative options and where appropriate the MIR indicated the nature of measures required to mitigate potential negative environmental impacts. The assessment of growth options at the MIR stage were carried out at a broad level as they were generally directions of growth rather than specific sites.
- 5.54 The assessment undertaken on the Proposed Angus LDP has been more detailed as it deals with specific defined sites and takes account of detailed policy guidance included in the ALDP.
- 5.55 Sites with extant planning permission or where Angus Council has resolved to grant planning permission subject to Section 75 or other legal agreement are regarded as committed sites and have not been assessed as part of the SEA process. All sites allocated by the Proposed ALDP or identified as an opportunity site have also been subject to the Habitats Regulations Appraisal process.
- 5.56 All uncommitted sites included in the Proposed ALDP have been subject to a more detailed assessment of potential environmental impacts and the results included into this Revised Environmental Report. This detailed assessment incorporated additional Consultation Authority questions for proposed development sites.
- 5.57 Summary Tables for every site and settlement specific policy assessed have been incorporated into the ALDP Written Statement. Composite Tables detailing where mitigation has been required and the changes made to the LDP are included in Appendix 4 and 5.
- 5.58 Following the site assessment process negative impacts have been identified for:
- Loss of prime quality agricultural land: much of the land around the main towns and villages, particularly along the coastal strip between Monifieth and Arbroath, is prime quality land (Grade 1, 2 and 3.1). It is inevitable that where greenfield extensions are necessary to meet the development land requirements for Angus in the period to 2026 some prime quality land will be lost. While it is not possible to mitigate this impact the Angus LDP

seeks to minimise the greenfield land requirement by promoting reuse and regeneration of appropriate brownfield sites.

- Landscape Impact: where local landscape impact has been identified by the SEA process appropriate mitigation measures have been identified and incorporated into the LDP.
- Localised Flooding: where potential localised flooding issues have been identified the requirement to undertake flood risk assessment has been incorporated into the LDP.

5.59 It is recognised that potential local negative impacts only become apparent at the planning application stage. These impacts will require to be addressed and potential mitigation applied through the development management process.

## **6. Monitoring**

- 6.1 The Environmental Report sets out Key Baseline information in Table 2 alongside each SEA Topic. The predicted effects of the Proposed ALDP will be monitored against the Key Baseline information set out and monitoring of the SEA topics will be incorporated into the monitoring arrangements for the ALDP.
- 6.2 Updates of the SEA baseline information and ALDP monitoring, as well as any trends identified will be set out in the Monitoring Statement required to be published as part of the review of the ALDP.
- 6.3 Any unforeseen adverse effect arising from implementation of the policies and proposals in the ALDP will be highlighted in the Monitoring Statement and recommendations made regarding the need for revisions to any policy in the ALDP review or any additional mitigation required.

## Appendix 1

### Supporting Plans, Programmes and Strategies

#### International Level PPS

Name of PPS	Main Requirements of PPS	Implications for Angus LDP
The Habitats Directive 92/43/EEC	Protects all wild birds, their nests, eggs and habitats within the EC. Gives basis to classify Special Protection Areas to protect rare and vulnerable birds. Gives basis to classify Special Areas of Conservation and European Protected Species.	Strategies should ensure the protection of all wild, rare and vulnerable birds, their nests, eggs and habitats
The Wild Birds Directive 79/409/EEC	Provides for the protection, management and control of all species of naturally occurring wild birds. Seeks to preserve habitats for naturally occurring, rare and migratory species.	The ALDP should not hinder protection, management and control of species of naturally occurring wild birds
Water Framework Directive 2000/60/EC	Safeguard the sustainable use of surface water, transitional waters, coastal waters and groundwater; Supports the status of aquatic ecosystems and environments; Addresses groundwater pollution; flooding and droughts; river basin management planning.	The ALDP should consider sustainable use of water and mitigate the effects of floods and droughts.
The Nitrates Directive 91/676/EEC	This Directive has the objective of:- <ul style="list-style-type: none"> <li>reducing water pollution caused or induced by nitrates from agricultural sources; and</li> <li>preventing further such pollution.</li> </ul>	The spatial strategy should not increase water pollution caused or induced by nitrates from point source pollution sources.

The National Emission Ceilings Directive 2001/81/EC (NECD)	Sets ceilings for each Member State for emissions of ammonia, oxides of nitrogen, sulphur dioxide and volatile organic compounds (VOCs), which are primarily responsible for acidification, eutrophication and ground-level ozone. The ceilings must be met by 2010, and requires each State to draw up national programmes to demonstrate how they are going to meet the national emissions ceilings.	Although the Plan is not the tool to implement this Directive, it should reflect the purpose of the Directive and propose sites for development and strategic objectives that will improve air quality in the city.
The Waste Framework Directive 2006/12/EC	<p>Is implemented by the Waste Management Licensing Regulations 1994, the Environmental Protection Act 1990 and the Pollution Prevention and Control (Scotland) Regulations 2000.</p> <ul style="list-style-type: none"> <li>• Requires the planning system to provide policies and sites for waste disposal.</li> <li>• Recovery or disposal of waste without endangering human health and without processes or methods which could harm the environment.</li> <li>• Liaison with local authorities and between planning authorities and SEPA.</li> <li>• Provide the right infrastructure for the new thematic strategy on the prevention and recycling of waste.</li> </ul>	The Plan should identify suitable locations for large-scale waste management facilities to meet the Directive (and Landfill Directive and Area Waste Plan) whilst safeguarding the natural and built environment including designated areas, open countryside and the coast.



EU Waste Framework Directive (2008/98/EC)	The revised EU Waste Framework Directive (WFD) (Directive 2008/98/EC) establishes the legislative framework for the handling of waste in the European Union. The revised WFD lays down a number of requirements in relation to waste management and planning. These include the requirement that Member States take appropriate measures to establish an integrated and adequate network of waste disposal installations and of installations for the recovery of mixed municipal waste collected from private households. The revised WFD also requires Member States to produce a National Waste Management Plan or Plans.	The plan has a role in implementing key aspects of the Directive. This includes the provision of guidance and direction on the siting of new waste management infrastructure.
European Landscape Convention (2000)	<ul style="list-style-type: none"> <li>• Encourages sustainable management, protection, and enhancement of all landscapes and not solely just areas of exceptional quality. It further promotes the cultural significance and social value of all landscapes and not just sites of 'heritage' value.</li> <li>• Highlights the need to integrate landscape into regional and town planning policies that may have direct or indirect impact on the landscape.</li> <li>• The convention also draws attention to schemes such as the Pan- European Ecological Network (PEEN), which aims to secure the links between the flora and fauna habitats of Europe, thereby compensating for the fragmentation of landscapes.</li> <li>• Is promoted via Scottish Landscape Forum's Scotland's living landscapes – places for people.</li> </ul>	Consider how the Plan can maintain and restore natural habitats to ensure biodiversity and landscapes.
European Biodiversity Framework	Promotes the conservation and sustainable use of biological diversity	The ALDP should support the conservation and sustainable use of biological diversity

	Emphasises education, training and awareness, research, identification, monitoring and exchange of information	
European Framework on Sustainable Development 2001	Promote quality of life, coherent and costs effective policy-making; technological innovation; stronger involvement of civil society; and business in policy formulation Strategies for sustainable economic growth should support social progress and respect the local environment	The ALDP should support social progress and respect the local environment
The Sixth Environmental Action Programme of the European Community 1600/2002/EEC	Promotes Clean Air for Europe (CAFÉ); Supports sustainable use of pesticides, conservation of the maritime environment Favours soil protection, waste prevention and recycling as well as sustainable use of natural resources, and the urban environment	The ALDP should ensure sustainable use of natural resources, and the urban environment

#### National Level PPS

National Planning Framework for Scotland 3 (2014)	<p>The Framework is based around four themes and a vision of Scotland being:</p> <ul style="list-style-type: none"> <li>• A successful, sustainable place – creating high quality, diverse and sustainable places that promote well-being and attract investment.</li> <li>• A low carbon place – with an ambition to achieve at least an 80% reduction in greenhouse gas emissions by 2050.</li> <li>• A natural, resilient place – respecting, enhancing and making responsible use of our natural and cultural assets.</li> </ul>	<p>NPF3 identifies national scale developments, identifying that the Strategic Growth areas in Perth, Dundee, Angus and North Fife will provide the focus for most new housing and business development in the area.</p> <p>The Framework highlights that energy will become an increasingly important sector and reflects the National Renewables Infrastructure Plan by identifying that there is potential for renewables-based investment at Montrose.</p>
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	<ul style="list-style-type: none"> <li>• A connected place – maintaining and developing good internal and global connections.</li> </ul>	
DTI (2007) Energy White Paper: Meeting the Energy Challenge	<ul style="list-style-type: none"> <li>• To reduce the UK's carbon dioxide emissions – the main contributor to global warming – by some 60% by 2050, with real progress by 2020.</li> <li>• Maintain the reliability of energy supplies.</li> <li>• Promote competitive markets in the UK and beyond.</li> <li>• Ensure that every home is adequately and affordably heated.</li> </ul>	The Plan should contribute to meeting the requirements of the White Paper.
Choosing Our Future: Scotland's Sustainable Development Strategy	It highlights the need to build a sustainable future taking account of public well-being (e.g. quality of life, food, and economic opportunities), travel, natural resources and waste.	Consider objectives (and policies) that will lead to sustainable communities.
Meeting the Needs, Priorities, Actions and Targets for Sustainable Development in Scotland (2002)	Requires all new developments to be sustainable, and it sets out the priorities for Scotland, which focus on resource use, energy use (e.g. fossil fuels, energy efficiency and renewable energy), and transportation (e.g. encouraging better land use planning, alternative service delivery and sustainable transport systems).	Promote objectives (and policies) that promote efficient resource use, energy efficiency and reduce the need to travel by private car.
Climate Change (Scotland) Act 2009	Establishes commitment of the Scottish Government to reduce greenhouse gas emissions and transition to a low carbon economy. Statutory requirement for:	

	<ul style="list-style-type: none"> <li>• greenhouse gas emissions reductions by 80% in 2050;</li> <li>• a reduction of greenhouse gas emissions by 42% and the generation of 100% electricity demand, 11% heat demand, and 30% overall energy demand from renewable sources by 2020;</li> <li>• public bodies to achieve emission reduction targets;</li> <li>• all public bodies to comply with the duties within the Climate Change (Scotland) Act.</li> </ul>	
2020 Routemap for Renewable Energy in Scotland	The Routemap updates and extends the Scottish Renewables Action Plan 2009 and provides short term actions to move Scotland towards the delivery of 2020 targets for renewable energy generation	
Changing Our Ways: Scottish Climate Change Programme	It reaffirms local government responsibilities set out in Energy White Paper and implements the Kyoto Protocol, which seeks to reduce greenhouse gas emissions.	<p>Include policies that:</p> <ul style="list-style-type: none"> <li>• promote sustainable alternatives to car and reduce congestion /traffic pollution; and</li> <li>• encourage sustainable development and land use.</li> </ul>
Air Quality Strategy for England, Scotland, Wales and Northern Ireland (2000)	Seeks to "render polluting emissions harmless". Sets objectives for protecting human health to be included in regulations for the purposes of Local Air Quality Management relating to concentrations of, amongst others, carbon monoxide, lead, nitrogen dioxide, ozone and particulates.	The ALDP should improve local air quality

Air Quality and Land Use Planning March 2004	Scottish Government guidance requiring Local Authorities to integrate air quality considerations within the planning process at the earliest possible stage	The LDP should consider potential impacts on air quality in promoting development.
Review of the Scottish Forestry Strategy 2005	The current Scottish Forestry Strategy sets out 5 Strategic Directions to: <ul style="list-style-type: none"> <li>• maximise the value to the Scottish economy of the wood resource;</li> <li>• create a diverse forest resource for the future;</li> <li>• make a positive contribution to the environment;</li> <li>• create opportunities for more people to enjoy trees, woods and forests in Scotland and;</li> <li>• help communities benefit from woods and forests.</li> </ul>	
Scotland's Transport Future: The Transport White Paper (2004)	Supports building, enhancing, managing and maintaining of transport services infrastructure and networks. Promote social inclusion; protect our environment and improve health Improve safety of journeys. Improve integration by making journey planning and ticketing easier and working to ensure smooth connection between different forms of transport.	The ALDP should promote economic growth, social inclusion, environmental improvement, health and safety
Wildlife and Countryside Act 1981 (as amended)	Gives protection to listed species from disturbance, injury, intentional destruction or sale.	The ALDP should protect wildlife from disturbance, injury and intentional destruction
The Nature Conservation (Scotland) Act 2004	Sets out a series of measures, which are designed to conserve biodiversity and to protect and enhance the biological and geological natural heritage of Scotland.	The ALDP should promote and protect biodiversity
UK Biodiversity Action Plan (1994)	Seeks to conserve and enhance biological diversity within the UK and to contribute to the conservation of global biodiversity through all appropriate mechanisms.	The ALDP should promote biodiversity
Scottish Soils Framework 2009	Sets out the vision for soil protection in Scotland,	The ALDP should seek to protect this scarce

	describes the key pressures on soils and raises awareness of the need for policy integration to ensure soils are adequately protected for existing and future generations;	and valuable resource and minimise its permanent loss to development.
Water Environment (Controlled Activities) (Scotland) Regulations 2005 Water Environment and Services (Scotland) Act 2003	Implements the obligations of section 20 of the Water Environment and Water Services (Scotland) Act 2003 (WEWS Act), and the requirements of the Water Framework Directive (2000/60/EC). Sets out the framework for protecting the water environment that integrates the control of pollution, abstractions, dams and engineering activities in the water environment.	The ALDP should not promote development that would have adverse impacts on the water environment, and lead to the authorities failing to ensure water bodies achieve good ecological status, as required in the Water Framework Directive by 2015.
Flood Risk Management (Scotland) Act 2009	The Act makes provision for the assessment and sustainable management of flood risks, including: <ul style="list-style-type: none"> <li>• provision for implementing European Parliament and Council Directive 2007/60/EC</li> <li>• provision about local authorities' and the Scottish Environment Protection Agency's functions in relation to flood risk management</li> </ul>	
SEPA (2003) Groundwater Protection Policy for Scotland: Environmental Policy	To protect groundwater quality by minimising the risks posed by point and diffuse sources of pollution, and to maintain the groundwater resource by influencing the design of abstractions and developments, which could affect groundwater quantity.	The spatial strategy should not adversely affect ground water supplies, principally from water abstraction and point source pollution.
The Conservation (Natural Habitats, &c.) Regulations 1994 (as amended)	These Regulations implement the Habitats and Wild Birds Directives. The Regulations provide for the: <ul style="list-style-type: none"> <li>• designation and protection of 'European sites' (e.g. SACs);</li> <li>• protection of 'European protected species' from</li> </ul>	The plan should not adversely affect habitats and species protected under the Wild Birds and Habitats Directives.

	<p>deliberate harm; and</p> <ul style="list-style-type: none"> <li>• adaptation of planning and other controls for the protection of European sites.</li> </ul> <p>The Habitats Regulations only apply as far as the limit of territorial waters (12 nautical miles from baseline).</p>	
The Conservation (Natural Habitats, &c.) Amendment (Scotland) Regulations 2007	<p>The amended Regulations:</p> <ul style="list-style-type: none"> <li>• simplifies the species protection regime to better reflect the Habitats Directive;</li> <li>• provides a clear legal basis for surveillance and monitoring of European protected species (EPS);</li> <li>• toughens the regime on trading EPS that are not native to the UK</li> <li>• ensures that the requirement to carry out appropriate</li> <li>• assessments on water abstraction consents and land use plans is explicit</li> </ul>	An appropriate assessment will be required where the plan is likely to have a significant effect on a European site.
Scottish Executive (2001) A Policy Statement for Scotland Designing Places	<p>Development plans should:</p> <ul style="list-style-type: none"> <li>• set out the council's distinctive vision for how its area will develop. It should summarise its appraisals of the most important features of the area's character and identity.</li> <li>• have effective design policies, and urban design frameworks, development briefs and master plans to provide planning and design guidance;</li> </ul>	The plan should set out concisely the local authorities priorities in relation to design, leaving the detail to be provided in guidance documents.

	<p>and</p> <ul style="list-style-type: none"> <li>• explain how the plan's priorities are distinctly different from those of other places, and not just say that the council is committed to good design, or that development should respect its context.</li> </ul>	
Scottish Executive (2006) People and Place: Regeneration Policy Statement	<ul style="list-style-type: none"> <li>• The purpose of the policy statement is to complement existing strategies and help ensure that the need to regenerate and renew communities across the country is tackled proactively in an integrated way.</li> <li>• It sets a forward-looking strategic framework and priorities for regeneration in Scotland.</li> <li>• It proposes a series of meetings and events to discuss the Scottish Executive's approach to regeneration.</li> </ul>	The plan needs to ensure it takes account of changing regeneration opportunities.
Scotland's Biodiversity: It's in Your Hands. A strategy for the conservation and enhancement of biodiversity in Scotland	<p>A 25 year strategy, which sets out a vision for the future health of Scotland's biodiversity to 2030. It highlights the need to:</p> <ul style="list-style-type: none"> <li>• look at the bigger picture: reconnecting and extending habitats and reducing barriers;</li> <li>• think in terms of landscapes and ecosystems (not just in terms of species and habitats), which it says can be better delivered through strategic planning; and</li> <li>• encourage more engagement with people in</li> </ul>	<p>The Plan's strategy needs to:</p> <p>ensure the protection and conservation of biodiversity;</p> <p>to assist in reversing the decline of important species and habitats; and</p> <p>to maximise habitat linkage in both urban and rural areas and minimise further fragmentation.</p>



	biodiversity conservation.	
Scottish Executive Marine & Coastal Strategy (2005)	<ul style="list-style-type: none"> <li>• To enhance and conserve the overall quality of the coasts and seas, their natural processes and their biodiversity.</li> <li>• To integrate environment and biodiversity considerations into the management of marine activities.</li> <li>• To promote wider public awareness, on the value of the marine and coastal environments and the pressures on them.</li> <li>• To identify means of working with natural processes to protect against coastal flooding and to maintain inter-tidal and coastal habitats of importance for biodiversity.</li> </ul>	Promote objectives that promote clean, safe, healthy and productive coastal and water environments.
The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997	Prescribes the approach to be taken in planning for listed buildings, conservation areas and designed landscapes and gardens.	The Plan should ensure that listed buildings, conservation areas and designed landscapes and gardens are not adversely affected by new development.
Ancient Monuments and Archaeological Areas Act 1979	Prescribes the approach to be taken in planning for scheduled ancient monuments and archaeological areas.	The Plan should ensure that scheduled ancient monuments and archaeological areas are not adversely affected by new development.
Scottish Government Zero Waste Plan 2010	Sets out the Scottish Government's vision for "a zero waste Scotland, where we make the most efficient use of resources by minimising Scotland's demand	The Plan should contribute to implementing the strategy, and include policies that promote waste minimisation and reduce the

	on primary resources, and maximising the reuse, recycling and recovery of resources instead of treating them as waste".	amount of municipal waste going to landfill.
Waste (Scotland) Regulations 2012	<p>The key matters outlined in the regulations are:</p> <ul style="list-style-type: none"> <li>• ban on municipal biodegradable waste going to landfill;</li> <li>• ban on material collected for recycling going to landfill or incineration;</li> <li>• requirement to remove key recyclables from residual waste for reuse;</li> <li>• requirement for local authorities and businesses to present recyclable material and food waste for collection; and</li> <li>• requirement for local authorities and businesses to present food waste for collection</li> </ul>	
Scottish Executive (2007) Reaching Higher – Building on the Success of Sport 21	<p>The national strategy for sport in Scotland - sets out the long-term aims and objectives for sport until 2020 and plans for its delivery and evaluation. It has been produced following a scheduled review of Sport 21: 2003-2007. The strategy maintains a vision of Scotland as:</p> <ul style="list-style-type: none"> <li>• a country achieving and sustaining world class performances in sport;</li> <li>• a country where sport is more widely available to all; and</li> <li>• a country where sporting talent is recognised and</li> </ul>	The Plan should contribute to implementing the strategy.

	nurtured.	
Scottish Planning Policy, June 2014	<p>Sets out the purpose and core principles of planning, with advice for various areas of the planning system. Core principles include:</p> <ul style="list-style-type: none"> <li>• Giving due weight to net economic benefit;</li> <li>• Responding to economic issues, challenges and opportunities, as outlined in local economic strategies;</li> <li>• Supporting good design and the six qualities of successful places;</li> <li>• Making efficient use of existing capacities of land, buildings and infrastructure including supporting town centre and regeneration priorities;</li> <li>• Supporting delivery of accessible housing, business, retailing and leisure development;</li> <li>• Supporting delivery of infrastructure, for example transport, education, energy, digital and water;</li> <li>• Supporting climate change mitigation and adaptation including taking account of flood risk;</li> <li>• Improving health and well-being by offering opportunities for social interaction and physical activity, including sport and recreation;</li> <li>• Having regard to the principles for sustainable land use set out in the Land Use Strategy;</li> </ul>	<p>The ALDP should be consistent with the policies set out in the SPP, positively seek opportunities to meet the development needs of the plan area in a flexible way and support existing business sectors and identify and plan for new or emerging sectors.</p>

	<ul style="list-style-type: none"> <li>• Protecting, enhancing and promoting access to cultural heritage, including the historic environment;</li> <li>• Protecting, enhancing and promoting access to natural heritage, including green infrastructure, landscape and the wider environment;</li> <li>• Reducing waste, facilitating its management and promoting resource recovery; and</li> <li>• Avoiding over-development, protecting the amenity of new and existing development and considering the implications of development for water, air and soil quality.</li> </ul>	
Scottish Landscape Forum' (2007) Scotland's living landscapes	The Scottish Landscape Forum has published a report entitled Scotland's Living Landscapes – places for people. It considers how to promote good management of all landscapes, to secure benefits for all. It provides seven key recommendations to the Scottish Government and other public bodies as first steps to delivering better care for Scottish landscapes. This includes preparing a European Landscape Convention action plan.	Consider how the Plan can maintain and restore natural habitats to ensure biodiversity and landscapes.
Scottish Historic Environment Policy (SHEP) 2011	<p>SHEP sets out Scottish Minister's policies, providing direction for Historic Scotland and a policy framework that informs the work of a wide range of public sector organisations.</p> <p>The Policy is divided up into five chapters which deal with:</p> <ol style="list-style-type: none"> <li>1. Scotland's Historic Environment</li> <li>2. Designations (including Scheduling, Listing</li> </ol>	The Plan should take account of the vision statements in the SHEP by managing the historic environment in a sustainable way.

	<p>and Gardens &amp; Designed Landscapes, Historic Battlefields and Conservation Areas)</p> <ol style="list-style-type: none"> <li>3. Consents</li> <li>4. Properties in Care</li> <li>5. Care of the Historic Environment by Government Bodies</li> </ol> <p>The key outcomes of the Policy are:</p> <ul style="list-style-type: none"> <li>• The historic environment is cared for, protected and enhanced for the benefit of our own and future generations.</li> <li>• To secure greater economic benefits from the historic environment.</li> </ul> <p>The people of Scotland and visitors to our country value, understand and enjoy the historic environment.</p>	
Managing Change in the Historic Environment - Guidance Notes (2010)	The series explains how to apply the policies contained in the Scottish Historic Environment Policy (2011) and The Scottish Planning Policy (2014)	Se to inform preparation of the ALDP and related Supplementary guidance.
Passed to the Future (Historic Scotland Policy)	<p>Sets out for the Scottish Executive's policy for sustainable management of Scotland's historic environment through four broad principles:</p> <ul style="list-style-type: none"> <li>• recognising the value of historic features, which can make a positive contribution to modern society and quality of life.</li> <li>• Good stewardship of the historic environment, having regard to its capacity for change.</li> <li>• Assessing impact to the historic environment, otherwise follow the precautionary principle.</li> </ul>	Ensure that the management of the historic environment is considered at the strategic level.

	<ul style="list-style-type: none"> <li>Working together to ensure that the management of the historic environment is considered at the same time as other needs.</li> </ul>	
Physical Activity Strategy	<p>Aims to increase and maintain the proportion of physically active people in Scotland.</p> <p>Sets targets to achieve 50 percent of adults aged over 16 and 80 percent of all children aged 16 and under who meet the minimum recommended levels of physical activity by 2022 through building healthy public policy, creating supportive environments, strengthening community action, developing personal skills and directing health services at the people who need them most.</p>	The ALDP should promote physical activities by securing and safeguarding appropriate open space and sports pitch provision.
PAN 33: Development of Contaminated Land	<p>Local Authorities should:</p> <ul style="list-style-type: none"> <li>Identify the extent and distribution of contaminated land within the plan area;</li> <li>Encourage the potential re-use of degraded and contaminated land.</li> </ul>	The ALDP should take account of contaminated land in promoting sites for development.
PAN 52: Planning and Small Towns	<ul style="list-style-type: none"> <li>Identifying factors which threaten the important legacy of small towns.</li> <li>Identifying priorities for action within small towns.</li> <li>Providing for regeneration and expansion.</li> <li>Enabling lively, active and vibrant town centres within small towns.</li> <li>Enabling efficient and effective transport to support economic growth and accessibility.</li> <li>Promoting high quality design that promotes</li> </ul>	The ALDP should take account of and address the specific needs of its range of small towns.

	<p>townscape quality.</p> <ul style="list-style-type: none"> <li>Detailed Townscape Audit.</li> </ul>	
PAN 60: Planning for Natural Heritage	<p>Provides advice on how development and the planning system can contribute to the conservation, enhancement, enjoyment and understanding of Scotland's natural environment.</p> <p>Encourages developers and planning authorities to be positive and creative in addressing natural heritage issues.</p>	The ALDP should contribute to the conservation, enhancement, enjoyment and understanding of the natural environment.
PAN 61: Planning & Sustainable Urban Drainage	<p>Describes how the planning system has a central co-ordinating role in getting SUDS accepted as a normal part of the development process. In implementing SUDS on the ground, planners are central in the development control process, from pre-application discussions through to decisions, in bringing together the parties and guiding them to solutions which can make a significant contribution to sustainable development</p>	The ALDP should consider the role of sustainable urban drainage in promoting sites for development and in considering development proposals
PAN 62: Radio Telecommunications	<p>Contains advice on siting and design</p>	The ALDP should include general advice on siting and design in policy and/ or SPG
PAN 63: Waste Management Planning	<p>Ensures that development plans reflect the land use requirements for the delivery of an integrated network of waste management facilities</p> <p>Enables planning authorities to implement the emerging and future Area Waste Plans</p> <p>Provides a basis for more informed consideration of development proposals for waste management facilities</p> <p>Provides developers seeking planning permission for waste management facilities with advice on the issues taken into consideration when determining applications.</p>	The ALDP should promote integrated waste management

PAN 65: Planning and Open Space	<p>Raise the profile of open space as a planning issue</p> <p>Provides advice on the role of the planning system in protecting and enhancing existing open spaces and providing high quality new spaces</p> <p>Sets out how local authorities can prepare open space strategies and gives examples of good practice in providing, managing and maintaining open spaces</p>	The ALDP should promote securing and safeguarding open space provision.
PAN 69: Planning and Building Standards Advice on Flooding	<ul style="list-style-type: none"> <li>• Define areas where development is unlikely to be acceptable and areas where flood threat can be managed.</li> <li>• Guidance on SUDS.</li> <li>• Emphasis on safeguarding land and development from the consequences of flooding.</li> <li>• Advice on addressing flood risk in development plans.</li> </ul>	LDP required to take account of flooding in allocating land for development and establishing flood management policy.
PAN 75 Transport and Planning	<p>Good practice guidance which planning authorities, developers and others should consider in policy development, proposal assessment and project delivery.</p> <p>Creates greater awareness of how linkages between planning and transport can be managed.</p> <p>Highlights the roles of different bodies and professions in the process and points to other sources of information.</p>	The ALDP should promote the use of existing transportation networks and develop new cycling and walking alternatives.
PAN 76 New Residential Streets	Aims at creating attractive, safe residential environments, which reflect the needs of people, rather than cars.	The ALDP and related supplementary guidance should take this important guidance into account in promoting sites for



	Requires that street design should reflect local character, be appropriate to the built form and linked to surrounding areas by direct pedestrian, cycle and car routes; that the character of the street should be determined by space requirements of people and vehicles, street furniture should fit with its surroundings and streets should use high quality materials, be well maintained and may employ signage to reinforce its sense of place; and that streets should provide easy movement within and beyond the site, street design itself should be used to limit traffic speed and home zones, prioritising pedestrian and cycle needs over car users, should be considered for residential streets.	development and in considering proposals for development, including where appropriate the preparation of Development Briefs and master Plans
PAN 77: Designing Safer Places	Highlights the positive role that planning can play in helping to create attractive, well-managed environments which help to discourage antisocial and criminal behaviour. Aims to ensure that new development can be located and designed in a way that deters such behaviour as poorly designed surroundings can create feelings of hostility, anonymity and alienation and can have significant social, economic and environmental costs.	The ALDP or related supplementary guidance should promote the design of safer places and environments in new development, including where appropriate through the preparation of Development Briefs and master Plans
PAN 78: Inclusive Design	Seeks to deliver high standards of design in development and redevelopment projects; and widens the user group that an environment is designed for. Makes is a legal requirement to consider the needs of disabled people under the terms of Disability Discrimination legislation.	The ALDP should promote high standard of design.
PAN 2/2011: Planning and Archaeology	Requires the protection, preservation and where appropriate, enhancement of all nationally important sites of archaeological interest and their	The ALDP should provide appropriate protection for the historic environment of Angus.

	<p>settings. Also as appropriate required for other unscheduled archaeology identified as worthy of preservation.</p> <p>Requires the protection and where appropriate the enhancement of landscapes of historic importance and their settings.</p>	
<p>Marine (Scotland) Act 2010</p> <p>A Strategy for Marine Nature Conservation in Scotland's Seas</p>	<p>The Act introduces a framework for the sustainable management of the seas around Scotland, ensuring the need to protect our seas is integrated with economic growth of marine industries.</p> <p>The strategy sets out vision and framework for marine nature conservation based on species conservation, site protection and wider seas policies and measures. It includes aims and objectives for protecting and enhancing marine biodiversity, implemented in partnership with stakeholders and their achievement will contribute to wider national marine priorities including sustainable economic growth.</p>	<p>Development plans should identify coastal areas likely to be suitable for development, areas subject to significant constraints and areas which are considered unsuitable for development such as the isolated coast. The identification of coastal locations which are suitable for development should be based on a clear understanding of the physical, environmental, economic and social characteristics of the coastal areas and the likely effects of climate change.</p>

### Regional Level PPS

<p>TACTRAN Regional Transport Strategy 2008- 2023</p>	<p>The Tayside and Central Scotland Transport Partnership (TACTRAN) includes the local authority areas of Angus, Dundee City, Perth and Kinross, and Stirling. In line with the requirements of the Transport (Scotland) Act 2005, the Regional Transport Strategy sets out a vision and strategy for improving the region's transport infrastructure, services and other facilities over the next fifteen years.</p> <p>TACTRAN's vision is to deliver:  <i>"a transport system, shaped by engagement with its</i> </p>	<p>The LDP will take account of the provisions of the TACTRAN strategy to assist delivery of integrated, inclusive and sustainable transport.</p>
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	<p><i>citizens, which helps deliver prosperity and connects communities across the region and beyond, which is socially inclusive and environmentally sustainable and which promotes the health and wellbeing of all."</i></p> <p>The Strategy seeks to achieve this vision through a balanced and integrated approach supporting the key themes of:</p> <ul style="list-style-type: none"> <li>• Delivering economic prosperity</li> <li>• Connecting communities and being socially inclusive, and</li> <li>• Delivering environmental sustainability, health and wellbeing</li> </ul> <p>The Strategy sets out a number of objectives and subsequent issues for the area under the following six broad themes:</p> <ol style="list-style-type: none"> <li>1. Economy: To ensure transport helps to deliver regional prosperity</li> <li>2. Accessibility, Equality and Social Inclusion: To improve accessibility for all, particularly for those suffering from social exclusion</li> <li>3. The Environment: To ensure that the transport system contributes to safeguarding the environment and promotes opportunities for improvement</li> <li>4. Health and Wellbeing: To promote the health and wellbeing of communities</li> <li>5. Safety &amp; Security: To improve the real and</li> </ol>	
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	<p>perceived safety and security of the transport network</p> <p>6. Integration: To improve integration, both within transport and between transport and other policy areas</p> <p>A STAG Appraisal and SEA have been carried out for the Transport Strategy. In summary the outcome of the SEA was that:</p> <ul style="list-style-type: none"> <li>• The effects on carbon emissions, air quality and health are dependent on the reduction in car dependency and promoting more sustainable modes (cycling and walking)</li> <li>• There is potential to reduce traffic growth</li> <li>• There may be some significant effects on the natural and cultural heritage from new infrastructure projects at some locations</li> </ul>	
Tayside Biodiversity Action Plan	Has two principal aims – to co-ordinate existing actions, initiate and coordinate new actions; and to conserve and enhance the region's biodiversity, taking into account both local and national priorities.	The ALDP should promote and protect biodiversity.
Tayside Landscape Character Assessment 1999	<p>The Tayside Landscape Character Assessment:</p> <ul style="list-style-type: none"> <li>• provides a detailed assessment of the landscape character of Tayside for use by planning authorities in the preparation and review of development plans, in the scoping and production of environmental assessments and in</li> </ul>	

	<p>considering proposed changes in land use;</p> <ul style="list-style-type: none"><li>• considers the likely pressures and opportunities for change in the landscape and assesses the sensitivity of the landscape to change;</li><li>• identifies areas of landscape that are or may be under threat; and</li><li>• provides guidelines indicating how differing landscapes may be conserved, enhanced or restructured as appropriate.</li></ul> <p>Angus has a diverse landscape with a broad range of landscape character types, including:</p> <table><tr><td>Highland Summits and Plateaux</td><td>Highland Glens</td></tr><tr><td>Mid Highland Glens</td><td>Highland Foothills</td></tr><tr><td>Broad Valley Lowland</td><td>Low Moorland Hills</td></tr><tr><td>Dipslope Farmland</td><td>Igneous Hills</td></tr><tr><td>Lowland Basin</td><td>Coast with Sand &amp; Cliffs</td></tr></table>	Highland Summits and Plateaux	Highland Glens	Mid Highland Glens	Highland Foothills	Broad Valley Lowland	Low Moorland Hills	Dipslope Farmland	Igneous Hills	Lowland Basin	Coast with Sand & Cliffs	
Highland Summits and Plateaux	Highland Glens											
Mid Highland Glens	Highland Foothills											
Broad Valley Lowland	Low Moorland Hills											
Dipslope Farmland	Igneous Hills											
Lowland Basin	Coast with Sand & Cliffs											
TAYplan Strategic Development Plan (approved by Scottish Ministers June 2012)	See paragraphs 2.8 – 2.13											
Tay Area Management Plan (2009 - 2015)	Sets out methods by which SEPA is seeking to protect high quality waters and where necessary implement improvements. Key issues for the River Tay include nutrient enrichment and high levels of nitrates in groundwater, changes to river flow and water levels											

## Local Level PPS

Angus Local Plan Review (2009)	<p>The Local Plan Review provides the detailed policy framework to guide the future development and use of land, the protection of the environment and investment in Angus for the period to 2011.</p> <p>The Plan's vision, which comes from 'A Vision for Angus' set out in the Community Plan is that <i>"Angus will be a place where a first class quality of life for all can be enjoyed, in vibrant towns and pleasant villages, set in attractive and productive countryside"</i>.</p> <p>In support of this vision, the Plan's Development Strategy is to:</p> <ul style="list-style-type: none"><li>• Draw on the inherent strengths and synergy of the close network of Angus towns and villages, and consolidate the role of the seven towns as locally accessible centres serving a diverse rural hinterland;</li><li>• Guide and encourage the majority of development, including local housing and employment opportunities, to locations within the larger settlements that have the capacity to accommodate new development well integrated with transport infrastructure.</li><li>• Provide opportunities for diversification of the rural economy.</li><li>• Maintain and protect the diversity and quality of the rural area and encourage local development which supports the population and services of</li></ul>	
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	<p>local communities;</p> <ul style="list-style-type: none"> <li>• Support the protection and enhancement of the countryside; and</li> <li>• Maintain the quality of valued landscapes; the natural, built and historic environment; and biodiversity.</li> </ul>	
Angus Local Transport Strategy	<p>The Angus Local Transport Strategy aims to tackle transport problems and opportunities in pursuing sustainable, integrated and inclusive transport for Angus.</p> <p>The five Key Objectives encompassed by the Angus Local Transport Strategy are:-</p> <ul style="list-style-type: none"> <li>• To maintain and improve accessibility to jobs, services and facilities for all members of the Angus Community in the most sustainable way.</li> <li>• To promote greater integration within and between transport modes and across transport, land use, social, economic and environmental policies aimed at reducing the need for travel.</li> <li>• To widen travel choices and improve the convenience and efficiency of transport services for the benefit of Angus residents, visitors and businesses.</li> <li>• To take full account of the effect of transport movements on the environment and to reduce adverse environmental impacts.</li> <li>• To reduce accident casualties associated with the transport network, improve road safety and assist safe travel throughout Angus.</li> </ul>	
Angus Core Paths Plan	The Angus Core Paths Plan has been produced by the Council as required by the Land Reform (Scotland) Act 2003 and shows a system of paths	The LDP should support the aims of the Core Paths Plans.

	<p>(core paths) which the Council believes is sufficient to provide reasonable public access throughout Angus.</p> <p>The Plan was drawn up following extensive public consultation, initially at local community level, later through statutory public consultation. This statutory consultation took place from the end of September to the end of December 2008.</p> <p>As there were unresolved objections to the Draft Core Paths Plan, Scottish Ministers ordered a local inquiry. The Plan and all relevant information were submitted to the Department of Planning and Environmental Appeals at the beginning of April 2010. The inquiry is expected to be conducted by written submissions and take around six months to complete.</p>	The core paths plan has already been subject to strategic environmental assessment and will form supplementary guidance for the ALDP
Angus Community Plan and Single Outcome Agreement 2013 - 2016	<p>The Community Planning partnership and Single Outcome Agreement identifies 5 strategic priorities to assist in delivering - Communities that are:</p> <ul style="list-style-type: none"> <li>- Prosperous and Fair</li> <li>- Learning and Supportive</li> <li>- Safe and Strong</li> <li>- Caring and Healthy</li> <li>- Sustainable</li> </ul>	The ALDP Proposed Plan has been developed to clearly demonstrate how the LDP will contribute to delivering these priorities.
Strategic Landscape Capacity Assessment for Wind Energy in Angus March 2014	Consultant Study undertaken with SNH to establish the capacity of the varied Angus landscape to accommodate wind energy development taking account of potential cumulative impacts.	Study undertaken to assist in reviewing the policy framework for assessing wind turbine proposals in the Angus LDP and support the development management process.



## Appendix 2 Draft Environmental Report Consultation Responses

ER/MIR Reference	Body	Initial Response	Initial Response	Comment
<b>Scottish Environment Protection Agency</b>				
General	SEPA	<p>1. The Environmental Report (ER) provides a satisfactory general assessment of the likely significant environmental effects of the Angus Council Local Development Plan (ALDP) Main Issues Report (MIR). Subject to detailed comments below SEPA are generally content with the assessment findings.</p> <p>2. MIR does not propose or include detailed policies or makes specific land allocations but puts forward preferred options to address the identified Main Issues, including options for directions of growth in the 7 main towns and large rural service centres. SEPA understand that these will be put forward in the Proposed Plan which will take account of the results from the MIR consultation. Par 4.14 of the Planning Advice Note 1/2010 on SEA of Development Plans requires LDP's outwith city regions to carry out both high-level spatial strategy and site specific proposals.</p> <p>3. Although SEPA are generally content with the approach taken, an extra stage may be required following the MIR and Proposed Plan stages should the site assessment not meet the requirement of the PAN 1/2010 and should there be any comments from the Consultation Authorities that have to be addressed. Par 4.21 of the PAN states that the SEA should address the significant environmental assessment of all sites and that the assessment findings will need to be set out in the ER.</p> <p>4. In addition, SEPA would welcome the consideration of the legacy sites together with the other sites in the detailed site assessment, in order to ensure that the site assessment is comprehensive and that any cumulative and synergistic effects are considered.</p> <p>5. SEPA would have welcomed further information in relation to mitigation of negative effects and the consideration of enhancement opportunities. We would therefore expect this to be defined at the Proposed Plan ER</p>	<p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Agreed</p> <p>Agree</p>	<p>Angus outwith the CNP area does lie within the Dundee city region covered by TAYplan. Para 4.14 of PAN 1/2010 therefore does not apply.</p> <p>Detailed site assessments discussed at meeting in February 2013 and May 2014 and approach refined as a result.</p> <p>Angus Council has provided SEPA with list of legacy housing and employment sites. Work by SEPA on providing FRA for these sites ongoing.</p>

	<p>stage.</p> <p>6. SEPA is content that the comments provided in their scoping response and informal consultation stages have largely been taken into account in the preparation of the ER. We would also find helpful if the ER included a summary of the draft ER consultation outcomes, particularly how comments from the Consultation Authorities were taken into account.</p> <p>Welcome specific reference to the SEA implications that have been incorporated directly in the MIR report for the preferred option and the alternatives. This adds to the clarity and transparency of the process in addition to help relating the SEA and the MIR. In particular the reference to the uncertainty of the assessment depending on the location, nature and site characteristics of the area allocated for the development bring attention to the fact that an extra stage is required to define the details.</p> <p>SEPA also welcome the summary of the main issues and the summary of the preferred and reasonable alternative options outline in paragraph 4.6.</p> <p>SEPA note that this section provides some information about the vision of the LDP, as advised in paragraph 4.12 of the PAN 1/2010 and that the vision set by the TAYplan has been adopted for the ALDP, taking account however of the Council's own vision for the area.</p> <p>SEPA also note that no other reasonable alternative has been identified to the general spatial strategy and settlement hierarchy set out in the TAYplan and we are content with this approach.</p> <p>Section 4.7 states that the MIR does not include detailed policies or specific land allocations but puts forward preferred and reasonable alternatives for growth. SEPA will provide general comment on these allocations in the MIR but would welcome the opportunity to provide more detailed comments</p>	<p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Noted</p>	<p>Agree that assessment of our preferred sites for allocation will require to identify potential mitigation where it is demonstrated that there may be significant environmental effects.</p> <p>The Non-Technical Summary of the Environmental Report now includes a summary of the consultation outcomes.</p> <p>This is largely applied to policy options which are non-site specific rather than land allocations. Where the proposed plan allocates land this will be assessed against the SEA criteria.</p> <p>ALDP requires to be consistent with the TAYplan SDP. AC is a partner in its preparation.</p> <p>ALDP requires to be consistent with the TAYplan SDP. There is therefore no reasonable alternative.</p>
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		once specific boundaries for allocations are available, especially in relation to flood risk.		Growth options in the MIR indicate general areas or directions of growth. Detailed consideration/assessment of sites allocated in the Proposed Plan will be undertaken.
Non-Technical Summary	SEPA	SEPA are satisfied that the NTS provides a succinct overview of the contents of the ER, however it could have included a summary of the assessment in order to be clearer and more transparent. SEPA suggest that the NTS for the ER of the Proposed Plan includes a high level and proportionate summary of the findings of the different assessments.	Agreed	The Non-Technical Summary of the Environmental Report includes a summary of the findings of the assessments.
ALDP Context	SEPA	<p>The context of the ALDP is set out clearly and succinctly. SEPA welcome the more detailed attention given to the TAYplan, National Planning Framework 2 and Scottish Planning Policy.</p> <p>SEPA note that (point 2.7 of the ER) PPS above the Scottish level have in most cases been excluded from the analysis mainly because it is assumed that all the relevant European and UK legislation has been incorporated into regional and local legislation, strategies and guidance. Appendix 1 does contain reference to EU and UK legislation and that at scoping stage SEPA already provided reference to other important PPS that should be taken into account. SEPA are therefore disappointed to see that these have not been included in Appendix 1. Considering the level of the other EU and UK legislation already in Appendix 1 it is considered that this is due to an oversight rather than the reasons presented in point 2.7.</p>	<p>Noted</p> <p>Agreed</p>	Check over Appendix 1 to agree what additions may be required.
Current State of the Environment: (Table 2)	SEPA	<p><u>Water</u> SEPA recommend considering river engineering practices such as dredging and river realignment as they could lead to adverse impacts on river morphology and therefore river ecology (related to River Basin Management Planning (RBMP)).</p> <p><u>Air</u> SEPA agree that there are no declared Air Quality Management Areas in</p>	<p>Noted</p> <p>Noted</p>	<p>This text has been added to water section of Table 3 : Problems &amp; Issues.</p> <p>Spatial strategy and house</p>

	<p>the Angus area and are pleased to see that consideration will be given to increased traffic movement and potential effect of emissions on air quality in determining the scale and location of development through the LDP process. SEPA would however welcome the consideration of the impact on air quality of the commuting between Dundee and Angus not only on the Angus area but on the Dundee area too. SEPA recommend doing further research and taking this into account in the assessment.</p> <p><u>Climatic Factors</u></p> <p>SEPA note that this section includes information from the Indicative Flood Map. However there are other sources of information which may be relevant such as historic records of flooding held either within the Council or SEPA. We would highlight that a Strategic Flood Risk Assessment (SFRA) could have been undertaken to summarise any pertinent information to inform the SEA.</p> <p>A SFRA could have highlighted where flood risk issues would need to form part of a strategic development approach e.g. Arbroath. This strategic approach could support the construction of Flood Prevention Schemes or highlight the need for overarching masterplans of areas to avoid ad-hoc development which may limit future opportunities to resolve existing flooding issues, such as those on the River Brothock. It would also prevent a piecemeal approach to mitigation which has the potential to increase the risk of flooding elsewhere. If specific risk of flooding is identified those areas can be promoted as floodplain to be safeguarded as open spaces, potentially for future flood prevention measures, recreation, habitat enhancement or for the restoration of natural features.</p> <p>It is noted in section 3.18 that there is the intention to collect similar information as an SFRA to assist with the development of the Plan. SEPA would encourage Angus Council to consider formalising such information as SFRA. Further guidance on developing a SFRA can be found on our website (<a href="http://www.sepa.org.uk/planning/flood_risk/planning_authorities.aspx">http://www.sepa.org.uk/planning/flood_risk/planning_authorities.aspx</a>).</p> <p>SEPA also welcome the reference to the impact of renewable energy</p>	Agreed	<p>completion targets set by TAYplan and covered by the TAYplan ER. No follow up actions for AC to consider in Air set out in Action programme. No mitigation set out in TAYplan ER.</p> <p>SFRA has been progressed in consultation with SEPA.</p> <p>Planning for offshore turbines may have landscape/seascape</p>
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		<p>development in the Climatic Factors section of Table 3 - SEA Topic and Associated Environmental Problems and Issues. Angus Council may want to expand on the off-shore wind farm developments off the Angus coast and their implication.</p> <p><u>Material assets</u></p> <p>Table 2 provides the baseline figures regarding Municipal Solid Waste (MSW). It should be noted that planning authorities are required to plan for <i>all</i> waste (Zero Waste Plan (ZWP) Annex B, paragraph 5.4) and therefore figures relating to non-MSW should be assessed when considering the waste generated and treated within the Angus LDP area. For example, it is not clear if the statement "Majority of waste material generated in the area was sent to destinations within Angus" relates solely to MSW and excludes other sources of waste. It should also be noted that the definition of MSW has changed in recent years and therefore the figures quoted refer to Local Authority Collected Municipal Waste (LACMW) and not MSW according to the new definition which also includes non-Local Authority collected waste. Further details about the definitions and data are available at:</p> <p><a href="http://www.sepa.org.uk/waste/waste_data/lacw.aspx">http://www.sepa.org.uk/waste/waste_data/lacw.aspx</a></p>	Agreed	<p>implication but control lies with Marine Planning Scotland. Implications for the ALDP will be through land based activity or landfall for power transmission corridors.</p> <p>Consider how we should incorporate this into the ER and any policy requirement into the Proposed Plan and/or associated SG.</p>
Evolution of the Environment	SEPA	The section on the evolution of the environment without the ALDP is very detailed and comprehensive, outlining clearly what the Angus area would be like without the changes brought by the LDP and especially what could be the negative consequences of not having a LDP.	Noted	
Assessment Methodology	SEPA	<p>SEPA are satisfied with the proposed methodology for the assessment and in particular welcome the inclusion of the summary matrix in section 5.4. The use of both colours and +/- signs makes the table clear and easy to interpret, however the heading SEA indicator in the Matrix should read SEA objective/question as Table 4 does not actually refer to SEA indicators and the term indicator is usually used in relation to monitoring.</p> <p>An extra stage may also be required in addition to the ER of the Proposed Plan in order to consider the comments that the Consultation Authorities may have on the detailed site assessment which will be provided in the ER for the Proposed Plan. Considering that the results of the MIR ER assessment</p>	Noted	Detailed site assessments discussed with consultation authorities in February 2013 and May 2014.

	<p>confirmed that there is a significant number of results where the effect is uncertain as any impact will be dependent on the detailed policy approach or location, nature and site characteristics of land considered for development, SEPA would expect the next ER to go into the level of detail required to define the effects as advised in the PAN1/2010.</p> <p>SEPA will therefore provide more detailed comments in relation to the assessment of both policies and sites at the next stage.</p> <p>SEPA consider the reference to UK in the SEA objective 2a for Friockheim to be a typing mistake which should read O/U as the rest of the column for 2a.</p> <p><u>SEA Objectives and Indicators</u></p> <p>SEPA are pleased to see that most of their scoping comments related to the objectives have been taken into account and also welcome the use of questions which makes the objectives easier to assess against.</p> <p>SEPA does however suggest changing the wording of the questions related to Soil 'Will the ALDP affect carbon rich soils and peat bogs?' and 'Will the ALDP affect the geo-diversity in Angus?' by changing 'affect' with 'result in a loss'.</p> <p>SEPA also recommend changing the Human Health question to consider, in addition to air quality, issues related to potential contaminated land, proximity to sources of pollution and major hazards, noise and odour.</p> <p>Whilst welcoming the reference to fluvial and coastal flooding in the wording of the objective questions, SEPA would however like to remind Angus Council that there are other types of flooding such as pluvial, groundwater and drainage which may occur in the Angus area. It is therefore suggested to either make the question more general and ensure that all type of cause of flooding are considered. For example the wording could be: 'Will the ALDP result in avoidance of flood risk and promotion of sustainable flood risk management?'.</p>	<p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Noted</p>	<p>AC fully recognise that ER of specific policies and sites proposed for allocation is required to support the PP.</p> <p>Review this "score".</p> <p>Agreed</p> <p>Range and scope discussed at meeting with consultation authorities in February 2013.</p> <p>Agree to review wording Range and scope discussed at meeting with consultation authorities in February 2013 and May 2014.</p>
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			Noted	Agree to amendment.
			Noted	Agree to this update.
			Noted	Review to establish value to ALDP SEA process.
Monitoring	SEPA	SEPA note that the indicators that were available in relation to the SEA objectives in the Scoping Report have been removed and are not mentioned elsewhere in the document, even though the index refers to ‘SEA objectives and indicators’. It was recommended within SEPA’s scoping response that an outline of the proposed monitoring framework for the SEA is detailed in the ER, which could be integrated with the LDP’s monitoring framework to ensure a more proportionate approach. SEPA have therefore assumed that the monitoring has been integrated, as per section 4.47 to 4.49 of the PAN 1/2010, however it would have been helpful having a reference to a summary of this in the ER.	Noted	Proportionate monitoring framework now set out in Environmental Report
<i>SEA summary matrix</i>	SEPA	SEPA note that the assessment, both in terms of summary considered in section 5 and other information provided in appendices 2 and 3, differs considerably from the format proposed and discussed at scoping stage. The SEA Assessment Matrix presented in section 6 of the Scoping Report	Noted	Agree that ER at the more detailed stage of the PP will provide opportunity to more fully consider the potential for

	<p>had a more comprehensive format, while the format provided in the ER seem to have split the information in different sections. SEPA recommend referring to the original scoping proposal for the detailed site and the policies assessment and in addition would recommend adding a column providing information about mitigation/enhancement at the right of the table.</p> <p>Within the SEA and MIR vague boundaries have been provided which indicates the extent of the development is unknown. These vague boundaries make it difficult to assess and comment on the extent of significant environmental effects such as for example the risk of flooding to the allocation. There are many allocations whilst development is acceptable in principal will be constrained for flood risk reasons to some extent. The specific risk of flooding in these areas can be defined at a development planning stage, however this clearly needs to be stated within the Plan and the SEA.</p> <p>It is not clear if SEPA have been consulted on all of the sites which will make up this LDP. There may be sites from the previous Plan that have not been through the planning process which may be being carried over into this new Local Plan. SEPA may not have previously had an opportunity to comment on and identify the flood risks to these specific allocations, although it is understood from discussion with colleagues dealing with the MIR response that an assessment of the legacy sites will be dealt with separately. SEPA would therefore recommend that the detailed site assessment expected for the ER of the Proposed Plan considers all sites.</p>	Noted	<p>mitigation/enhancement</p> <p>There are no land allocations within the MIR only general options indicating potential directions of growth. SEPA 1:200 flood risk maps were used in the sieving process to rule out potential areas for development. It is accepted that more rigorous assessment of flood risk will be required at PP stage when considering actual allocations. SEPA has already commenced to assess existing/legacy sites which are intended to be continued in the ALDP.</p> <p>SEPA have not as yet been consulted on proposed allocations for development. This will take place as we work towards the PP. With AC input SEPA has commenced consideration of all legacy housing and employment land sites for potential flood risk.</p>
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		<p>In relation to the detailed site assessment SEPA recommend considering the advice already provided in their scoping response and the points outlined below.</p> <p>a. The cornerstone of sustainable flood management is the avoidance of flood risk in the first instance.</p>	Agreed	<p>We already do this in current LDP. Have already taken this into account in screening areas out as consideration of options in the MIR. More detailed examination of potential risk from flooding or flood management will be considered in selecting sites to be allocated in the PP</p>
		<p>b. Any new developments should encompass SUDS and SEPA would welcome the promotion of SUDS that encourage habitat and not just limit SUDS to attenuation which is often the case in new developments. Foul drainage should be connected into the foul sewerage network (providing Scottish Water is satisfied that the increased capacity will not result in additional spill of sewage from their CSOs and EOs (Combined Sewer Overflows and Emergency Overflows)).</p>	Agreed	<p>We already do this in the current ALPR and aim to continue principle through the PP and supporting SPG.</p>
		<p>c. If there is to be any development in any area where there is invasive species present then SEPA would be in agreement to the development providing the invasive species were removed, destroyed and replaced with native species and therefore improving natural habitat and biodiversity.</p>	Noted	<p>This principal has previously been considered at planning application stage</p>
		<p>d. Any new windfarm development should be sited on land away from areas of deep peat and that the development team follow the relevant SEPA guidance for construction and development on peat.</p>	Agreed	<p>This is already covered in the Renewable Energy Implementation Guide. Intend that this principle will be continued in future policy and/or related SG</p>
			Noted	<p>Presumably this is effected through the Planning</p>

		<p>e. Greenfield soils produced from development can be utilised both on and off site providing those soils are used in a beneficial way. The council can discuss this with SEPA on a site specific basis.</p> <p>As already mentioned at scoping stage SEPA would recommend that the assessment of site allocations considers the co-location of sensitive development in the vicinity of existing sites regulated for emissions to air, or that may generate nuisance and any potential adverse effects that may result from this. Angus Council may also wish to consider issues such as potential contaminated land, proximity to sources of pollution and major hazards, noise and odour in relation to population and human health.</p> <p>Please ensure that the next ER includes a section on cumulative effects arising as part of the assessment of policies and proposals. PAN 1/2010 par 5.18 to 5.21 provide guidance on the consideration of cumulative effects for development plans.</p>	<p>Noted</p> <p>Noted</p>	<p>Application process rather than at the LDP stage.</p> <p>Consider how this can be built into site assessment process</p>
Mitigation	SEPA	<p>SEPA are disappointed to see that no sufficient information has been provided at this stage on mitigation. Mitigation is a crucial part of SEA as it offers an opportunity to not only address potential adverse effects of a plan, but also to make a plan even more positive than it already may be (enhancement measures). It would be extremely helpful to set out all mitigation measures proposed in a way that clearly identified: (1) the measures required, (2) when they would be required and (3) who will be required to implement them.</p> <p>In their scoping response SEPA provided more detailed information in relation to mitigation in paragraph 51. Please consider the information provided in PAN 1/2010 (par 5.22) and the SEA toolkit. SEPA would expect more importance to be given to this essential aspect of SEA in the next ER.</p>	<p>Noted</p> <p>Agreed</p>	<p>The MIR presented options for identified "Main Issues" and potential directions of growth as a basis for consultation. The interim/draft ER at this stage sought to highlight the potential higher level environmental effects of the options. It is recognised that when assessing detailed policies or specific sites that where "significant effects" are identified the ER will require to specify what mitigation measures would be required to overcome/mitigate negative impacts.</p>
Appendices	SEPA	<p><i>Appendix 1 – Supporting Plans, Programmes and Strategies, International</i></p>		

		<p><u>Level PPS</u></p> <p>SEPA consider the appendix to be reasonably detailed and welcome the table breakdown to consider the main requirements of the PPS and the implications for the ALDP, although are disappointed that suggestions from the scoping response have not been taken into account. Please find below again the references to PPS which are still missing from the PPS list. Please refer to our scoping response for more detail about each PPS.</p> <ul style="list-style-type: none"> <li>a. The Flood Risk Management (Scotland) Act 2009</li> <li>b. The Climate Change (Scotland) Act 2009.</li> <li>c. The River Basin Management Plan (RBMP) for the Scotland River Basin District,</li> <li>d. The Zero Waste Plan (ZWP) 2010 has now been adopted by the Scottish Government and replaces the National Waste Strategy (NWS) 1999, National Waste Plan (NWP) 2003 and the area waste plans.</li> <li>e. The Scottish Soil Framework 2009.</li> <li>f. The Bathing Water Strategy for Scotland 2006; the Scottish Water Resource Plan 2009 and Strategic Asset Capacity &amp; Development Plan 2010; development plans for the neighbouring development plan areas.</li> </ul> <p><u>Appendix 2 – MIR Options – Preferred &amp; Alternative Options</u></p> <p>Welcome the inclusion of this table as an appendix.</p> <p><u>Appendix 3 – MIR Options – Summary of Assessments</u></p> <p>Suggest presenting the commentary of the assessment summary directly in the assessment table for greater clarity and transparency. Whilst the summary table of Section 5 is helpful in providing a summary of the assessment, a detailed table with all the relevant details in one place helps in the consideration of all information. If the format of the table and the space available are a problem you can always consider splitting the table in a different way.</p>	Noted	Appendix 1 has been reviewed and additional documents included where appropriate.
			Noted	
			Noted	
<b>Scottish Natural Heritage</b>				
General Comment	SNH	SNH welcome this clear, succinct and well-structured draft ER, and the commitment to a further assessment process on the environmental impacts of the policies and sites at Proposed Plan stage where a final Environmental Report will be produced for comment.	Comment Noted	

		Pleased that the MIR document incorporates the findings in Appendix 3 of the SEA in relation to the options considered. Stating the environmental implications of both preferred and alternative options in such a transparent way is an excellent way of linking the SEA process with the MIR.	Comment Noted	
Scope of the EA: Soils (Table 1, p5)	SNH	<i>Soils (Table 1 page 5)</i> : refers to 'possible cumulative effects on the soil resource' but individual impacts from development should also be acknowledged.	Noted	Amendment made.
ALDP Context:	SNH	SNH scoping response recommended showing the links between TAYplan's ER and the Angus LDP (25 May 2011). In particular, where the plan shows how the requirements that TAYplan's ER identifies for LDPs are met, such as mitigation measures (page 105 of TAYplan's ER). Many of these are already addressed throughout the Angus MIR, so a short summary in the revised ER to show how these have been dealt with would suffice. For example, measures to show how green field development as an opportunity to enhance ecological corridors through habitat connectivity and creation is being addressed through the Angus ER and MIR.	Noted	An appendix has been included in the Environmental Report to show the links between TAYplan's ER and the Angus LDP.
Current State of the Environment: Soils (Table 2, p14)	SNH	SNH recommend additional baseline information on the extent and nature of Angus's soil resource as this is a significant environmental issue for the LDP. For example, the Land Capability for Agriculture classifications and carbon rich soils in Angus.  The Strategic Environmental Assessment Guidance on Air, Soil & Water (SNIFFER) provides more details; <a href="http://www.seaguidance.org.uk/1/Homepage.aspx">http://www.seaguidance.org.uk/1/Homepage.aspx</a>	Noted	Information included on the extent of prime agricultural land.
Environmental Problems: General	SNH	Appreciate the incorporation of recommendations made in the SNH scoping response, but recommend the following are included in the ER		
Biodiversity, Flora & Fauna (Table 3, p16)	SNH	Add indirect effects such as disturbance to birds from development pressure - for example for the Firth of Tay and Eden Estuary and Montrose Basin, and on species which migrate through the estuaries into the river systems.	Noted	Appropriate amendment made
Water (Table 3, p16)	SNH	Add indirect effects such as sedimentation and nutrient enrichment in watercourses/waterbodies such as the River South Esk and River Tay.	Noted	Appropriate amendment made
Climatic Factors (Table 3, p17)	SNH	Welcome recognition of wind power, but recommend adding wind farm development in lowland Angus as a specific emerging development pressure. There may be cumulative natural heritage issues such as	Noted	Appropriate amendment made

		<p>landscape, and biodiversity impacts (potential disturbance to upland birds). Implications of offshore wind energy schemes should also be considered. SNH has just issued guidance on "Assessing the impact of small-scale wind energy proposals on the natural heritage (2012)" which includes cumulative considerations:</p> <p><a href="http://www.snh.gov.uk/planning-and-development/renewable-energy/onshore-wind/generaladvice-and-information/">http://www.snh.gov.uk/planning-and-development/renewable-energy/onshore-wind/generaladvice-and-information/</a></p>		
Evolution of the Environment	SNH	<p>SNH welcome the inclusion of this section which illustrates the implications of development on the environment of Angus without the LDP, and are content with the explanation of effects.</p>	Noted	<p>SNH &amp; AC has commenced work on the HRA process to establish schedule of sites, sieving criteria and templates for sieving and where necessary Appropriate Assessment</p> <p>Agree that HRA and ER need to be closely and overtly aligned.</p>
		<p><u>Habitats Regulations Appraisal (page 18):</u> SNH note the reference to the preparation of the Habitats Regulations Appraisal (HRA) for the Plan (para 3.8), and that this will be undertaken at the Proposed Plan stage. The SNH scoping response encouraged early commencement of the HRA process. SNH look forward to working with the Council at post MIR stage to progress this.</p>	Noted	
		<p>If the HRA is undertaken in parallel with SEA it is important that the findings of both appraisals are separately documented and the HRA uses the right terminology. The ER should make clear the outcome of the HRA process regarding impacts on European sites. The approaches and links between the SEA and HRA processes should be fully explained.</p>	Noted	
Assessment Methodology	SNH	<p><u>SEA objectives and indicators (page 26):</u> SNH support the revised objectives and assessment questions in Table 4.</p>	Noted	
		<p><u>Assessment of significant environmental effects:</u> The SEA summary matrix (page 29) assesses and scores (++/+/0/-/-/ U 'unknown' effects) the MIR issues options, and also the growth options including preferred and alternative growth options.</p>	Noted	
		<p>SNH also note Appendix 3 contains a summary of the MIR options assessments (page 61) and settlement growth options (page 75) and support both the clearly presented summary matrix and these more detailed text summaries in Appendix 3.</p>	Noted	

		<p>The HRA will help inform the biodiversity, flora and fauna assessment question 1a) in relation to European sites. The assessment may need to be revised once this process is complete.</p> <p><u>MIR Issues/options:</u></p> <p>c) Policy assessment: SNH understand that it is not appropriate to consider detailed policies at this stage of the Plan, and support the further refining of the ER to consider matters of policy (page 26). For clarification, SNH expect assessment of policies to be included in the revised ER and would be pleased to comment on a draft assessment methodology for this.</p> <p>As in the scoping response, SNH recommend that any policies rolling forward from the previous plan should be identified and assessed by including a simple screening exercise to assess their effects and then show any mitigation measures if necessary.</p> <p><u>Settlement growth options:</u></p> <p><u>Assessment scoring:</u> SNH have identified some discrepancies in the SEA between the scoring in the SEA summary matrix, Appendix 3 in the SEA (page 61) and the descriptive assessment in the MIR for the settlement options. Some environmental effects also seem to be under-estimated.</p> <p>For example, Carnoustie - Upper Victoria site: Re assessment question 18a) local landscape character and capacity: this scores positive effects (+) for landscape impacts in the summary matrix, but in the text of the MIR SEA implications (page 71) refers to significant environmental effects on landscape impact. Likewise the MIR refers to potential adverse impacts closer to the A92 (para 70). On the evidence presented SNH would expect this to be scored (-) in the summary matrix.</p> <p>Similarly, Alternative 2 (Carnoustie East &amp; West): scores 0/+ for landscape impacts in the summary matrix, but para 32 of the MIR (page 73) states that the Landscape Capacity Assessment identifies the development of the area east of the town to be undesirable in terms of local landscape character. Again, SNH would expect this to be recorded (-) in the summary matrix.</p>	<p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Noted</p>	<p>Agree to develop any revised methodology for assessment in conjunction with the consultation authorities. This was discussed at the meeting in February 2013 and May 2014.</p> <p>AC to review the assessment scoring for the points identified. Note that similar points have been raised by Gedhall Ltd who have submitted representation supporting development at Carnoustie East which is part of Alternative Option 2 for Carnoustie.</p>
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	<p>Biodiversity 1b) and 1c) development has potential negative effects on biodiversity. However, these are scored '0' and '+' for all sites in the matrix, with no negative effects recorded. SNH query whether the matrix is scoring on the basis of mitigation measures through development.</p> <p>SNH recommend the assessment matrix is re-checked for consistency with the MIR and findings recorded in Appendix 3. Please also the SNH comments on the assessment of landscape and visual effects within the MIR response.</p> <p><u>Soils:</u> Because most of the options being considered in the MIR are greenfield sites, SNH welcome the relevant assessment questions 5a) will the proposal "result in the permanent loss of prime agricultural land?" (also recorded under 13b), and 5d) will it affect carbon rich soils and peat bogs? Negative effects are clearly recorded in the summary matrix for 5a) for most sites.</p> <p>However, it is noted that question 5d) records neutral effects for all soils. SNH request clarification as to how this assessment was carried out in relation to carbon rich soils and peat resources.</p> <p><u>Mitigation and enhancement:</u> There should be a clear link in the ER between any adverse environmental effects as identified in the summary matrix and the mitigation/enhancement measures required including changes to the final LDP (e.g. in the summary tables for development such as for Monifieth, page 99.</p> <p>SNH recommend that the mitigation measures should be identified in the ER in a new column in the summary matrix, and include how the adverse effect will be minimised or otherwise addressed. PAN 1/2010 (para 5.22) suggests that "it is useful to define each action, explain the reasons for them and identify responsible partners." It would be useful to state whether mitigation measures include discounting allocation options/reduction in area on the basis of likely significant effects identified through the SEA assessment process, and alternative sites identified.</p> <p><u>Cumulative effects</u> should be considered as part of the assessment of</p>	<p>Agreed and Noted</p> <p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Noted</p>	<p>Review response and discuss with SNH</p> <p>Agree that any mitigation/enhancement measures required for sites, policies and proposals incorporated in the LDP proposed Plan should be set out clearly in both the PP and Revised MIR. Suggestion to include additional column in the Summary matrix logical.</p> <p>Agree to consider approach to considering cumulative</p>
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		<p>policies and proposals in the ER, for example, cumulative effects on soils and landscapes for the Angus MIR. PAN 1/2010 (para 5.19) states that possible cumulative effects could be identified by considering how effects might work together in a single geographic area and identifying whether specific environmental assets that are distributed across the plan area might be affected by different policies from within the plan. Mitigation measures to avoid or mitigate significant negative effects should be included.</p> <p>SNH encourage consideration of other plans and strategies to identify how these may add to effects from the LDP. These effects will be easier to identify as the assessment process progresses and we will be pleased to comment on these in more detail. Please include the outcome of the assessment in the revised ER.</p> <p><u>Alternatives and monitoring:</u> The draft Environmental Report (ER) sets out the options considered, but there is not a clear link between the findings of the assessment and how these have informed the selection of the preferred options for the LDP. SNH suggest making this more explicit in the ER.</p> <p>Monitoring is a requirement of the Act and it is recommended that details of a monitoring programme are included in the ER.</p> <p>SNH also note that the final ER will be produced alongside the Proposed Plan for comment. If the Proposed Plan contains any new material not previously assessed and consulted upon in the Main Issues Report (MIR) and any such new material is likely to have significant environmental effects, then the revised ER may also need to consider these with additional consultation.</p>	<p>Noted</p> <p>Noted</p>	effects and potential mitigation
<b>Historic Scotland</b>				
General comment	HS	<p>Welcome that the comments provided on the Scoping Report on 26 May 2011 have been taken into account during the preparation of the Environmental Report. Welcome the continuing engagement throughout the development of the MIR and its assessment. Pleasing to see the findings of the assessment presented in both the Main Issues and Environmental Reports. This allows the reader of the MIR to clearly understand the headline environmental implications of each preferred approach and its reasonable</p>	Noted	



		<p>alternative options.</p> <p>The Environmental Report represents a focused assessment of the main issues, policy options and spatial strategy and their alternatives. Historic Scotland are content to agree with the findings of the majority of these assessments but note that a small number of the site assessments have not identified potential effects on the historic environment. Given the important role played by the assessment in identifying and suggesting mitigation for potential effects it is key that information regarding the historic environment is accurate in order for the assessment to influence the final decision making regarding the spatial strategy and its method of delivery. More detailed comments on the spatial strategy assessment are included below.</p>	Noted	The ER will be revised where appropriate to take account of historic environment factors
SEA Objectives & Assessment Questions	HS	Welcome that comments at the scoping stage regarding assessment questions and the overall environmental protection objective for the historic environment have been acted upon and the methodology altered accordingly.	Noted	
Settlement Growth Options - general	HS	<p>Welcome the further detail to the summary matrix of potential significant environmental effects set out in this section. As the assessment is not at a very detailed level at this stage it is noted that a number of potential effects on the historic environment from the preferred growth options and their alternatives are not specifically reported in this section. Historic Scotland note these spatial considerations in their response to the MIR and for completeness this has also been included in an annex to the Environmental Report submission. Angus Council may wish to use this in the continuing assessment as the plan evolves. This information can also be used to update the findings of the assessment table.</p> <p>As the spatial strategy becomes more defined it will be important to use the environmental information coming out of the assessment to inform the proposed plan and to give detail to the development requirements for each site. The identification and delivery of mitigation or enhancement for the environmental effects identified is a key tool of SEA and it is therefore useful to set this out clearly in the proposed plan. It would also be helpful to highlight any key mitigation measures emerging from the environmental assessment within the action programme.</p>	Noted and Agreed	
Mitigation &	HS	As noted above, the identification of significant effects requires for	Noted	

Monitoring		<p>consideration of options for mitigating or enhancing these effects. As this is a key element of environmental assessment it would be beneficial for the updated ER to offer advice on this and to be subsequently brought through to the proposed plan.</p> <p>In terms of monitoring Historic Scotland welcome the recognition within the ER of the need to take measures to monitor the significant effects of the plan. While no detail is set out in the ER in relation to methods for carrying this out it would be beneficial if details of these measures are set out in the updated report.</p>	<p>and Agreed</p> <p>Agreed</p>	AC will seek to address this in the revised ER to accompany the PP.
Arbroath	HS	<p><u>Seaton (Alternative Option 1)</u> Potential impact on the setting of the category B listed Seaton House</p> <p><u>Montrose Rd West (Alternative Option 2)</u> Potential impact on the setting of the category B listed North Tarry House.</p>	<p>Noted</p> <p>Noted</p>	
Carnoustie	HS	<p><u>Upper Victoria (Preferred Option)</u> Potential impact on the site and setting of two scheduled monuments in the south of the area (Pitskelly, unenclosed settlement 200m S of (Index no. 6607) and Pitskelly, settlement 500m ESE of (Index no. 6608)). It is noted that the MIR gives further advice on these and it is assumed that this has been a product of the environmental assessment process while not specifically reported in the assessment.</p> <p><u>Carnoustie East and West (Alternative Option 2)</u> As noted in the ER a potential impact on the setting of the category B listed Panbride House.</p>	<p>Noted</p> <p>Noted</p>	
Forfar	HS	<p><u>Turfbeg/Kirriemuir Road (Preferred Option)</u> Potential impact on the setting of the scheduled monument Queen Margaret's Inch, chapel and crannog (Index no. 7648) dependant on extant of growth.</p> <p>Also potential impact on the setting of the category B listed Inchgarth House.</p> <p><u>Westfield (Alternative Option 1)</u> As noted in the ER a potential impact on the site and setting of the scheduled monuments Westfield, enclosure SW of (Index no. 6054) and</p>	<p>Noted</p> <p>Noted</p> <p>Noted</p>	

		Westfield, enclosures NW of (Index no. 6053) in the north east of the area.		
Monifieth	HS	<u>Ashludie North and East (Preferred Option)</u> As noted in the ER potential effects on the listed buildings at Ashludie Hospital. Also potential impacts on the site and setting of the scheduled monument Ardownie Farm Cottages, souterrains 50m SW of (Index no. 6512) to the north east of the growth area dependant on extent of growth.	Noted	
Montrose	HS	<u>Housing – Brechin Road &amp; Sunnyside Hospital (Preferred Option)</u> As noted in the ER potential effects on the listed buildings at Montrose Royal Mental Hospital (Sunnyside Hospital).	Noted	
<b>Other Respondents</b>				
6. Assessment Methodology - Para 6.4	GLtd	<p>Gedhall Ltd object to the way in which the Carnoustie East &amp; West Development option has been assessed in the SEA, and to the areas considered in the assessment. In terms of the Preferred Option – 1: Upper Victoria, Gedhall Ltd does not agree with the Councils assessment under “Landscape” (18a) that the development of this site would positively “respect local landscape character and its capacity to accommodate development”.</p> <p>Having reviewed the Councils own Landscape Capacity Study (2003) this assessment does not appear to be supported. Also, as set out at 3.3 Table 3 of the SEA “prime quality agricultural land should whenever possible be protected from development”. In this instance, it is possible through the use of alternative land allocations to protect the Grade 1 land from development at this stage, and this opportunity should be taken. Gedhall Ltd have shown on the attached extract both the Councils and Gedhall Ltd’s own assessment of this site. As set out elsewhere in the MIR response Gedhall Ltd disagree with the Councils assessment of Alternative Option 2 - “Carnoustie East &amp; West” as a single entity as these two sides of the settlement are affected by very different issues which would justify separate entries. Gedhall Ltd also do not agree with the sites considered and have attached our assessment of what we believe to be the most logical sites at the western end of the settlement to meet the TAYplan requirement for the area over this LDP Period. Gedhall Ltd feel that this represents the most appropriate solution and should be taken forward to the Proposed Plan in due course.</p> <p><b>Attached files:</b></p>	Noted	<p>Angus Council will consider the suggested revisions to the ER Assessment Matrix.</p> <p>While it is accepted that the Carnoustie East and West Options have different characteristics and factors affecting them, they are considered as a single option as they contribute to extension of the linear form of development.</p> <p>Note SNH has also sought clarification on what they have identified as inconsistencies in the assessment of Carnoustie Options, particularly Alternative Option 2 : Carnoustie East &amp; West</p>

		SEA Revision 181212.pdf This file contains a revision to the site assessment values in the matrix for the 3 Carnoustie Growth Options		
Page 16 Table 3 Water	SW	Request that the word "constraint" be amended to "issues". Scottish Water otherwise supports the Angus Council SEA Environmental Report.	Noted and Agreed	
	SR	While we are encouraged by a clear recognition of the Scottish Government Renewable Energy and Emissions Reduction Targets and the understanding that the LDP should be in accordance with national policy, It is unfortunate that the Strategic Environmental Statement states that "One of the most significant threats to the Angus landscape is the growth in proposals for renewable energy development in the form of wind farms and turbines" and fails to recognise the long term local and national benefits for landscape that can be achieved by reducing our reliance on fossil fuels to tackle climate change.		

#### SEA Consultation Authorities

HS Historic Scotland  
SEPA Scottish Environment Protection Agency  
SNH Scottish Natural Heritage

#### Other Respondents

SW Scottish Water  
GLtd Gedhall Ltd  
SR Scottish Renewables

### Appendix 3 - TAYplan Environmental Report Actions for Angus Local Development Plan

TAYplan (SDP)		Angus Local Development Plan (LDP)	
TAYplan Action Programme - "Actions arising from the SEA"		TAYplan Actions addressed at LDP MIR stage	TAYplan Actions addressed at LDP Proposed Plan stage
Ref No	TAYplan Actions		
1a	Assessment of development sites through the LDP should give consideration to the quality of the agricultural land; its current and future use; other factors such as soil, drainage and water quality in the area; inclusion or consideration of biodiversity action such as hedgerows, etc.	As much of the land around the main towns and villages, particularly along the coastal strip between Monifieth and Arbroath is prime quality land it is inevitable that some land will be required to meet the development land requirement over the period to 2024. Prime quality land was not used at the MIR stage to screen land out from consideration.	Considered as part of the site assessment process for the LDP Proposed Plan. Broad approach has been to try to restrict greenfield land allocations by continuing to promote brownfield redevelopment and regeneration opportunities. Continued policy protection for prime quality agricultural land resource in Angus in recognition of its national and local importance.
1b	Possible cumulative effects require further detailed assessment of the potential impact of development on the conservation interests of Natura 2000 sites, including potential coastal flooding issues.	In selecting growth options for consideration in the MIR, areas susceptible to flooding (coastal and fluvial), natural and built heritage and areas of landscape significance were used to screen out land considered unsuitable for consideration. Recognised that more detailed assessment would be required at Proposed Plan stage in confirming specific land allocations and mitigating potential impacts.	Considered as part of the site assessment process for the LDP Proposed Plan. HRA undertaken to consider potential impacts of all policies and land allocations in the Proposed Plan (either singly or in combination) on the conservation interests of identified Natura 2000 sites.
2	LDP's should ensure greenfield development is used as an opportunity to enhance ecological networks through wildlife corridors, and habitat creation; and a list of measures appropriate for green infrastructure.	Considered as part of the SEA process applied to selected growth options for consideration in the MIR. Recognised that more detailed assessment would be required at the Proposed Plan stage in confirming specific	Considered as part of the site assessment process for the LDP Proposed Plan. Where appropriate requirements have been incorporated into specific land allocations. Green Infrastructure and Green Networks

		land allocations.	Policy included in the Protected and Valued Section of the Proposed Plan
3	Set out criteria for a landscape framework, including an assessment of landscape capacity, and ways to maintain and enhance townscapes, urban fringes and rural character.	Areas of landscape significance, including locally important features used in selecting growth options for consideration in the MIR. Recognised that more detailed assessment would be required at the Proposed Plan stage in confirming specific land allocations and mitigating potential impacts.	Considered as part of the site assessment process for the LDP Proposed Plan. Landscape Capacity Assessment undertaken to support selection of development sites allocated in the LDP. Development in the Landscape Policy included in the Protected and Valued Section of the LDP.
4	Ensure compliance with statutory duties of the historic environment.	Considered as part of the SEA process applied to selected growth options for consideration in the MIR. Recognised that more detailed assessment would be required at the Proposed Plan stage in confirming specific land allocations.	Considered as part of the site assessment process for the LDP Proposed Plan. Specific protection policies for the historic environment included in the Protected and Valued section of the Proposed Plan. Developed in consultation with Historic Scotland.

TAYplan (SDP)		Angus Local Development Plan (LDP)	
TAYplan Action Programme - "Actions arising from the HRA"		TAYplan Actions addressed at LDP MIR stage	TAYplan Actions addressed at LDP Proposed Plan stage
Ref No	TAYplan Actions		
1	LDP required to undertake further HRA at a more detailed level where not already undertaken in respect of Policy 1, Policy 3 (Employment Land and Transport), Policy 4 (Orchardbank Business Park, Forfar Regional Agricultural Service Centre, Montrose Port), Policy 5 and Policy 6.	No HRA undertaken at the Main Issues Report Stage	HRA of the Angus LDP Proposed Plan undertaken. All policies, proposals and land allocations screened for Likely Significant Effect (either singly or in combination). Where required Appropriate Assessment undertaken and appropriate mitigation measures incorporated into the LDP.

## Appendix 4: Policy Framework Impacts and Mitigation

Policy	Mitigation Identified	Change made
DS1	No mitigation identified	
DS2	No mitigation identified	
DS3	No mitigation identified	
DS4	No mitigation identified	
DS5	No mitigation identified	
TC1	No mitigation identified	
TC2	<p>Add "built and natural environment" into the fourth criterion of the first part of the policy.</p> <p>Check whether the criteria set out within development boundaries should also apply to proposals in the countryside.</p> <p>Also clarify that the last sentence relates to proposals in the countryside only.</p>	<p>Reference to the built and natural environment added to what is now third bullet.</p> <p>Checks carried out as to whether development boundaries criterion should apply to proposals in the countryside and policy amended as a result (affordable housing criterion now moved to first part of policy.</p> <p>Final sentence amended to clarify that this relates only to proposals in countryside locations.</p>
TC3	No mitigation identified	
TC4	No mitigation identified	
TC5	<p>Reference should be included to the natural and built environment in the criterion requiring no unacceptable adverse impact.</p> <p>Reference should also be made to creating an acceptable residential environment.</p>	<p>Reference to the built and natural environment added to the final bullet.</p> <p>Additional bullet added to the policy which sets out proposals will only be permitted where: <i>"the proposed site will provide a good residential environment with adequate access to facilities;"</i></p>

Policy	Mitigation Identified	Change made
TC6	The policy should make reference to landscape capacity	The second bullet of the policy has been amended and now states that proposals will only be supported where: <i>"the development is designed and located to minimise adverse effects on the landscape, established amenity, character and built or natural heritage interests in the surrounding area;"</i>
TC7	Wording could be added to the policy to clarify that temporary accommodation would only be allowed to allow a permanent dwelling to be renovated or built in accordance with Policies TC2 to TC6.	Wording has been added to the policy to clarify that: <i>" a residential caravan or mobile home will only be acceptable where it is required to provide temporary accommodation to allow a permanent dwelling to be renovated or built in accordance with the housing policies of the Angus Local Development Plan."</i>
TC8	No mitigation identified	
TC9	No mitigation identified	
TC10	No mitigation identified	
TC11	No mitigation identified	
TC12	No mitigation identified	
TC13	No mitigation identified	
TC14	"Built and Natural Environment" should be added to the fourth criterion.	Reference to the built and natural environment has been added to the fourth bullet.
TC15	Add "natural and built environment" into the third criterion.	Reference to the built and natural environment has been added to the third bullet.



Policy	Mitigation Identified	Change made
TC16	<p>Reference should be added to the "built and natural environment" in the fourth criterion.</p> <p>Consideration should be given to including a reference to townscape, and levels of traffic generated</p>	<p>Reference to the built and natural environment has been added to the fourth bullet.</p> <p>The introductory paragraph now makes reference to supporting facilities where the development is of an appropriate scale and nature and <i>"is in keeping with the townscape and pattern of development"</i>.</p> <p>Reference to traffic levels has been added to the fourth bullet.</p>
TC17	Reference could be included within the policy to townscape	Reference to proposals being <i>"in keeping with the townscape and pattern of development"</i> has been added to the second paragraph.
TC18	No mitigation identified	
TC19	Reference to the "natural and built environment" should be added to the fourth criterion.	Reference to the built and natural environment has been added to the fourth bullet.
TC20	Reference should be included to no unacceptable impact of proposals on the natural and built environment within the policy as well as levels of traffic. A reference to townscape could also be included.	<p>The third bullet has been amended to include reference to <i>"no unacceptable impact on the natural and built environment, surrounding amenity, traffic levels, access or infrastructure;"</i></p> <p>The first paragraph now makes reference to: <i>"proposals will be supported where they are not detrimental to the surrounding amenity and are in keeping with the townscape and pattern of development."</i></p>
PV1	The policy should include a reference to the flood management role of open space and should include a reference to amenity or townscape value.	The first sentence of the policy now states: <i>"Angus Council will seek to protect, enhance and extend the wildlife, recreational, amenity, landscape, access and flood management value of the Green Network."</i>

Policy	Mitigation Identified	Change made
<b>PV2</b>	The policy should include a reference to the flood management role of open space.	The first sentence of the policy now states: <i>"Angus Council will seek to protect and enhance existing areas of open space of sporting, recreational, landscape, wildlife, amenity, food production, access and flood management value."</i>
<b>PV3</b>	A reference should be included to green networks.	The second paragraph of the policy now states: <i>"New development should incorporate provision for public access including, where possible, links to green space, path networks, green networks and the wider countryside."</i>
<b>PV4</b>	No mitigation identified	
<b>PV5</b>	Reference should be made within the policy to the habitats, roosts or nesting places.	The first sentence of the Policy now states: <i>"Angus Council will work with partner agencies and developers to protect and enhance all wildlife including its habitats, important roost or nesting places."</i>
<b>PV6</b>	The policy should be amended to make reference to historic / cultural landscape designations.	The second paragraph of the Policy now states: <i>"Capacity to accept new development will be considered within the context of the Tayside Landscape Character Assessment, relevant landscape capacity studies, SNH's wild land maps, any formal designations and special landscape areas to be identified within Angus."</i>
<b>PV7</b>	References should be included in the policy to designated sites (biodiversity and cultural heritage) and protected species.  Further clarification of the role of the policy in relation to the contribution of trees, woodland and hedges to townscape is also required.	The second paragraph of the Policy now states: <i>"Woodland, trees and hedges that contribute to the nature conservation, heritage, amenity, townscape or landscape value of Angus will be protected and enhanced."</i>
<b>PV8</b>	No mitigation identified	

Policy	Mitigation Identified	Change made
<b>PV9</b>	<p>Reference should be made to protected species, and could also be made to the need to protect geodiversity.</p> <p>References could be amended to reflect historic and cultural designations.</p>	<p>An additional bullet has been added to the fifth criterion relating to no unacceptable impact on "<i>any populations of protected species</i>".</p> <p>A reference to geodiversity has been added to the final bullet of the 6<sup>th</sup> Criterion.</p> <p>The second bullet of the 5<sup>th</sup> Criterion has been amended to include "<i>sites designated for natural heritage, scientific, historic, cultural or archaeological reasons</i>".</p>
<b>PV10</b>	No mitigation identified	
<b>PV11</b>	No mitigation identified	
<b>PV12</b>	No mitigation identified	
<b>PV13</b>	No mitigation identified	
<b>PV14</b>	No mitigation identified	
<b>PV15</b>	No mitigation identified	
<b>PV16</b>	No mitigation identified	
<b>PV17</b>	<p>Consideration should be given to including reference to townscape and the contribution that restoration proposals could make to the enhancement of green networks.</p>	<p>It is considered that the inclusion of references to the built environment, amenity, landscape character and visual amenity mean that a specific reference to townscape is not necessary.</p> <p>A reference has been added to the second bullet to state that "<i>opportunities to enhance, extend and / or link to existing green networks should be investigated</i>" as part of details of restoration, aftercare and afteruse.</p>

Policy	Mitigation Identified	Change made
<b>PV18</b>	No mitigation identified	
<b>PV19</b>	Consideration should be given to including reference to prime quality agricultural land, geodiversity and the contribution that restoration proposals could make to the enhancement of green networks.	<p>A reference to prime quality agricultural land and geodiversity have been added to the first bullet in the third paragraph.</p> <p>A reference has been added to the second bullet to state that <i>"opportunities to enhance, extend and / or link to existing green networks should be investigated"</i> as part of details of restoration, aftercare and afteruse.</p>
<b>PV20</b>	Reference should be included to geodiversity within the policy.	A reference has been included within the policy title.

## Appendix 5: Settlement Strategy Impacts and Mitigation

Policy	Environmental Impact	Mitigation	Change made
<b>A1</b>	This policy will result in the permanent loss of agricultural land but this is unavoidable if Arbroath is to expand in accordance with the development plan. Opportunity does exist to enhance the urban edge of Arbroath.	Amend A1 - create landscape edge to the town and enhance and extend the green network.	First bullet of Policy A1 now states that proposals should include <i>"enhancement of the Hercules Den Burn to contribute to natural flood management, create new green infrastructure and form a landscaped edge to the town."</i>
<b>A2</b>	This policy will result in the permanent loss of agricultural land but this is unavoidable if Arbroath is to expand in accordance with the development plan. Opportunity does exist to enhance the urban edge of Arbroath.	No further mitigation identified	
<b>A3</b>	Development of this site will have a localised impact benefitting the area through environmental improvement, removal of potential contamination and enhancement of listed building. The green network can be extended into the area. The negative aspects relate to ground conditions, flooding, compatibility of uses and localised access problems.	<p>add paragraph to A3:</p> <p>Adaptation measures and resilience to flooding through construction techniques and mitigation should be incorporated into design appropriate to proposed development type. Development proposals should also be supported with the submission of a Flood Risk Assessment, Drainage Impact Assessment, Transport Assessment and a Contaminated Land Investigation Report.</p> <p>add bullet point - opportunities for active transport through linkages with</p>	<p>The final bullet of Policy A3 now includes reference to the submission of a Flood Risk Assessment, Drainage Impact Assessment, Transport Assessment, and a Contaminated Land Investigation Report.</p> <p>An additional paragraph has been added to the policy which states: <i>"Adaptation measures and resilience to flooding through construction techniques and mitigation should be incorporated into design appropriate to proposed development type."</i></p> <p>A bullet has been added to the</p>

Policy	Environmental Impact	Mitigation	Change made
		the existing path network.	policy setting out that development proposals should include <i>"opportunities for active transport through linkages with the existing path network."</i>
<b>A4</b>	Development of this site will have a localised impact benefitting the area through enhancement of listed building. The green network and biodiversity value of the site will be protected through the TPO.	A4 add text - and maintain the garden's contribution to the green network in this area.	The second paragraph of the policy has been amended and now reads: <i>"Development proposals should be designed to respect the character and setting of the house, recognise the presence of a Tree Preservation Order within the grounds and maintain the garden's contribution to the green network in this area."</i>
<b>A5</b>	Development of this site will have a limited and local environmental impact.	No further mitigation identified	
<b>A6</b>	Development of this site will have a limited and local environmental impact. The site is severely constrained by flooding but appropriate development will enhance this highly visible site, improving the entrance to Arbroath and addressing potential contamination and dereliction.	A6 add text - Planting and landscaping within the site should enhance the trees along the Elliot Water, contributing to the green network. Linkages with the existing path and cycle network should be included in any development.	An additional paragraph has been added to the policy: <i>"Planting and landscaping within the site should enhance the trees along the Elliot Water, contributing to the green network. Linkages with the existing path and cycle network should be included in any development."</i>
<b>A7</b>	Development of this site will have a limited and local environmental impact. Appropriate development of this highly visible site will enhance Arbroath seafront.	A7 add text - Surface water management measures may be required.	The first paragraph of the policy has been amended, and a final sentence added which states: <i>"Surface water management"</i>

Policy	Environmental Impact	Mitigation	Change made
<i>measures may be required."</i>			
<b>A8</b>	Development of this site will have a limited and local environmental impact. Appropriate development of this locally important building will enhance Arbroath seafront.	No further mitigation identified	
<b>A9</b>	Development of this site will have a limited and local environmental impact. May result in reduced car travel.	No further mitigation identified	
<b>A10</b>	Policy not subjected to SEA		
<b>A11</b>	Policy not subjected to SEA		
<b>A12</b>	Policy not subjected to SEA		
<b>A13</b>	The development of this site for a cemetery will have limited environmental impact. The site has been subject of significant boundary tree planting linking with the green space network in this part of Arbroath. It will meet a local need for cemetery space and provide a facility in a location accessible by car, bus and on foot/cycle.	No further mitigation identified	
<b>A14</b>	Potential positive impacts on population, biodiversity, flora and fauna, cultural heritage, material assets and landscape. This policy is unlikely to have any environmental impacts.	No further mitigation identified	
<b>A15</b>	Potential positive impacts on population, human health, cultural heritage, material assets and water.	No further mitigation identified	

Policy	Environmental Impact	Mitigation	Change made
	This policy is unlikely to have any negative environmental impacts.		
<b>B1</b>	Policy not subjected to SEA		
<b>B2</b>	<p>Redevelopment of a brownfield site including reuse of listed buildings which has lain vacant for many years makes best use of existing for resources, protects and maintains built heritage assets and will enhance the amenity and character of the surrounding area.</p> <p>The site is accessible to a range of services and facilities by a variety of modes of transport including walking, cycling and public transport.</p> <p>This policy is unlikely to have any negative environmental impacts.</p>	No further mitigation identified	
<b>B3</b>	<p>Redevelopment of a brownfield site which has lain vacant for many years makes good use of existing for resources and will enhance the amenity and character of the surrounding area. Redevelopment of site provides opportunity to address land contamination thereby reduce amount of derelict land.</p> <p>The site is accessible to a range of services and facilities by a variety of modes of transport including walking, cycling and public transport.</p> <p>This policy is unlikely to have any negative environmental impacts.</p>	No further mitigation identified	
<b>B4</b>	Redevelopment of a brownfield site which has lain vacant for many years makes good use of existing for	Amend policy wording to ensure development proposals are designed	Additional paragraph added to the Policy which states: " <i>Development</i>



Policy	Environmental Impact	Mitigation	Change made
	<p>resources and will enhance the amenity and character of the surrounding area. Redevelopment of site provides opportunity to address land contamination thereby reduce amount of derelict land.</p> <p>The site is accessible to a range of services and facilities by a variety of modes of transport including walking, cycling and public transport.</p> <p>Site is traversed by a culverted watercourse (Den Burn) which will impact on the development potential of the site.</p> <p>This policy is unlikely to have any negative environmental impacts.</p>	to take account of the Den Burn culvert.	<i>proposals should be designed to take account of the Den Burn culvert which traverses the site."</i>
<b>B5</b>	<p>Redevelopment of a brownfield site including reuse of listed buildings which has lain vacant for many years makes best use of existing for resources, protects and maintains built heritage assets and will enhance the amenity and character of the surrounding area.</p> <p>The site is accessible to a range of services and facilities by a variety of modes of transport including walking, cycling and public transport.</p> <p>This policy is unlikely to have any negative environmental impacts.</p>	Amend policy wording to include retention of existing landscape features.	The first paragraph has been amended to state: <i>" Development proposals should seek to retain the Category B listed building, surrounding stone boundary wall, important landscape features and be designed to respect its character and setting."</i>
<b>B6</b>	<p>The site has capacity to provide high quality business park, accessible to the main road network and a range of transport modes including walking, cycling and public transport with potential for further enhancement including existing core paths. The site is immediately adjacent to existing employment area</p>	<p>Amend policy wording to include retention of existing landscape features.</p> <p>Amend policy wording to highlight requirement for Sustainable Drainage</p>	Second bullet now sets out that development proposals should include: <i>"retention of existing landscape features and provision of structural landscaping to help integrate development into the</i>

Policy	Environmental Impact	Mitigation	Change made
	<p>making best use of existing infrastructure and is within reasonable walking and cycling distance to existing and proposed residential areas in the west.</p> <p>The allocation allows for existing infrastructure serving Brechin Business Park including internal roads to be extended, whilst neighbouring woodland and buildings will provide shelter. The existing landscape framework provides opportunities for creation and enhancement of green networks.</p> <p>This policy is unlikely to have any negative environmental impacts.</p>	and Surface Water Management Plan.	<p><i>existing landscape, define development zones and extend green network provision"</i></p> <p>Final bullet now sets out that supporting information should include a Sustainable Drainage and Surface Water Management Plan.</p>
<b>B7</b>	<p>The allocated site is accessible by a range of sustainable transport modes,</p> <p>The site has well established boundaries, a high level of visual containment, is immediately adjacent to existing cemetery facilities and forms a logical extension to existing provision. Landscape framework around the site provides opportunity for green network enhancement.</p> <p>This policy is unlikely to have any negative environmental impacts.</p>	No further mitigation identified	
<b>B8</b>	<p>Site is likely to have a positive effect on air quality and any emissions from Trunk Road traffic thereby enhancing amenity and quality of life for existing residents.</p> <p>Site is bounded by Core Path, is adjacent to secondary school, close to existing and proposed residential areas and is accessible by range of transport modes. Site has potential to connect to</p>	No further mitigation identified	

Policy	Environmental Impact	Mitigation	Change made
	<p>existing paths in surrounding area. These factors potentially reduce need to access site by private car.</p> <p>This policy is unlikely to have any negative environmental impacts.</p>		
<b>C1</b>	<p>The development site has the capacity to provide a high quality residential environment and is accessible and can be further accessed by a variety of modes of transport, including walking, cycling and public transport. These modes of transport all provide potential to link to a range of facilities and services (including health, education, retail, recreational and employment opportunities).</p> <p>The development site provides further opportunities to enhance the existing urban edge of Carnoustie with additional structural planting and landscaping to enhance biodiversity.</p> <p>Sustainable Urban Drainage System's also provide opportunity for habitat creation and enhancement.</p> <p>The utilisation of prime quality agricultural land. However, the proposal is in accordance with TAYplan and consideration of options at the Main Issues Report indicated that there was insufficient brownfield land to meet the housing land requirements.</p> <p>Unknown impact on whether a development proposal would use recycled or recovered materials.</p> <p>This policy is unlikely to have any negative environmental impacts.</p>	No further mitigation identified	

Policy	Environmental Impact	Mitigation	Change made
C2	<p>The development site constitutes a brownfield site within the development boundary of Carnoustie. The development site has lain vacant/derelict for a number of years. Consequently, the Local Development Plan provides an opportunity for its redevelopment. Redevelopment of the site would enhance the townscape character and vibrancy of this part of Carnoustie. The development site would have clearly defined boundaries and would relate to the existing pattern of development. There are opportunities to enhance the existing urban edge.</p> <p>The development site has the capacity to provide a high quality residential environment and is accessible and can be further accessed by a variety of modes of transport, including walking, cycling and public transport. These modes of transport all provide potential to link to a range of facilities and services (including health, education, retail, recreational and employment opportunities).</p> <p>The development site provides further opportunities to enhance the existing urban edge of Carnoustie with additional structural planting and landscaping to enhance biodiversity.</p> <p>Unknown impact on whether a development proposal would use recycled or recovered materials.</p> <p>This policy is unlikely to have any negative environmental impacts.</p>	No further mitigation identified	
C3	<p>The development site constitutes a brownfield site within the development boundary of Carnoustie. The development site has lain vacant/derelict for a</p>	Amend policy to include wording that structural landscaping will protect and enhance the existing trees, woodland	An additional paragraph has been added which states: " <i>A landscaping scheme providing open space and</i>

Policy	Environmental Impact	Mitigation	Change made
	<p>number of years. Consequently, the Local Development Plan provides an opportunity for its redevelopment. Redevelopment of the site would enhance the townscape character and vibrancy of this part of Carnoustie. The development site would have clearly defined boundaries and would relate to the existing pattern of development. There are opportunities to enhance the existing urban edge.</p> <p>The development site has the capacity to provide a high quality residential environment and is accessible and can be further accessed by a variety of modes of transport, including walking, cycling and public transport. These modes of transport all provide potential to link to a range of facilities and services (including health, education, retail, recreational and employment opportunities).</p> <p>The development site provides further opportunities to enhance the existing urban edge of Carnoustie with additional structural planting and landscaping to enhance biodiversity.</p> <p>A Flood Risk Assessment would investigate all sources of flooding, including pluvial and the culverted small watercourse (which may be part of a SUDS with unknown discharge point).</p> <p>Unknown impact on whether a development proposal would use recycled or recovered materials.</p>	<p>and hedges whilst also providing an appropriate town edge. Additional structural planting will also improve the natural environment and levels of biodiversity.</p> <p>Amend policy to include wording that a Flood Risk Assessment will be required.</p>	<p><i>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."</i></p> <p>An additional paragraph has been added which states: <i>"Development proposals should be supported by a Flood Risk Assessment."</i></p>
<b>C4</b>	<p>The development site constitutes a brownfield site within the development boundary of Carnoustie. The development site has lain vacant/derelict for a number of years. Consequently, the Local Development Plan provides an opportunity for its</p>	<p>Amend policy to include wording that structural landscaping will provide an appropriate town edge, will improve the natural environment and levels of</p>	<p>An additional paragraph has been added which states: <i>"A landscaping scheme providing an appropriate town edge will be required including consideration of the enhancement</i></p>

Policy	Environmental Impact	Mitigation	Change made
	<p>redevelopment. Redevelopment of the site would enhance the townscape character and vibrancy of this part of Carnoustie. The development site would have clearly defined boundaries and would relate to the existing pattern of development. There are opportunities to enhance the existing urban edge.</p> <p>The development site has the capacity to provide a high quality residential environment and is accessible and can be further accessed by a variety of modes of transport, including walking, cycling and public transport. These modes of transport all provide potential to link to a range of facilities and services (including health, education, retail, recreational and employment opportunities).</p> <p>The development site provides further opportunities to enhance the existing urban edge of Carnoustie with additional structural planting and landscaping to enhance biodiversity.</p> <p>Unknown impact on whether a development proposal would use recycled or recovered materials.</p>	biodiversity.	<i>and linkages to the green network."</i>
C5	<p>The development site constitutes a brownfield site within the development boundary of Carnoustie as it is currently occupied by a mix of uses, primarily employment related uses. If the existing mix of uses relocate to an employment land allocation elsewhere, the development site provides an opportunity for residential development if a comprehensive redevelopment scheme is brought forward which provides a satisfactory residential environment and is compatible with surrounding activities. The development site would have clearly</p>	No further mitigation identified	

Policy	Environmental Impact	Mitigation	Change made
	<p>defined boundaries and would relate to the existing pattern of development.</p> <p>The development site is accessible and can be further accessed by a variety of modes of transport, including walking, cycling and public transport. These modes of transport all provide potential to link to a range of facilities and services (including health, education, retail, recreational and employment opportunities).</p> <p>Unknown impact on whether a development proposal would use recycled or recovered materials.</p> <p>This policy is unlikely to have any negative environmental impacts.</p>		
<b>C6</b>	Policy not subjected to SEA. Planning permission in principle approved for employment development and associated realignment of the A930 in August 2014.		
<b>C7</b>	Policy not subjected to SEA. Planning permission in principle approved for employment development and associated realignment of the A930 in August 2014.		
<b>C8</b>	<p>The development site is accessible by a variety of modes of transport, including walking and cycling and is also accessible to public transport. These modes of transport all provide potential to link to a range of facilities and services in Carnoustie.</p> <p>The development site provides a logical extension adjacent to the existing Shanwell Cemetery.</p>	No further mitigation identified	

Policy	Environmental Impact	Mitigation	Change made
	The utilisation of prime quality agricultural land. However, there is no alternative to the development site which would prevent the loss of prime quality agricultural land.		
<b>C9</b>	<p>The development site is accessible by a variety of modes of transport, including walking and cycling and is also accessible to public transport. These modes of transport all provide potential to link to a range of facilities and services in Carnoustie.</p> <p>The development site provides a logical location adjacent to the existing Carnoustie High School. The development site would have clearly defined boundaries.</p> <p>The utilisation of prime quality agricultural land. However, there is no alternative to the development site which would prevent the loss of prime quality agricultural land.</p> <p>Unknown whether a development proposal would use recycled or recovered materials.</p>	No further mitigation identified	
<b>F1</b>	Potential positive impacts on water, climatic factors, population, human health, soil, air and material assets. There are uncertain impacts on biodiversity, flora and fauna, soil and landscape which will be determined through the development management process. This policy is unlikely to have any negative environmental impacts.	No further mitigation identified	
<b>F2</b>	Policy not subjected to SEA. Planning permission in principle approved subject to Section 75 Agreement.		



Policy	Environmental Impact	Mitigation	Change made
F3	<p>The site has the capacity to provide a high quality residential environment and is accessible and can be further accessed by a variety of modes of transport, including walking, cycling and public transport. These modes of transport all provide potential to link to a range of facilities and services (including health, education, retail, recreational and employment opportunities).</p> <p>The site provides further opportunities to enhance the existing urban edge of Forfar with additional structural planting and landscaping to enhance biodiversity.</p> <p>SUDs schemes also provide opportunity for habitat creation and enhancement.</p> <p>Use of prime quality agricultural land is a negative impact, although the proposal is in accordance with TAYplan Strategic Development Plan and consideration of options at the Main Issues Report indicated that there was insufficient brownfield land to meet the housing land requirements.</p>	No further mitigation identified	
F4	<p>The site has the capacity to provide a high quality residential environment and is accessible and can be further accessed by a variety of modes of transport, including walking, cycling and public transport. These modes of transport all provide potential to link to a range of facilities and services (including health, education, retail, recreational and employment opportunities).</p> <p>The site has established areas of woodlands and hedges with associated parcels of land and provides further opportunities to enhance the existing urban</p>	<p>Amend allocation wording to include reference to preserving existing groups of woodland, hedges.</p> <p>Amend policy to include requirement for submission of a Contaminated Land Study relating to previous known anthrax contamination issues.</p>	<p>The third bullet of the policy has been amended to clarify that development proposals should include: "<i>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</i>"</p> <p>The final bullet now includes a</p>

Policy	Environmental Impact	Mitigation	Change made
	<p>edge of Forfar with additional structural planting and landscaping to enhance biodiversity.</p> <p>SUDs schemes also provide opportunity for habitat creation and enhancement.</p> <p>Allocation offers an opportunity to actively manage Scheduled Ancient Monuments</p> <p>Use of prime quality agricultural land, although the proposal is in accordance with TAYplan Strategic Development Plan and consideration of options at the Main Issues Report indicated that there was insufficient brownfield land to meet the housing land requirements.</p> <p>Unknown impact on whether a development proposal would use recycled or recovered materials.</p>		<p>requirement for a Contaminated Land Investigation Report.</p>
<b>F5</b>	<p>The site is brownfield and has lain vacant for a number of years and therefore the LDP provides opportunity for its redevelopment.</p> <p>The site is located centrally in Forfar and is therefore accessible and can be further accessed by a variety of modes of transport, including walking, cycling and public transport. These modes of transport all provide potential to link to a range of facilities and services (including residential, health, education, retail, recreational and employment opportunities).</p> <p>The site has a Category C(s) listed building on it, however redevelopment provides opportunities to enhance the existing townscape of this part of Forfar by bringing a vacant building back into use.</p> <p>Redevelopment may provide opportunity for</p>	<p>Amend policy to include requirement for submission of a Conservation Statement as part of a development proposal.</p>	<p>The final paragraph of the Policy has been amended to state:  <i>"Development proposals should be supported by a Conservation Statement and a Drainage Impact Assessment."</i></p>

Policy	Environmental Impact	Mitigation	Change made
	<p>biodiversity enhancement.</p> <p>This policy is unlikely to have any negative environmental impacts.</p>		
<b>F6</b>	<p>The site is brownfield and has lain vacant for a period of time and therefore the LDP provides opportunity for its redevelopment.</p> <p>The site is located centrally in Forfar and is therefore accessible and can be further accessed by a variety of modes of transport, including walking, cycling and public transport. These modes of transport all provide potential to link to a range of facilities and services (including residential, health, education, retail, recreational and employment opportunities).</p> <p>The site has a Category B) listed building on it, however redevelopment provides opportunities to enhance the existing townscape of this part of Forfar by bringing a vacant building back into use. Development proposals should be supported by a Conservation Statement,</p> <p>Redevelopment may provide opportunity for biodiversity enhancement.</p> <p>This policy is unlikely to have any negative environmental impacts.</p>	No further mitigation identified	
<b>F7</b>	<p>The site does not affect any known international, national or locally important designated site or species.</p> <p>The site is located centrally in Forfar and is therefore accessible and can be further accessed by a variety of modes of transport, including walking, cycling and</p>	No further mitigation identified	

Policy	Environmental Impact	Mitigation	Change made
	<p>public transport. These modes of transport all provide potential to link to a range of facilities and services (including residential, health, education, retail, recreational and employment opportunities).</p> <p>Redevelopment may in due course provide opportunity for biodiversity enhancement.</p> <p>This policy is unlikely to have any negative environmental impacts.</p>		
F8	<p>The site is located centrally in Forfar, adjacent to the town centre and is therefore accessible and can be further accessed by a variety of modes of transport, including walking, cycling and public transport. These modes of transport all provide potential to link to a range of facilities and services (including residential, health, education, retail, recreational and employment opportunities).</p> <p>Redevelopment may in due course provide opportunity for biodiversity enhancement.</p> <p>Unknown impact on the setting of an adjacent listed building and Forfar Conservation Area.</p> <p>This policy is unlikely to have any negative environmental impacts.</p>	No further mitigation identified	
F9	Policy not subjected to SEA as planning permission in place and site partially developed.		
F10	The site has the capacity to provide a high quality working environment and is accessible and can be further accessed by a variety of modes of transport, including walking, cycling and public transport. These	<p>Amend policy to include requirement for a Sustainable Drainage and Surface Water Management Plan.</p> <p>Amend policy to include additional</p>	<p>The final paragraph of the policy has been amended to state:</p> <p><i>"Development proposals should be supported by a Sustainable</i></p>

Policy	Environmental Impact	Mitigation	Change made
	<p>modes of transport all provide potential to link to a range of facilities and services in Forfar with good access to the A90(T).</p> <p>The site provides further opportunities to enhance the existing urban edge of Forfar with additional landscaping to enhance biodiversity, particularly along the northern and western boundaries.</p> <p>SUDs schemes also provide opportunity for habitat creation and enhancement.</p> <p>Use of prime quality agricultural land, although the proposal is in accordance with TAYplan Strategic Development Plan.</p> <p>Unknown impact of surface water.</p>	<p>wording that landscaping will provide an appropriate town edge and to enhance biodiversity.</p>	<p><i>Drainage and Surface Water Management Plan and a Drainage Impact Assessment."</i></p> <p>The final sentence of the first paragraph has been amended to state: <i>"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."</i></p>
<b>F11</b>	<p>The site is accessible by a variety of modes of transport, including walking and cycling. These modes of transport all provide potential to link to a range of facilities and services in Forfar.</p> <p>The site provides a logical extension to the cemetery on land not identified as being prime quality.</p> <p>Unknown impact of surface water.</p> <p>This policy is unlikely to have any negative environmental impacts.</p>	<p>Amend policy to include requirement for a Sustainable Drainage and Surface Water Management Plan.</p>	<p>An additional sentence added to the end of the Policy now states: <i>"A Sustainable Drainage and Surface Water Management Plan will be required."</i></p>
<b>F12</b>	<p>Potential positive impacts on water, climatic factors, population, human health, soil, air and material assets. There are uncertain impacts on biodiversity, flora and fauna, soil and landscape which will be determined through the development management process. This policy is unlikely to have any negative</p>	<p>No further mitigation identified</p>	

Policy	Environmental Impact	Mitigation	Change made
	environmental impacts.		
<b>F13</b>	<p>Potential positive impacts on biodiversity, flora and fauna, soil, landscape water, climatic factors, population, human health, air and material assets. There are uncertain impacts on green networks and renewable energy which will be determined through the development management process. This policy is unlikely to have any negative environmental impacts.</p>	No further mitigation identified	
<b>K1</b>	<p>The site is located centrally in Kirriemuir, close to the town centre and is therefore accessible and can be further accessed by a variety of modes of transport, including walking, cycling and public transport. These modes of transport all provide potential to link to a range of facilities and services (including residential, health, education, retail, recreational and employment opportunities).</p> <p>The site has a Category C(s) listed building on it and lies adjacent to the Kirriemuir Conservation Area. The redevelopment of this site provides opportunities to enhance the existing townscape of this part of Kirriemuir by bringing a vacant building back into use.</p> <p>Redevelopment may provide opportunity for biodiversity enhancement.</p> <p>Unknown impact of flooding, although a flood risk assessment is required as part of any future development proposals.</p> <p>Unknown impact of contamination, although a contaminated land investigation report is required as part of any future development proposals.</p>	No further mitigation identified	

Policy	Environmental Impact	Mitigation	Change made
	This policy is unlikely to have any negative environmental impacts.		
<b>K2</b>	<p>There are no known flood risks or surface water issues with the site.</p> <p>The site is accessible and can be further accessed by a variety of modes of transport, including walking, cycling and public transport. These modes of transport all provide potential to link to a range of facilities and services (including residential, health, education, retail, recreational and employment opportunities).</p> <p>Redevelopment may provide opportunity for biodiversity enhancement.</p> <p>Unknown impact of contamination, although a contaminated land investigation report is required as part of any future development proposals.</p> <p>This policy is unlikely to have any negative environmental impacts.</p>	No further mitigation identified	
<b>K3</b>	<p>The site is accessible by a variety of modes of transport, including walking and cycling and is also accessible to public transport. These modes of transport all provide potential to link to a range of facilities and services in Kirriemuir.</p> <p>The site provides a logical extension to the cemetery on land not identified as being prime quality.</p> <p>This policy is unlikely to have any negative environmental impacts.</p>	No further mitigation identified	

Policy	Environmental Impact	Mitigation	Change made
<b>Mf1</b>	<p>The development site provides further opportunities to enhance the existing urban edge of Monifieth with additional structural planting and landscaping to enhance biodiversity.</p> <p>Sustainable Urban Drainage System's also provide opportunity for habitat creation and enhancement.</p> <p>Unknown impact on whether a development proposal would use recycled or recovered materials.</p> <p>This policy is unlikely to have any negative environmental impacts.</p>	No further mitigation identified	
<b>Mf2</b>	<p>The development site provides further opportunities to enhance the existing urban edge of Monifieth with additional structural planting and landscaping to enhance biodiversity.</p> <p>Sustainable Urban Drainage System's also provide opportunity for habitat creation and enhancement.</p> <p>The site utilises prime quality agricultural land. However, the proposal is in accordance with TAYplan and consideration of options at the Main Issues Report indicated that there was insufficient brownfield land to meet the housing land requirements.</p> <p>Unknown impact on whether a development proposal would use recycled or recovered materials.</p>	No further mitigation identified	
<b>Mf3</b>	<p>The development site constitutes a brownfield site within the development boundary of Monifieth.</p> <p>The development site provides an opportunity to retain and enhance the existing stone wall</p>	No further mitigation identified	



Policy	Environmental Impact	Mitigation	Change made
	<p>boundaries along with the existing mature trees.</p> <p>Unknown impact on whether a development proposal would use recycled or recovered materials.</p> <p>This policy is unlikely to have any negative environmental impacts.</p>		
<b>Mf4</b>	Policy not subjected to SEA		
<b>M1</b>	Site not subjected to SEA as planning permission was granted in April 2014 to extend the time limit for implementation of the original permission until 1 March 2016		
<b>M2</b>	<p>The site has capacity to provide a high quality residential environment, in close proximity to primary school and recreational facilities and local shops and is accessible to wider range of services and facilities in Montrose by public transport as well as cycling.</p> <p>The site has well established boundaries which provide visual and physical containment and provide opportunities for enhancement of green network.</p> <p>Land is currently used for grazing which may have some biodiversity value.</p>	Amend policy to make provision for possible extension to primary school.	The Policy now states: " 3.0 Ha of land at Rosemount Road is allocated for residential development of around 65 dwellings and possible extension to Rosemount Primary School."
<b>M3</b>	The site provides opportunity for the regeneration a brownfield site including the reuse of listed buildings to provide a high quality sustainable mixed use development. The site is accessible by a range of transport modes to local facilities within Hillside and to a range of services and facilities in Montrose by public transport.	No further mitigation identified	

Policy	Environmental Impact	Mitigation	Change made
	<p>The existing landscape framework provides opportunities for creation and enhancement of green networks.</p> <p>This policy is unlikely to have any negative environmental impacts.</p>		
<b>M4</b>	<p>Redevelopment of a brownfield site including reuse of listed buildings which has lain vacant for many years makes best use of existing resources, protects and maintains built heritage assets and will enhance the amenity and character of the surrounding area.</p> <p>The site is accessible to a range of services and facilities by a variety of modes of transport including walking, cycling and public transport.</p> <p>This policy is unlikely to have any negative environmental impacts.</p>	No further mitigation identified	
<b>M5</b>	<p>Redevelopment of a brownfield makes best use of existing resources and provides opportunity to enhance the amenity and character of the surrounding area and appearance of Montrose Conservation Area.</p> <p>The site is accessible to a range of services and facilities by a variety of modes of transport including walking, cycling and public transport.</p> <p>This policy is unlikely to have any negative environmental impacts.</p>	No further mitigation identified	
<b>M6</b>	<p>Site is safeguarded for port related uses due to its function as a working port and provides opportunities for sea based transport. Site is within easy walking and</p>	<p>Amend policy wording to include need for a Flood Risk Assessment and Drainage Impact Assessment.</p>	<p>The final sentence of the Policy now states: <i>"Development proposals should be supported by a Flood Risk</i></p>

Policy	Environmental Impact	Mitigation	Change made
	<p>cycling distance to housing areas and other services and facilities and is accessible by public transport. Creation of a new spine road in accordance with the South Montrose Draft Masterplan is likely to be complete within LDP period will improve accessibility to the site including enhanced pedestrian and cyclist linkages. These factors potentially reduce need to travel by private car.</p> <p>Site is currently in uses as an operational port with well-defined boundaries. Policy provides for port related uses and is therefore consistent with the existing role and character of the site.</p>		<i>Assessment and a Drainage Impact Assessment."</i>
<b>M7</b>	<p>The site has the capacity to provide a high quality business park accessible to main road network and a range of transport modes including walking, cycling and public transport with potential for further enhancement including existing core paths. These modes all provide potential to link to existing and proposed housing areas and other facilities and services (including health, education, retail, recreational and employment opportunities).The allocation allows for existing infrastructure serving Broomfield Industrial Estate including internal roads to be extended, whilst neighbouring buildings will shelter development adjacent to the A92.</p> <p>The site is used for informal recreation and is bounded by recreational links, woodland and coastline and is traversed by tracks. The allocation provides an opportunity for development to be designed to continue to allow for recreational use, access permeability to be maintained and footpath and cycle connections to be enhanced. The allocation</p>	Amend policy M7 to seek appropriate mitigation of any impacts	<p>The first paragraph of the policy now states: "<i>Development proposals will be required to submit an Environmental Statement to assess impacts on the environment and identify appropriate mitigation on matters including:</i></p> <ul style="list-style-type: none"> <li>• <i>Landscape and Visual capacity;</i></li> <li>• <i>Ecology;</i></li> <li>• <i>Drainage and Coastal Flooding;</i></li> <li>• <i>Archaeology and Cultural Heritage;</i></li> <li>• <i>Noise and Odour; and</i></li> </ul>

Policy	Environmental Impact	Mitigation	Change made
	<p>provides an opportunity for development to be designed to respond to the sites distinctive character and setting with a gradual change in landscaping and buildings across the site from west to east and for SUDS to be integrated with pedestrian/access routes, landscaping and amenity areas.</p> <p>Whilst site complies with TAYplan locational priorities to focus development within settlement boundaries, development will have an impact on the landscape character and setting of Montrose. However this is not regarded as significant.</p>		<ul style="list-style-type: none"> <li>• <i>Traffic and Transport."</i></li> </ul>
M8	<p>Whilst the site will have an impact on the local environment these effects are not regarded as significant.</p> <p>The site has capacity to provide high quality business park, accessible to main road network and is well related to public transport and Charleton Road Core Path. The site is immediately adjacent to existing employment area making best use of existing infrastructure and is within easy walking and cycling distance to existing and proposed housing areas in north Montrose and Hillside, tourist facilities to the north and accessible to recreational areas to the east.</p> <p>The site has well established boundaries which provide visual and physical containment and provide opportunities for enhancement of green network.</p> <p>Whilst site complies with TAYplan locational priorities to focus development within settlement boundaries, development involves greenfield land adjacent to development boundary as no alternative options</p>	No further mitigation identified	

Policy	Environmental Impact	Mitigation	Change made
	available.		
<b>M9</b>	<p>Redevelopment of a brownfield makes best use of existing resources and provides opportunity to enhance the amenity and character of the surrounding area.</p> <p>The site is accessible to a range of services and facilities by a variety of modes of transport including walking, cycling and public transport.</p> <p>This policy is unlikely to have any negative environmental impacts.</p>	No further mitigation identified	
<b>M10</b>	<p>The allocated site is within reasonable walking and cycling distance to existing and proposed housing development and is accessible by public transport. Site</p> <p>The site has well established boundaries, is immediately adjacent to existing cemetery facilities and forms a logical extension to existing provision. Landscape framework around the site provides opportunity for green network enhancement.</p> <p>This policy is unlikely to have any negative environmental impacts.</p>	No further mitigation identified	
<b>E1</b>	<p>The site allocated does not affect any known international, national or locally important designated site or species.</p> <p>The allocated site is located on the upper kame terrace immediately adjacent to the built up edge of Edzell. The site has a good level of visual containment and good connectivity to the built up area and</p>	No further mitigation identified	

Policy	Environmental Impact	Mitigation	Change made
	<p>village core.</p> <p>Development in this location would respect the landscape character of Edzell and provide an opportunity for a grid iron layout which is a distinctive feature of the village.</p> <p>Site is bounded by woodland path along River North Esk, recreational areas to the west and is close to Edzell woods to the south. There is potential to increase biodiversity and reinforce habitat linkages through new landscaping.</p> <p>Whilst land allocation respects the landscape setting of Edzell it involves use of agricultural land as no alternative options available.</p>		
<b>E2</b>	<p>Site is within reasonable walking and cycling distance to residential areas and other facilities in Edzell and is accessible by public transport. Nature of development proposed would contribute to local economy, provides opportunity for important community facility and would improve amenity of the area.</p> <p>The site has boundaries with open countryside, green open space and woodland and is close to Whishop Burn footpath. This framework provides opportunity to extend green network provision.</p> <p>This policy is unlikely to have any negative environmental impacts.</p>	No further mitigation identified	
<b>Fk1</b>	Policy not subjected to SEA		

Policy	Environmental Impact	Mitigation	Change made
<b>Fk2</b>	The redevelopment of this former school will have local environmental effect, retaining an important local building in terms of townscape and social terms. Its proposed use will provide social, business and residential opportunity in the heart of the village with easy access to all. The buildings may provide bat roost.	Fk2 add text – bat survey may be required.	The policy has been amended to state that proposals should consider the need for a bat survey.
<b>L1</b>	Potential positive impacts on biodiversity, flora and fauna, water, climatic factors, population, human health, air, and material assets. There are uncertain impacts on soil and landscape which will be determined through the development management process. This policy is unlikely to have any negative environmental impacts.	No further mitigation identified	
<b>L2</b>	<p>The site has the capacity to provide a high quality residential environment and is accessible to the adopted road network and can be further accessed by a variety of modes of transport, including walking, cycling and public transport. These modes of transport all provide potential to link to a range of facilities and services (including health, education, recreational and employment opportunities) within the village.</p> <p>The site provides further opportunities to enhance the existing village setting of Letham with opportunities to enhance biodiversity.</p> <p>SUDs schemes also provide opportunity for habitat creation and enhancement.</p> <p>Unknown impacts on impact of odour from chicken factory close-by. This detailed issue will be considered</p>	<p>Amend policy to include requirement for submission of a Flood Risk Assessment.</p> <p>Amend policy to include requirement for submission of an Odour Impact Assessment.</p>	The final bullet of the Policy has been amended to set out that Proposals should include supporting information including a Flood Risk Assessment and an Odour Impact Assessment.

Policy	Environmental Impact	Mitigation	Change made
	during the Development Management process.		
<b>L3</b>	<p>The site provides further opportunities to enhance the existing village edge of Letham with additional structural planting and landscaping to enhance biodiversity.</p> <p>SUDs schemes also provide opportunity for habitat creation and enhancement.</p> <p>Use of prime quality agricultural land, although the proposal is in accordance with TAYplan Strategic Development Plan and consideration of options at the Main Issues Report indicated that there was insufficient brownfield land to meet the housing land requirements.</p> <p>Unknown impacts on flood risk and impact of odour from chicken factory close-by. These issues of detail will be considered during the Development Management process.</p> <p>Unknown impact on whether a development proposal would use recycled or recovered materials.</p>	<p>Amend policy to include requirement for submission of a Flood Risk Assessment.</p>	<p>A requirement for a flood risk assessment has been included in the final bullet.</p>
<b>L4</b>	<p>The site provides further opportunities to enhance employment opportunities and the existing village edge of Letham with additional structural planting and landscaping to enhance biodiversity and integrate with adjacent development.</p> <p>SUDs schemes also provide opportunity for habitat creation and enhancement.</p> <p>Development of the site would use prime quality agricultural land, although the proposal is in accordance with TAYplan Strategic Development</p>	<p>Amend policy to include requirement for submission of a Flood Risk Assessment.</p> <p>Amend policy to include reference that an Odour Impact Assessment may be required depending on the types of employment/business uses proposed.</p>	<p>The policy has been amended to state that " <i>Development proposals should be supported by a Flood Risk Assessment and a Drainage Impact Assessment. In addition, an Odour Impact Assessment may also be required depending on the types of business / employment uses proposed.</i> "</p>



Policy	Environmental Impact	Mitigation	Change made
	<p>Plan and consideration of options at the Main Issues Report indicated that there was an opportunity to extend the current provision of employment opportunities, adjacent to current business uses.</p> <p>Unknown impacts on flood risk and impact of odour from chicken factory close-by. These issues of detail will be considered during the Development Management process.</p> <p>Unknown impact on whether a development proposal would use recycled or recovered materials.</p>		
N1	<p>The development site provides further opportunities to enhance the existing urban edge of Newtyle with additional structural planting and landscaping to enhance biodiversity.</p> <p>Sustainable Urban Drainage System's also provide opportunity for habitat creation and enhancement.</p> <p>The site utilises prime quality agricultural land. However, the proposal is in accordance with TAYplan and consideration of options at the Main Issues Report indicated that there was insufficient brownfield land to meet the housing land requirements.</p> <p>Unknown impact on whether a development proposal would use recycled or recovered materials.</p>	No further mitigation identified	
N2	<p>The development site provides further opportunities to enhance the existing urban edge of Newtyle with additional structural planting and landscaping to enhance biodiversity.</p> <p>Sustainable Urban Drainage System's also provide</p>	No further mitigation identified	

Policy	Environmental Impact	Mitigation	Change made
	<p>opportunity for habitat creation and enhancement.</p> <p>The site utilises prime quality agricultural land. However, the proposal is in accordance with TAYplan and consideration of options at the Main Issues Report indicated that there was insufficient brownfield land to meet the housing land requirements.</p> <p>Unknown impact on whether a development proposal would use recycled or recovered materials.</p>		
<b>Ba1</b>	Potential positive impacts on population, human health and cultural heritage. This policy is unlikely to have any significant negative environmental impacts.	No further mitigation identified	
<b>G1</b>	<p>There are no significant or localised environmental effects as a result of this land allocation. Development proposals need to take account of the Glamis Conservation Area through the use of high quality design and materials.</p> <p>The site has the capacity to provide a high quality local employment/tourism/residential environment and is accessible and can be further accessed by a variety of modes of transport, including walking, cycling and public transport. These modes of transport all provide potential to link to a range of facilities and services within the village and the towns of Forfar and Kirriemuir.</p> <p>The site provides an opportunity within the built up area of Glamis to enhance and support the existing role and function of the village local with employment/tourism/limited residential related</p>	<p>Amend policy to include reference for landscaping/planting to be incorporated as part of development proposals.</p> <p>Amend policy to include reference to creating green network/footpath linkages to enhance biodiversity</p> <p>Amend policy to include reference for requirement for a Drainage Impact Assessment to be submitted.</p>	<p>Policy now states: "<i>Proposals should also incorporate appropriate landscaping, footpath and green network linkages and have regard to the amenity of surrounding properties.</i>"</p> <p>The Policy now states that supporting information including a Drainage Impact Assessment will be required.</p>

Policy	Environmental Impact	Mitigation	Change made
	<p>development.</p> <p>The site provides further opportunities to enhance the existing village setting of Glamis with opportunities to enhance biodiversity through additional planting/landscaping and green/footpath networks.</p> <p>SUDs schemes also provide opportunity for habitat creation and enhancement.</p> <p>Limited capacity at Glamis WWTW.</p> <p>This policy is unlikely to have any negative environmental impacts.</p>		
<b>LG1</b>	<p>Development Letham Grange will have a limited and local environmental impact. There are potential benefits from the reuse of the Listed Buildings and potential woodland management of the site. Development proposals, however, may result in the loss of mature woodland or trees and local environmental impacts. The LDP policy addresses this through a range of measures to protect and enhance the environmental quality of Letham Grange.</p>	No further mitigation identified	
<b>Pd1</b>	<p>Potential positive impacts on population, human health and cultural heritage. This policy is unlikely to have any negative environmental impacts.</p>	No further mitigation identified	
<b>St1</b>	<p>Redevelopment of the site would enhance the townscape character and vibrancy of this part of Angus. The development site would have clearly defined boundaries and would relate to the existing pattern of development. There are opportunities to</p>	No further mitigation identified	

Policy	Environmental Impact	Mitigation	Change made
	<p>enhance the existing urban edge.</p> <p>The development site has the capacity to provide a high quality residential environment and is accessible and can be further accessed by a variety of modes of transport, including cycling and public transport. These modes of transport all provide potential to link to a range of facilities and services (including health, education, retail, recreational and employment opportunities).</p> <p>The development site provides further opportunities to enhance the existing urban edge with retention of existing but with development of additional structural planting and landscaping to enhance biodiversity.</p> <p>Unknown impact on whether a development proposal would use recycled or recovered materials.</p> <p>This policy is unlikely to have any negative environmental impacts.</p>		
<b>Wv1</b>	<p>This policy is designed to protect the Woodville area north of Arbroath from incremental suburbanisation while permitting local agriculture and horticulture businesses to develop. It is a protective policy designed to protect the local character of the area.</p>	No further mitigation identified	
<b>ALL</b>	<p>LDP policies address design, amenity and carbon emissions and the reuse and recycling of materials but a wider energy efficiency and low carbon policy would be useful.</p>	<p>Amend Policy PV11 and associated text to include reuse and recycling of materials, micro siting etc part of a wider energy efficiency climate change adaptation policy.</p>	<p>PV11 has been amended to include a final paragraph which states:</p> <p><i>"Development proposals should also consider energy efficiency measures where possible including:</i></p> <ul style="list-style-type: none"> <li><i>siting, form, orientation and layout of buildings to maximise solar gain, natural</i></li> </ul>

Policy	Environmental Impact	Mitigation	Change made
			<ul style="list-style-type: none"> <li><i>ventilation and light;</i></li> <li><i>the use of landscaping and boundary treatment to modify temperature extremes such as shelter belts; and</i></li> <li><i>the re-use and/or local sourcing of building materials."</i></li> </ul>