

# ANGUS LOCAL PLAN REVIEW

## SUPPLEMENTARY PLANNING GUIDANCE SEAFORTH HOTEL SITE, ARBROATH

The Seaforth site occupies a prominent position on the Arbroath seafront and is a sensitive site. Located on the western approaches to the town centre and accessed directly from the A92, the site, extending to approx 0.6ha, is situated on the south side of Dundee Road at the east side of the junction with Queens Drive. Land uses in the immediate surrounding area are predominantly recreational with large areas of public open space forming part of the Common/West Links and other leisure/sporting attractions adjacent to the site.

Taking account of historical and current planning policy Angus Council consider that the following development guidelines are appropriate:

### DEVELOPMENT GUIDELINES

This important seafront location presents a unique opportunity for regeneration with **a vision** to secure a land mark development that will complement the existing uses and be an attraction in its own right that enhances the wider area.

- Residential development is not considered an appropriate land use on the Seaforth site;
- The preferred use for the site is Class 7\* (hotels and hostels) but restricted to a hotel or travel lodge type development;
- Other uses under Class 11 (assembly and leisure) may be acceptable where these complement existing provision of leisure or recreation facilities within the town;
- The Council is keen to secure a design solution that can make a positive contribution to this important seafront location. Developers will be encouraged to submit a design statement with any development proposal, setting out how they have taken into account the principles set out in Finalised Local Plan Review Policy 3: Design Quality. This recognises that new development should add to or improve the local environment;
- Building height should be to a maximum of 3 storeys. In terms of off-street car parking, provision should be based on the Council's road standards;
- Principles of sustainability should be incorporated into design solutions, minimising waste during construction, ensuring that waste management requirements are met and that priority is given to energy efficiency measures including reduction of carbon emissions and use of locally sourced materials.