



a rural charrette to explore  
future of South West Angus

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## Executive Summary



Angus Council, with funding from The Scottish Government, have commissioned eight charrettes over the last 2 years: Brechin (2015), Carnoustie (2015) Forfar (2015), Arbroath (2016), Montrose (2016), Kirriemuir (2017) and, Monifeith (2017).

Hear Here is the latest in a series of placemaking events. In contrast to previous charrettes in Angus, the Muirhead, Birkhill & Liff charrette was located within a rural area, rather than a Town Centre. The charrette focussed on the Muirhead, Birkhill & Liff Community Council Area in the South West of Angus - bordering Dundee City Council to the East, and Perth & Kinross Council to the West and South.

The area is well liked by the residents and local business owners who enjoy and benefit from:

- Location, easy access to both Dundee and Perth
- Beautiful scenery and access to the "great outdoors"
- A great place to have families, commute and live

Major concerns within the area include:

- Lack of Digital Connection, mobile signal and slow home internet speeds
- Safety and speed on the roads and suitability of paths for walking and cycling
- Access to education, leisure and culture amenities, and local authority services
- How development will impact the predominantly rural area in the future
- Local economic opportunities

Hear Here was held in May 2017 with workshops and drop-in sessions covering four key themes:

- Digital Connectivity
- Roads & Transport
- Service Access
- Local Development

The ambition of the outcomes within this report are to create a resilient community and an area that provides opportunities to those living, working and growing up

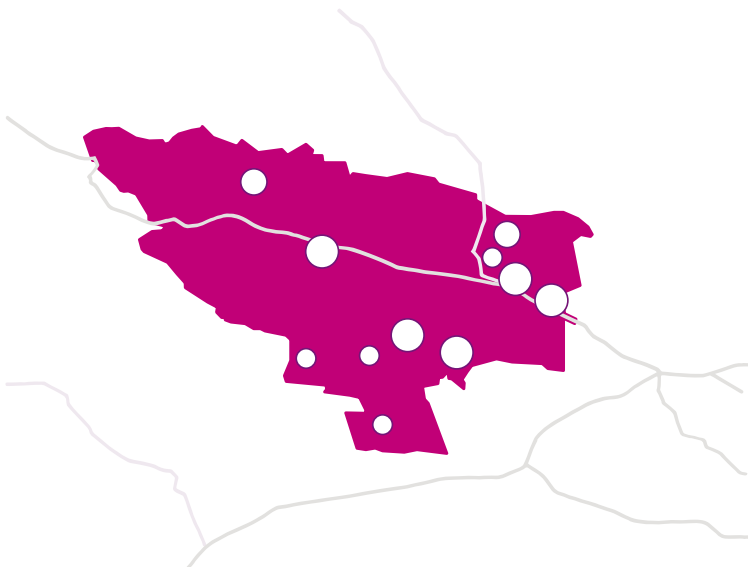
there. Key results include:

- Provision of secure, high speed connections to support learning, local business, access to services and wider communities
- Safer, more people friendly spaces and travel routes that connect people between villages
- Better access to culture, health & wellbeing and leisure services across South West Angus alongside support for existing volunteer run services that currently fill the gap
- Vibrant, multi-use community spaces at the heart of the South West Angus community
- A sheltered public space that allows people, and young people, to come together
- Full access to local authority services through cross-boundary and expansion of Angus Council services into the area
- Both existing & new initiatives are supported by local communities who have more chances to come together than ever.

## Introduction

The Muirhead, Birkhill and Liff Charrette is the latest in a series of charrettes delivered for Angus Council, linked to the development of the Angus Community Planning partnership's Locality Plans. The Muirhead, Birkhill and Liff Charrette took the form of Hear Here : a series of creative conversations, activities and events to explore the strategies for the future of the South West of Angus rural and suburban area.

This charrette is the first polycentric charrette (*see diagram below*) within Angus and looked to test the charrette



*Polycentric Charrette Area with eleven village centres*

approach in a more dispersed rural area. The Muirhead, Birkhill and Liff area was selected due to its location. The area is both remote from Angus Council's main service points in the Burgh Towns, and in close proximity to two other local authority areas: Dundee City Council and Perth & Kinross Council.

The geographical remit included several villages along the boundary of Dundee and Perth & Kinross Council areas in the South West of Angus. The boundary area is in line with the Muirhead, Birkhill and Liff Community Council area (*see map overleaf*) and includes the villages of: Backmuir of Liff; Balruddery; Berryhill; Birkhill; Dronley; Flocklones; Fowlis; Liff; Lundie; Muirhead and Piperdam.

The consultation process was conducted in two main stages. The pre-charrette engagement and desk based research used worksheets to collect the thoughts and opinions of local residents. The outcomes of these engagements were then used to establish four key themes which informed the

Hear Here toolkits and workshop design.

The four key themes were Transport & roads; Service Access; Local Development and Digital Connectivity. These were explored through open community workshops and discussions which took place across four days in May 2017.

Hear Here had a base at the Birkhill Millenium Hall, an accessible space located in the heart of Muirhead & Birkhill.

As the charrette was focussed on a larger rural area, it was important to provide opportunities for residents

and businesses across South West Angus to engage. The team moved across the boundary area to three additional locations: Lundie Hall; Liff Primary School and Fowls Hall.

### Team

Pidgin Perfect were the lead partner in the Charrette process for South West Angus. Pidgin Perfect assembled a team of consultants and experts to support the aims and ambitions of this rural charrette process. This included:

**Nick Wright Planning** - Nick Wright is a qualified

planner and facilitator who has led on 8 other charrettes across Scotland as well as many other town centre studies. Nick was a member of the Scottish Government Town Centre Review External Advisory Group (Fraser Review) and co-author of the Scottish Government's Town Centre Toolkit; and is 2017's Convenor of the Royal Town Planning Institute in Scotland.

**Willie Miller Urban Design** - Willie Miller is a strategic designer, planner and urbanist with extensive experience working on multi-disciplinary teams throughout UK, Europe and the US. Willie has led on the design elements of ten Scottish design Charrettes, including Tranent, Dunblane, Blairgowrie, Lennoxton and Prestwick.

Willie is highly experienced in dealing with town centre and small town issues from street design and historic environments through to health and social care. His expertise encompasses, urban design, street design, landscape design, historic environments, health and social care.

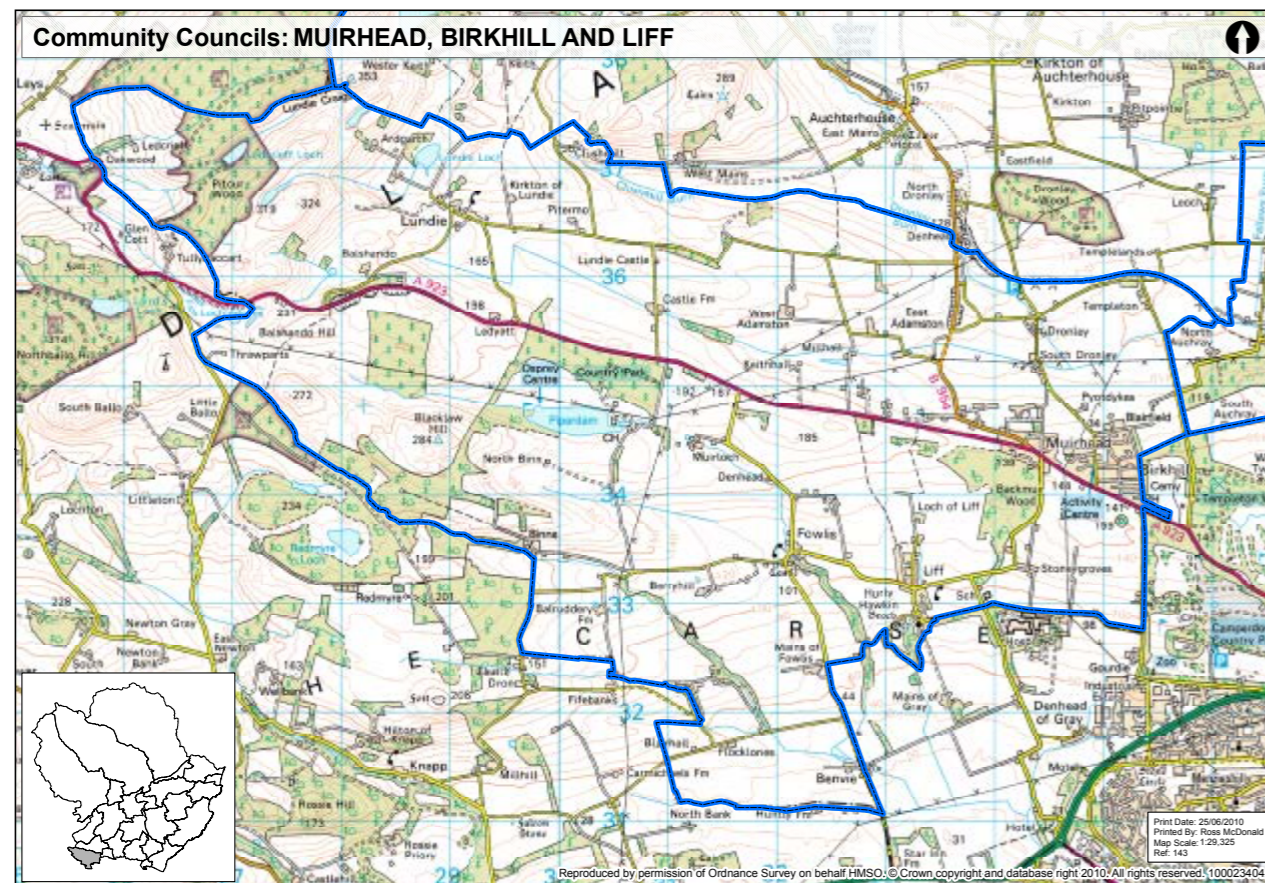
**John Gilbert Architects** - Matt Bridgestock is an experienced practitioner who has led innovative architectural and planning projects. He has worked on

projects from rural housing design to inner city housing and urban regeneration, and has plenty of expertise in designing, funding and delivering housing projects in challenging circumstances.

Matt is accredited by the RIAS in sustainable design and is a certified Passivhaus designer. He is chair of Scottish Ecological Design Association, a member of Development Trusts Association Scotland and the Scottish Parliament Cross Party Group on Architecture.

**Patricia Fleming Projects** - Patricia Fleming has significant experience in developing cultural strategies which communicate distinct local identities. She regularly advises the Scottish Government on how to capitalise on the cultural heritage of places around Scotland.

Patricia has been the arts, culture and tourism consultant on several major regeneration projects across Scotland, it is her knowledge of small towns in Scotland and how to maximise their cultural assets that Patricia brings to charrette programmes.



Muirhead, Birkhill & Liff Community Council Area and South West Angus Charrette Boundary



## Approach

Pidgin Perfect designed the Hear Here process, created bespoke workshop toolkits and facilitated the discussions with involvement from the team of consultants. The consultants were present for workshops, as well as talking with community members and conducting independent site research to support the solutions and visions discussed.

The team made a decision to be constructively optimistic, and to strive for creative solutions to specific needs, encouraging a positive engagement in the process from all members of the community. This was backed up with a design and facilitation ethos that was deliberately informal to allow for community-led outcomes supported by experts, not led by them.

The brief for this charrette outlined the following as Angus Council's aims and ambitions for this process:

1. A shared long-term vision and strategy for the future of South West Angus is developed. This will be set within the wider context of the Camoustie, Monifieth and Sidlaw Locality
2. The vision and strategy will build on the agreed assets and strengths of the area and the challenges and opportunities it faces

3. Consideration will be given to the unique needs of the settlements within the Community Council area and to their dependencies and inter-dependencies
4. Commitment - of people, organisations and agencies with a stake in the future of SW Angus - to delivering outcomes is required to achieve the vision
5. A clear, agreed, set of objectives is created for the development of South West Angus in the next decade, and set within an initial programme for action
6. Consideration that strategic decision making and planning for South West Angus is informed and influenced by documents including: The Locality Outcome Improvement Plans for Angus; Camoustie Monifieth and Sidlaw Locality Plan; Angus Community Planning Partners' agency plans; Angus Local Development Plans; Housing Plans and other significant local policies and plans.

### Muirhead, Birkhill & Liff

**Geography & Population** - the charrette area is situated on the north western periphery of Dundee and forms the South Western corner of Angus Council local authority area. The area is a mixture of rural farming and residential homes serving a vibrant commuter habitat for Dundee, Perth and the East of Scotland. There are a number of

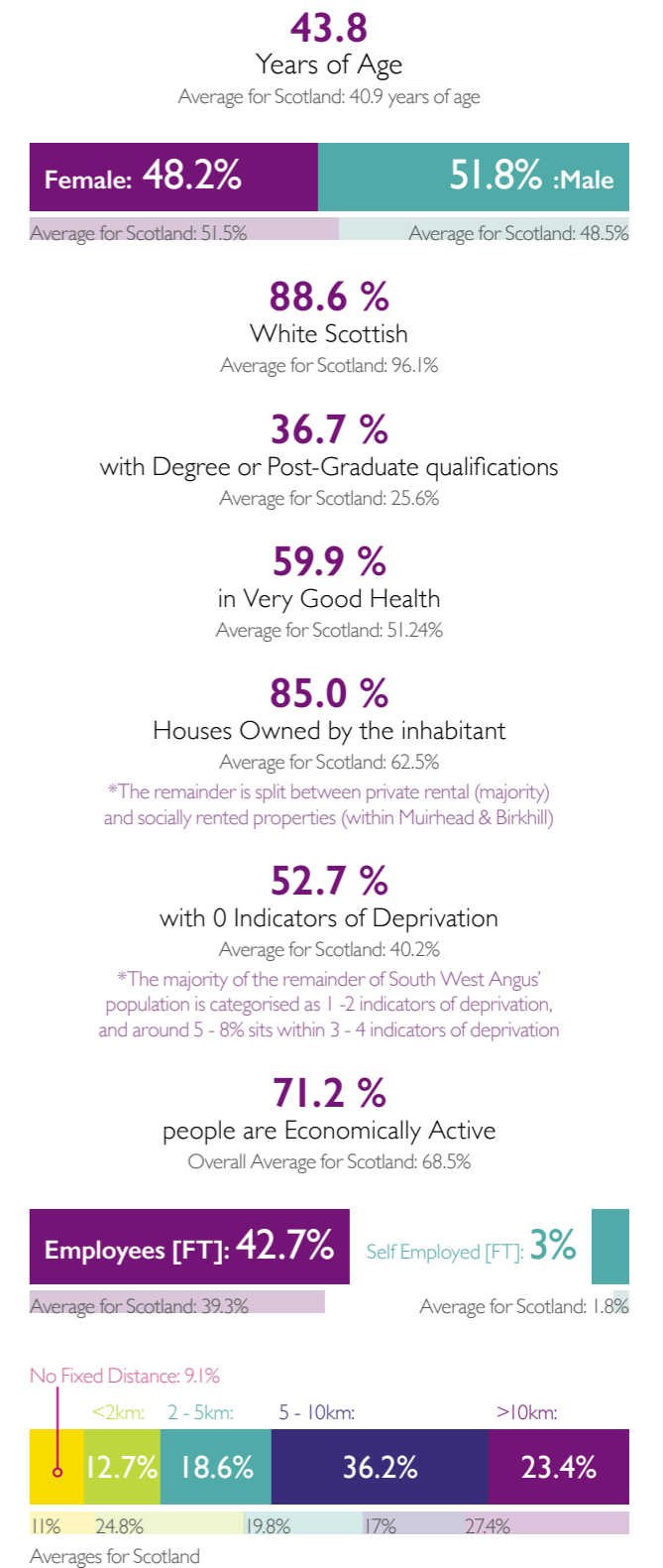
small villages and hamlets within the area and each reflect its own individual nature with a mix of traditional and modern homes both large and small.

Within the area there are several community assets including: four churches, two primary schools, a medical centre, a post office, pharmacy, small supermarket and fuel station, two licensed hospitality premises, a leisure centre and spa, golf course, bowling club, three community-owned halls, a scout hall and numerous farms.

There are approximately 1,900 homes across the eleven villages and hamlets, and surrounding rural area that make up the charrette area. The largest settlements are Muirhead and Birkhill with an approximate population together of 2,160 (2006).

The population of South West Angus has the following characteristics, based on mapping and census data from [www.scotland.datashine.org.uk](http://www.scotland.datashine.org.uk)

**Rural Funding Opportunities** - a key opportunity for the area is to connect into the LEADER funding available through Angus Council, which aims to support rural communities meet strategic aims. LEADER is a European



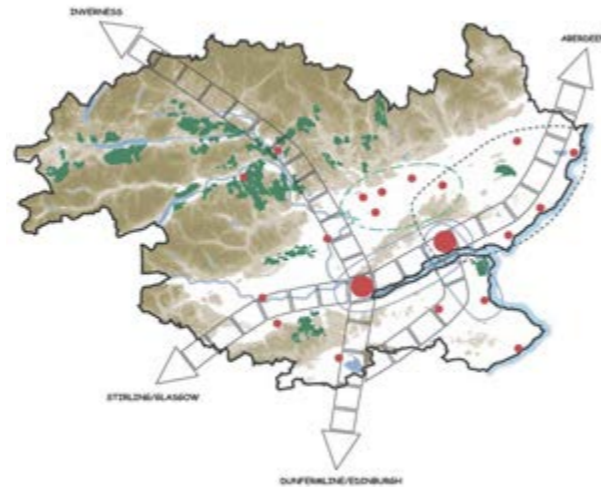
Rural Development programme funded from European and Scottish Government money and is part of the Scottish Rural Development Programme. Angus LEADER has a fund of over £2 million available within rural Angus. The programme will run until all funds are fully committed or up to the point the UK leaves the EU whichever comes first. Grants are awarded by the Angus Local Action Group to projects that support the delivery of the Local Development Strategy.

Successful applicants need to show how their project will help to deliver one or more of these strategic objectives:

- Build Community Capacity
- Improve Connectivity
- Develop Community Assets & Facilities
- Strengthen Local Economy

Further details can be found at [www.angusleader.co.uk](http://www.angusleader.co.uk)

**Tay Cities Deal** - the Tay Cities Region represents 10% of Scotland's population, these people, their skills, ambition and innovation will secure the future of our economy. The Tay Cities Deal aims to take a collaborative approach to sustainable economic growth that will deliver a smarter, fairer place. The cities of Perth and Dundee play a key role in moving this forwards, and the connection to the



*Tay Cities Deal Area and connections to the rest of Scotland*

County of Angus, its history and landscape will make a vital contribution to economic productivity and regional placemaking. The Tay Cities Deal focuses on growth in:

- Tourism
- Cultural, Creative & Digital Industries
- Food & Drink
- Financial & Business Services
- Clean Technologies & Renewables
- Life Sciences

through investment in the skills of the region people, their businesses and communities. Alongside Angus LEADER, the Tay Cities Deal is a huge opportunity for the communities within South West to harness their expertise and grow the local economy, support SMEs and provide a wealth of funded community driven projects.

Further details can be found at [www.taycities.co.uk](http://www.taycities.co.uk)

**Tackling Inequality** - alongside the implementation of the Community Empowerment Act (ECA) Angus Council and the Community Planning Partners are working to explore and implement resilience within the communities of Angus to reduce and tackle inequality across the county.

This will include the examination of service delivery, in the context of Angus Council being digital first by 2020, to create ease of access, reliable and consistent approaches and working pro-actively.

### **Reporting**

Drawn from the consultation process, this report highlights four key themes which participants felt needed to be addressed in order for South West Angus to have a positive and vibrant future.

In order to address the needs of the area in a sustainable way, this report contains a number of recommendations for short, medium and long term projects and outcomes that range from very temporary interventions and minor changes, to more significant design and planning led outcomes.

The team has endeavoured to ensure that the outcomes are realistic and deliverable. This has involved significant discussions with several departments within Angus Council to align this report with other initiatives and plans already underway across Angus, and the Tay Cities area.

# PRE-CHARRETTE

Alongside meetings, desk research and site visits, the community focussed pre-charrette toolkit aimed to gather answers to a range of simple questions that would allow the team to develop thematic workshop tools that helped to frame deeper conversations.

The worksheet utilised The Scottish Government's Place Standard Tool as a basis for evaluating South West Angus against the "How Good is Our Place" model and to identify areas where residents, local businesses, young people and stakeholders would be keen to see improvements and change. Participants marked several topics from 0 (unsuccessful) to 7 (highly successful) as well as answering subjective and qualitative questions around their perceptions of where they lived, worked and went to school.

The worksheets were distributed through several different groups and organisations:

1. Liff and Birkhill Primary Schools were provided with posters, flyers and worksheets to be sent home to parents through bookbags;
2. Members of the Community Council and the Angus Council Communities Team were given copies to distribute to neighbourhoods across South West Angus;
3. Key local community venues, including the four charrette venues were provided with posters, flyers and worksheets for users to fill in on premises.

There were several collection points across South West Angus and a significant number of returns were received (see overleaf for details).

Pidgin Perfect also worked with Monifeith High School to run a pre-charrette workshop with their pupils from the charrette boundary area. This focussed on the key themes and helped provide a dedicated point for consultation and involvement of young people.

## Theme Setting Worksheets

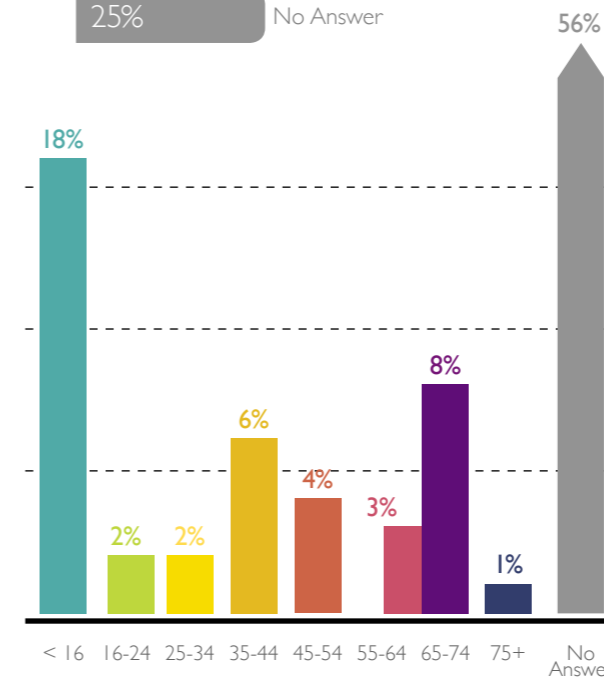
### Participants

**687**  
Responses from across SW Angus

**Female: 37%**

**Male: 39%**

25% No Answer



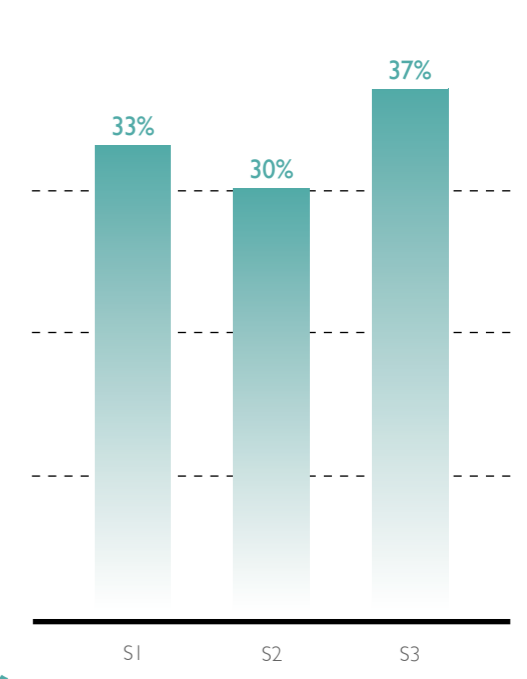
## Monifeith High Workshop

### Participants

**64**  
Participants at pre-charrette school workshop

**Female: 46%**

**Male: 54%**



## Where from?







Responses

**The best things about South West Angus are...**

- 1. Great place to live
- 2. Good location, easy access to Dundee & Perth
- 3. Friendly people
- 4. Beautiful scenery / walks and access to the great outdoors
- 5. Fresh air

“ We are surrounded by wonderful scenery. Lovely little villages with easy access to the whole of Central Scotland

**What most needs to change where you live?**

“ speed of traffic and heavy traffic through villages

“ speed & reliability of broadband and mobile internet

“ people’s attitudes, & their level of involvement in village life

“ the state of roads and paths

**What are the biggest opportunities in South West Angus?**

- 1. Farming development
- 2. Developing the footpath network
- 3. Being part of a real community
- 4. Connection to the great outdoors

“ Supporting overworked volunteers

“ anything that won’t ruin the area



**What would help make South West Angus better?**

“ More local job opportunities

“ New residential developments could work harder to retain our rural character

“ More funding and support for community projects for kids, young people, adults and the elderly

**The worst thing about where I live is...**

“ I can’t think of anything!

“ Lack of amenities, there is nothing to do

**My favourite places in South West Angus are...**

- 1. The Sidlaws
- 2. Templeton Woods
- 3. Backmuir Woods
- 4. The Birkhill Inn

“ my village and my neighbourhood

“ cycling through the back roads

**I could help make South West Angus better by...**

- 1. Joining in more and offering to do things
- 2. Continuing to join in
- 3. Supporting volunteers

“ Continue to volunteer & do my bit for the village

“ Not sure I can do any more

Unsuccessful 0 1 2 3 4 5 6 Successful

Public Transport



Local Economy



Health & Wellbeing



Education



Facilities & Amenities



Social Interaction



Digital Connection



Identity & Belonging



Feeling Safe



Influence & Control



Housing & Community



Natural Space



## Desk Based Research

During the pre-charrette phase the consultant team conducted desk based research which helped to support and place the community engagement at this stage within the wider context of Angus Council, the Tay Cities Deal and other high level strategies. This included meeting with Community Planning Partners and synthesising many documents and outcomes of previous engagement and research within the area.

Reading List - Documents, Publications and Websites

- **Angus Economic Strategy, 2013 - 2020.** Angus Council; 2013
- **Angus Local Development Plan: Action Programme.** Angus Council; December 2016
- **Angus Local Development Plan.** Angus Council; September 2016
- **Annual Report and Accounts: 2016 - 2017.** NHS Tayside; 2016
- **www.angus.gov.uk**
- **Carnoustie, Monifeith and Sidlaw, Draft Locality Plan Summary.** Angus Council; April 2017
- **Children and Digital Learning Strategy: 2017 -**

**2020.** Angus Council; June 2017

- **Core Path Plans:** for Angus Council (January 2012), Dundee City Council (2013) and Perth & Kinross Council (2012)
- **www.dundeeandanguschamber.co.uk**
- **www.forestry.gov.uk**
- **Get on track around Muirhead.** Sidlaw Path Network with Angus Council; September 2016
- **Local Government Benchmarking Framework: National Benchmarking Overview Report 2015 / 16.** Improvement Service; 2015
- **Local Housing Strategy: 2012 - 2017.** Angus Council; 2012
- **Local People Leading: A Vision for a Stronger Community Sector.** Scottish Community Alliance: Local People Leading; March 2016
- **www.mblcc.co.uk**
- **Next Generation Broadband in Angus.** Farrpoint for Angus Council; May 2017
- **School Investment Strategy: 2017 - 2047.** Angus Council; June 2017
- **State of the Angus Economy.** Draft Report, SQW for Angus Council; January 2016
- **www.sustrans.org.uk**
- **Tay Cities Deal Overview.** Angus Council,

Dundee City Council, Fife Council, Perth & Kinross Council

- **The Tay Cities Deal: Smarter and Fairer.** Angus Council, Dundee City Council, Fife Council, Perth & Kinross Council; 2016
- **Tayside Plan for Children, Young People and Families, 2017 - 2020.** Angus Council, Dundee Council, Perth & Kinross, NHS Tayside and Dundee Partnership; 2017
- **www.taycities.co.uk**
- **Young People and Rural Issues.** Open Space Event Report, Young Person's Rural Parliament; September 2016

## Outcomes & Theme Setting

The outcomes of the pre-charrette worksheets, synthesis of desk based research and conversations had by the consultant team helped define the four key themes that were discussed and developed further during the intensive Hear Here charrette process.

### 1. Digital Connectivity

Understanding the challenges of digital and phone connectivity within South West Angus and exploring solutions to the lack of service. It was clear from the pre-

charrette engagement that the generally poor levels of broadband and mobile access in the area are a source of frustration to businesses and residents alike. Addressing the concerns is of course beyond the ability of the local authority, but it is an area where local communities wish to see improvement. The issue is a constraint on the local economy, acting as a brake on small businesses from farmers to heating engineers.

### 2. Roads & Transport

Exploring active travel, public transport, and connective networks across South West Angus. People with access to a car can enjoy relatively easy access to employment, services and leisure opportunities. But those without a car – particularly young people, elderly people, disabled people and those in poverty – either rely on others for transport, or are isolated. And whilst there are a range of pleasant walking and cycling routes for leisure, the network is rather less comprehensive when it comes to accessing employment or services by sustainable means of transport.

Similarly, the design of much of the road network within local settlement tends to be car-orientated. The A923 though Birkhill and Muirhead, for example, tends to act as a barrier to pedestrian and cycle movement. This theme

of roads and transport is closely linked with the next area (access to services).

### 3. Service Access

Exploring the improvement and enhancement of access to facilities, amenities and local authority services, including: education, health, culture, sport, and support services. It was clear from the pre-charrette discussions that, although the settlements in the charrette area are close to the bright lights and facilities of Dundee, that does not necessarily mean that services are accessible.

Many services are provided on a local authority basis so, for example, high school pupils must travel to Monifieth for education, and the distance makes it difficult for them to access extra-curricular activities. Similarly, recreational and leisure facilities are provided by local authorities, and so the South West Angus area is in many ways an isolated geographical outlier from the rest of the Council area.

### 4. Local Development

Exploring how local economy, growth in nearby cities and speculative development could work within the rural setting of South West Angus. Whilst the first three themes focus on concerns, this final theme is about opportunity: if

South West Angus enjoyed better broadband and mobile, better transport links and better service access – what opportunities might that offer for the local economy to flourish?

# CHARRETTE

Hear Here was held from 18th to 21st May 2017 across South West Angus, participants were invited by mail drop, social media and direct invites through the contact list developed by Pidgin Perfect with Angus Council, Community Planning Partners, and community organisations. Anyone who lives, works, owns a business or is involved with the South West Angus community in any way was encouraged to come along and help build this strategy for the area.

Hear Here events were held in Birkhill, Lundie, Liff and Fowlis, with participants welcome to join at any point and for as long as they wished.

Hear Here also operated a constant drop-in base at the Birkhill Millennium Hall so that anyone who could not make specific workshops or activities would be able to talk to one of our team about their aims, ideas and to share their opinions.



Hear Here Location Map



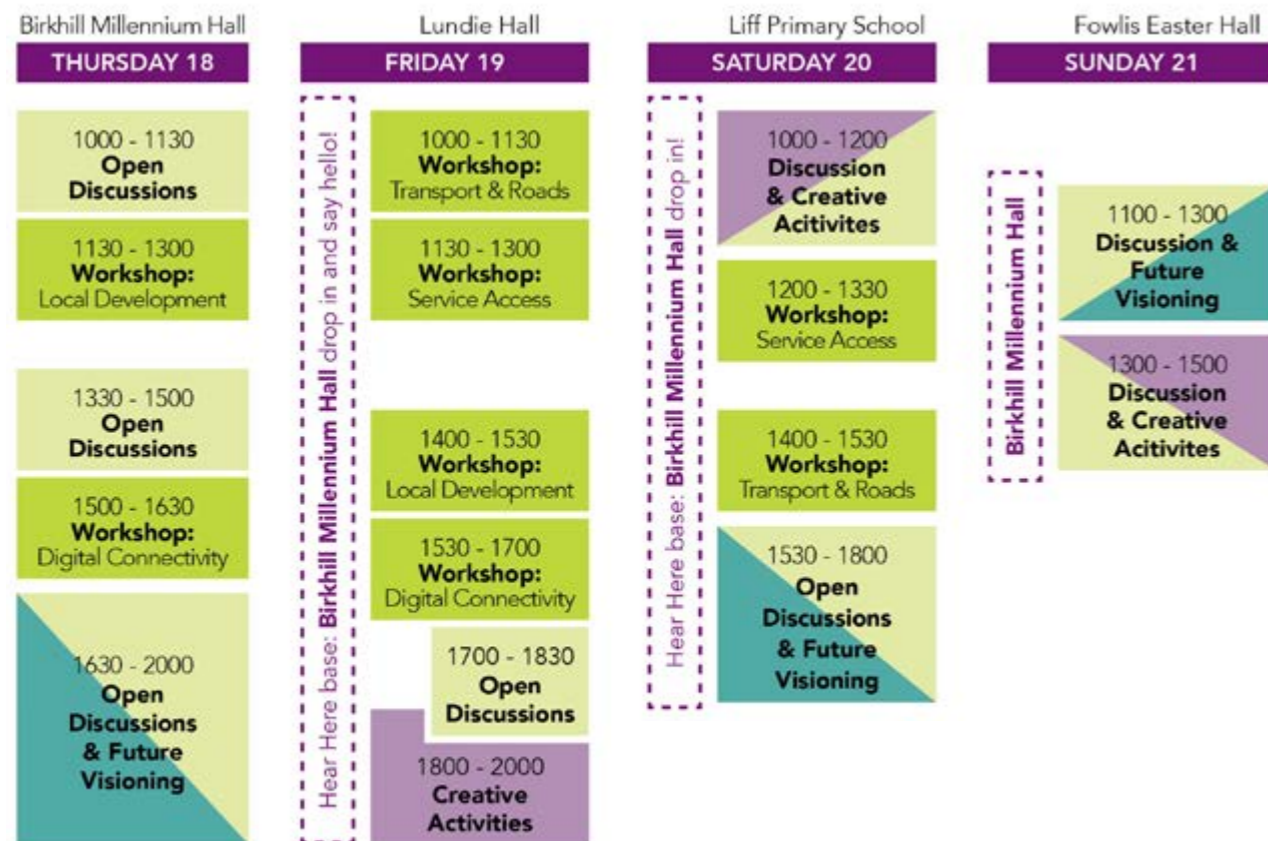
## Consultation Plan

The team developed a facilitation programme which aimed to create numerous, accessible opportunities for South West Angus' community to engage with and contribute to the outcomes of Hear Here. Through structured workshops and open drop-in discussion sessions, the charrette was able to engage a diverse range of participants.

All of the workshops were designed to create an open forum for discussion, regardless of whether or not there was a specific underlying theme. Each workshop made use of creative techniques, visual materials and props, which

allowed people to engage with the project thoughtfully as well as practically, stimulating interest and understanding. During each workshop, Pidgin Perfect ran a loosely facilitated discussion to gather more in depth information and ongoing feedback from the participants; capturing information, ideas and stories.

In our experience a loose facilitation method is most appropriate for this type of engagement as it allows for a variety of group sizes, interests and in most cases, creates opportunities for discussions and connections that may not happen otherwise.



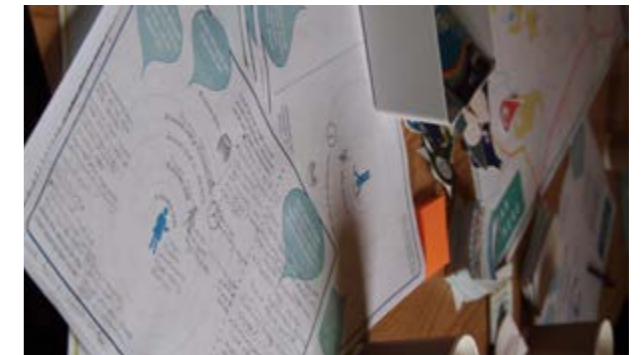
Hear Here Facilitation Plan

## Workshop Toolkit

Pidgin Perfect created a bespoke Hear Here workshop toolkit which empowered participants, uncovered citizen knowledge and used active engagement methods to facilitate conversations with participants. The workshop toolkit included a number of different elements to gather thoughts, information and responses as well as attracting and encouraging participation in an interesting and fun way. Each element of the toolkit was designed for participants to use during workshops, open discussions and visioning sessions either with, or without, the assistance of the facilitator:



Mapping Activity set up at Birkhill Millennium Hall



Concentric Circles exploring community values



Hear Here Postcards



Community & Development Timelines at Liff Primary School



Colourful Map Markers



Manifestos, Concentric Circles and Maps in use during a workshop



Overall

**4**  
days of Hear Here workshops & activities

**4**  
Key themes discussed

**4**  
Locations for Hear Here conversations

**918\***  
People involved across all activities

\*some individuals will be counted multiple times as demographic datasets are counted separately without cross referencing for repeated engagement

**1900**  
Households within charrette area

**1000s**  
Of opinions, ideas & responses

Hear Here 18 - 21 May 2017

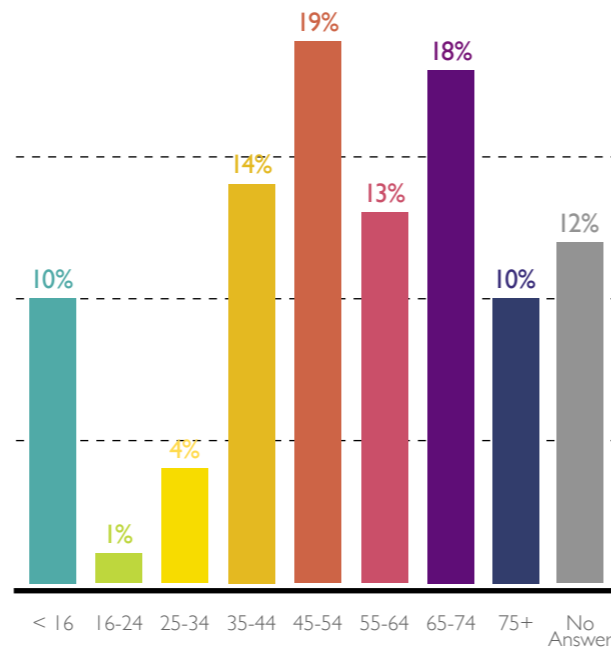
**167**  
People attended Hear Here locations for conversations, workshops and activities

**Female: 46%**

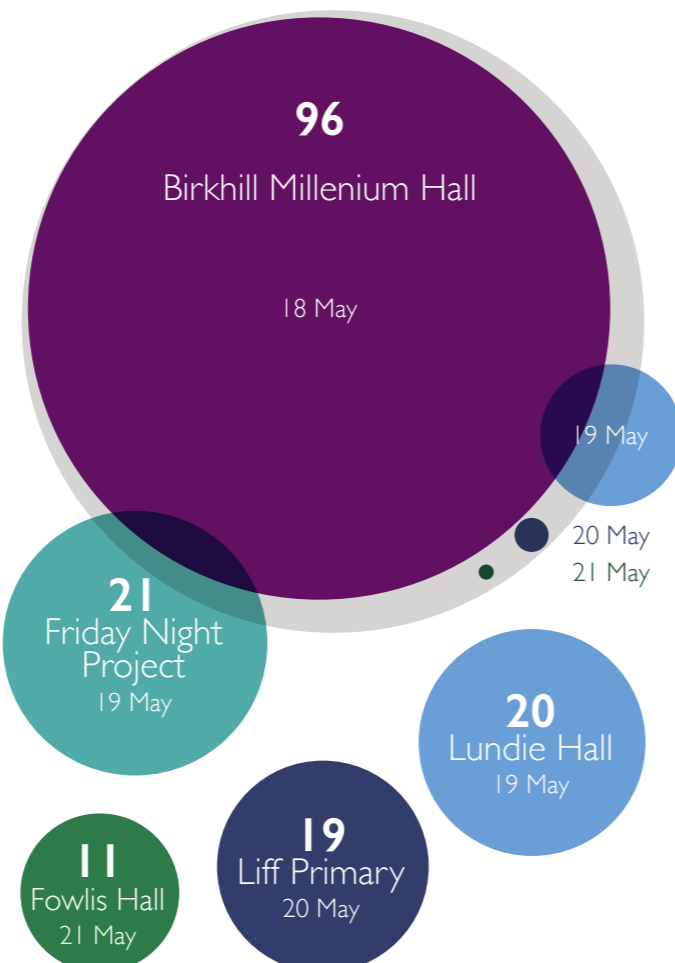
**Male: 46%**

**8%** No Answer

Participant Age Range



Attendance at Hear Here Locations



Thursday 18th May  
Birkhill Millenium Hall  
Setting up Hear Here



Thursday 18th May  
Birkhill Millenium Hall  
Visioning with Consultants



Thursday 18th May  
Birkhill Millenium Hall  
Visioning with Young People





Thursday 18th May  
Birkhill Millenium Hall  
*Stakeholder Workshop*



Friday 19th May  
Lundie Hall  
*Iterative Checking Process*



Friday 19th May  
Lundie Hall  
*Community Workshop*



Friday 19th May  
Lundie Hall  
*Stakeholder Workshop*



Friday 19th May  
Lundie Hall  
*Community Workshop*



Friday 19th May  
Birkhill Millenium Hall  
*Friday Night Project*





**Saturday 20th May**  
Liff Primary School  
*Public Open Discussions*



**Saturday 20th May**  
Liff Primary School  
*Community Workshop*



**Sunday 21st May**  
Fowlis Hall  
*Visioning with Young People*

# OUTCOMES

The following outcomes demonstrate the needs and aspirations of Hear Here participants from the community and stakeholder groups, including the Recall Event held at Muirhead & Birkhill Bowling Club, 22nd June 2017.

## Outcome Funding

A small amount of seed funding for 'quick win' projects and short term outcomes is available from Angus Council. The current allocation of up to £20,000 is to be primarily split between two charrettes: **Hear Here** (South West Angus, May 2017) and **Kirrie Talks** (Kirriemuir, September 2016). Across South West Angus, there are significant opportunities to link with rural LEADER funding to provide partnership, capacity building and expand the outlined available seed funding, by up to 90%, available from Angus LEADER (*more information at [www.angusleader.co.uk](http://www.angusleader.co.uk)*).

In addition, funding can be sought from bodies in Scotland, United Kingdom and Europe. Support from **Angus Council's External Funding Team** can help find alternative

funding sources. Suggested funding sources to support outcomes from Hear Here:

- **The Aberbrothock Skea Trust** grants are available to support charities working with children, medical, wildlife and army and ex-service welfare [fundingscotland.org.uk](http://fundingscotland.org.uk)
- **Angus Council : Community Grant Scheme | Charitable Trust | Community Grant Scheme** [angus.gov.uk](http://angus.gov.uk)
- **Angus Environment Trust** funding from landfill taxes to support projects including: land reclamation, community recycling, public amenities and parks, biodiversity and historic buildings [angusenvironmentaltrust.co.uk](http://angusenvironmentaltrust.co.uk)
- **Angus LEADER** [angusleader.co.uk](http://angusleader.co.uk)
- **Awards for All** funding community-based projects [biglotteryfund.org.uk](http://biglotteryfund.org.uk)
- **BIG Lottery** a variety of funds from £300 to more than £500,000 available to community and voluntary groups and charities

[biglotteryfund.org.uk](http://biglotteryfund.org.uk)

- **Broadband Delivery UK** Grants of up to £3,000 to cover the capital and equipment costs of upgrading your broadband connection

[www.connectionvouchers.co.uk](http://www.connectionvouchers.co.uk)

- **The Coram Trust** funding up to £10,000 for rural communities providing a social impact through community development, housing and regeneration, High priority given to projects involving community ownership in rural areas.

[foundationscotland.org.uk](http://foundationscotland.org.uk)

- **Funding Scotland** [fundingscotland.com](http://fundingscotland.com)

- **Funders Forum** [scotlandfunderforum.org.uk](http://scotlandfunderforum.org.uk)

- **Lethendy Charitable Trust** funding young people in Tayside and north Fife who are raising funds for charitable projects which aid their self development

[fundingscotland.org.uk](http://fundingscotland.org.uk)

- **People's Health Trust** funding is provided for local projects designed and led by local people that help to create fairer places to live, work and age

[peopleshealthtrust.org.uk](http://peopleshealthtrust.org.uk)

- **Stalled Spaces Scotland** providing small grants for projects which deal with empty, underused and vacant land

[gov.scot](http://gov.scot) | [ads.org.uk/stalled-spaces-scotland](http://ads.org.uk/stalled-spaces-scotland)

- **TACTRAN** scheme supports and encourages Travel Planning and travel awareness throughout Tayside and Central Scotland by providing financial assistance to organisations investing in measures aimed at encouraging sustainable travel

[tactran.gov.uk/projects\\_travelplanning.htm](http://tactran.gov.uk/projects_travelplanning.htm)

### Partnerships

Where possible, outcomes are placed within a broader context to help secure funding and support for proposals and actions. Demographically at Ward and Data Zone level the SIMD indicators for the charrette area reflect a comparatively affluent area predominantly within the 30% least deprived in Scotland. In order to secure, the needed, public resources investments made as outcomes of this charrette will need to demonstrate wider benefits.

Partnership working between the local authority, Community Planning Partners, community bodies & organisations, and other partners will be essential in delivering the actions proposed. Not all actions should be seen as the responsibility of the Council: the local authority, for example, has no responsibility for mobile or broadband infrastructure. Equally, community organisations, and bodies run by volunteers within the charrette area, require

support to grow and uncover wider capacity within the community. Working with Angus LEADER these groups could create and finance Community Development Officer roles would help to deliver outcomes from this charrette over the long term.

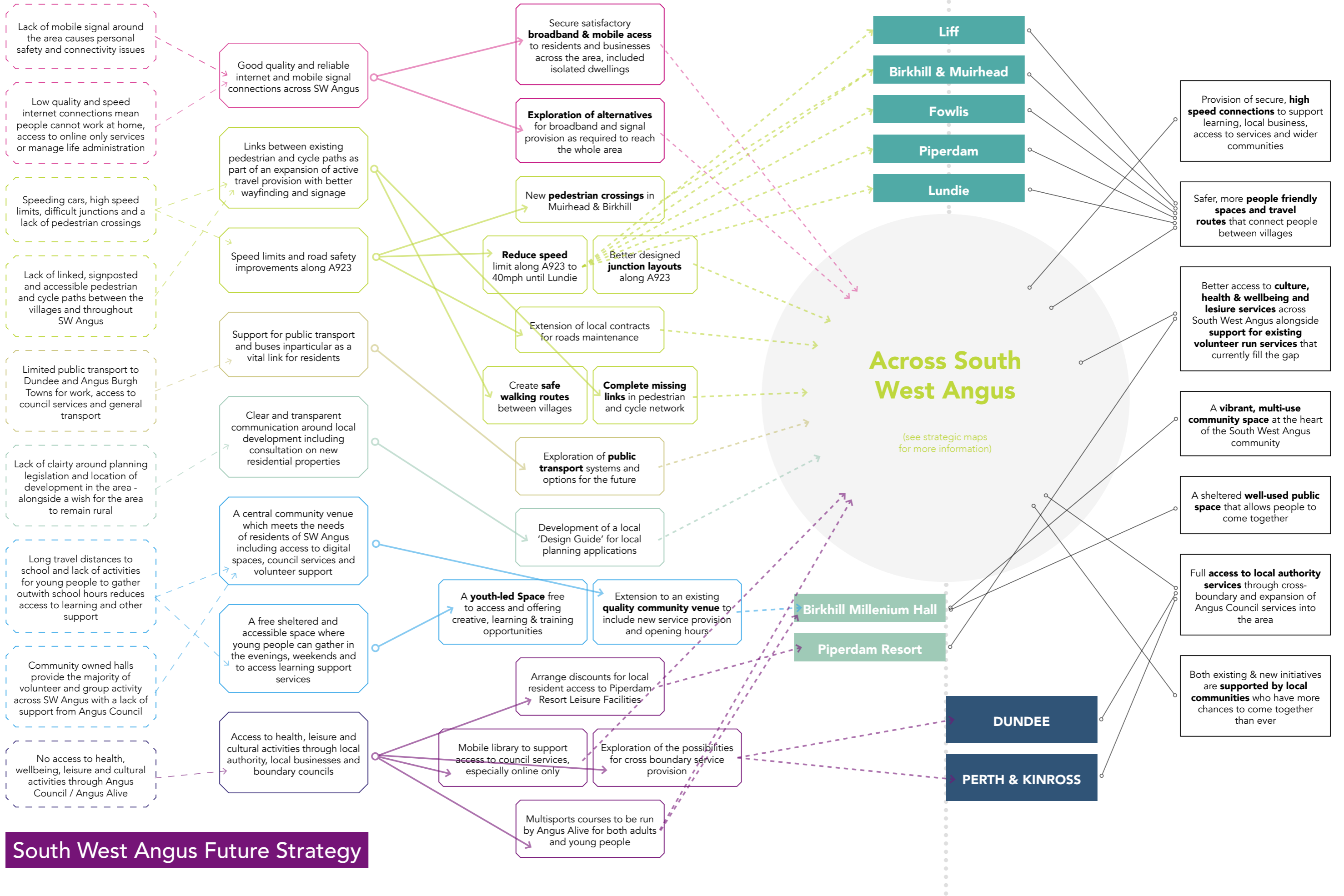
Outcomes outlined in this section are followed by suggestions for responsible partners, funding options and timescale: Now (within 12 months), Short Term (12 months - 5 years), Medium Term (5 - 10 years) or Long Term (10 years +).

# Concerns

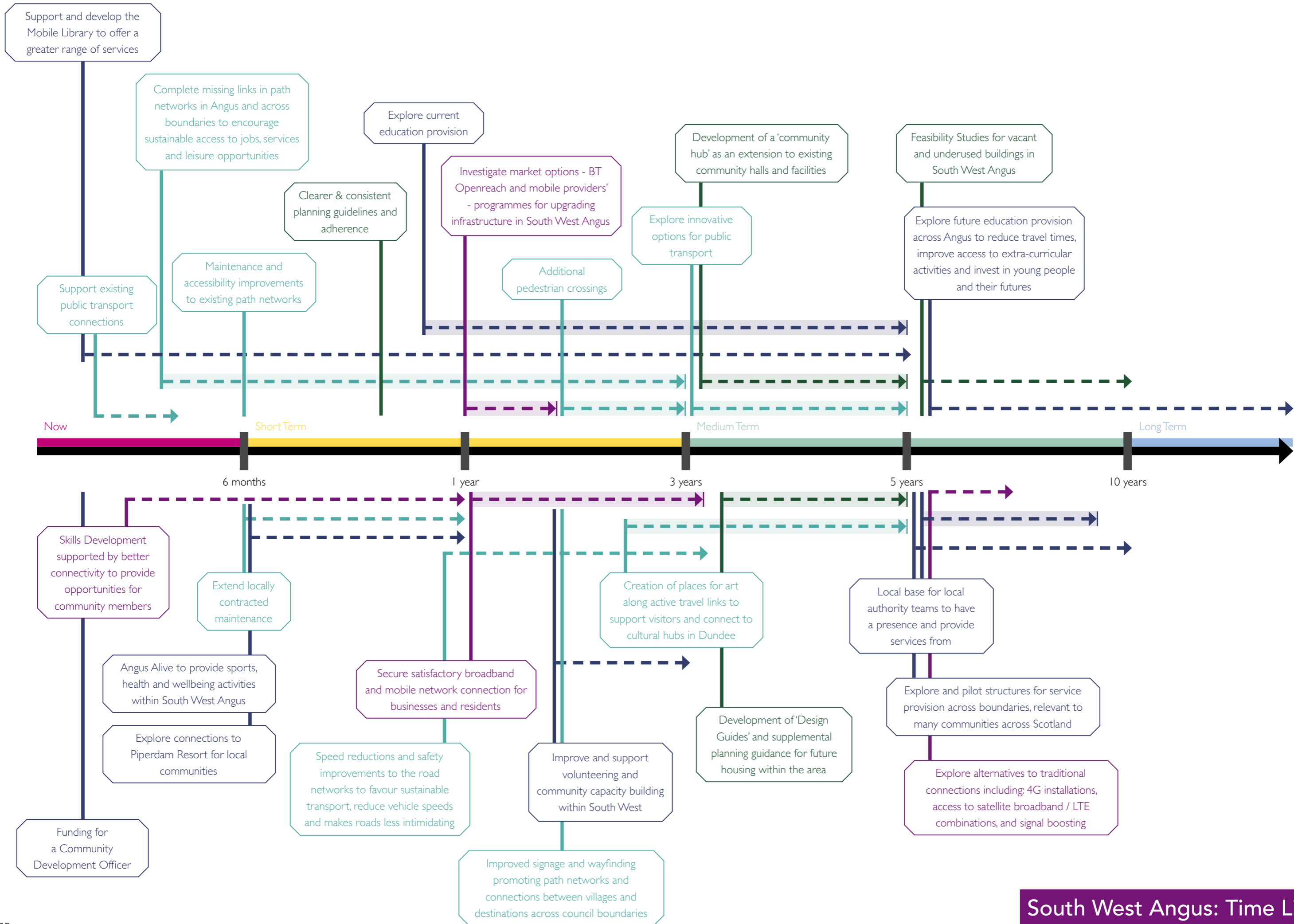
# Needs

# What?

# Results









## Theme I

### Digital Connectivity

#### Concerns & Community Needs

Through Hear Here it was apparent that the lack of mobile connection and satisfactory broadband connection across the South West Angus area causes community members a number of significant concerns. These range from social exclusion and loneliness to safety concerns, and to being unable to work flexibly or access online only services from banks and local authorities.

This concern was a constant across all age ranges. A small minority of participants suggested that they had no issues with the current lack of connectivity, as it allowed for a "quieter life". However, even those participants understood the need for connectivity within the changing landscape of service provision, working culture and management of small business.

#### Options & Solutions

The two key areas for improvement are: better coverage for mobile networks, and increased fibre broadband

connection.

Within Angus Council, there are currently workstreams focussing on the provision of access to fibre connections providing upwards of 30mbps in line with national objectives.

Their research has identified a significant gap in coverage across the 'accessible rural' areas within Angus, where 60% of premises do not currently meet the national objectives for connectivity which impacts on businesses, residents and visitors to these areas.

The Scottish Government objective is for 100% coverage by 2021 and is working towards this deadline across the country. Solutions to this concern require regional and national approaches to address the market failure to deliver connectivity to the accessible rural communities, including South West Angus.

The ongoing research delivered for Angus Council by Farrpoint, highlights a significant number of options for the

delivery of connectivity across Angus, many of which were discussed during the charrette. These include:

- Market Enabled Options
- Council Enabled / Influenced Options
- Community Self-Help Initiatives

Birkhill Primary School is highlighted as a key rural primary school for connection improvements in their report.

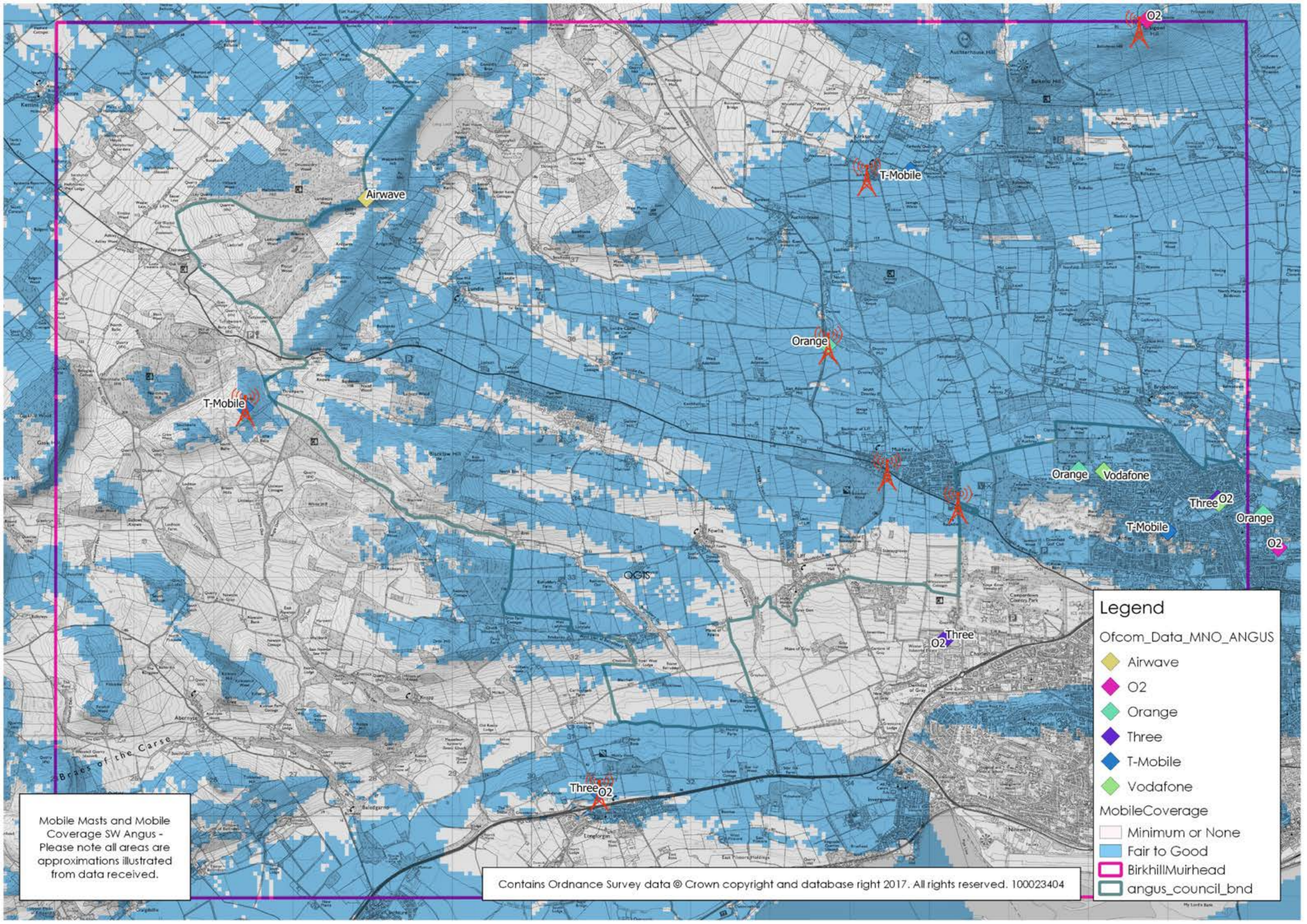
Mobile coverage and mobile internet coverage have similar limitations with regard to local authority control and enabling. As with broadband connections the approach will require a variety of approaches, including market enabled; and, local authority enabled / influenced.

The key outcomes for the Digital Connectivity theme are:

1. Skills Development, supported by better connectivity will provide opportunities for community members, local businesses and enterprise development;
2. Secure satisfactory broadband and mobile network connection for businesses and residents throughout the area, including isolated dwellings;
3. Investigate market options - BT Openreach and mobile providers' - programmes for upgrading infrastructure in South West Angus;
4. Explore alternatives to traditional connections where

appropriate, including: 4G and 5G installations, access to satellite broadband / LTE combinations, and pilots for signal boosting.





Mobile Masts and Mobile Coverage SW Angus - Please note all areas are approximations illustrated from data received.

Contains Ordnance Survey data © Crown copyright and database right 2017. All rights reserved. 100023404

### Legend

Ofcom\_Data\_MNO\_ANGUS

- ◆ Airwave
- ◆ O2
- ◆ Orange
- ◆ Three
- ◆ T-Mobile
- ◆ Vodafone

MobileCoverage

- Minimum or None
- Fair to Good
- BirkhillMuirhead
- angus\_council\_bnd



## Skills Development

It is important that digital connectivity is placed within the wider context of digital literacy, learning and skills development. Connecting South West Angus' community to fast and reliable internet and mobile coverage will support wider aims to encourage enterprise, promote learning opportunities and support service access.

### 1. Encourage Enterprise

The current lack of reliable broadband and mobile internet has an impact upon the ability of local businesses to manage client and customer relationships, report to governmental organisations as required and to reach new audiences.

Much of the enterprise in South West Angus is linked with agriculture. With: land diversification; a rise in the expectation that products and services can be purchased online; and, the rise of the internet of things - the lack of reliable internet places businesses at a disadvantage.

With the number of SW Angus residents registered as Self-Employed Full Time [with or without Employees] at 3% according to the latest Census Data, compared to the average across Scotland (1.8%), it is important to ensure that these SMEs, Sole Traders and other Self-Employed

individuals, and their employees are supported to create great, and sustainable, local businesses within the area.

*Please see: Local Development for further information*

### 2. Promote Learning Opportunities

Both digital literacy and access to online learning and support tools are key opportunities offered by more reliable digital connectivity. With relation to the movement of many services, retail and learning opportunities into digital only spaces, it is vital that communities are supported to develop digital literacy and reliable access to mobile and broadband - whether personal, or in public space. *Please see: Service Access and Local Development for further information*

### 3. Support Service Access

Angus Council, like many others across Scotland, is working towards being a 'Digital First' Local Authority by 2020. This will create end-to-end processes with no human interface. This has the opportunity to equalise the access to services in more remote areas in the local authority by reducing the requirement to be present in the Burgh Towns to access the council. *Please see: Service Access for further information*

## Satisfactory Broadband & Mobile Coverage

In line with Scottish Government objectives and Angus Council's current and ongoing activity around digital connectivity, the entirety of South West Angus would benefit from increased broadband connections speeds and mobile network access.

Connections should be in line with Digital Scotland Superfast Broadband aims of delivering headline download speeds of greater than 30 Mbit/s. The current plans to upgrade connections to 100 Mbits/s to accessible rural primary schools across Angus, will help bring faster connections to nearby housing.

*Who* : The Scottish Government, Digital Scotland Superfast Broadband, Angus Council and support from communities with Internet Service Providers and Mobile Network Providers

*Funding* : Not applicable for available seed funding, to come from existing national and regional funding

*Timescale* : 12 months - 3 years

## Market Led Options

This outcome is being explored as part of the patchwork of approaches by Angus Council's Economic Development Team (amongst others) with support from The Scottish Government and Digital Scotland Superfast Broad (DSSB). They should continue to deliver on market enabled options as part of their work to improve overall connectivity within the charrette boundary area.

*Who* : The Scottish Government, Digital Scotland Superfast Broadband and Angus Council with Internet Service Providers and Mobile Network Providers

*Funding* : Not applicable for available seed funding, to come from existing national and regional funding

*Timescale* : 12 - 18 months

## Alternative Options

Rural communities have previously shown alternative models for broadband and mobile network connectivity, and generally these areas have tended to be harder to reach than the Hear Here charrette boundary area. There are a significant range of alternatives that can be supported at local authority and community levels to improve connectivity to superfast speeds - if The Scottish Government, DSSB and Angus Council are unable to meet their deadlines by 2018 (95% connection across Scotland - and, 2021 - 100% connection across Scotland).

**Who :** Community Partners with Angus Council, Internet Service Providers and Mobile Network Providers

**Funding :** To be sought as required for pilot projects

**Timescale :** After 2021

## Case Study - The first Scottish island to have 4G

**connectivity:** Mobile Connectivity on the island of Coll  
[developmentcoll.org.uk](http://developmentcoll.org.uk)

Many regard being able to use a mobile phone, no matter where you are, as a vital element of modern living.

On the Isle of Coll, the remoteness and rugged landscape of the Inner Hebridean island meant there has never been mobile reception which might benefit local businesses, the

community and tourist trade. Mobile phone operators would not deliver mobile services using their standard business models and so a solution was required.

Working in partnership with numerous stakeholders, including Development Coll (a community trust set up to generate income through local enterprise), the Scottish Futures Trust (SFT) developed an innovative and long-term solution to their problem with a state-of-the-art telecoms mast (funded by Scottish Government), now owned and maintained by Development Coll, with the mobile network supplied by Vodafone.

Today, the Isle of Coll is the first Scottish island to have 4G mobile coverage, opening up many commercial opportunities for local businesses that are taken for granted on the mainland. Working on this project has enabled SFT to develop an alternative approach that will shape additional work of a similar nature in the future.

*"The ability to communicate has a real impact on families and businesses within small, remote communities such as ours, and this project will help to make a big difference."*

Lavinia MacLean-Bristol

Chair of 'Development Coll'

Case Study - **Finding the best solution for a remote community:** Locheilnet & Community Broadband Scotland.  
[locheilnet.co.uk](http://locheilnet.co.uk)

Established in October 2012, Locheilnet is a not-for-profit community interest company formed by residents and local businesses. With support from Community Broadband Scotland (CBS), the team at Locheilnet found a way to bring 21st Century connectivity to hundreds of people and businesses on the remote banks of the three lochs.

CBS awarded £91,500 of funding to Locheilnet, enabling the company to complete the network and connect customers quickly by hiring local tradesmen to help. It also allowed them to build significant additional resilience into the network ensuring the best possible service for their growing subscribers and businesses.

Initially aiming to connect 50 properties that were previously without broadband, the high quality of its service meant many in the area who were struggling for service signed up. It proved so popular that Locheilnet had to add a second cable connection to the backhaul. Its fixed wireless point-to-point network has now been operational for more than two years and has around 250 subscribers,

transforming economic and social opportunities in the remote communities it serves. Many public services can be delivered quickly and efficiently online, it has opened up online learning opportunities, supports remote and home working possibilities and allows people to download music or catch up on missed TV programmes.

*"We have been without an internet connection for ten years. Everything has changed. The children can go online for homework. We live remotely and can now keep in touch easily with friends and family. It's wonderful. I feel as though we are*

*now back in the real world."*

*A local family in Glenfinnan*

*"It has made working from home possible as I need to carry out daily video conferences and connect to my office network. Most important for me is reliability and speed, both of which*

*I get from Locheilnet."*

*A local resident in Gairloch*

Case Study - **How the community got broadband:** The route to fast Broadband in rural Aberdeenshire  
[marykirk.com](http://marykirk.com)

Residents in Marykirk, a rural community between Laurencekirk and Montrose, were frustrated by the slow

broadband speed they had to put up with and the poor service they received. With a typical broadband speed of less than 2Mbps, and an upgrade through the Digital Scotland Superfast Broadband (DSSB) project unlikely, residents in worked together to bring about their own solution.

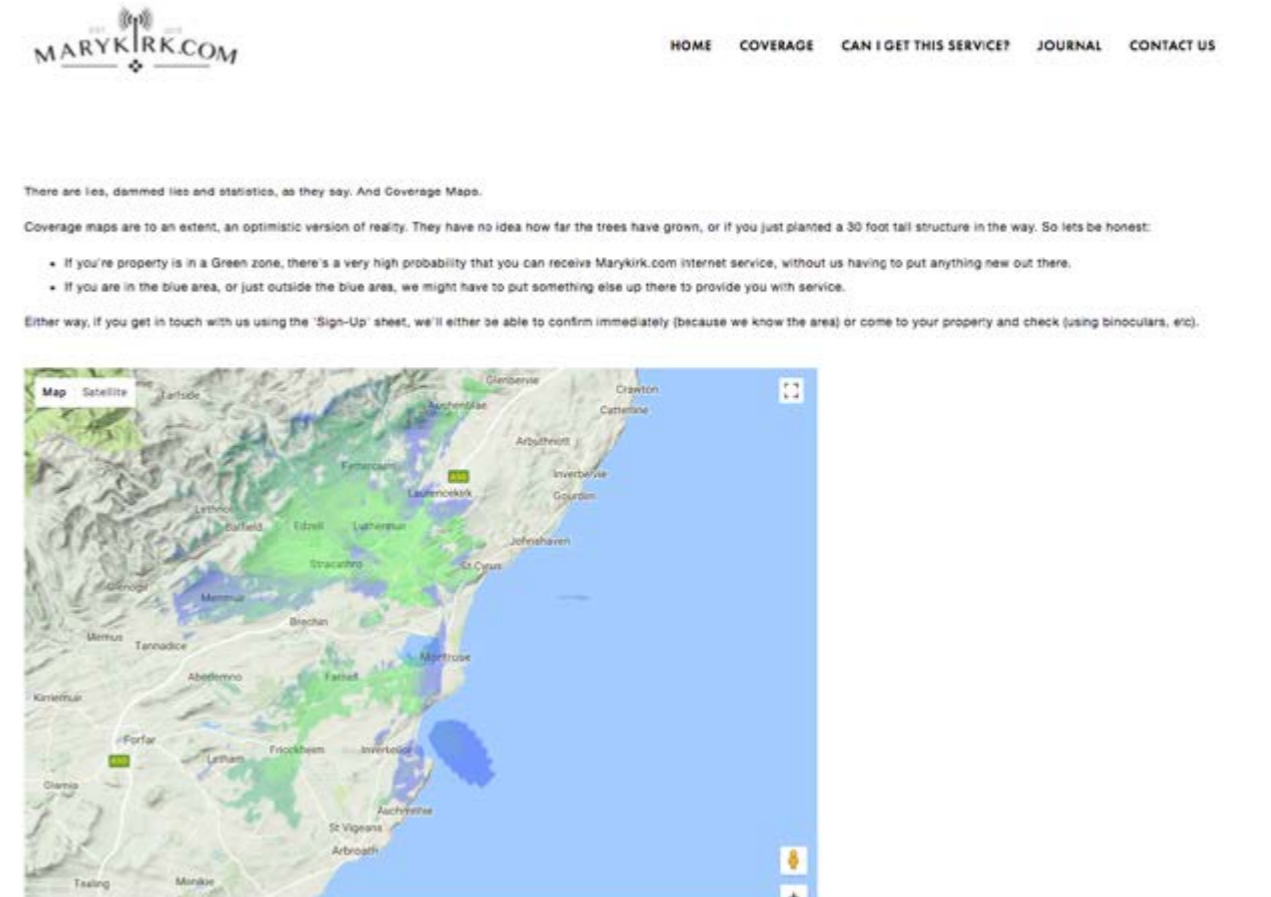
With help from Community Broadband Scotland (CBS), the group built the capacity required to manage and operate the network, and sourced access to a resilient backhaul provision. Three sites were linked to a hilltop location which has clear line of sight to both a fast internet site in Montrose and the Mearns area. One is linked with three 80Mbps connections, and another two with single 80Mbps links, offering both speed and resilience. Customers have their own small receiver mounted externally on their premises, with line of sight to the repeater station, allowing access to internet services at speeds of up to 20Mbps.

As well as providing advice and guidance to the community, CBS awarded funding of £24,000 which allowed additional resilience to be built into the network. The system is robust and future proof, with the potential to further extend capacity. CBS also assisted with the establishment of a Community Interest Company, and drafting of a

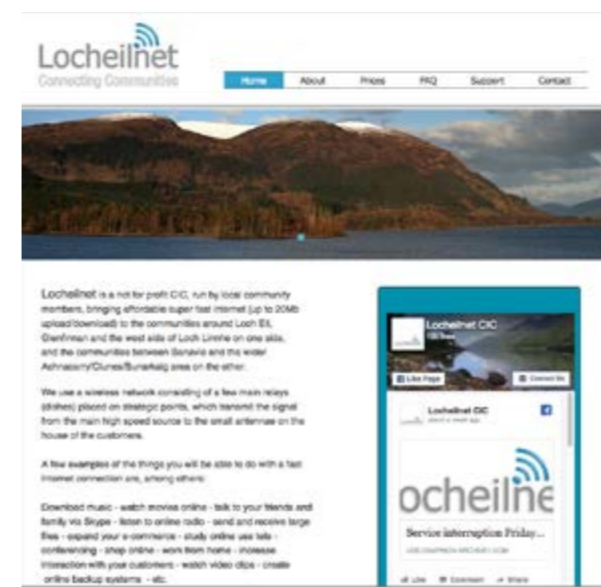
sustainable three-year business plan. More than 130 users benefit from Marykirk.com which provides continuous access to fast broadband that people expect. Marykirk.com now employs three members of staff to help meet demand for the service.

Fast broadband has brought huge benefits to the whole community from businesses to younger and older generations using the internet for leisure. Local engineering businesses, farms, restaurants and photo studios are now reaping the benefits of fast broadband connections. Local residents are able to work from home, reducing their carbon footprint and stimulating the local community through an increase in local spending. Perhaps the biggest benefit to the community is the way the project is transforming the way that people now live in the area, which is best summed up by the project leader Bill Buchan. He said:

*“The great part of this job is the look on people’s faces when internet services, which many people in other places take for granted, work for the first time. Young people are no longer going elsewhere for fast broadband so online gamers can enjoy this hobby at home. Whilst others can watch their favourite programmes easily on BBC iPlayer, connect with friends and family on Skype and indulge in some online shopping.”*



Community Broadband : Marykirk.com



Broadband Solutions : Locheilnet



Mobile and 4G Coverage : Development Coll



## Theme 2

### Transport & Roads

#### Concerns & Community Needs

The general comments and conversations around roads and transport brought to light significant concerns with large and speeding vehicles, lack of designated pedestrian and cycle paths across the area and a lack of public transport connections. Key concerns raised include:

- Lack of connected paths for safe active travel. Many paths stop or lack proper connection to the next section, so preventing easy access to jobs, services and recreational opportunities on foot or by bike despite the often short distances involved;
- Length of journey times and lack of reliable public transport links at key points in the day for shift workers and commuters;
- Roads through settlements acting as divisive barriers within communities due to vehicle speeds, particularly the A923 through Birkhill and Muirhead;
- Speeding, of all vehicle types, through villages and on main roads, causing accidents and deterring people from cycling and walking;

- Poorly designed junctions causing concerns for all vehicle types, especially when approached at speed;
- Boundary charges for taxis make accessing this service prohibitively expensive for residents of South West Angus.

#### Options & Solutions

Overall it was considered by participants and the team alike, that there are great opportunities to improve the roads, public and active transport infrastructure across South West Angus to meet the needs of local residents, businesses and service providers.

The key outcomes for the Transport & Roads Connectivity theme are split into three types of outcome:

- Active Travel (foot, cycle & bridle paths)
- Public Transport
- Road Network

#### Active Travel

1. Complete missing links in path networks within Angus and across the boundaries into Dundee and Perth & Kinross Council areas, including field margin walking paths and extension of 'Quiet Roads' initiative from Perth & Kinross, alongside other options as appropriate; there should be a particular focus on connecting to the Sustrans network south of the A90 and to Dundee, in order to encourage sustainable access to jobs, services and leisure opportunities
2. Continue maintenance and accessibility improvements to existing path networks
3. Improved signage and wayfinding to promote path networks and connections between villages in South West Angus and to destinations in Dundee and Perth & Kinross
4. Creation of places for art along new active travel links to help support tourism, and attract visitors to South West Angus from cultural hubs in Dundee

#### Public Transport

5. Support existing public transport connections
6. Explore innovative options for future delivery with voluntary sector providers, such as patient transport and car sharing.

#### Road Network

7. Speed reductions and safety improvements to the road networks, especially the A923: appropriate lighting and junction improvements to favour sustainable transport modes, reduce vehicle speeds and makes roads less intimidating
8. Additional pedestrian crossings
9. Extend existing locally contracted maintenance to include ditches, drains, walls and roads year round.

## Active Travel

### Missing Links

There are a number of proposals under 'Missing Links':

- Support and fund the Sidlaw Path Network to continue their current excellent work in this area;
- Connect paths across boundaries into Dundee and Perth & Kinross Council areas – particularly to link to Sustrans route 77 south of the A90, which provides onwards connections to employment, services and leisure opportunities;
- Extension of 'Quiet Roads' initiative from Perth & Kinross Council into South West Angus

### Sidlaw Path Network

The Sidlaw Path Network is an existing community and voluntary group, who do excellent work around the connection of active travel routes across South West Angus. They have a strong understanding, network within the community and a deep love for the natural environment of South West Angus. Our proposal is that Sidlaw Path Network secure additional funding to continue their work with the support of local authority resources as required to action these plans.

**Who :** Sidlaw Path Network

**Supported by :** Angus Council

**Funding :** Quick Wins Budget, match funded by LEADER

with existing roads and path network budgets

**Timescale :** Now - 3 years

### Connect Across Boundaries

In addition to filling the missing links within Angus, it is important to explore and minimise the challenges of active travel across the council boundaries to the South and West of the charrette area.

Connections to Dundee, Coupar Angus and Perth are concentrated on major roads which produce low quality walking and cycling environments. New and improved routes within Angus should link with on-road cycling routes and minor roads as identified in adjacent Core Path Plans (Perth & Kinross and Dundee) and Sustrans cycle network, with the aim of creating a network which links residential areas and work/leisure destinations in the wider area. See [www.pkc.gov.uk/corepaths](http://www.pkc.gov.uk/corepaths) and [www.dundee.gov.uk/outaccess/corepaths/](http://www.dundee.gov.uk/outaccess/corepaths/) for further information.

**Who :** Angus Council with Dundee Council and Perth & Kinross Council

**Supported by :** Sidlaw Path Network

**Funding :** from Angus Council budgets for roads and paths

**Timescale :** Now - 3 years

### Quiet Roads

Quiet Roads provide a chance for people to walk, cycle and horse ride in a safer environment which widens transport choice and protects the character and tranquillity of country roads. The extension of this initiative into South West Angus would help:

- Reduce vehicle speeds, slowing traffic at difficult junctions, around housing and schools
- Reduce the attraction of country roads as a shortcuts for vans and lorries

Perth and Kinross, West Lothian and Renfrewshire Councils have all had 'Quiet Roads Initiatives' in the past and this approach has helped develop core paths planning across the local authority areas.

See "CPRE's guide to Quiet Lanes" for further information on the benefits and pilot projects across England and Wales.

**Who :** Angus Council

**Supported by :** Perth & Kinross Council

**Funding :** from Angus Council budgets for roads and paths

**Timescale :** Now - 18 months

### Accessibility Improvements

Continue maintenance and accessibility improvements to existing path networks across the area. This includes ensuring paths are level and accessible for wheelchairs and other mobility aids, reducing drainage and flooding issues and generally ensuring foot and cycle paths can be used by a wide variety of community members.

**Who :** Angus Council with Perth & Kinross and Dundee

Councils, Sustrans, Forestry Commission

**Supported by :** Sidlaw Path Network

**Funding :** existing local authority and organisational funding

**Timescale :** 12 months



Field Edge Footpath, Birkhill to Liff



Heritage Path, The Logan / Drover's Road



Diagram of Outcomes for Active Travel, Roads & Transport





## Wayfinding, Signage and Public Art

### 1. Signage & Wayfinding

It is important that the proposals and subsequent improvements, new connections and routes are communicated to communities in South West Angus by:

- A re-print of an updated SPN walking routes map
- Accessible on-route signage and wayfinding



People using simple wayfinding signage. Ruhr Valley, Germany

### 2. Creating a Place for Art

Within South West Angus, there is an opportunity to bring together cultural points of interest and the natural landscape through an active travel route which includes public art, places to sit and pause and new lighting.

This new route would create a defined path across simple, but interesting, terrain, connecting villages and hamlets with points to pause and shelter along the way. The route would introduce interest and curiosity into the natural environment with public sculpture commissions and become a location for sustainable tourism.

The 'Place for Art' route will connect with innovative signage and way finding, and support positive night time activity with new, dark-sky friendly, lighting commissions by artists. The route will include social sculptural seating and spaces for young people and children.

These outcomes will promote the path networks to potential users, broaden the appeal of planned active travel, and allow for incidental pedestrian and cycle travel through the area. All new signage must be accessible for all members of the community, which will require expert design input early in this process.

Part of any signage and wayfinding strategy for the area could be the inclusion of events in the local calendar to bring new people, interest and income generation opportunities to South West Angus communities. For example a road cycle race with the start / finish line at the Millennium Hall to bring cyclists from further afield to the newly signposted and connected routes through South West Angus; creating income for other projects through entrance fees, refreshments and parking.

In addition - and linking with the improved digital connectivity - a new South West Angus App can be developed to collect user generated content and promote the area by sharing:

- |                   |                |
|-------------------|----------------|
| What's Nearby     | Things to Do   |
| Places to Stay    | Most Popular   |
| Eating & Drinking | Insider Treats |

A curator and project manager should be engaged to develop and incorporate artist's commissions into any proposed route, building curiosity and keeping cultural visitors longer. A high quality artwork commissioned each year will grow this 'sculpture cycle route' with the development of the site. Each work would add a new narrative to local stories contributing to its reputation as a destination of breathtaking imagery, immersive history, dramatic topographic experience and a progressive cultural legacy. See overleaf for proposed route map.

Who : Angus Council with Sidlaw Path Network and Community Partners

Supported by : Perth & Kinross and Dundee Councils  
Sustrans, Forestry Commission and Sidlaw Path Network

Local Community Partners

Commission : Curator, Artists and Project Manager

Funding : existing local authority and organisational funding

for signage and wayfinding, New public art / active travel

could connect to City of Culture 202 [Dundee], Tay Cities

Deal, Angus LEADER and 2018 European Games funding

Timescale : 18 months - 5 years

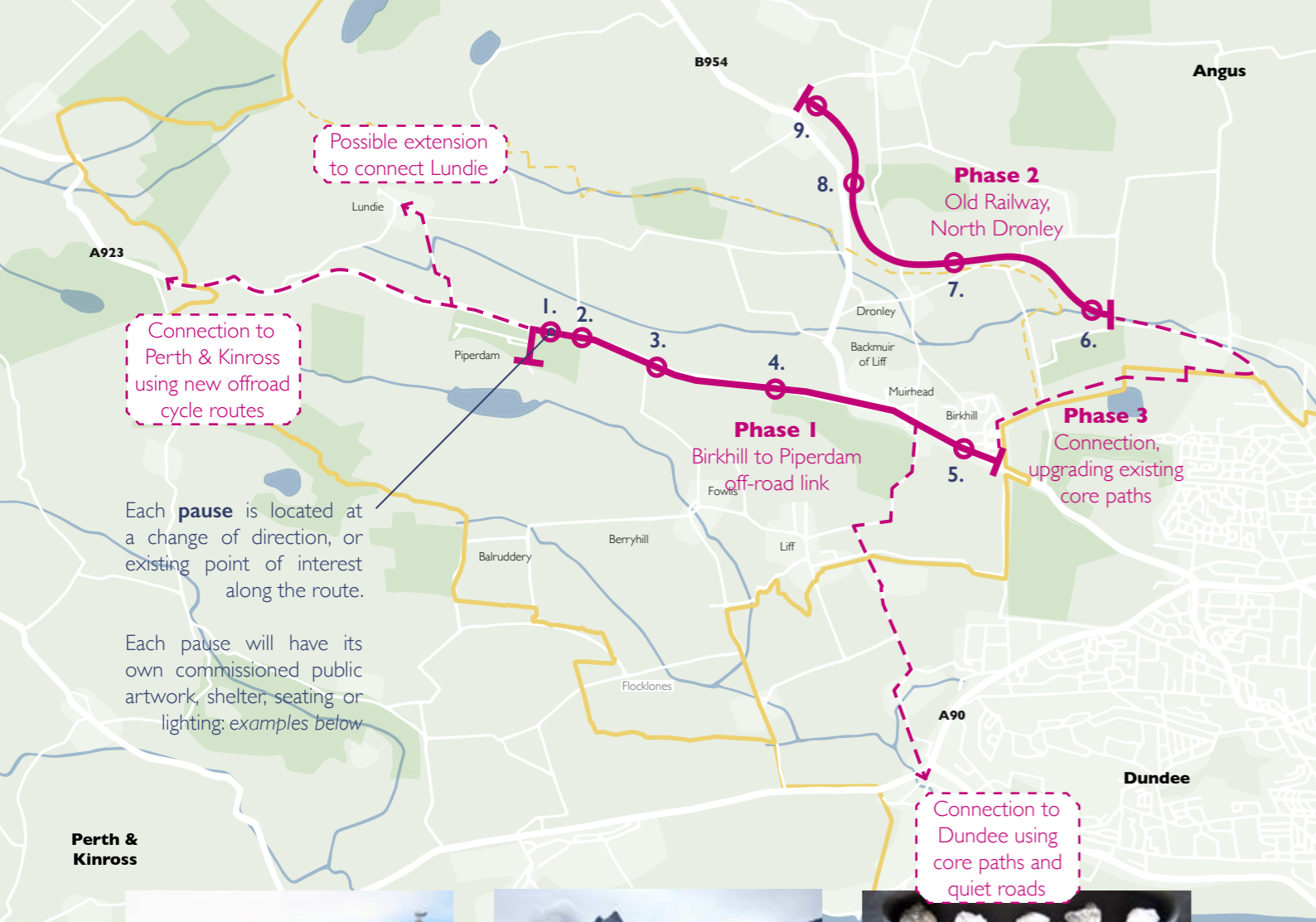


Off-road shared use paths. Ruhr Valley, Germany



Map for Sculpture Trail Example: Canterbury





Each **pause** is located at a change of direction, or existing point of interest along the route.

Each pause will have its own commissioned public artwork, shelter, seating or lighting: *examples below*



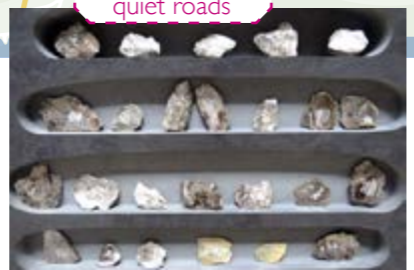
Dumfermline 2, Toby Paterson  
Dumfermline, Scotland



Untitled, Dan Graham  
Artscape Nordland, Norway



Le Pamphlet  
Athletic Terrain, Denmark



The Library, Ilana Halperin  
[Gallery Work, Scotland]



Canongate Wall, Sara Smithson  
The Scottish Parliament, Edinburgh



Les Anneaux, Daniel Buren & Patrick  
Bouchain. Nante, France



Skatepark / Play Area  
Comrie, Scotland

### Public Transport

#### Public Transport Connections

In the short term, it is considered that the current fixed route bus services must be maintained to allow all members of the community to access these services and move around South West Angus / Dundee and Perth & Kinross without need and reliance on private vehicles. The 30, 31 and 59 were identified as often used services which require improvement with regards to frequency and reliability. The current service is shown below.

work shifts at Ninewells Hospital, this is vital for workers and others who access healthcare facilities

2. Buses in the evening, the last bus into Dundee is 19:08 (from Muirhead) and only one bus back, leaving Dundee at 23:00
3. A more frequent service at the weekends, including Sunday, for residents of the area who do not have access to private vehicles, this could support a reduction in social isolation.

Who : Public Transport Route Operators

Supported by : Local Authorities

Timescale : 12 months

Participants and bus users would support:

1. Buses timed to suit commuters, including those who

Dundee City Centre and Ninewells to/from Liff, Fowls and Birkhill		Services 30, 31 & 51	
Mondays to Saturdays			
Service	51	30	31
Dundee Whitehall Street 1	06:15	07:32	08:37
Dundee Minibank Road	06:22	07:39	08:44
Ninewells Hospital Stance A arr	06:30	07:47	08:52
Ninewells Hospital Stance A dep	06:31	07:49	08:55
Tesco South Road	06:36	07:54	09:00
Asda Myre Kirk Road	06:36	07:54	09:00
Liff Hospital	09:03	11:45	13:45
Liff Church Road at Kirk	09:06	11:48	13:48
Birkhill opp Post Box Road	06:41	07:59	09:57
Muirhead Health Centre	06:44	08:01	09:09
Fowls Village Green	06:48	08:06	09:09
Liff Fowls Rd at Loch of Liff Rd	06:50	08:08	09:11
Muirhead Edward Place	09:15	11:57	13:57
Birkhill Inn	09:16	11:58	13:58
Liff Church Road opp Kirk	06:51	08:09	10:07
Liff Hospital	06:54	08:12	10:10
Asda Myre Kirk Road	06:57	08:15	09:21
Tesco South Road	07:02	08:20	09:24
Ninewells Hospital Stance A arr	07:02	08:20	09:24
Ninewells Hospital Stance A dep	07:10	08:28	09:32
Dundee Minibank Road	07:10	08:28	09:32
Dundee High Street 1	07:15	08:34	09:38

Dundee • Coupar Angus • Blairgowrie		Service 59	
MONDAY TO FRIDAY			
Service	59	30	31
Dundee bus station	08:00	10:20	12:20
Lochee bypass	07:57	10:15	12:15
Campden Park main gates	08:00	10:20	12:20
Muirhead post office	08:05	10:25	12:25
Piperdam Piperdam Drive	08:11	10:31	12:31
Coupar Angus Cross	08:25	10:45	12:45
Blairgowrie High School	08:35	10:55	12:55
Blairgowrie Wellheadway arr	08:37	10:57	12:57
Blairgowrie Wellheadway dep	08:40	11:00	13:00
Ratray Glenhee Drive	08:45	11:05	13:05
Haugh Road opp bus depot	08:50	11:10	13:10



### Future Delivery of Public Transport

The current lightly used, fixed bus routes may not exist in the future - there are commercial and funding pressures to maintaining rural bus routes, even where they exist on the periphery of a large city. It is important that we look to alternative solutions to maintain the vital connection that public transport provides for South West Angus residents.

Future delivery options should be investigated further, but will, almost certainly, include various types of 'Transport on Demand' solutions using the internet to link vehicles with riders. Responsive transport could:

- Replacing large fixed route bus fleets with smaller vehicles more suitable to the country roads;
- More responsive bus routes, going where people what, when they need to go;
- Support for all community members including concessionary bus pass holders, families, young people and commuters.

There will need to be further study of the options for demand responsive public transport, before pilot routes are tested and finally implemented, if they prove successful.

The technology to support this type of service has been sufficiently well developed and exploited for other demand responsive transport services (i.e. Uber, Lyft and

Gett) that pilots should be possible within a reasonably short timescale.

**Responsibility :** Angus Council (feasibility, research and pilots), Expert Consultants and Public Transport Routes

**Operators**

**Timescale :** 3 - 5 years

Case Study - Connecting Wiltshire

[www.connectingwiltshire.co.uk/bus/connect2wiltshire](http://www.connectingwiltshire.co.uk/bus/connect2wiltshire)

Connect2Wiltshire is the name for flexible demand responsive bus and taxi services in Wiltshire that provide the ideal transport solution for our various rural areas.

Operating in many places including Mere, the Vale of Pewsey, Royal Wootton Bassett, the Woodford Valley and many more. The services provide bookable, timetabled and some door to door transport for anyone living, working and visiting these areas. The service includes: buses, minibuses and shared taxis depending on the rural area. Booking is required to be made in advance for services to run:

- For journeys before 1000 book no later than 1600 the day before travel
- For journeys after 1000 book a minimum of 2 hours before travel
- Book by 1600 Friday if travelling on Monday

The 'Evaluation Study of Demand Responsive Transport Services in Wiltshire' by Loughborough University for Wiltshire Council brings out some of the benefits and issues with Demand Responsive Transport (DRT) in the UK context. Generally the Connect2Wiltshire scheme "perform[s] well in cost per passenger and usage terms" and improved with learning from management and as passengers learnt how to use the DRT system.

### Reported Benefits:

1. Vehicles can be sized appropriately to numbers
2. Ability to link with Social Enterprise
3. Tailored transport for passengers, including door-to-door for 'bus' prices, accessible transport options and reduce reliance on personal vehicles

### Reported Lessons:

1. Marketing need to be very clear and widespread so that passengers learn how to use new systems
2. DRT must be integrated with other transport systems

### Reported Concerns:

1. Fare structure can be complex - costs can be high for passengers due to the relatively low number of customers compared with traditional transport options - this varies across the Wiltshire case studies, with some systems being better value for money
2. Booking systems can be overly complex and lengthy

Drawn from 'Evaluation Study of Demand Responsive Transport Services in Wiltshire' by Loughborough University for Wiltshire Council, the following are **Commercially**

### Viable DRT Examples from across the world:

- Taxi-train, Mauritius
- Bicester Taxibus, Oxfordshire, UK
- Paddington Shared Taxi Scheme, London, UK
- Public Light Bus, Hong Kong
- Jitneys, Atlantic City NJ, USA
- Dolmus, Istanbul, Turkey
- Vodafone Shuttle, Oxfordshire, UK
- Yellow Taxibus, Fife; UK



"Timetable" for TaxiBuzz: one of Wiltshire's DRT services

## Road Network

### Speed Reductions and Safety Improvements

There are two key actions for the road network:

- New reduced speed limits, and
- Improvements to junctions

#### Reduced Speed Limit - Country Roads

South West Angus has many narrow country roads with a speed limit of 60mph (national speed limit). This causes concerns, with vehicles speeding into villages and tight junctions, leading to unsafe roads for everyone. We propose a pilot reduction in the speed limit across the boundary area, in conjunction with the proposed 'Quiet Roads' initiative to create safer roads for everyone to use. It was suggested this limit might be 40mph, as this was considered a more appropriate speed for narrow country roads, tight turns and to allow time to deal with oncoming vehicles.

Who : Angus Council

Supported by : Police Scotland

Timescale : 12 - 18 months

#### Reduced Speed Limit - Arterial Routes

The A923 has a significant perceived speeding problem, several T-junctions to local villages and has been the site of

many accidents and near misses, according to participants of Hear Here. After examining Police Scotland's data for the A923 from April 2012 - March 2017, this perception is not wholly supported by the facts. During this period, there were twenty-three collisions. There were twelve collisions resulting in slight injuries, three with serious injuries and one fatality. Investigations have established that excessive speed was very likely a factor in five collisions [two with serious injuries and three with slight injuries]. Excessive speed was a possible factor in two further collisions [one serious injury and one slight injury]. More importantly, only one of the sixteen collisions that caused personal injury has been recorded since 2015.

The proposal to reduce speed, should still be considered along the A923 from Muirhead to after the Lundie junction. In conjunction with better signposting for junctions, this would work to reduce reported dangerous overtaking manoeuvres and increase overall safety for all road users.

Who : Angus Council

Supported by : Police Scotland

Timescale : 12 - 18 months

#### Junction Improvements

Four junctions were identified for improvement during

Hear Here:

1. A923 / B954, in Muirhead
2. A923 / Benvie Road, junction towards Fowlis
3. A923 / Piperdam Drive, into Pierdam
4. A923 / Road, junction towards Lundie

Each of these should be addressed by improvement in design for usability, appropriate lighting - considered with a dark sky approach to maintain the rural nature of the area - and improved signage.

Who : Angus Council

Supported by : Design Consultants

Timescale : 18 months - 5 years



Junction B954 / A923 in Muirhead

### Pedestrian Crossings

Muirhead and Birkhill has a long term concern relating to the main road separating housing to the north and facilities - Millennium Hall, Bowling Club and Local Shop - to the south with no linking pedestrian route between them.

There is currently one pedestrian crossing, at the Co-op / Garage which does not allow pedestrians to safely reach other facilities on that side of the road. The proposal is for additional pedestrian crossings placed to allow for safe pedestrian routes:

- at the Millennium Hall and Bowling Club
- in Muirhead at the B954 / A923 junction

People highlighted that they enjoy being able to walk to village amenities and this outcome aims to help support that.

An alternative to the Millennium Hall / Bowling Club crossing would be to provide a pedestrian link between the facilities on the south of the road, which would deliver the required safe pedestrian and cycle route to these key community facilities and be a more cost-effective solution to this concern.

Responsibility : Angus Council

Funding : existing roads and paths budget

Timescale : 18 months - 3 years





Reducing the width of the main road. Through physical narrowing or edge treatments

Muirhead A923 Junction as proposed



Muirhead A923 Junction as existing



Muirhead A923 Junction as existing



Removal of the carriageway central white lining

Introducing edge friction - such as art works (see examples to right)

Muirhead A923 Junction as proposed



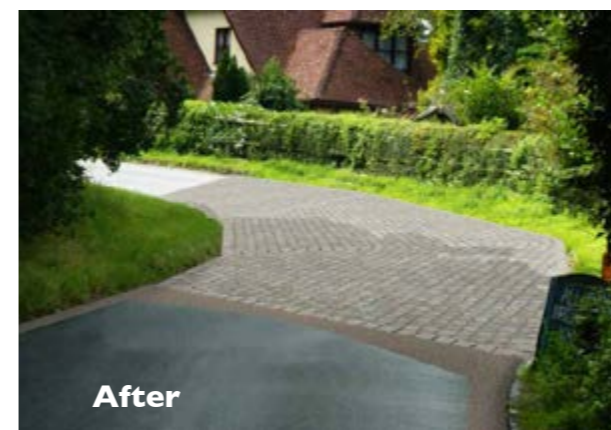
Edge Friction through artwork [Hamilton-Baillie Associates]



Before



Before



After

Material changes to reduce speeds [Hamilton-Baillie Associates]



After

Making safer pedestrian crossings [Hamilton-Baillie Associates]



### Maintenance of Road Network

During the winter a significant amount of road gritting and clearing is contracted locally to farmers from South West Angus. It is proposed that these local contracts could be extended to include maintenance of ditches, drains and walls throughout the year to help reduce flooding and other concerns, whilst allowing Angus Council maintenance staff to focus on resurfacing, potholes, and long term maintenance plans.

The Angus Council Access Line currently provides a service for flagging up concerns which could be made further use of in line with the extension of these contracts.

Responsibility : Angus Council

Funding : existing roads and paths budget

Timescale : 12 months



Adopted Road : Osprey Avenue, Piperdam [Google Maps]

### Adopting Roads

Within the charrette boundary area there are a number of unadopted roads. For the majority of homeowners and tenants, including holiday home users, this does not cause a significant problem. However, there are a number of unadopted cul-de-sacs within Piperdam that, from charrette conversations, seem to cause concerns to the homeowners and tenants that live on them. As a matter of course, all roads built by developers for private housing development should be built to an adoptable standard. In this instance, it appears, that the developer did not build roads to an adoptable standard, and did not communicate this effectively to homeowners.

There are several types of street within the Piperdam development:

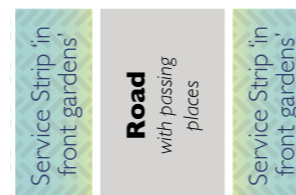
Traditional roads

Example: Osprey Road



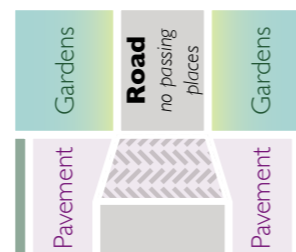
Non-traditional Roads with 'hidden' service strips & passing places

Example: Osprey Avenue



Unadopted cul-de-sacs with turning circles

Example: Piperdam Drive



The current design of the Piperdam Drive cul-de-sacs is unadoptable based on the width of the road and the turning circle, and the lack of service strip / pavement.

There is a possible solution which requires collaboration between landowners and Angus Council.

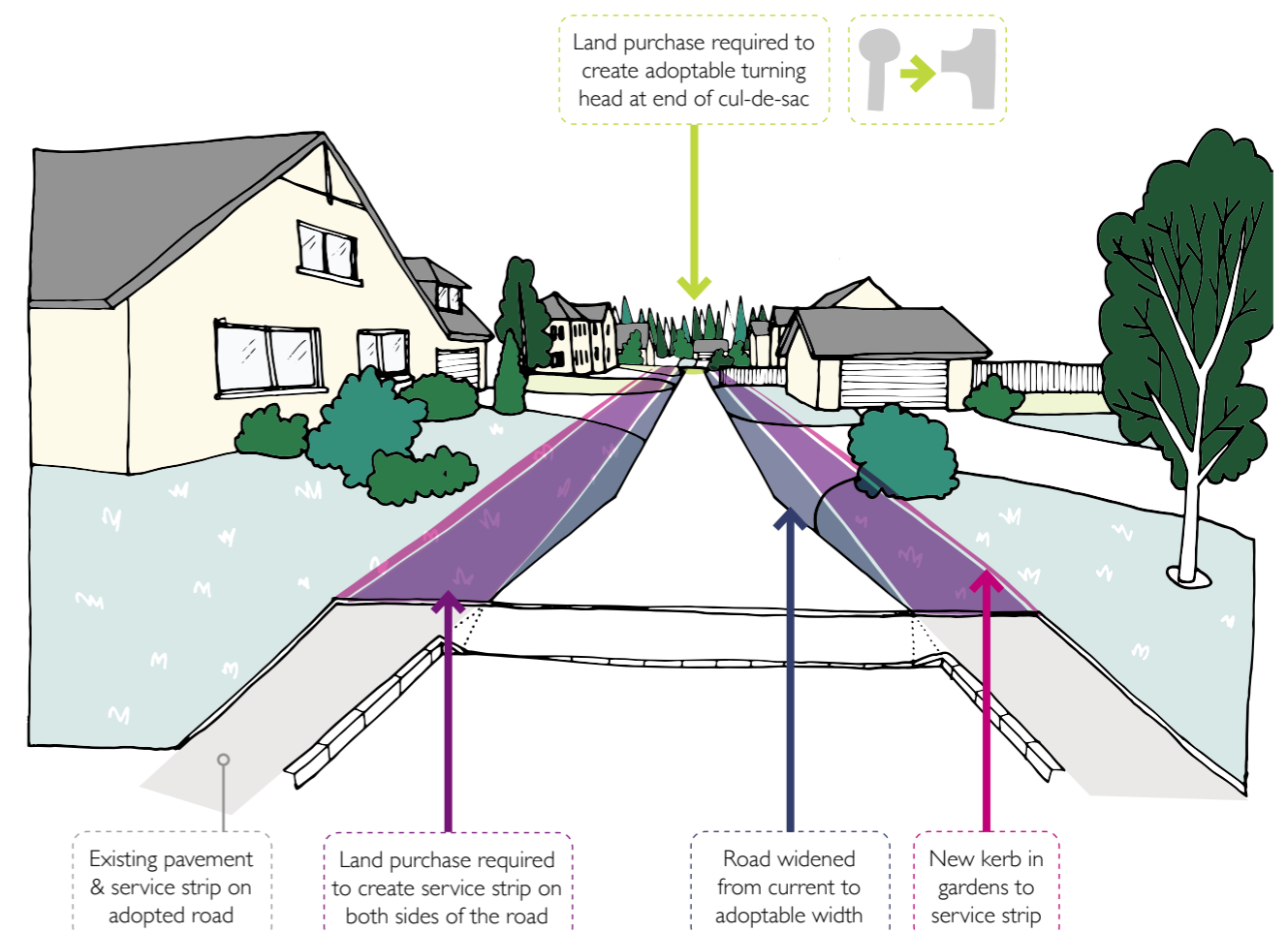
To adopt the cul-de-sacs, Angus Council would have to purchase land on both sides of the cul-de-sacs to allow for:

1. Widening the road to an adoptable width;
2. Creating adoptable turning heads at the end of cul-

de-sacs, and;

3. Creation of service strips and / or pavements to both sides of the newly widened road

This approach would bring the cul-de-sacs in line with the non-traditional roads (see below) of Piperdam. This solution requires a full costing and input from Angus Council, land/homeowners and the community of Piperdam.





## Theme 3

### Service Access

#### Concerns & Community Needs

South West Angus has an issue with access to local authority services across many areas, including: education, leisure, and support.

South West Angus is not geographically distant from service provision within nearby cities and towns. However, the boundaries of the local authority areas - Angus, Perth & Kinross, and Dundee City - create significant barriers to access. In addition, within Angus, the charrette area's location is somewhat removed from the Burgh Towns - *Arbroath, Brechin, Carnoustie, Forfar, Kirriemuir, Monifieth and Montrose* - where the majority of local authority face-to-face services are provided. The solutions to this lack of access could be cross boundary and/or require local authority collaboration.

**Education** - local Primary Schools in Birkhill and Liff provide a good start to education for South West Angus. Secondary School age pupils travel to Monifieth everyday,

a journey of around 25 minutes by car or 45 minutes by school bus, and longer by public transport. This has an impact on Sidlaw pupils' access to after-school and extra-curricular activities including sports, leisure, clubs and supported study/revision, which are all offered at Monifieth High School. Many locally run youth clubs and spaces are volunteer-run e.g. the highly popular Friday Night Project.

**Leisure** - there are no leisure or sports facilities or activities provided by Angus Alive within the charrette boundary. This is not unusual for rural areas within Scotland, and residents can access a range of private facilities and activities:

- Community Hall based classes and activities
- Local Commercial Provision - Piperdam Resort
- Dundee City Council facilities

This places a financial burden onto individuals seeking access to leisure facilities which are available to other communities in Angus.

**Support Service Provision** - Angus Council will be a

digital first local authority by 2020. In preparation many services are moving online, but some still require face-to-face interviews or contact with local authority officers. To access these services, residents have to travel to one of Angus Council's facilities in the Burgh Towns. For the many people reliant on public transport this is an expensive and lengthy process.

#### Options & Solutions

The biggest concern faced by residents in the South West corner of Angus are the limitations created by local authority boundaries. This places the residents of South West Angus, who do not live far from accessible services, in a situation with little access to services that many in Angus would take for granted.

There is an understanding that given current financial and political pressures in the UK there is unlikely to be additional budget to provide a full service range within the local area. However there is an option for alternative solutions, appropriate to the rural nature of South West Angus and which take advantage of its location close to Dundee and Coupar Angus (Perth & Kinross).

The key outcomes for the Service Access theme are split

into four types of outcome:

- Health, Wellbeing & Sport
- Culture & Learning
- Community Capacity
- Local Authority (including cross boundary)

#### Health, Wellbeing & Sport

1. Angus Alive to provide sports, health and wellbeing activities within South West Angus
2. Explore connections to Piperdam Resort for local communities.

#### Culture & Learning

3. Support and develop the Mobile Library to offer a greater range of services
4. Explore education provision across Angus to reduce travel times, improve access to extra-curricular activities and invest in young people and their futures.

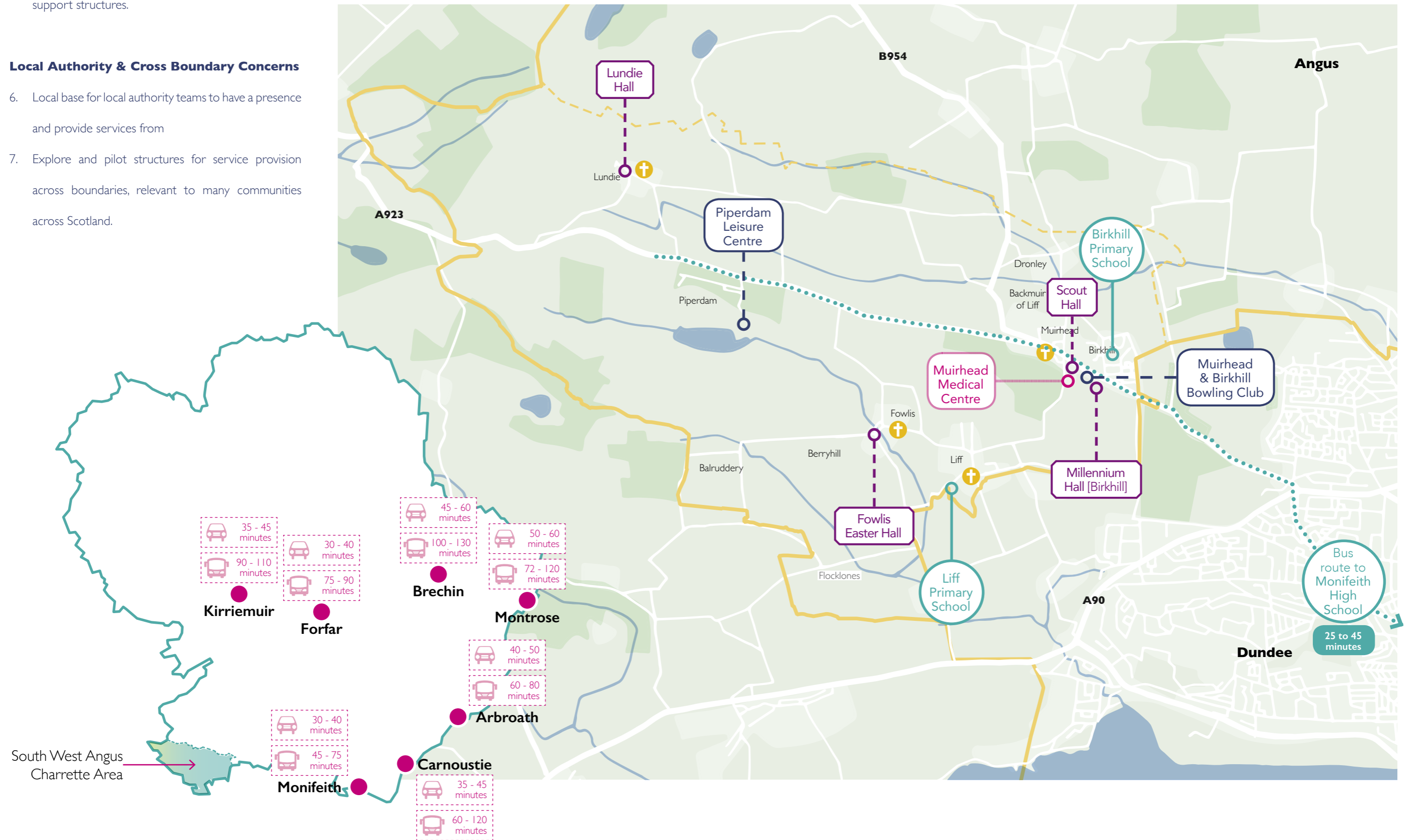
#### Community Capacity & Volunteering

5. Improve and support volunteering and community capacity building within South West. This should be across a number of different areas and types of volunteering and should be considered within the context of volunteer burnout and provision of

support structures.

**Local Authority & Cross Boundary Concerns**

- 6. Local base for local authority teams to have a presence and provide services from
- 7. Explore and pilot structures for service provision across boundaries, relevant to many communities across Scotland.





**Health, Wellbeing & Sport**

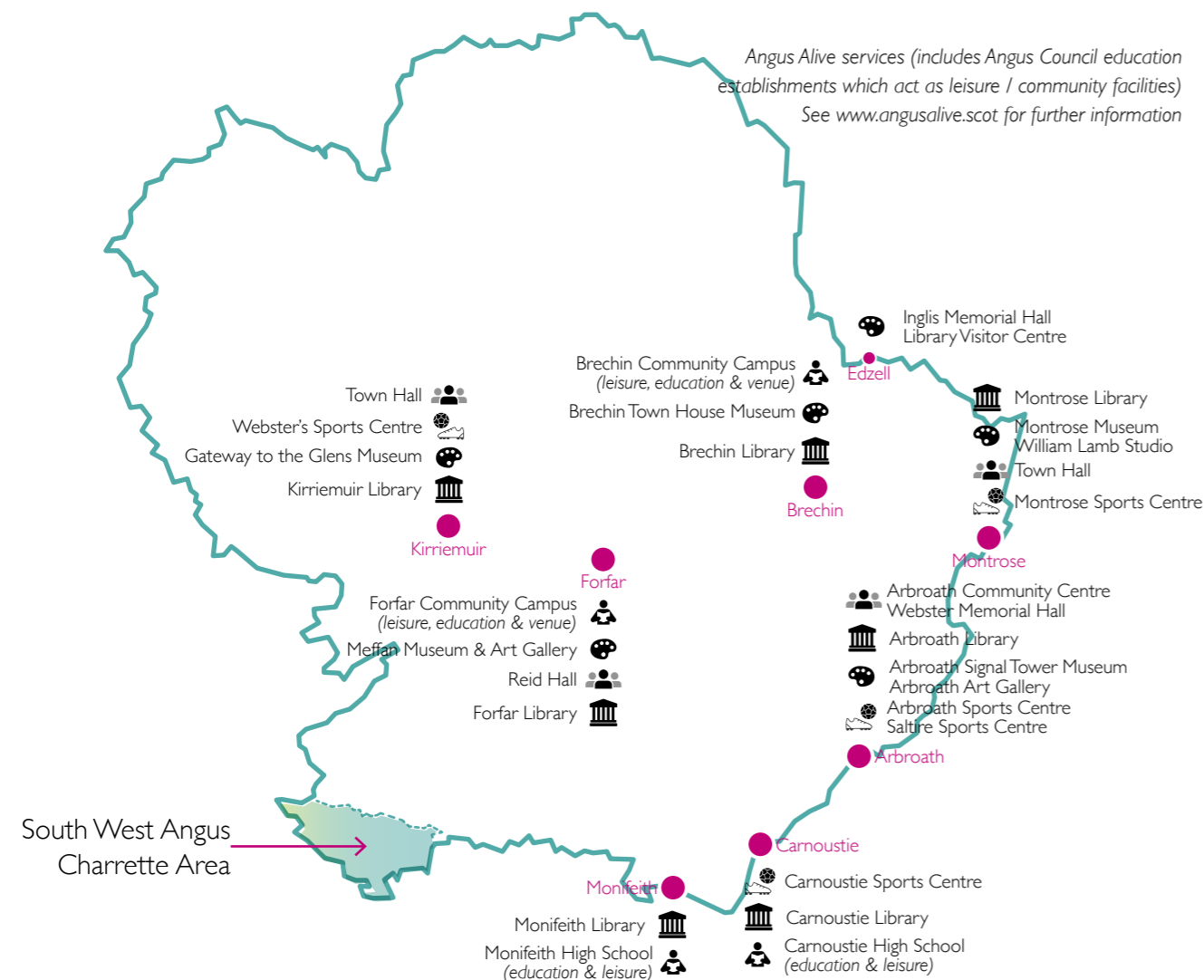
**Angus Alive Activities**

Angus Alive provides sport, culture, tourism and other activities across Angus and currently has a small presence within South West Angus due to the distance from their bases in the Angus Burgh Towns.

There was an understanding amongst Hear Here participants that museums, galleries and leisure centres

could not be relocated to serve a relatively small community. One area highlighted for improvement was the provision and support of health, leisure and sporting activities within South West Angus by Angus Alive coaches and staff.

It was proposed - in conversation with participants from Angus Alive - that they organise and run a series activities utilising community halls aimed at both young people, children and adults and cover a range of sports.



Angus Alive representatives were not aware that there was any demand in the area for this type of activity, something repeatedly highlighted as lacking by residents. Future planned Angus Alive activities should be well publicised and held at appropriate times, to ensure that the local community has every chance to show that it is worthwhile for Angus Alive to increase their offer in the area.

There is potential for one, or more, of the community managed sports clubs to join together as an Angus Community Sports Hub. This option should be considered by Angus Alive, with the support of community halls, local sports groups and the Community Council. The coaching, community sports groups and enhancement of the leisure offer that this could bring would be beneficial to everyone in South West Angus.

Who : Angus Alive

Supported by : Community Halls and Local Residents

Timescale : 6 - 12 months



Piperdam Resort Key [www.piperdam.com]

**Piperdam Resort & Leisure Centre**

Piperdam Resort is a local business which has a variety of leisure and tourism facilities. Many participants suggested that it would be a benefit to local residents if they could access this facility for swimming and other sporting activities at a reduced cost.

The proposal would be for some form of local resident discount to be provided for the facilities at this business. There was some suggestion that the local authority could subsidise local resident access in lieu of the provision of Council operated facilities.

This would need to be negotiated between local communities, the local authority, Angus Alive and the management at Piperdam. The charrette has shown that there is a distinct lack of these facilities within easy travel distance and this might be one option for increasing the provision.

Who : Piperdam Resort Management

Supported by : Angus Alive, Angus Council and Local Community Members

Timescale : 6 - 12 months

## Culture & Learning

### Mobile Library

The mobile library is a valuable community resource that should be supported - the reliability and frequency of this service was suggested for improvement. More importantly, the Mobile Library offers a perfect vehicle for the delivery of mobile services and local authority support to members of the community who cannot access them currently:

- Online Only Services - support for community members who struggle with access to online only services for any reason;
- Interviews - potential for mobile library to provide an opportunity for council officers to meet with community members face-to-face to help with access to information and support services;
- Learning - continue and expand provision of culture and learning within rural communities;
- Digital Literacy - increase to digital literacy support for the communities of South West Angus with upgraded vehicles and training opportunities.

The Mobile Library are currently seeking funding to explore the options above and broaden their service provision.

**Who :** Angus Alive

**Funding :** LEADER

**Timescale :** Now - 5 years +

## Future Education

There are short and long term ambitions within the community for education. In the short term, support and investment in young people will help to reduce the impact of their distance from school and increase the equity between rural and urban pupils. In the long term a more innovative solution may be found to deliver learning within the area.

There were no concerns, raised by community members or through the team's research, to be found in regard to Primary Education in South West Angus.

### Secondary Education - Short / Medium Term

Pupils from South West Angus experience no difference in academic attainment level when compared to their 'urban' cohort. However, they do face a lack of equity in terms of access to after-school and extra-curricular activities including sports, leisure, clubs and supported study / revision.

The change in school timetable to include a free afternoon on Friday causes concern to parents and pupils alike. Whilst Monifeith-based pupils have the option of additional extra-curricular activities held within the school - organised by

Active Schools - pupils from Sidlaw (and other rural areas within the catchment) will be bussed home at lunchtime regardless, unless a parent can be relied on for a lift home later. Additional after-school, supported study and extra-curricular activities should be made available to pupils from Sidlaw to ensure that Angus is investing in all of its young people:

- A bus service on Friday providing Sidlaw pupils with access to the same opportunities for Active Schools activities as the rest of their cohort;
- Additional service provision for supported study and extra-curricular activity within South West Angus (see Health, Wellbeing & Sport).

The previous transport pilot for Sidlaw pupils is acknowledged to have had very low uptake. If a new pilot is to work, it should be limited to one additional bus service on Friday afternoons and should start immediately, to ensure pupils and their families do not have to arrange alternative means of travel and plans for safe and productive Friday afternoons.

**Who :** Active Schools, Angus Council and Angus Alive

**Supported by :** Local Communities

**Timescale :** 12 months - 5 years

### Secondary Education - Long Term

In the longer term, alternative options for learning across Sidlaw, the expanding Dundee suburbs, and surrounding rural areas in Perth & Kinross should be considered.

A new education facility was requested by several members of the community, including the local councillors. The feasibility and layout of any new education facility in South West Angus should be place-based and consider how it could bring the community together, and in this case cross boundaries, and produce a replicable model for local authority collaboration. A new education establishment for this community will need to address how to work, share funding, and resources across the boundaries of three local authorities; and could provide an alternative to the traditional large centralised secondary school.

**Who :** Angus Council, Dundee City Council and Perth &

**Kinross Council**

**Timescale :** 5 years +



## Community Capacity

### Community Development Role

The community should consider applying to Angus LEADER for a Community Development Officer.

A fully funded, minimum 12 month, position for a dedicated person to working for and with community members to: develop volunteering, manage community owned spaces and work towards the community goals.

**Who :** Community Council / Community Group

**Funding :** Angus LEADER

**Timescale :** Now

### Support Volunteering

Volunteer Action Angus (VAA) does not have a presence within South West Angus, but provides many vital services and support structures to other communities within the local authority. They are keen to expand their presence and set up a more permanent base within the area to help:

- Find volunteering opportunities and volunteers;
- Support funding and community sustainability;
- Support social enterprise;
- Share news and knowledge.

A base for volunteer support organisations (including

Voluntary Action Angus) in South West Angus would increase the support for and availability of some volunteer run services, including drivers for medical and other transport needs.

Volunteer support organisations are perfectly placed to help community groups secure funding and resources that allow them to grow their capacity to deliver some of the outcomes of the charrette.

**Who :** Volunteer Support Organisations

**Timescale :** 18 months - 3 years

### Spaces for Young People

Many of the spaces for young people to gather require volunteers to staff and manage them. It is proposed that these important assets like The Friday Night Project are supported sustainably from within local authority budgets, alongside community fundraising. The community will require support to grow capacity in order to manage long term funding aims and sustainable volunteer-run service provision.

**Who :** Angus Council, Angus Alive, Volunteer Action Angus

**Volunteer and Community Planning Partners**

**Supported by :** Local Volunteers

**Timescale :** Now - 5 years +

## Local Authority

### Local Base for South West Angus

There is a desire for Angus Council to develop more of a presence within the South West Angus area.

The suggested route for this provision would be for Angus Council to pay for office space within a local hall (see Local Development for further information) to provide a base for council officers in the area. With the rise in flexible and online working, council officers - especially those who live in the area - may wish to commit to working some of the week in South West Angus. The aims and objectives would be to benefit the community by:

- creating better connections to local authority services (perhaps in conjunction with the Mobile Library);
- routes for communication directly with community facing Angus Council officers;
- reducing the perception that Angus Council do not understand the unique concerns facing SW Angus;
- creating space to learn, understand and problem solve using examples from the whole of Angus Council local authority area.

**Responsibility :** Angus Council

**Timescale :** 5 - 8 years

## Pilots for Cross Boundary Provision

Local authority and community planning partners should work on pilots for providing local authority services across the boundaries to the benefit of all rural and boundary communities.

There are isolated examples of this type of working in Scotland:

- **Ayrshire Roads Alliance** - sharing roads maintenance and resourcing across local authority boundaries
- **NHS Tayside** - sharing delivery of health and medical services across Perth & Kinross, Dundee City and Angus local authorities

In the past, authorities have set up joint committees of Councillors to deal with specific shared services, with some success, although this has been noted as somewhat cumbersome.

This corner of Angus has great potential for the delivery of shared services in the future, the main aim of which would be to enable greater access to leisure, education, employability and social care services in Dundee for residents of Angus. The purpose would of course be to improve service access by reducing travelling times for local

residents. An initiative such as this would clearly require service level agreements or equivalent with Dundee City Council. If the Scottish Government or others decide to promote the shared services agenda more strongly in the future, there could be an opportunity for Angus to develop a case.

Any successful pilots in Angus have huge potential for replication and expansion across the country to rural, remote, urban and suburban communities who struggle with access to services. Innovative solutions can be developed using the internet of things, digital and sharing technologies to provide new ways of accessing services and fewer geographical restrictions. Designers, technology experts and local authority decision makers should be involved in the development of these solutions. A 'Service Design Hack' may be a good way of bringing new ideas, expertise and innovation to this concern.

**Responsibility :** Local Authorities

**Commission :** Service Design Agency

**Timescale :** 5 - 10 years

## Theme 4

### Local Development

#### Concerns & Community Needs

There was a general feeling from participants in Hear Here that residents are, in general, happy with the accessible rural nature of South West Angus. There was a much repeated comment that people had chosen to live somewhere with access to great natural scenery, space and village lifestyles and that is how they wish the area to stay.

There was an understanding that under the current Local Plan there are very few sites identified for residential, or other development, within the charrette boundary area, but that this may change in the future.

#### Options & Solutions

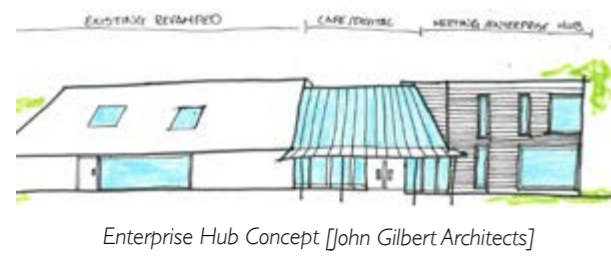
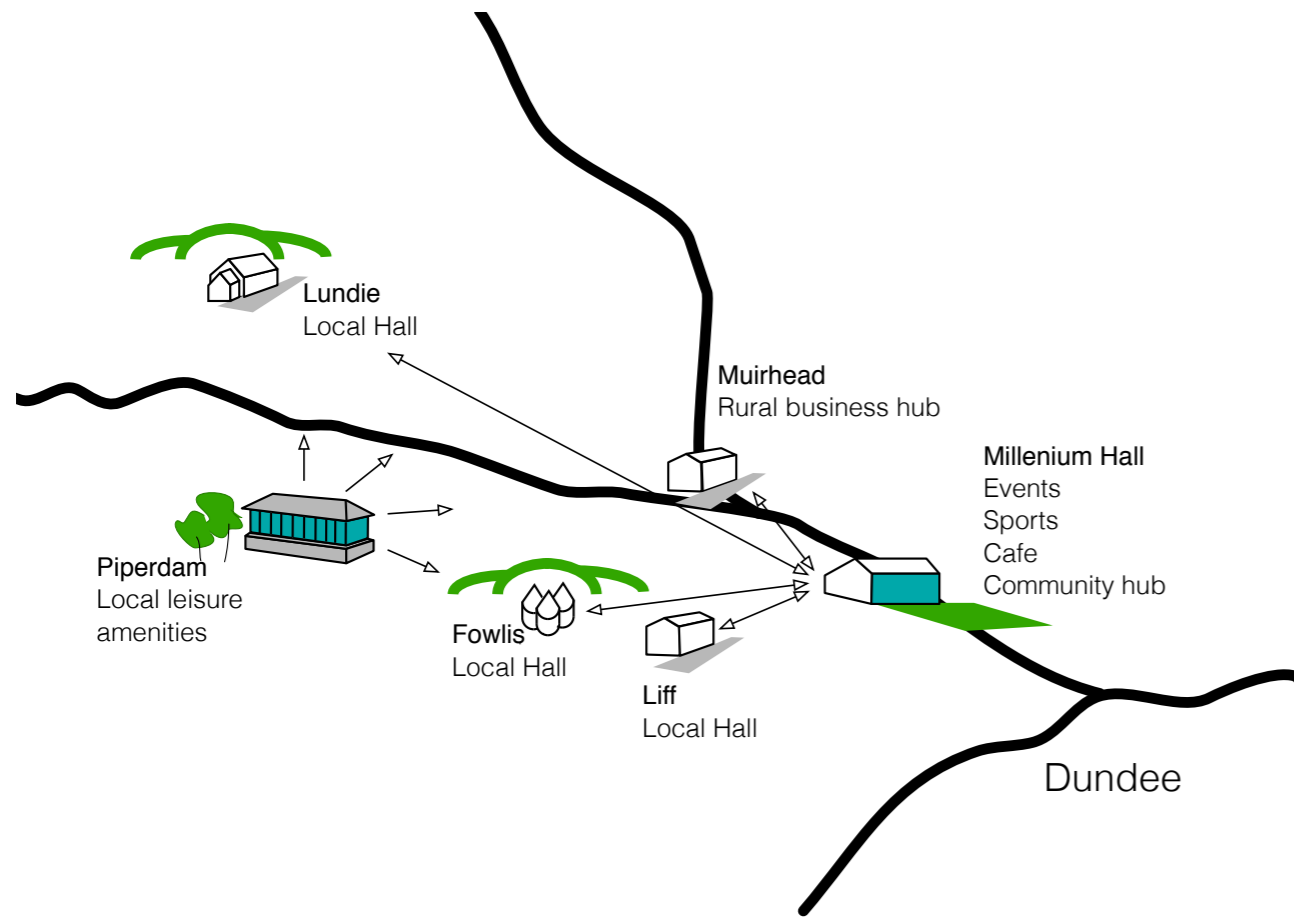
One key area of concern was that planning guidelines are inconsistently applied. It was felt by participants that communication around planning guidelines is not clear and that some recent (and historical) developments did not meet planning regulations, and have not been rectified during design or construction.

The majority of our Local Development workshops and conversations revolved around ensuring that what development is allowed for in the coming decades (medium - long term) is within village boundaries, adheres to local vernacular styles and is generally in-keeping with the existing scale of each village.

The key outcomes for the Local Development Access theme are:

1. Development of a 'community hub' as an extension to existing community halls and facilities
2. Development of 'Design Guides' and planning guidance for future housing within the area
3. Feasibility Studies for vacant and underused buildings in South West Angus
4. Clearer & consistent planning guidelines and adherence.





Enterprise Hub Concept [John Gilbert Architects]



Enterprise Hub Concept [John Gilbert Architects]

### Community Hub

There is a general demand for: new youth spaces; additional service delivery from the local authority and third sector organisations; local meeting and hot desk space to support local enterprise and business. Each of these needs is reliant on there being space within the communities of South West Angus to base new activities.

The members of the Millennium Hall Committee that we spoke with noted that there was significant pressure on the hall booking volunteer and that there was an aspiration to generate sufficient income to employ a dedicated hall manager.

The Millennium Hall has a sizeable plot, good bus service and relatively large walk-in population. Our proposal would be to focus activity on the Millennium Hall, increasing income, visibility and activity allowing the employment of a dedicated manager for the building. And, by utilizing the underused changing rooms and land adjacent to the building, extending the hall to accommodate these new uses.

The new facilities could include:

- Cafe Space - providing a focus for the community,

generation of income and activity, legitimate space for young people to meet;

- Rural Enterprise Hub - including meeting rooms and hot desk space for local entrepreneurs. This would require superfast broadband connection (see Digital Connectivity theme outcomes);
- Angus Council Outreach Office - providing a regular council officer presence allowing greater transparency and local democracy;
- After School Club - allowing pupils from Monifieth High to partake in after-school activities.

This is not an exhaustive list but provides some insight into the sorts of activities that participants in Hear Here would wish to see within the area.

The Millennium Hall will need sufficient funds to employ a business planner to assist the committee with development proposals. The Business Planning Team should include an Architect and a Quantity Surveyor.

**Who :** Millennium Hall Trust

**Supported by :** Angus Council and partner organisations

**Funding :** Angus LEADER, BIG Lottery

**Timescale :** 3 - 5 years

**Feasibility Studies**

The Muirhead Nursery will be used as an example, as this was the example raised during the charrette, other vacant and underused plots should be considered.

Community organisations, working with the funded Community Development Officer (see Service Access, for further information), should continue to identify opportunities and explore options for ownership and management of vacated buildings within the area.

Muirhead Nursery - This C listed building has recently become vacant due to the relocation of the Nursery to the Primary School. The single storey building is in good condition but requires a new use to prevent deterioration. We propose that there is space for up to three small offices within the building, forming a Rural Business Centre which would support a local enterprise economy. The site offers parking space and room for future expansion.

This proposal could add income streams to an existing community trust, e.g. Millennium Hall Trust. All such feasibility studies should also include exploration of the business case and the possibility of Community Asset Transfer, as outlined under the Community Empowerment (Scotland) Act [2015].

**Who :** Community Partners (for example The Millennium Hall Trust)

**Supported by :** Angus Council and partner organisations

**Funding :** Angus LEADER, BIG Lottery

**Timescale :** 5 - 10 years +

**Design Guides & Residential Development**



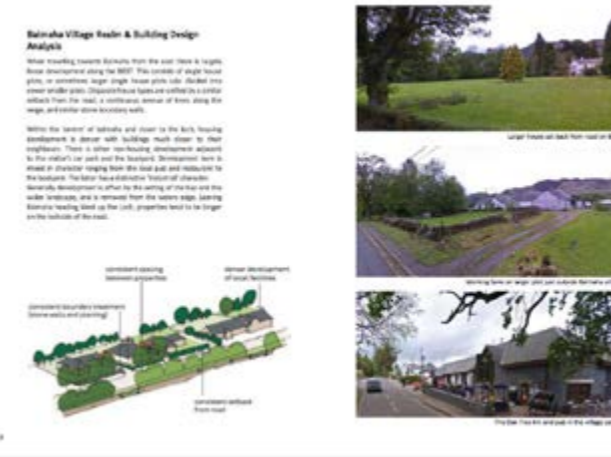
Muirhead Nursery



Back : Millennium Hall, Birkhill



Front : Millennium Hall, Birkhill



Previous Residential Design Guide [John Gilbert Architects]

Large scale housing has been proposed within the area although this was rejected at the Local Plan enquiry. Pressure on housing in the area can be seen by the significant number of houses being built directly South across the Dundee Council boundary; rising house prices; and, significant unmet demand in the affordable housing sector.

No housing has been allocated in the charrette area but there are a number of proposals for development currently being considered.

Local residents suggested that access to infrastructure and services - including: roads, clean and waster water, broadband, healthcare, schools and public transport - would all require additional funding and expansion to allow for any new housing developments. A number of residents and council officers noted the issue of young adults being unable to get on the property ladder in the area and therefore the population's average age raising.

Working with residents, we propose the development of a Local Design Guide, to be adopted by Angus Council as Supplementary Planning Guidance, that supported development of diverse housing types:

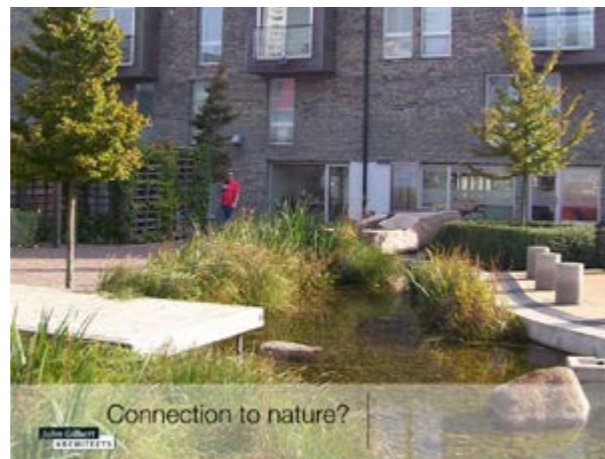
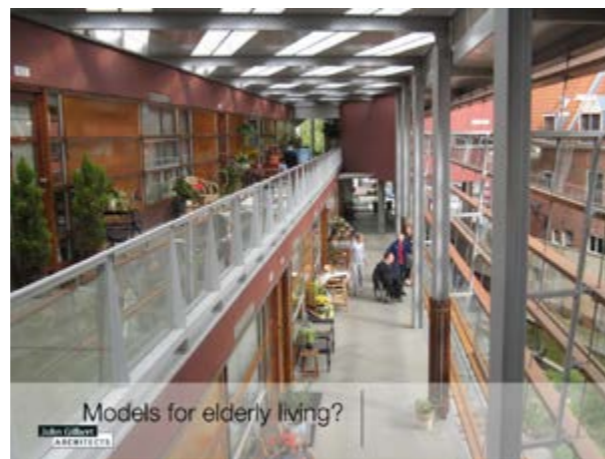


- Social rent
- Mid market rent
- Low cost home ownership models
- Self build sites
- Collective self build models
- Community owned housing models

This process would include the identification of modest sites for these housing typologies around the villages in South West Angus.

The design guide would outline key characteristics that the community think is important to their place. Key areas discussed for inclusion in this design guide include:

- House type and arrangement to fit the local area
- Street arrangement
- Appropriate materials for a rural location
- Appropriate forms for the local area
- Using housing to create more enclosed street spaces
- Using housing to increase passive surveillance
- Ensuring housing does not block key views
- Creating unobtrusive parking
- Ensuring new housing allows for Rural Enterprise Opportunities.



The design guide would be created in conjunction with the local community council and residents, and thereafter adopted as Supplementary Planning Guidance by Angus Council. The design guide would be developed in line with new Local Development Plans and Locality Plans and would be a useful tool to bring community members and local authority officers together to discuss the needs, aspirations and design outcomes of South West Angus.

**Who :** Angus Council

**Supported by :** Community Council, local residents and businesses across South West Angus

**Funding :** Planning and Development, Angus Council

**Timescale :** 3 - 5 years

#### Communication of Planning Guidelines

A key outcome for community participants would be to gain a greater understanding of the planning guidelines and better communication and management of local development - reducing the perception of regulations being inconsistently or poorly applied to private development. Better communication of local planning decisions and where required, enforcement for buildings and structures which do not meet the regulations is required across South West Angus.

Several locations were mentioned, during Hear Here, where participants did not understand the planning enforcement, or considered the enforcement to have been absent. These were mostly historical concerns (see below) but included at least one current concern:

- Logging Business near Piperdam which causes large lorries to turn across the A923
- Roads not built to adoptable standards in Piperdam [historical]
- Additional homes built (over planning application numbers) in Fowlis [historical]
- Residential properties built outside village boundaries in Berryhill and Lundie
- Out of character residential properties built in Lundie [historical?]

The need for greater communication is clear and could be delivered by Angus Council Planning and Communities Teams working together:

**Who :** Angus Council Planning Department

**Supported by :** Angus Council Communities Team

**Timescale :** 12 months

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Content:  
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Please direct all queries, concerns and requests for further information to Graham Hewitson at Angus Council.





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