

ANGUS LOCAL DEVELOPMENT PLAN

September 2016



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The Angus Local Development Plan was adopted by Angus Council on 23 September 2016 and sets out the Council's view on how the area should develop over the next 10 years from 2016 – 2026.

Copies of the Adopted Angus LDP and updated Environmental Report are available for inspection at all Public Libraries and ACCESS Offices across Angus and Receptions at County Buildings, Market Street, Forfar and Angus House, Orchardbank Business Park, Forfar, during normal opening hours. Alternatively the documents are available online at:

www.angus.gov.uk/info/20307/local_development_plan

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CONTEXT

Angus is a diverse and attractive place, with a network of interrelated communities. Seven towns and a large number of villages and smaller settlements are set in a varied rural landscape. Geographically, the area is made up of the coastal plain, the lowland of Strathmore and the Glens and upland areas that form part of the Grampian Mountains. Each of these areas makes a vital contribution to the overall character and distinctiveness of Angus.

The Development Plan for the majority of Angus consists of two documents: the Strategic Development Plan and the Local Development Plan. Supplementary Guidance will also be prepared to provide further detail and explanation of the policies and proposals of these plans. The Local Development Plan is required to be consistent with the Strategic Development Plan.

The Strategic Development Plan (SDP) covering Angus (TAYplan) was approved in June 2012, and sets out a vision to 2032, as well as policies and land requirements. TAYplan SDP provides the strategic context for the preparation of the Angus Local Development Plan. The Strategic Development Plan is required to be reviewed every five years, and as such, it is anticipated that a review of the plan will be approved in 2017, during the lifetime of this Local Development Plan.

The Angus Local Development Plan (ALDP) will guide development for ten years following adoption, up to 2026. The plan sets out where land is being allocated to meet development needs and where new development should and should not happen. The ALDP will be reviewed at five yearly intervals to ensure that an up to date plan is in place at all times and to ensure consistency with the Strategic Development Plan.

Part of upland Angus is within the Cairngorms National Park boundary, and is excluded from the TAYPlan SDP and this Local Development Plan. This area is covered by the Cairngorms National Park Local Development Plan.

FORMAT OF THE PLAN

The Angus Local Development Plan (ALDP) consists of a Written Statement and Proposals Map (including Inset Maps). The Written Statement is made up of five parts:

1. Vision and Outcomes
2. The Strategy
3. The Policy Framework
4. Settlement Statements
5. Implementation and Monitoring

The first part of the Written Statement sets out the **Vision and Outcomes** that the Angus Local Development Plan (ALDP) is seeking to deliver.

The **Strategy** sets out a presumption in favour sustainable development as well as a development strategy and overarching policies guiding investment to the right place, and promoting high quality development which minimises adverse impacts on the high quality environment of Angus. It is expected that policies set out in the ALDP Strategy will be applicable to all development in Angus.

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

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

Settlement Statements are place specific for the Towns and Rural Service Centres: identifying areas allocated for growth; sites which present opportunities for reuse, redevelopment and regeneration; and sites which are protected from development. The smaller settlements in the rural area are covered by a map showing the development boundary and where necessary a short statement to explain any particular site or strategy in more detail.

The **Implementation and Monitoring** section sets out how we intend to apply, assess, measure and review the performance of the Plan. This links to the implementation of the plan, as detailed in the **Action Programme** (published separately).

It is important to recognise that the plan should be read in its entirety, as there may be policies in the Strategy, Policy Framework and Settlement Strategies that are relevant to any particular proposal. **Proposals will be expected to comply with all relevant policies within the plan**, and therefore limited cross reference has been included within policies to other relevant considerations. A matrix is included in the Implementation and Monitoring section which indicates policies that may be of relevance to particular proposals.

In addition to the Written Statement and Proposals Map, the Angus Local Development Plan (ALDP) will also include Supplementary Guidance. This will be published separately, but will provide further information or detail in respect of policies or proposals set out in the Plan. The Plan includes references to where Supplementary Guidance has been or will be prepared, and where the guidance is to be prepared; timescales are set out in the Action Programme.

The Angus Local Development Plan (ALDP) is also supported by non-statutory guidance in the form of Planning Advice Notes and Development Briefs. This guidance will not form part

FORMAT OF THE PLAN

of the development plan, however, the Council's adoption of it will give it a degree of authorisation and it will be a material consideration in decision making.

Strategic Environmental Assessment

The development of the ALDP has been informed by the Strategic Environmental Assessment (SEA), which is required under the Environmental Assessment (Scotland) Act 2005. SEA is a method of considering and broadly evaluating the likely impact of the plan on the environment. The process of SEA can help avoid, or minimise any negative environmental impacts and enhance positive ones. The findings of the assessment are outlined in detail in the environmental Report which accompanies the ALDP, but an indication of the environmental Implications of each policy and proposal is set out in the plan for information. Site specific proposals have not been subject to SEA where they already benefit from planning permission or have been implemented in part.

The following symbols are used to illustrate the identified environmental implications:

++	Significant positive effect	?	Unknown effect
+	Positive effect	-	Negative effect
0	Neutral effect	--	Significant negative effect

VISION AND OUTCOMES

The Scottish Government's purpose of creating a more successful country through increasing sustainable economic growth is set out in the Government Economic Strategy. The Purpose is tracked by seven Purpose targets and supported by sixteen National Outcomes.

Planning is broad in scope and cross cutting in nature, but the overall ambition is to create better places. As such it contributes to a greater or lesser extent to each one of the 16 National Outcomes, and therefore to the Scottish Government's overall Purpose.

The Third National Planning Framework (NPF3) and Scottish Planning Policy (SPP) (both 2014) set out a single vision for the planning system in Scotland:

"We live in a Scotland with a growing, low carbon economy with progressively narrowing disparities in well-being and opportunity. It is growth that can be achieved whilst reducing emissions and which respects the quality of environment, place and life which makes our country so special. It is growth which increases solidarity – reducing inequalities between our regions. We live in sustainable, well-designed places and homes which meet our needs. We enjoy excellent transport and digital connections, internally and with the rest of the world."

The TAYplan Strategic Development Plan (TAYplan SDP) sets out a broad vision for what the region (including most of Angus) should be like in 20 years time. TAYplan SDP focuses on sustainable economic growth and a better quality of life through a stronger and more resilient economy, better quality places, reduced resource consumption and better resilience to climate change. The vision to guide new development is as follows:

"By 2032 the TAYplan region will be sustainable, more attractive, competitive and vibrant without creating an unacceptable burden on our planet. The quality of life will make it a place of first choice where more people will choose to live, work, study and visit, and where businesses choose to invest and create jobs."

This vision is carried through to the local level to guide future development across Angus. The Angus Local Development Plan (ALDP) must also take account of the Council's and Community's own vision for the area which is stated in the Angus Community plan and Single Outcome Agreement 2013 – 2016:

"Angus is a place where a first class quality of life can be enjoyed by all."

The strategy and policies of the Angus Local Development Plan (ALDP) should help to achieve these complementary visions by focusing on the national and local outcomes to which they can contribute.

SPP (2014) identifies four planning outcomes which contribute to the national vision and the Community Planning Partnership identifies five priorities supported by a number of more detailed outcomes that will help to achieve the stated local vision.

Using these priorities and outcomes to determine the structure of the ALDP and guide its contents will mean that the links between planning decisions based on ALDP policy, the national planning outcomes and the Community Planning Partnership's priorities are more explicit.

VISION AND OUTCOMES

SPP Planning Outcomes	Planning makes Scotland a <u>successful, sustainable place</u> – supporting sustainable economic growth and regeneration and the creation of well-designed places		Planning makes Scotland a <u>low carbon place</u> – reducing our carbon emissions and adapting to climate change.	
	Planning makes Scotland a <u>connected place</u> – supporting better transport and digital connectivity		Planning makes Scotland a <u>natural, resilient place</u> – helping to protect and enhance our natural and cultural assets and facilitating their sustainable use.	
Community Plan Priority areas	Learning & Supportive	Safe & Strong	Sustainable	
	Caring & Healthy	Prosperous & Fair		
Angus Local Development Plan (ALDP)	ALDP Strategy			
	Thriving and Connected: Housing Services Connectivity Employment Tourism & Leisure Town Centres		Protected and Valued: Natural Environment Built Environment Heat and Energy Networks Water Environment Resources	
	Settlement Statements			

THE STRATEGY

The Angus Local Development Plan (ALDP) Strategy has 3 elements to it:

- PART 1. A presumption in favour of sustainable development
- PART 2. Directing the right development to the right place
- PART 3. Creating high quality places

Each element is set out below.

PART 1. A PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

The planning system should support economically, environmentally and socially sustainable places by enabling development that balances the costs and benefits of a proposal over the longer term.

Enshrined in the ALDP is a **presumption in favour of sustainable development**. This means that The Council will take a positive approach when considering development proposals and will work proactively with applicants to find solutions which mean that proposals that will, on balance, improve the economic, social and environmental conditions in the area can be supported.

Planning applications that accord with the policies in the ALDP will be considered acceptable in principle and considerations should focus on the detailed matters arising.

PART 2. DIRECTING THE RIGHT DEVELOPMENT TO THE RIGHT PLACE

TAYPLAN STRATEGIC DEVELOPMENT PLAN

The TAYplan SDP establishes the high level spatial strategy for development in the region – setting out principles of the scale of development and where it should and should not go. It is for Local Development Plans to provide further details on the scale and distribution of development including housing and employment land.

TAYplan SDP requires that the majority of new development takes place within principal settlements, with a focus on previously developed land and buildings. More specifically for Angus, the TAYplan SDP sets out a settlement hierarchy which includes Arbroath, Brechin, Carnoustie, Forfar, Kirriemuir, Monifieth and Montrose.

In the rural area outwith the towns, TAYplan SDP sets out an approach which balances the importance of sustaining the rural economy with the need to protect the countryside. A level of new housing and other appropriate development may be provided in the countryside and small settlements, but only where this meets specific local needs or supports regeneration of the local economy.

ANGUS

Previous Local Plans in Angus have established a strategy of guiding the majority of new development to the Angus towns, whilst enabling a range of rural development for local needs, tourism and leisure. Monitoring of these plans has shown that this strategy has been successful in supporting the development of our largest settlements, and it has also enabled employment, tourist and leisure facilities, together with a reasonable amount of new housing, to be developed in the rural area.

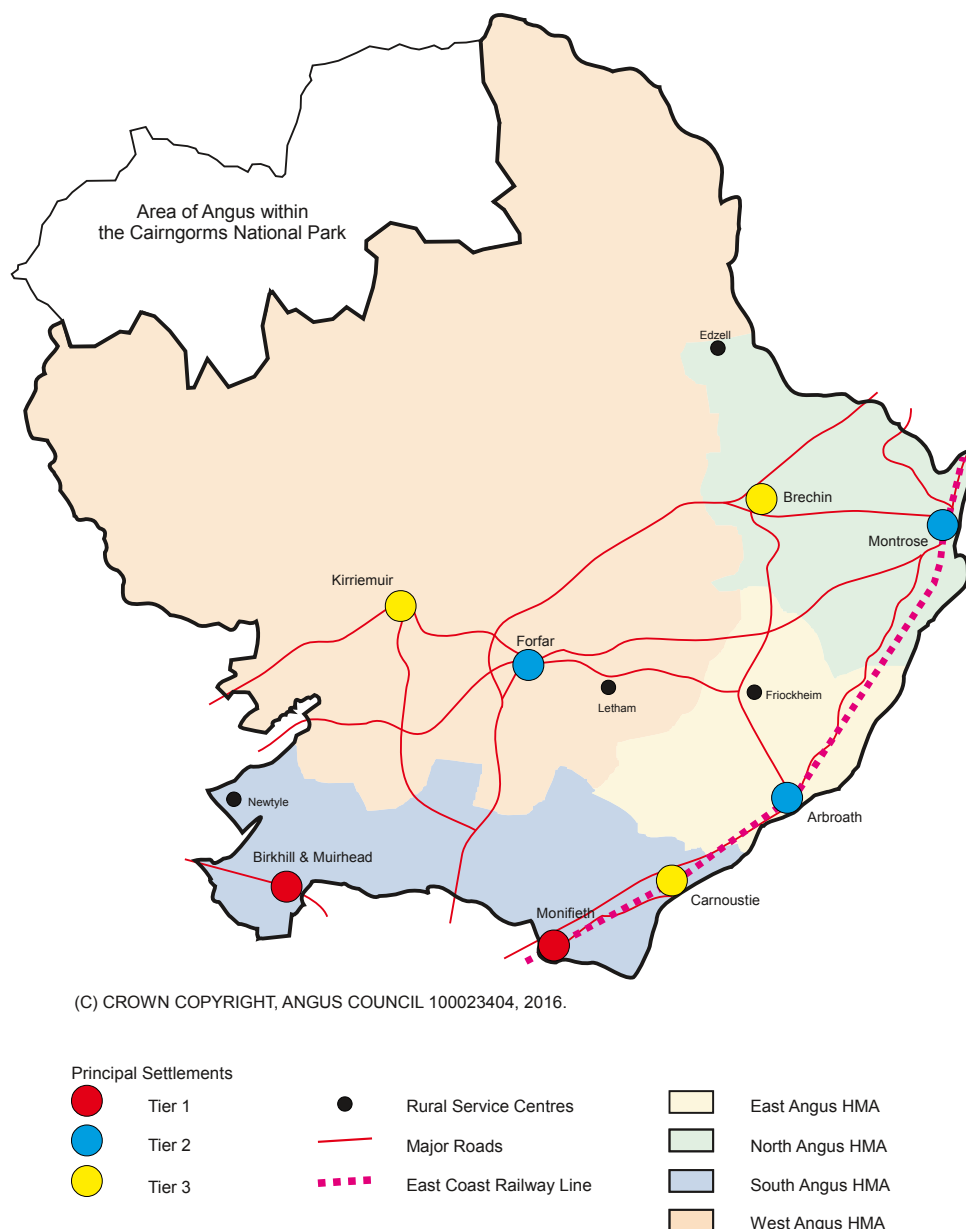
It is therefore appropriate to continue this development strategy: seeking to meet the growth and regeneration needs of the area and at the same time securing the creation of high quality places and the protection of the wider environment.

THE STRATEGY

The Development Strategy of the Angus Local Development Plan (ALDP) draws from and builds on the inherent strengths of the close network of Angus towns and villages. The Strategy seeks to:

- guide the majority of development, including local housing and employment opportunities, to locations within the towns that have the capacity to accommodate new development well integrated with existing infrastructure, and which serve as locally accessible centres serving a diverse rural hinterland;
- maintain and protect the diversity and quality of the rural area and encourage local development which supports the population and services of local communities;
- provide opportunities for appropriate diversification of the rural economy; and
- maintain the quality of valued landscapes, the natural, built and historic environment, and biodiversity.

Figure 1: ALDP Development Strategy.



THE STRATEGY

THE TOWNS

In accordance with the TAYplan SDP (and because of the success of the current development strategy), the Angus Local Development Plan (ALDP) will continue to focus new development in the towns of Arbroath, Brechin, Carnoustie, Forfar, Kirriemuir, Monifieth and Montrose. This means that these towns will continue to be the preferred location for the majority of new housing and employment-related development, together with the majority of associated new infrastructure.

Most new development will be directed to the larger towns of Arbroath, Forfar and Montrose. The towns of Brechin, Carnoustie and Kirriemuir will also be a focus for new homes and businesses during the ALDP period commensurate with their role as smaller centres of population and economic activity.

Monifieth lies within the Dundee Core Area and the South Angus Housing Market Area, which itself is part of the Greater Dundee Housing Market Area. Because the town has a similar range of services and facilities to the other towns in Angus, it is considered an appropriate location to accommodate growth and future development opportunity over the ALDP period, as part of a sustainable settlement strategy for Angus. Focusing some development in this location would be in accordance with TAYplan SDP Location Priorities and would contribute to meeting the housing need in South Angus.

TAYplan SDP requires new housing developments in and around Dundee not to prejudice the Western Gateway development within the city (which has been identified as a Strategic Development Area). In order to avoid conflicts with TAYplan SDP and the Dundee Local Development Plan which focuses new development primarily on brownfield sites and on a limited number of greenfield sites within the city, the remainder of land in Angus which is part of the Dundee Core Area will not be considered for significant greenfield release during the ALDP period. The ALDP does not therefore seek to allocate greenfield land outwith the development boundaries for Birkhill / Muirhead or in other locations outside the principal settlements but within the Dundee Core Area.

RURAL ANGUS

The rural area of Angus is defined as the area outwith the development boundaries of the seven towns named above. It comprises the four Rural Service Centres (RSCs) (Edzell, Friockheim, Letham and Newtyle), a range of other smaller settlements and the open countryside (which is the area outwith any defined development boundaries).

Rural Angus is not a single homogenous area, varying significantly in character, land use, population levels and availability of and access to a range of services and facilities. The ALDP aims to maintain this diversity by supporting new development in appropriate locations and by encouraging people to live and work in rural communities.

There is a long-established strategy of supporting the retention of population and services by providing opportunities for new homes in the rural area including the Rural Service Centres (RSCs), smaller settlements and the open countryside. New employment related development has been supported where proposals make a positive contribution to the rural economy and are of a scale and nature appropriate to the intended location. This strategy is consistent with TAYplan SDP and it is appropriate that the ALDP continues this approach.

Development in the rural area will be focused on supporting the RSCs of Edzell, Friockheim, Letham and Newtyle. These settlements have the most significant number and range of services and already have relatively large resident populations. The Local Development Plan

will allocate small-scale development sites for housing in these locations to help to support and maintain services and facilities, and reduce the need to travel. To support and maintain population levels the ALDP makes provision for development of up to 50 houses in each Rural Service Centre over the life of the plan.

In pursuing a strategy promoting development in accessible locations in settlements with access to a range of services and facilities, the Local Development Plan does not allocate sites for residential development outwith the seven towns and four Rural Service Centres. Below Rural Service Centre level appropriate infill or redevelopment proposals will be supported in those settlements and villages with development boundaries, and on appropriate sites in the open countryside.

At Ballumbie, Letham Grange and Piperdam, a substantial number of houses have been developed alongside and in support of golf course, leisure and tourist based developments. Although larger than many settlements, these standalone developments include no community infrastructure (e.g. shops, primary school, health care facilities) requiring residents to travel for virtually all their needs. Further residential development at Ballumbie and Piperdam would promote an unsustainable pattern of development and is therefore not supported. At Letham Grange additional housing development will only be considered where it is required to cross-subsidise tourism and recreation development. This is outlined in statements for these settlements.

The Angus countryside is divided into Category 1 and 2 Rural Settlement Units. In Category 1 areas (which are areas that are not remote from towns) the opportunity for new development outwith settlements will be more restricted, as development should be directed towards existing settlements. In Category 2 areas (which are remote rural areas), the emphasis will be on maintaining and growing communities by encouraging diversity in the rural economy and enabling new housing development which can support important rural services.

PART 3. CREATING HIGH QUALITY PLACES

Development Principles

Angus Council has defined development boundaries to protect the landscape setting of Angus towns and villages and prevent the uncontrolled spread of development. These development boundaries provide the definition between built up areas and the open countryside and may include peripheral areas of open space that are important to the settlement's setting and character. Although sites within development boundaries are the preferred location for most development, this does not mean that all land within boundaries has development potential.

New land allocations made in the ALDP have been accommodated within development boundaries where possible. Where this has not been possible, and where it is appropriate, development boundaries have been extended to include greenfield land allocations.

The development boundaries shown on the Proposals Map have been brought forward from previous plans and have not been the subject of review apart from where significant greenfield allocations are proposed as extensions. A review of the development boundaries will be a priority in the review of the ALDP to ensure they remain robust and reflect current circumstances.

Wherever development is proposed, it is important to ensure that all opportunities are taken to re-use or re-develop brownfield land before development takes place on greenfield sites.

THE STRATEGY

To optimise the use of existing resource capacities and to ensure the impact of development on the wider environment and landscape is minimised, development proposals in the countryside should also ensure that they have investigated all possibilities of locating adjacent to existing development or groups of buildings.

Policy DS1 Development Boundaries and Priorities

All proposals will be expected to support delivery of the Development Strategy.

The focus of development will be sites allocated or otherwise identified for development within the Angus Local Development Plan, which will be safeguarded for the use(s) set out. Proposals for alternative uses will only be acceptable if they do not undermine the provision of a range of sites to meet the development needs of the plan area.

Proposals on sites not allocated or otherwise identified for development, but within development boundaries will be supported where they are of an appropriate scale and nature and are in accordance with relevant policies of the ALDP.

Proposals for sites outwith but contiguous* with a development boundary will only be acceptable where it is in the public interest and social, economic, environmental or operational considerations confirm there is a need for the proposed development that cannot be met within a development boundary.

Outwith development boundaries proposals will be supported where they are of a scale and nature appropriate to their location and where they are in accordance with relevant policies of the ALDP.

In all locations, proposals that re-use or make better use of vacant, derelict or under-used brownfield land or buildings will be supported where they are in accordance with relevant policies of the ALDP.

Development of greenfield sites (with the exception of sites allocated, identified or considered appropriate for development by policies in the ALDP) will only be supported where there are no suitable and available brownfield sites capable of accommodating the proposed development.

Development proposals should not result in adverse impacts, either alone or in combination with other proposals or projects, on the integrity of any European designated site, in accordance with Policy PV4 Sites Designated for Natural Heritage and Biodiversity Value.

**Sharing an edge or boundary, neighbouring or adjacent*

Policy DS1 SEA Implications

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

Accessibility

A key element in the creation of sustainable communities is how well new development is integrated with the existing form of development and transport networks. The ALDP Development Strategy supports development within the Towns and Rural Service Centres and allocates land for new development in locations that are well related to the existing form and pattern of development and therefore the existing transport network.

THE STRATEGY

In some areas the transport network will require improvement to roads infrastructure, public transport and path networks to support and enable future development. Where appropriate, site allocation policies and development briefs will specify where infrastructure requirements or improvements are known. The exact nature of improvements will be negotiated at the time of application.

National and regional planning policies seek to promote sustainable transport and active travel, giving priority to walking and cycling for local journeys and to public transport in preference to travel by car. The publication of the Scottish Government policy document "Designing Streets" signals the government's resolve to move away from a standards based approach to street design and to put place and people before the movement of motor vehicles. The ALDP takes account of "Designing Streets" and supports development which is accessible by a choice of transport modes including walking, cycling and public transport.

Development proposals should seek to maintain and improve linkages between residential, employment, recreation and other facilities to help support an integrated sustainable transport network and opportunities for active travel.

Path networks including Core Paths and Rights of Way also form an important recreational resource enabling outdoor access around settlements and to the countryside. Policy PV3 Access and Informal Recreation seeks to protect and enhance public access and paths in this context. They are also important elements of green infrastructure providing linkages to the wider green network. The ALDP seeks to protect and enhance the role of path networks in this respect under Policies PV1 Green Networks and Green Infrastructure and PV2 Open Space Protection and Provision within settlements.

Appendix 2 gives guidance as to when a Transport Assessment may be required. Angus Council agreed to adopt the National Roads Development Circular as the new roads standard document for use on all new development in Angus in August 2014. The new national document was produced as a collaborative project undertaken by Scotland's local authorities through the Society of Chief Officers of Transportation in Scotland (SCOTS) and embraces current Scottish Government Policy documents, in particular "Designing Streets".

Policy DS2 Accessible Development

Development proposals will require to demonstrate, according to scale, type and location, that they:

- **are or can be made accessible to existing or proposed public transport networks;**
- **make provision for suitably located public transport infrastructure such as bus stops, shelters, lay-bys, turning areas which minimise walking distances;**
- **allow easy access for people with restricted mobility;**
- **provide and/or enhance safe and pleasant paths for walking and cycling which are suitable for use by all, and link existing and proposed path networks; and**
- **are located where there is adequate local road network capacity or where capacity can be made available.**

Where proposals involve significant travel generation by road, rail, bus, foot and/or cycle, Angus Council will require:

- **the submission of a Travel Plan and/or a Transport Assessment.**
- **appropriate planning obligations in line with Policy DS5 Developer Contributions.**

THE STRATEGY

Policy DS2 SEA Implications									
Biodiversity Flora and Fauna	Population	Human Health	Soil	Water	Air	Climatic Factors	Cultural Heritage	Material Assets	Landscape
0	+	+	0	0	+	+	0	0	0

Design Quality & Placemaking

The publication of Scottish Government policy documents “Designing Places”, “Designing Streets” and “Creating Places – A Policy Statement on Architecture and Place for Scotland” seek to raise the design quality of new development and create better quality places.

The creation of successful, well-designed sustainable places is an objective of the Angus Community Plan and Single Outcome Agreement (2013-2016), and is key to delivering the Council's vision that “*Angus is a place where a first class quality of life can be enjoyed by all*”.

Good design delivers benefits for everyone in Angus. For its residents it can reduce energy costs, improve health and wellbeing, improve safety, engender civic pride and promote social inclusion. The creation of well-designed places where people want to live and visit can also attract economic development and can help developers by increasing the value of their investment.

The document “Designing Places” identifies six qualities of a successful place - ensuring development is well connected, has a strong sense of character and identity, is a safe and pleasant place to be in, makes good use of resources and is able to adapt to changing community needs.

The aim of Policy DS3 Design Quality and Placemaking is to ensure that development proposals in Angus are of a high quality which reflects the six qualities of a successful place.

The scale of development ranges from the creation of new neighbourhoods in towns and villages, to individual buildings in settlements and the countryside, and the alteration or adaptation of existing buildings or spaces. The policy will be supported by Supplementary Guidance on Design Quality which will reflect these different contexts and how proposals will be assessed against the six qualities of successful places.

Securing an appropriate design solution is particularly important for large scale development proposals, and for those in sensitive locations that are visually prominent from a public place or where the scale or nature of the proposal would have a significant impact on the locality. In such circumstances a Design Statement will be required. This will also be required for certain developments within conservation areas or where development would affect a listed building or its setting.

Design Statements should be prepared using the guidance set out in Planning Advice Note (PAN) 68: Design Statements and clearly explain the design process and the proposed design solution.

THE STRATEGY

Policy DS3 Design Quality and Placemaking

Development proposals should deliver a high design standard and draw upon those aspects of landscape or townscape that contribute positively to the character and sense of place of the area in which they are to be located. Development proposals should create buildings and places which are:

- **Distinct in Character and Identity:** Where development fits with the character and pattern of development in the surrounding area, provides a coherent structure of streets, spaces and buildings and retains and sensitively integrates important townscape and landscape features.
- **Safe and Pleasant:** Where all buildings, public spaces and routes are designed to be accessible, safe and attractive, where public and private spaces are clearly defined and appropriate new areas of landscaping and open space are incorporated and linked to existing green space wherever possible.
- **Well Connected:** Where development connects pedestrians, cyclists and vehicles with the surrounding area and public transport, the access and parking requirements of the Roads Authority are met and the principles set out in 'Designing Streets' are addressed.
- **Adaptable:** Where development is designed to support a mix of compatible uses and accommodate changing needs.
- **Resource Efficient:** Where development makes good use of existing resources and is sited and designed to minimise environmental impacts and maximise the use of local climate and landform.

Supplementary guidance will set out the principles expected in all development, more detailed guidance on the design aspects of different proposals and how to achieve the qualities set out above. Further details on the type of developments requiring a design statement and the issues that should be addressed will also be set out in supplementary guidance.

Policy DS3 SEA Implications									
Biodiversity Flora and Fauna	Population	Human Health	Soil	Water	Air	Climatic Factors	Cultural Heritage	Material Assets	Landscape
+	++	+	0	0	+	+	++	+	++

Amenity

The stewardship of natural resources is key to sustainable development and the ALDP has a role in avoiding over-development, protecting the amenity of new and existing development and considering the implications of development for air quality. There is also a need to safeguard the amenity of future occupiers, or existing properties near to development as well as the wider area. Where it is considered that development has an impact, appropriate mitigation or compensatory measures will be secured through conditions or planning obligations. Specific impacts relating to the water environment, geodiversity and minerals resource are covered by policies elsewhere within the Plan.

THE STRATEGY

Policy DS4 Amenity

All proposed development must have full regard to opportunities for maintaining and improving environmental quality. Development will not be permitted where there is an unacceptable adverse impact on the surrounding area or the environment or amenity of existing or future occupiers of adjoining or nearby properties.

Angus Council will consider the impacts of development on:

- Air quality;
- Noise and vibration levels and times when such disturbances are likely to occur;
- Levels of light pollution;
- Levels of odours, fumes and dust;
- Suitable provision for refuse collection / storage and recycling;
- The effect and timing of traffic movement to, from and within the site, car parking and impacts on highway safety; and
- Residential amenity in relation to overlooking and loss of privacy, outlook, sunlight, daylight and overshadowing.

Angus Council may support development which is considered to have an impact on such considerations, if the use of conditions or planning obligations will ensure that appropriate mitigation and / or compensatory measures are secured.

Applicants may be required to submit detailed assessments in relation to any of the above criteria to the Council for consideration.

Where a site is known or suspected to be contaminated, applicants will be required to undertake investigation and, where appropriate, remediation measures relevant to the current or proposed use to prevent unacceptable risks to human health.

Policy DS4 SEA Implications

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

Developer Contributions

New development has an important role in funding measures to mitigate any adverse impacts in a way that is consistent with the delivery of wider planning and environmental objectives. Circular 3/2012 sets out that planning obligations can be used to overcome obstacles to the grant of planning permission. This means that development can be permitted and potentially negative impacts on land use, the environment and infrastructure can be reduced, eliminated or compensated for.

Planning obligations will only be sought where they meet the tests set out in Circular 3/2012, including: necessity, planning purpose, being related to the proposed development, scale and kind and reasonableness. It is recognised that developers and landowners would like certainty about the likely scale and nature of developer contributions that will be sought by the Council. The site allocations made in the ALDP identify contributions where they are currently known, but it is important to recognise that additional contributions may be required and in all cases the scale and nature of contributions will be negotiated and agreed as part of the planning application process. In such negotiations, the details of a contribution will be based on the most up to date information at the time in respect of

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infrastructure provision and consideration by the Council of any abnormal development costs identified by the developer.

Policy DS5 Developer Contributions

Developer contributions may be sought from all types of development where proposals individually or in combination result in a need for new, extended or improved public services, community facilities and infrastructure.

Contributions may be financial or in-kind, and will be proportionate in scale to the proposed development and the tests set out in national policy and guidance.

Where contributions cannot be secured through a planning condition, a Section 75 agreement or other legal agreement will be required.

Contributions may be sought for the following:

- Open Space, biodiversity enhancement and green infrastructure, including infrastructure relating to the water environment and flood management;
- Education;
- Community Facilities;
- Waste Management Infrastructure; and
- Transport Infrastructure.

The Council will consider the potential cumulative effect of developer contributions on the economic viability of individual proposals.

Supplementary Guidance will be prepared, consistent with requirements of Scottish Government policy on planning obligations currently set out in Circular 3/2012, to provide additional information and guidance on how developer contributions will be identified and secured. This will include the levels of contribution or methodologies for their calculation, including thresholds, exemptions and viability considerations. Whilst the exact nature of contributions will be negotiated at the time of application, potential areas of contribution are highlighted in site allocation policies where known.

Policy DS5 SEA Implications									
Biodiversity Flora and Fauna	Population	Human Health	Soil	Water	Air	Climatic Factors	Cultural Heritage	Material Assets	Landscape
+	++	0	0	0	0	0	0	+	+

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THE POLICY FRAMEWORK – PART 1

THRIVING & CONNECTED

HOUSING

Good quality housing is a key component of mixed and sustainable communities and access to such housing contributes to the quality of life enjoyed by people. Angus Council aims to ensure that at all times an effective supply of housing land is available that is capable of providing choice in the type, size, tenure and affordability of housing in accessible and sustainable locations across Angus.

The ALDP seeks to promote and sustain successful communities and create quality residential environments by helping to deliver new housing and by managing changes to existing housing across Angus.

Housing Land Supply

The ALDP identifies sites to meet the full housing land requirement established by the TAYplan SDP for the North, East and West Housing Market Areas (HMAs) and the South Angus part of the Greater Dundee Housing Market Area.

Table 1 below summarises the housing land supply position for each Housing Market Area and sets out the additional land requirement to be addressed by the ALDP. Where appropriate sites are phased for release over two phases of the ALDP period: 2016-21 and 2021-26. In some instances it is anticipated that development of larger sites may extend beyond 2026. Details of sites allocated for housing development are set out in the individual settlement strategies.

In line with the Development Strategy the ALDP has focussed the allocation of housing land in the towns of Arbroath, Brechin, Carnoustie, Forfar, Kirriemuir, Monifieth and Montrose giving priority to the reuse, redevelopment and regeneration of brownfield sites. Where necessary to assist in meeting the housing land requirements and provide an element of choice across each HMA greenfield sites have been allocated. These additional land allocations augment the existing supply of housing land on sites with planning permission and those which are currently under development. To ensure that Angus Council maintains a 7 year effective land supply, the continued effectiveness of and progress in the delivery of the housing land supply is monitored through the annual Angus Housing Land Audit (HLA).

The housing capacity figures specified for individual allocations are indicative and have been calculated using either an average figure of 25 dwellings per hectare or, by looking at the density of development in the surrounding area. These figures are given as a guide and may change as proposals are brought forward subject to achievement of a design solution which provides a satisfactory residential environment and has regard for the amenity, character, appearance and pattern of development of the surrounding area. Appendix 3 provides a summary of all housing sites (existing sites with planning permission, site allocations continued from the Angus Local Plan Review 2009 (ALPR) and new allocations) which combine to meet the housing land requirements.

In addition to allocated sites and existing sites with planning permission there may be other currently unidentified sites suitable for residential development. To provide additional flexibility in the Housing Land Supply the ALDP supports appropriate “windfall” sites within development boundaries to come forward.

Sites allocated for housing and windfall/opportunity sites which come forward will be expected to deliver a mix of house types and tenures to meet the housing needs of the area.

THE POLICY FRAMEWORK – PART 1

THRIVING & CONNECTED

Where appropriate, developers will be encouraged to make provision for affordable and special needs housing. Specific requirements will be assessed on a site by site basis as part of the development management process. Sites allocated for housing or other windfall sites that emerge through the life of the ALDP may be suitable for a mix of complementary uses. This would support the creation of more sustainable communities through co-location of compatible uses, potentially reducing the need to travel.

Where specified, further guidance on the development of allocated sites will be prepared in the form of a Development Brief setting out development phasing, housing mix (type and tenure including affordable housing requirement), potential mix of uses, infrastructure requirements, site layout and design. Where appropriate the Development Brief will also indicate requirements for vehicular, pedestrian and cycle access; landscape and open space requirements (including extension of or connection to existing green networks); related community facilities and developer contributions. Where existing sites or allocated sites carried forward from the ALPR already have a Council approved Development Brief it will be updated to take account of revised policy guidance provided by Scottish Planning Policy (SPP) (2014) and the ALDP. The timetable for preparation of new and updating of existing Development Briefs is set out in the ALDP Action Programme.

Policy TC1 Housing Land Supply / Release

The Angus Local Development Plan allocates land to meet the housing land requirements set out in the TAYplan Strategic Development Plan for the period to 2026. Where appropriate, sites are released over two phases of the plan: 2016-21 and 2021-26. However, land allocated in the latter phase of this plan (2021-2026) may be released for earlier development, unless a delay is justified.

The scale and distribution of housing land release across the four Angus Housing Market Areas is set out in Table 1 (below). A schedule of all sites identified by the Angus Local Development Plan which contribute to meeting the housing requirements set out in TAYplan Strategic Development Plan is included in Appendix 3.

To support delivery of a generous supply of effective housing sites and introduce additional flexibility Angus Council will support proposed residential development on appropriate sites as set out in Policy TC2 Residential Development Principles.

To ensure that a 7 year effective land supply is maintained at all times, land identified for residential development will be safeguarded from development for other uses. The continued effectiveness of sites will be monitored through the annual Housing Land Audit process.

Where the annual housing land audit identifies a shortfall in either the five years' or the seven years' effective housing land supply, the council will work with landowners, developers and infrastructure providers to bring forward additional housing land. The early release of sites planned for later phases of the plan, as well as sites identified as constrained or non-effective in the audit, will be considered first. If the shortfall is not met from existing sites, proposals for housing development on other housing sites may be supported where they are consistent with the policies of the plan.

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THRIVING & CONNECTED

Policy TC1 SEA Implications									
Biodiversity Flora and Fauna	Population	Human Health	Soil	Water	Air	Climatic Factors	Cultural Heritage	Material Assets	Landscape
0/?	++	0/?	?/+	0/?	0/?	0/?	0/?	+/?	0/?

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THRIVING & CONNECTED

Table 1: Housing Land Supply – 2016-2026 (on sites of 5 or more houses):

	a	b	c	d	e	f
Housing Market Area	TAYplan SDP Requirement 2012-26	Actual & Programmed Completions 2012-16	Remaining Requirement 2016-26 (a-b)	Programmed Completions 2016-26	LDP Allocations 2016-26	Total Plan Provision 2016-2026 (d+e)
North Angus	1120	208	912	60 ¹	930 ²	990
East Angus	1120	286	834	491	430	921
South Angus	1120	113	1007	277 ³	780	1057
West Angus	1260	274	986	417 ⁴	810	1227
ANGUS TOTAL	4620	881	3739	1245	2950	4195

¹ Excludes yield from sites at:

- Dubton, Brechin
- Brechin Road, Montrose

Sites being progressed by phased release through ALDP allocations.

² Includes Phased allocations at:

- Dubton, Brechin (250)
- Brechin Road, Montrose (300)

³ Excludes yield from part of Ashludie Hospital (25). Site now being progressed as part of whole hospital site and not as a separate development site. Whole site (130) included as a single allocation in column e.

⁴ Includes 33 units approved on site at Cortachy Road, Kirriemuir added to the 349 from 2014 Audit Programming from 2016 – 21 period.

THE POLICY FRAMEWORK – PART 1

THRIVING & CONNECTED

Policy TC2 Residential Development

All proposals for new residential development*, including the conversion of non-residential buildings must:

- be compatible with current and proposed land uses in the surrounding area;
- provide a satisfactory residential environment for the proposed dwelling(s);
- not result in unacceptable impact on the built and natural environment, surrounding amenity, access and infrastructure; and
- include as appropriate a mix of house sizes, types and tenures and provision for affordable housing in accordance with Policy TC3 Affordable Housing.

Within development boundaries Angus Council will support proposals for new residential development where:

- the site is not allocated or protected for another use; and
- the proposal is consistent with the character and pattern of development in the surrounding area.

In countryside locations Angus Council will support proposals for the development of houses which fall into at least one of the following categories:

- retention, renovation or acceptable replacement of existing houses;
- conversion of non-residential buildings;
- regeneration or redevelopment of a brownfield site that delivers significant visual or environmental improvement through the removal of derelict buildings, contamination or an incompatible land use;
- single new houses where development would:
 - round off an established building group of 3 or more existing dwellings; or
 - meet an essential worker requirement for the management of land or other rural business.
 - in Rural Settlement Units (RSUs)**, fill a gap between the curtilages of two houses, or the curtilage of one house and a metalled road, or between the curtilage of one house and an existing substantial building such as a church, a shop or a community facility; and
- in Category 2 Rural Settlement Units (RSUs), as shown on the Proposals Map, gap sites (as defined in the Glossary) may be developed for up to two houses.

Further information and guidance on the detailed application of the policy on new residential development in countryside locations will be provided in supplementary planning guidance, and will address:

- the types of other buildings which could be considered suitable in identifying appropriate gap sites for the development of single houses in Category 1 Rural Settlement Units, or for the development of up to two houses in Category 2 Rural Settlement Units.
- the restoration or replacement of traditional buildings.
- the development of new large country houses.

**includes houses in multiple occupation, non-mainstream housing for people with particular needs, such as specialist housing for the elderly, people with disabilities, supported housing care and nursing homes.*

***Rural Settlement Units are defined in the Glossary and their role is further explained on Page 9.*

THE POLICY FRAMEWORK – PART 1

THRIVING & CONNECTED

Policy TC2 SEA Implications									
Biodiversity Flora and Fauna	Population	Human Health	Soil	Water	Air	Climatic Factors	Cultural Heritage	Material Assets	Landscape
+/?	++	+	+/?	+	+	?	+	+	?/+

Affordable Housing

The provision of choice in the housing market is essential to support the delivery of sustainable and mixed communities. The supply of housing land on a variety of well-located and accessible sites allows the market to deliver a range of house sizes, types and tenures to meet the housing needs and aspirations of the people of Angus. However the general housing market does not always meet the housing needs of everyone. There is restricted availability of affordable housing for rent or sale across Angus.

The Scottish Government defines affordable housing as: *"housing of a reasonable quality that is affordable to people on modest incomes. Affordable Housing can be provided in the form of social rented accommodation (Council and Registered Social Landlords), mid-market rented accommodation, shared ownership housing, shared equity housing, housing sold at a discount (including plots for sale) and low cost housing without subsidy"*.

The most up-to-date assessment of the requirement for affordable housing across Angus is provided by the TAYplan Housing Need and Demand Assessment (HNDA) (December 2013). This identified a substantial backlog of need for affordable housing across the 4 Angus Housing Market Areas (HMAs). In line with Scottish Planning Policy (SPP) (2014) Angus Council will seek to secure delivery of a maximum of 25% affordable housing across all 4 HMAs, although this will not meet all identified need over the plan period.

Policy TC3 Affordable Housing sets out the requirement for affordable housing which will be applied to all qualifying allocated, housing opportunity and windfall sites. The policy will be supported by an updated and revised Affordable Housing Implementation Guide which will establish a framework and best practice to support delivery of affordable housing.

In rural areas proposals for affordable housing on sites outwith but contiguous with development boundaries will be considered in the context of DS1 Development Boundaries and Priorities.

Effective partnership working between Angus Council, developers, Registered Social Landlords and the Scottish Government will be key to securing the delivery of appropriate and well located affordable housing across Angus.

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THRIVING & CONNECTED

Policy TC3 Affordable Housing

Angus Council will seek to secure the delivery of affordable housing equivalent to 25% of the total number of residential units proposed on all residential sites of 10 or more units, or where a site is equal to or exceeds 0.5ha.

Where a qualifying site is being developed in phases of less than 10 units or less than 0.5 hectares the affordable housing requirement will be applied based on the overall capacity of the site.

Angus Council will work in partnership with developers and consider innovative and flexible approaches to secure delivery of an appropriate affordable housing contribution. Where appropriate, Section 75 or other legal agreements may be used.

Details of the scale and nature of the affordable housing contribution sought from individual sites, including tenure, house size and type, will be subject to agreement between the applicant and Angus Council taking into account:

- local housing needs (set out in the current Housing Needs and Demand Assessment);
- physical characteristics of the site;
- development viability; and
- availability of public sector funding.

The Affordable Housing Policy Implementation Guide sets out how the Council will implement this policy and secure the delivery of Affordable Housing in line with the provisions of Scottish Planning Policy and guidance.

Policy TC3 SEA Implications									
Biodiversity Flora and Fauna	Population	Human Health	Soil	Water	Air	Climatic Factors	Cultural Heritage	Material Assets	Landscape
0	+	0	0	0	0	0	0	0	0

Householder / Domestic Development

Houses generally benefit from permitted development rights which allow for a degree of alteration, extension and development within the curtilage without the need for planning permission. Although more limited, flatted properties also benefit from a range of permitted development rights. There are still instances where certain householder / domestic development will require planning permission, and this policy aims to ensure that a satisfactory residential environment is maintained.

Angus Council recognise that there is a need to allow for the adaptation and extension of existing properties to meet the changing needs and demands of residents. This may include alterations/extensions to houses and flats, development within the curtilage of houses and flats, means of enclosure, satellite antenna and domestic scale microgeneration.

Proposals for domestic or householder development require careful consideration for their potential impact on the character and appearance of the property and surrounding area and the residential amenity enjoyed by both the house and surrounding domestic properties. A Planning Advice Note will be prepared to provide advice and best practice on the design, scale and location of householder development.

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THRIVING & CONNECTED

Policy TC4 Householder / Domestic Development

Proposals for householder development (including alterations/extensions to houses and flats, development within the curtilage of houses and flats, means of enclosure, satellite antenna and domestic scale microgeneration) will be supported where the siting, design, scale or massing of the proposal, does not:

- adversely affect the residential amenity enjoyed by the house or surrounding domestic properties including, in the case of microgeneration, through noise or shadow flicker;
- detrimentally affect the character and/or appearance of the building, site or surrounding area; and
- result in the overdevelopment of the plot or a loss of garden ground, parking or bin storage.

Further guidance on householder development will be set out in a Householder Development Planning Advice Note.

Policy TC4 SEA Implications									
Biodiversity Flora and Fauna	Population	Human Health	Soil	Water	Air	Climatic Factors	Cultural Heritage	Material Assets	Landscape
0	+	0	0	0	0	++	+	++	+

Accommodation for Seasonal or Transient Workers

Changes in the nature and operation of agriculture (including horticulture) across Angus have seen growth in the use of seasonal and transient workers, including increased numbers of foreign migrant workers. This has resulted in an increased requirement for temporary accommodation associated with the place of employment, normally an agricultural unit or business.

Agriculture is an important component of the Angus economy and Angus Council recognise the important role the provision of suitable temporary accommodation for seasonal and transient workers has in supporting agricultural activity.

Wherever possible such accommodation should be located adjacent to public transport routes to provide access to shops and other essential services. All such development should be designed and located to minimise adverse impacts on local amenity, access, infrastructure and local landscape character.

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THRIVING & CONNECTED

Policy TC5 Seasonal or Transient Worker Accommodation

Proposals for the development of temporary accommodation (including residential caravans and mobile homes) for seasonal or transient workers will only be permitted where:

- there is a functional and essential economic need for the amount and type of accommodation proposed that cannot be reasonably met elsewhere in the locality;
- the accommodation is required to house seasonal or transient workers employed on the agricultural unit;
- the proposal involves the conversion, reuse or redevelopment of suitable vacant buildings or brownfield land on, or adjoining, the agricultural unit or it can be demonstrated that there are no such buildings or sites capable of accommodating the proposed development;
- the proposed site will provide a good residential environment with adequate access to facilities;
- the scale and nature of the development is in keeping with local landscape character and pattern of development; and
- there is no unacceptable impact on the built and natural environment, surrounding amenity, access and infrastructure.

Planning permission will not normally be granted for more than 5 years when the requirement for seasonal or transient worker accommodation can be reviewed. Temporary structures, including residential caravans, must be removed when the need for them ceases or the planning permission expires, whichever is sooner.

Policy TC5 SEA Implications

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

Gypsies and Travellers and Travelling Showpeople

In line with Scottish Planning Policy (SPP) (2014) Angus Council recognise the need to support the provision of appropriate sites to address the accommodation needs of Gypsies and Travellers and Travelling Showpeople through the ALDP and Local Housing Strategy (LHS). There are no known requirements in Angus for overwintering sites for Travelling Showpeople.

The current supply of permanent managed sites in Angus is limited to the local authority managed sites for Gypsies and Travellers at Tayock, Montrose and at Petterden, Tealing. There are currently no privately owned licensed sites in Angus.

While the Angus Housing Needs and Demand Assessment (HNDA) identified an under provision of pitches for Gypsies and Travellers in Angus there is currently limited understanding of the geographic distribution of need/demand for both permanent pitches and transit sites (including any cross boundary implications with neighbouring authorities). To plan for the accommodation needs of groups effectively Angus Council require to undertake additional research as part of the Angus LHS Review process to identify specific areas of need and inform development of a strategy and policy approach to meeting the complex needs of these communities.

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THRIVING & CONNECTED

The Angus LHS seeks to address the accommodation needs of gypsy/travellers through direct liaison with these groups, provision of additional spaces and where appropriate access to housing.

While the ALDP does not identify areas of search or allocate specific sites the policy is intended to establish a framework for assessing proposals to establish new, or extend existing sites.

Policy TC6 Gypsies and Travellers and Travelling Showpeople

Gypsies and Travellers and Travelling Showpeople will be encouraged to stay at authorised sites (publicly or privately owned and managed). Existing authorised Gypsies and Travellers and Travelling Showpeople sites will be protected and there will be a presumption against their redevelopment or conversion to other uses unless it can be demonstrated to the satisfaction of Angus Council that there is a surplus of accommodation to meet identified needs.

Proposals for new or extended permanent sites and temporary “short stay” sites for Gypsies and Travellers will only be supported where:

- the site will contribute to satisfying a local need identified in the Local Housing Strategy and is consistent with Angus Council’s strategy for meeting the accommodation needs of these client groups;
- the development is designed and located to minimise adverse effects on the landscape, established amenity, character and built or natural heritage interests of the surrounding area;
- the proposed site will provide a good residential amenity for residents and has adequate access to community, education and health services and facilities; and
- the proposed development would not set a precedent or open up other areas for similar development.

Policy TC6 SEA Implications

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

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THRIVING & CONNECTED

Residential Caravans and Mobile Homes

Angus Council recognise the need for temporary occupation of residential caravans or mobile homes whilst a permanent dwelling is being renovated or built. It is not considered appropriate to support their use for permanent occupation.

Policy TC7 Residential Caravans and Mobile Homes

Proposals to site a residential caravan or mobile home will only be acceptable where it is required to provide temporary accommodation to allow a permanent dwelling to be renovated or built in accordance with the housing policies of the Angus Local Development Plan. Planning permission will be granted for a maximum of 2 years. Residential caravans or mobile homes must be removed when the need for them ceases or the planning permission expires, whichever is sooner.

Proposals for the development of sites for individual, or groups of residential caravans and/or mobile homes for permanent occupation will not be supported.

Policy TC7 SEA Implications

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

SERVICES

Community Facilities and Services

Public community facilities such as schools, healthcare, libraries, museums, halls and leisure facilities are important assets playing a key role in terms of quality of life and attractiveness of Angus as a place to live work and visit. The rural area is particularly vulnerable to the loss of rural services such as shops, hotels, public houses and petrol filling stations. These facilities and services often play an important social and practical role in the local community and can also contribute to the local economy.

The ALDP aims to retain and enhance the sustainability and viability of all Angus communities by protecting existing public community facilities and important rural services. It also seeks to ensure that new facilities are accessible and of an appropriate scale and nature for their location in accordance with Policy TC19 Retail and Town Centre Uses. The implementation of Policy DS5 Developer Contributions, masterplans and development briefs referred to in the settlement statements will be key to delivering new facilities resulting from development proposals.

The Council's Community Asset Transfer Policy (CATP) allows for appropriate Council buildings to be retained for wider community benefit. This includes opportunity for surplus or under-performing facilities or land to be transferred to suitable community groups prior to disposal recognising the valuable role this can play in sustaining local communities and their contribution to Angus Council's local outcomes.

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THRIVING & CONNECTED

Policy TC8 Community Facilities and Services

The Council will encourage the retention and improvement of public facilities and rural services.

Proposals resulting in the loss of existing public community facilities will only be supported where it can be demonstrated that:

- the proposal would result in the provision of alternative facilities of equivalent community benefit and accessibility; or
- the loss of the facility would not have an adverse impact on the community; or
- the existing use is surplus to requirements or no longer viable; and
- no suitable alternative community uses can be found for the buildings and land in question.

The Council will seek to safeguard rural services that serve a valuable local community function such as local convenience shops, hotels, public houses, restaurants and petrol stations. Proposals for alternative uses will only be acceptable where it can be demonstrated that:

- the existing business is no longer viable and has been actively marketed for sale as a going concern at a reasonable price/rent for a reasonable period of time;
- the building is incapable of being reused for its existing purpose or redeveloped for an appropriate local community or tourism use; or
- equivalent alternative facilities exist elsewhere in the local community.

New community facilities should be accessible and of an appropriate scale and nature for the location. In the towns of Angus, and where appropriate to the type of facility, a town centre first approach should be applied to identifying a suitable location.

Policy TC8 SEA Implications									
Biodiversity Flora and Fauna	Population	Human Health	Soil	Water	Air	Climatic Factors	Cultural Heritage	Material Assets	Landscape
0	++	0/+	0	0	+	0	0	0	0

Cemetery Provision

A number of locations across Angus require additional cemetery provision during the ALDP period. These areas are identified in the ALDP to safeguard the land from alternative uses. Land allocations in relation to Arbroath, Brechin, Carnoustie, Forfar, Kirriemuir and Montrose are specified in the relevant Settlement Strategies. Detailed consideration remains to be given to the use of the land for such purposes and to matters relating to access, site preparation and boundary treatment. At Dunnichen the cemetery extension will be into the field to the north of the existing facility and will require boundary treatment as part of site preparation.

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Policy TC9 Safeguard of land for Cemetery Use

Land is reserved for cemetery purposes at Aberlemno, Dunnichen Cemetery, Kirkton of Auchterhouse, Liff and Panbride. With the exception of Dunnichen, the areas are detailed on the relevant village boundary maps.

Development of the safeguarded land at Aberlemno, Kirkton of Auchterhouse, Liff and Panbride should be subject to a developer requirement for a prior intrusive ground investigation to be carried out in accordance with the Scottish Environment Protection Agency's guidance note, while a flood risk assessment will also be required for the land at Liff.

Policy TC9 SEA Implications

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

CONNECTIVITY

Scottish Planning Policy (SPP) (2014) specifies that planning authorities should support development that optimises the use of existing infrastructure, reduces the need to travel by car, facilitates safe and convenient travel by walking, cycling and public transport and enables integrated transport modes and freight movement by rail and water.

Angus is served by and connected to other parts of the country and beyond by a transport network comprising road, rail and sea. Key elements of the transport network in Angus include the A90(T) and A92 roads; the east coast rail line with railway stations at Carnoustie, Arbroath, Monifieth and Montrose as well as Montrose Port (see Policy M6) and Arbroath Harbour. The area is also well-connected by a network of walking and cycling routes and a range of bus services.

The Development Strategy for the ALDP continues to guide the majority of development to the towns in Angus. In terms of connectivity, this prioritises development located in accessible locations, encouraging development to locate in proximity to local facilities, improving the transport network, encouraging sustainable transport and reducing the need to travel.

As part of the process of preparing the ALDP, the Council has undertaken a Transport Appraisal in conjunction with Transport Scotland. This process assessed the impact of the ALDP on the transport network.

Roadside Facilities

A90(T)

Scottish Planning Policy (SPP) (2014) and Planning Advice Note 75: Planning for Transport (PAN 75) establish the background definitions and circumstances where development can be classified as roadside facilities on the strategic road network.

In Angus, the A90(T) Dundee to Aberdeen route forms part of the strategic road network to which the guidance in SPP and PAN 75 applies. Existing roadside facilities on the A90(T) in Angus are located at Forfar (on the east side of the A94 Orchardbank/Glamis Road junction), Finavon, Balnabreich and Stracathro. Since adoption of the Angus Local Plan

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THRIVING & CONNECTED

Review (2009), additional facilities have been built for road user at Forfar including a further fast food outlet and a pub/restaurant. The range of facilities available to road users at these locations is further complemented by facilities available in the towns of Forfar and Brechin.

Proposals for additional facilities on the A90(T) will only be permitted where existing services are already located and where access can be achieved from a grade separated junction. The existing facilities at Brechin, Forfar and Stracathro have grade separated access therefore proposals to improve and extend the range of existing services provided at these locations is supported where these also accord with other policies in this Local Development Plan.

In terms of the existing facilities at Finavon and Balnabreich, these locations are not accessed from the A90(T) by grade separated junctions and therefore proposals for additional roadside facilities would not be appropriate at these sites. The facilities at Brechin Castle Centre serve as a tourist and visitor destination as well as providing services for road users.

A92

The A92 coastal tourist route through Angus extends from Monifieth to Lower North Water Bridge, north of Montrose. A number of improvements have been made to the A92, including the upgrading of the road between Dundee to Arbroath to dual carriageway standard and the improvement of junctions and linkages to Carnoustie and Monifieth. In addition, more recent route improvements north of Arbroath have been undertaken.

Within the coastal corridor a range of facilities providing for the needs of tourists and long distance travellers are located adjacent to the A92 or within existing towns and villages all of which are easily accessible from the A92.

On the 11 mile (17 km) stretch between Monifieth and Arbroath, existing facilities are located at Ethiebeaton Park, whilst a range of other facilities are located within Monifieth, Carnoustie and Arbroath. Between Arbroath and Lower North Water Bridge facilities are generally located within the communities at Inverkeilor and Montrose. The ALDP seeks to support facilities within existing communities adjacent to the A92 by directing proposals for new facilities to locations within development boundaries in preference to the development of facilities in the open countryside.

Policy TC10 Roadside Facilities

The provision of roadside facilities to meet the needs of road users will only be acceptable where they extend the range and quality of existing facilities.

On the A90(T), extended roadside facilities, including the provision for overnight lorry parking, will only be supported at the following existing facilities:

- **Brechin Castle Centre, which has direct access from the A935 to and from the A90(T);**
- **Orchardbank Business Park, Forfar, at the junction with the A94; or**
- **Stracathro Services.**

New roadside facilities serving the A92 should be accommodated within existing development boundaries. Proposals in the open countryside will not be supported.

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Policy TC10 SEA Implications									
Biodiversity Flora and Fauna	Population	Human Health	Soil	Water	Air	Climatic Factors	Cultural Heritage	Material Assets	Landscape
0	0	0	+	0	0	0	0	+	+/?

Park and Ride Facilities

In the Regional Transport Strategy 2008 – 2023 (RTS) TACTRAN identified a number of projects with direct reference to Angus, including park and ride/multi-modal interchange facilities at Brechin, Forfar and Monifieth. Whilst no specific sites have been identified in the RTS and operator demand is unknown, the ALDP acknowledges and sets out support for these facilities with additional site specific criteria.

Policy TC11 Park & Ride Facilities

Angus Council will support proposals for park & ride schemes at Brechin, Forfar and Monifieth.

Proposals for park and ride facilities may incorporate lorry parking and will be supported where they:

- are located for convenient access to the local/strategic road network;
- are or can be made accessible to the existing or proposed public transport network;
- are designed to minimise any adverse impact on the amenity of neighbouring land uses, such as impact of floodlighting and noise; and
- provide landscaping to minimise potential visual impact.

Policy TC11 SEA Implications									
Biodiversity Flora and Fauna	Population	Human Health	Soil	Water	Air	Climatic Factors	Cultural Heritage	Material Assets	Landscape
?	0	+	?	0	+	+	?	?	?

Freight Facilities

The ALDP seeks to encourage the movement of freight by rail or sea as a reasonable alternative to road-based transport.

Sites for rail freight use are safeguarded at Montrose Railway Station and at Helen Street Goods Yard in Arbroath. Montrose Port has an important role in the Angus economy and provides an important link to the wider transport network. As such it is safeguarded for port related uses. As the port provides modern facilities for the handling and storage of commercial and oil related cargoes and imports/exports significant volumes of freight per year and this could include freight facilities.

Where appropriate these sites are identified in more detail in the Settlement Statements.

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Policy TC12 Freight Facilities

Angus Council will encourage a modal shift from road-based freight to rail and sea.

The Railway Sidings at Montrose Railway Station and Helen Street Goods Yard, Arbroath are safeguarded for rail related activities. There is a requirement for the developer to undertake a flood risk assessment of Montrose railway sidings prior to the consideration of the development of that land.

In addition, Policy M6 safeguards Montrose Port for port related uses which could include sea freight facilities. Development proposals at Montrose Port should not result in adverse impacts, either alone or in combination with other proposals or projects, on the integrity of any European designated site, in accordance with Policy PV4 Sites Designated for Natural Heritage and Biodiversity Value.

Outwith these locations, proposals for freight related activities should be located on or adjacent to land identified for Class 6 (storage or distribution) use and where possible be well connected to the strategic/local road network, rail network and / or port facilities.

Proposals must demonstrate that they will have no detrimental impact on adjacent land uses and be in accordance with Policy DS4 Amenity.

Policy TC12 SEA Implications

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

Digital Connectivity & Telecommunications Infrastructure

The Third National Planning Framework (NPF3) (2014) highlights the importance of digital infrastructure across towns and cities, and in particular the more remote rural areas. Scottish Planning Policy (SPP) (2014) specifies that planning authorities should support development which helps deliver the Scottish Government's commitment to world-class digital connectivity; allowing networks to evolve and respond to technology improvements and new services; encouraging the provision of digital infrastructure in new homes and business premises and providing opportunity for new digital infrastructure which is sited and designed to keep environmental impacts to a minimum.

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Policy TC13 Digital Connectivity & Telecommunications Infrastructure

Proposals for telecommunications development will be permitted provided that the following criteria are met:

- The siting and appearance of the proposed apparatus and associated structures should seek to minimise impact on the visual amenity, character or appearance of the surrounding area;
- If on a building, apparatus and associated structures should be sited and designed in order to seek to minimise impact to the external appearance of the host building;
- If proposing a new mast, it should be demonstrated that the applicant has explored the possibility of erecting apparatus on existing buildings, masts or other structures. Such evidence should accompany any application made to the planning authority.
- If the proposed location is within a sensitive area or on a sensitive site or building, such as areas of ecological interest, areas of landscape importance, archaeological sites, conservation areas or listed buildings, it should be demonstrated that the development would not have any unacceptable effects.

When considering applications for telecommunications development, the planning authority will also have regard to the operational requirements of telecommunications networks and the technical limitations of the technology.

Policy TC13 SEA Implications

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

EMPLOYMENT

Sustainable economic growth is a key element of the ALDP and can be successfully achieved through the creation of an environment where existing businesses can thrive, expand and diversify and where new businesses will be attracted into the area. The Economic Development Strategy for Angus emphasises the need for sustainable prosperity; providing support which will nurture and develop new and existing businesses which is essential in creating employment opportunities, sustainable jobs and supporting the economy.

An essential component for the success of businesses is a suitable location from which to operate and the Council provides business parks across Angus and in partnership with the private sector as in Forfar. These developments are important to the Angus economy by providing the infrastructure to support local business growth and helping to secure investment. The ALDP also encourages further growth through private sector investment and development.

Employment Land Allocations and Existing Employment Areas

In order to support sustainable economic growth, it is important that the ALDP provides a range of sites capable of meeting the changing needs of businesses throughout the plan period and beyond. In accordance with TAYplan SDP and the ALDP Development Strategy,

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provision is made in the towns of Arbroath, Brechin, Carnoustie, Forfar, Kirriemuir and Montrose. No provision is made in Monifieth which is part of the Dundee Core Area. The identification of long-term allocations of employment land will provide sufficient flexibility to cope with any increase in demand which may accompany an upturn in the economy.

Policy TC14 directs Class 4 (Business), Class 5 (General Industry) and Class 6 (Storage and Distribution) uses to employment land allocations and existing employment areas where infrastructure, connectivity, accessibility to transport networks by walking, cycling and public transport, and workforce are most readily available. Safeguarding employment land allocations and existing employment areas for Class 4, Class 5 and Class 6 uses will ensure that suitable locations for employment related developments are provided whilst also helping to protect local employment opportunities.

In order to provide flexibility throughout the plan period and to meet emerging employment needs, Policy TC14 recognises that there may be circumstances which would require consideration of other uses on employment allocations or existing employment areas.

Policy TC14 Employment Allocations and Existing Employment Areas

Within employment land allocations and existing employment areas, planning permission will be granted for Class 4 (Business), Class 5 (General Industry) and Class 6 (Storage and Distribution) uses. In these locations, other uses may be supported if it is demonstrated that:

- 1. The proposal is complementary or ancillary to an existing or proposed employment use; or**
- 2. The loss of the site would not undermine the provision of employment land in Angus, or land which may be important to retain due to its individual characteristics, regardless of the amount of employment land available; and**
- 3. The proposal would not undermine the operation of existing or proposed employment uses on the whole allocation or existing employment area; and**
- 4. There is no unacceptable impact on the built and natural environment, surrounding amenity, access and infrastructure; and**
- 5. If relevant, the proposal is in accordance with Policy TC19 Retail and Town Centre Uses.**

To meet the requirements of points 1, 2 and 3, evidence shall be submitted with the planning application to identify the length of time the site has been marketed for employment use; the forms of marketing undertaken; the inter-relationship of the site with adjacent employment land, and with strategic and local transportation infrastructure; and potential impacts of the future use and occupation of adjacent employment land.

Policy TC14 SEA Implications

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

Employment Development

The ALDP acknowledges that for a variety of reasons not all employment development, consisting of Class 4 (Business), Class 5 (General Industry) and Class 6 (Storage and

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Distribution) uses, will be located within employment land allocations or existing employment areas. All employment development proposals situated outwith an employment land allocation or an existing employment area, but within the development boundaries of the towns will be supported subject to the proposal being considered acceptable against the criteria identified within Policy TC15.

The ALDP also recognises that some employment development proposals require to be located within the rural area. Angus has a large rural area ranging from coastal lowlands to upland moors. The rural economy is traditionally based on the natural resources – farming, fishing, forestry and minerals – and this has influenced the character, land use and population distribution across Angus. The rural economy remains important as a source of wealth and employment, increasingly supplemented by tourism, recreation and energy generation.

The ALDP supports development opportunities throughout the rural area where the location, use, scale and nature are appropriate and would not have unacceptable adverse impacts on the environment. In many cases proposals will involve the re-use of existing buildings or will be developed because of a particular locational need or advantage. There is also scope to develop integrated living/working accommodation, where this accords with the housing policies in the ALDP.

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Policy TC15 Employment Development

Proposals for new employment development (consisting of Class 4, 5, or 6) will be directed to employment land allocations or existing employment areas within development boundaries, subject to the application of the sequential approach required by Policy TC19 Retail and Town Centre Uses for office developments of over 1,000 square metres gross floorspace.

Proposals for employment development outside of employment land allocations or existing employment areas, but within the development boundaries of the towns and the settlements within the rural area will be supported where:

- there are no suitable or viable sites available within an employment land allocation or existing employment area; or
- the use is considered to be acceptable in that location; and
- there is no unacceptable impact on the built and natural environment, surrounding amenity, access and infrastructure.

Proposals for employment development (consisting of Class 4, 5, or 6) outwith development boundaries will only be supported where:

- the criteria relating to employment development within development boundaries are met;
- the scale and nature of the development is in keeping with the character of the local landscape and pattern of development; and
- the proposal constitutes rural diversification where:
 - the development is to be used directly for agricultural, equestrian, horticultural or forestry operations, or for uses which by their nature are appropriate to the rural character of the area; or
 - the development is to be used for other business or employment generating uses, provided that the Council is satisfied that there is an economic and/or operational need for the location.

Policy TC15 SEA Implications

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

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TOURISM

Angus is an exciting and vibrant region, offering a highly varied tourism sector which includes its scenery and natural environment, its culture and heritage, and its opportunities for a range of sports and leisure activities. The tourism sector constitutes an important part of the Angus economy as it provides a major source of income, employment and in particular supports rural areas.

The aim of this Policy is to encourage and support opportunities for new or improved tourist related facilities and accommodation within Angus in order to satisfy visitor aspirations. In particular, it is important that Angus provides a range and quality of tourist accommodation to maintain and extend the length of the tourist season. However, whilst encouraging and supporting new tourism related development, it is essential that they are sensitively located and designed to ensure that the environmental qualities which attracted people to Angus in the first instance are not undermined.

Tourism developments can generate large amounts of visitors and should be located in areas and locations which are accessible by public transport and, where available, other modes such as cycling and walking.

Policy TC16 Tourism Development

Proposals for new or improved tourism related facilities and tourist accommodation will be directed to sites within development boundaries. Such facilities will be supported in these locations where the development is of an appropriate scale and nature and is in keeping with the townscape and pattern of development.

Outwith development boundaries, proposals for new or improved tourism related facilities and accommodation will be supported where:

- **it has been demonstrated that the proposals cannot be located within a development boundary; or**
- **there is a justifiable locational requirement for the development; and**
- **the scale and nature of the development is in keeping with the character of the local landscape and pattern of development; and**
- **there is no unacceptable impact on the built and natural environment, surrounding amenity, traffic levels, access or infrastructure.**

Angus Council will attach occupancy conditions to prevent tourist accommodation being occupied as permanent residential accommodation. Applications to remove such occupancy conditions will not be supported.

Proposals to change the use or redevelop existing leisure or tourist facilities will only be supported where it is demonstrated:

- **that the existing business is no longer viable and there is no requirement for alternative tourist facilities in the location; and**
- **that the existing business has been actively marketed for sale or lease as a going concern for a reasonable period at a reasonable market price.**

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Policy TC16 SEA Implications									
Biodiversity Flora and Fauna	Population	Human Health	Soil	Water	Air	Climatic Factors	Cultural Heritage	Material Assets	Landscape
+	0	+/?	+/?	0	?/+	0	+	+/?	+/?

TOWN CENTRES

The Angus towns contribute to the character, vitality and prosperity of the region and their centres also make an important contribution to sustainable economic development by providing opportunities for people to access goods and services and employment. The individual character of each town adds to its social and community role, creating a sense of place and belonging for many people. The central areas provide a focus for transport and are often the most accessible part of the town, making them the best location for a wide range of activities and services – shopping, work, leisure, health and welfare and personal services such as banking.

During a period of increasing centralisation and competition, the role of the Angus town centres is being affected by pressures such as; the national rise in internet-based shopping, the expansion of large out-of-centre retail development, greater personal mobility, ease of access to larger centres such as Dundee and Aberdeen and, the rationalisation of both public and private organisations. The Angus town centres must respond to the pressures facing them in order to continue contributing to the character, vitality and prosperity of the region.

In accordance Scottish Planning Policy (SPP) (2014) Angus Council will apply a town centre first policy to support the primacy of town centres as the most appropriate location for a mix of uses including retail, commercial leisure, offices, community and cultural facilities. Directing such a mix of uses to sites situated within town centres will support the vibrancy, vitality and viability of town centres throughout the day and into the evening. Town centre boundaries are defined on the Proposals Maps.

The seven town centres within Angus are diverse in character, with each one having its own strengths and weaknesses as outlined in the Angus Council Town Centre Health Check 2010. SPP (2014) advocates the use of town centre strategies, which identify and address the challenges faced by town centres and provide a framework for coordinated action to improve them. Angus Council will support the preparation of town centre strategies developed in partnership with the local community through the Community Planning process. The formulation of town centre strategies are included within the ALDP Action Programme. Future Local Development Plans will then reflect relevant outcomes from these in policies and proposals specific to each town.

Network of Centres

SPP (2014) states that Local Development Plans should identify a network of centres and explain how they can complement each other. There is a clear network of centres within Angus and the scale and function of each centre is set out in Table 2.

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Policy TC17 Network of Centres

Angus Council will seek to protect and enhance the scale and function of the centres as set out in Table 2 below.

A town centre first policy is applied to uses including retail, commercial leisure, offices, community and cultural facilities that attract significant numbers of people. Support will be given to development proposals in town centres which are in keeping with the townscape and pattern of development and which conform with the character, scale and function of the town centres.

All development proposals within a Commercial Centre will have to satisfy criteria within Policy TC19 Retail and Town Centre Uses.

Policy TC17 SEA Implications

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

Table 2: Network of Centres

Network of Centres	Scale and Function	Appropriate Use Classes* within Town Centres outwith defined Core Retail Areas
Larger Town Centres a) Arbroath b) Forfar c) Montrose	These centres provide the location for larger scale developments and the main comparison shops whilst also providing local services, community facilities and convenience shops which serve local communities.	1, 2, 3, 4, 7, 8, 9, 10 and 11.
Smaller Town Centres a) Brechin b) Carnoustie c) Kirriemuir d) Monifieth	These centres provide the location for smaller scale developments whilst also providing local services, community facilities and convenience shops which serve local communities.	1, 2, 3, 4, 7, 8, 9, 10 and 11.
Commercial Centres a) Ethiebeaton Park (Monifieth)	This centre is situated in an out-of-town location and is an established comparison retail, leisure and visitor attraction. The centre comprises a garden centre, units retailing products that cater for the tourist market, gym and leisure centre, hotel, restaurant/pub and a drive-thru restaurant**.	1, 3, 7 and 11.

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b) Westway Retail Park (Arbroath)	This centre is situated in an out-of-centre location and is an established retail destination. The centre comprises a supermarket and petrol filling station, retail warehouse units, car valeting and sales and drive-thru restaurants**.	1, 3, 7 and 11
--	--	----------------

** Identifying acceptable uses within each Centre does not imply permitted change between those uses. Any change of use proposal, along with potentially ancillary uses, will be subject to assessment against national and strategic legislation as applicable and other relevant policies within the Local Development Plan.*

*** The type of retail uses and range of goods which can be retailed are restricted to those identified in associated legal agreement(s) and conditions attached to planning permissions.*

Town Centre Retail Frontages

Core Retail Areas are identified on the Proposals Maps in the town centres and accommodate a concentration of retailers which attract shoppers and visitors to these areas. This in turn, contributes to the economy of each particular town centre but also to Angus as a whole. Angus Council recognises that there is a requirement to ensure that the vitality and visual appeal of the Core Retail Areas is not diluted by an over-representation of non-retail businesses. Non-retail businesses can often lack the shopper and visitor attraction potential of retail uses and can lead to less active frontages causing the Core Retail Area to fragment and change character.

Active use of premises above ground floor level adds to the visual and economic attractiveness of Core Retail Areas and town centres as a whole. Development proposals for upper floor premises could add to the vibrancy, vitality and viability of the Core Retail Areas of the town centre by encouraging investment and attracting more people.

The aim of this policy is to ensure that Core Retail Areas maintain the prime retail function.

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Policy TC18 Core Retail Areas

Within the Core Retail Areas as identified within the Proposals Maps, development proposals for retail uses (Class 1) which are appropriate to the character, scale and function of the town centre will be supported.

Development proposals seeking the change of use of existing ground floor retail premises (Class 1) will be acceptable where the proposed use is a restaurant or café (Class 3) or where:

- it can be demonstrated that the existing business is no longer viable and the property has been marketed for sale or lease as a going concern for a reasonable period at a reasonable market price; or
- at least 10% of the total number of retail units within the Core Retail Area are vacant.

Where development proposals satisfy the above criteria the following will also apply:

- ground floor development should include an appropriate active frontage; and
- a condition may be applied to restrict the permission to the use specified.

Within the Core Retail Areas, development proposals for residential and non-residential uses will be supported within the upper floors subject to the proposal according with other relevant policies within the Local Development Plan. Residential use on ground floors will not be supported.

Policy TC18 SEA Implications

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

Retail and Town Centre Uses

Retailing and other town centre uses, including commercial leisure, offices, community and cultural facilities, form an important part of the local economy by providing employment, local facilities and support to the historic town centres in Angus. The town centres rely on their ability to offer a wide range of services in order to support their vibrancy, vitality and viability throughout the day and evening.

Policy TC19 aims to ensure that town centres continue to be the focus for retail and other town centre uses. In accordance with SPP (2014), the ALDP will apply a sequential approach when assessing proposals for retail and town centre uses, giving priority to sites within the defined town centre before edge of centre, commercial centre or out of centre sites. Out of centre sites will only be supported where the proposal satisfies the sequential approach and where there will be no significant impact on the vibrancy, vitality and viability of any town centre.

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THRIVING & CONNECTED

Policy TC19 Retail and Town Centre Uses

Proposals for retail and other town centre uses* over 1000 m² gross floorspace (including extensions) on the edge of or outside of defined town centres (including in out of town locations) will be required to submit relevant assessments (including retail/town centre impact and transport assessments) and demonstrate that the proposal:

- has followed a sequential approach to site selection, giving priority to sites within the defined town centre before edge of centre, commercial centre or out of centre sites which are, or can be made accessible;
- does not individually or cumulatively undermine the vibrancy, vitality and viability of any of the town centres identified in Table 2 in Angus;
- tackles deficiencies in existing provision, in qualitative or quantitative terms; and
- is compatible with surrounding land uses and there is no unacceptable impact on the built and natural environment, surrounding amenity, access and infrastructure.

Proposals for retail and other town centre uses⁸ under 1000 m² gross floorspace (including extensions) on the edge of or outside of defined town centres may be required to submit relevant assessments (including retail / town centre impact, transport and sequential assessments) where it is considered that the proposal may have a significant impact on the vibrancy, vitality and viability of any of the town centres in Angus.

**Town centre uses include commercial leisure, offices, community and cultural facilities.*

Policy TC19 SEA Implications

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

Outwith the defined town centres but within development boundaries, local convenience shops in towns and villages play an important role in communities. Local convenience shops within rural villages have faced pressures resulting in closures despite financial support being available through Angus Council's Rural Shops and Community Post Office Grant.

Policy TC20 aims to support the development of local convenience shops that complement town centres in recognition that provision of a local convenience store contributes to sustainability by reducing the need to travel for day to day requirements. When such facilities are created or where they already exist in the rural area, they are afforded protection by Policy TC8 Community Facilities and Services.

The ALDP recognises that some small scale retail development proposals require to be located within the rural area, whilst also recognising the need to protect and enhance the area's distinctiveness and natural and cultural heritage.

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Policy TC20 Local Convenience Shops and Small Scale Retail

Within development boundaries, proposals for the development and improvement of local convenience shops* will not be subject to the sequential approach. Such proposals will be supported where they are not detrimental to the surrounding amenity and are in keeping with the townscape and pattern of development. Preference will be given to development proposals which effectively reuse or redevelop vacant or derelict land.

Outwith development boundaries, proposals for small scale retail development (around 500 m²) will only be supported where the proposal constitutes rural diversification and is ancillary to tourism, agricultural, equestrian, horticultural or forestry operations and where the proposal:

- does not individually or cumulatively undermine the vibrancy, vitality and viability of any of the town centres identified in Table 2 in Angus;
- is of a scale and nature in keeping with the character of the local landscape and pattern of development; and
- is compatible with surrounding land uses and there is no unacceptable impact on the built and natural environment, surrounding amenity, traffic levels, access or infrastructure.

Where planning permission is granted, conditions may be attached limiting the range of goods which can be sold.

**A local convenience shop is broadly defined as retailing drinks, tobacco, newspapers, magazines, food and confectionary which are purchased regularly for relative immediate consumption and measure 500 m² gross floorspace or less and are located outwith defined town centre boundaries as identified within the Proposals Maps.*

Policy TC20 SEA Implications

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

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THE POLICY FRAMEWORK – PART 2

PROTECTED AND VALUED

The natural, built and cultural heritage of Angus underpins the character of the area and the quality of life for its residents. It provides opportunity for economic and leisure activity, which brings with it the responsibility to protect these assets for current and future generations.

New development can and should help to support our heritage, maintaining its relevance and purpose through time. Opportunity exists to enhance the built, cultural and natural environment, putting right past errors and creating a better place for future generations.

NATURAL ENVIRONMENT

Green Networks

Green Infrastructure is the green and blue (water) features of natural and built environments. Green Networks consist of a network of green infrastructure and open space within and around towns, with links into the open countryside. They contribute towards the quality of life, health and well-being and identity of an area, provide opportunities for wildlife and nature conservation and play an important environmental role in helping adapt to climate change.

Angus already has a high quality Green Network comprising:

- formal and informal greenspace in and around its settlements;
- areas of woodland, hedgerows and individual trees;
- natural and semi natural habitats;
- water bodies; and
- path networks providing opportunities for physical activity and access to the outdoors.

Some of these features are protected by specific policies in the plan for their nature conservation or landscape importance (See Policies PV4 Sites Designated for Natural Heritage and Biodiversity Value and PV7 Woodland, Trees and Hedges) or as important access routes (Policy PV3 Access and Informal Recreation). All these features deliver particular benefits to the area but when they function together their potential and habitat value is greatly enhanced.

The aim of Policy PV1 is to protect and enhance the functionality and connectivity of existing Green Networks within settlements and across Angus. The policy also aims to promote and support developments that are designed to enhance Green Networks. The implementation of Policy DS3 Design Quality and Placemaking will also ensure that the provision of green infrastructure within new development is based on “a design led approach” which takes cognisance of links to the wider Green Network.

The development of brownfield sites as temporary greenspace such as community growing spaces can deliver a range of social, environmental and economic benefits. Proposals for the temporary greening of vacant and derelict sites are encouraged as an opportunity to enhance the visual amenity and environmental quality of these areas and potential contribution towards Green Networks.

The identification of the Angus Green Network will be developed during the plan period. Detailed guidance on how Green Networks can be extended and enhanced including opportunities for improved connectivity will be brought forward through the preparation of a Planning Advice Note on Green Networks.

THE POLICY FRAMEWORK – PART 2

PROTECTED AND VALUED

Policy PV1 Green Networks and Green Infrastructure

Angus Council will seek to protect, enhance and extend the wildlife, recreational, amenity, landscape, access and flood management value of the Green Network. Development proposals that are likely to erode or have a damaging effect on the connectivity and functionality of the Green Network will not be permitted unless appropriate mitigation or replacement can be secured. In some cases a developer contribution towards enhancement of the wider Green Network may be appropriate.

Green infrastructure (including open space) will require to be provided as part of new development. Proposals should identify the location and nature of the green network in the area and seek to enhance linkages wherever possible.

The location and function of green networks in Angus will be mapped in a Planning Advice Note.

Policy PV1 SEA Implications									
Biodiversity Flora and Fauna	Population	Human Health	Soil	Water	Air	Climatic Factors	Cultural Heritage	Material Assets	Landscape
++	++	+	0	0	+	+	0	0	++

Open Space within Settlements

Open spaces within our settlements are part of the Green Network, contribute towards the amenity and character of an area and are an important sporting, recreational and social resource.

Angus Council is undertaking an audit of the quantity, quality and accessibility of open space in the Angus towns which will identify existing levels of open space provision and deficiencies at a local level. This will form the basis of an Open Space Strategy which will establish standards for the provision of open space in new development and identify opportunities for improving and extending green networks in and around the Angus towns.

Policy PV2 (below) seeks to protect open spaces within settlements (based on the typology of open spaces set out in the Scottish Government's Planning Advice Note 65) from development which might erode the function or characteristics for which they are valued. The policy aims to ensure that where development is proposed the loss is justified and that compensatory provision is made.

Whilst the ALDP identifies principal open spaces on the Proposals Maps, the policy will apply to all open space areas within development boundaries including other smaller spaces which may not be shown on a map.

The policy also seeks to ensure that new development is accompanied by an appropriate level and type of open space and that it is considered as an integral part of the overall design of new development to deliver better quality places as set out in Policy DS3 Design Quality and Placemaking. The amount and type of open space to be provided will be dependent upon existing provision in the locality and the nature of development proposed. In circumstances where on site provision is unnecessary or inappropriate a financial contribution towards the improvement of existing provision may be required as set out in Policy DS5 – Developer Contributions.

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Standards for the provision of open space in new development will be established through the Councils Open Space Audit and Strategy and reflected in future plans.

Policy PV2 Open Space Protection and Provision within Settlements

Angus Council will seek to protect and enhance existing outdoor sports facilities and areas of open space of sporting, recreational, landscape, wildlife, amenity, food production, access and flood management value. Development involving the loss of open space (including smaller spaces not identified on the Proposals Map) will only be permitted where:

- the proposed development is ancillary to the principal use of the site as a recreational resource; or
- it is demonstrated that there is an identified excess of open space of that type (backed up through an open space audit and strategy) to meet existing and future requirements taking account of the sporting, recreational and amenity value of the site; or
- the retention or enhancement of existing facilities in the area can best be achieved by the redevelopment of part of the site where this would not affect its sporting, recreational, amenity or biodiversity value, its contribution to a green network, or compromise its setting; or
- replacement open space of a similar type and of at least equal quality, community benefit and accessibility to that being lost will be provided within the local area.

Development proposals for 10 or more residential units or a site equal to or exceeding 0.5 hectares will be required to provide and /or enhance open space and make provision for its future maintenance. Other types of development may also need to contribute towards open space provision.

Angus Council will seek to ensure that 2.43 hectares of open space per 1000 head of population is provided*. The specific requirements of any development will be assessed on a site by site basis and this standard may be relaxed taking account of the level, quality and location of existing provision in the local area. In circumstances where open space provision is not made on site in accordance with the relevant standards, a financial contribution in line with Policy DS5 Developer Contributions may be required.

All new open spaces should incorporate the principles of Policy DS3 Design Quality and Placemaking, be publicly accessible and contribute to the enhancement and connectivity of the wider Green Network wherever possible.

**In line with the Six Acre Standard (National Playing Fields Association)*

Policy PV2 SEA Implications									
Biodiversity Flora and Fauna	Population	Human Health	Soil	Water	Air	Climatic Factors	Cultural Heritage	Material Assets	Landscape
+	++	+	0	0	+	+	0	0	+

Access and Informal Recreation

Access to the outdoors for informal recreation and physical activity contributes to health and well-being and everyday quality of life. While access to the outdoors can help make Angus an attractive place to live and work, well managed access can also assist land management and contribute to an appreciation of the wider environment.

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Opportunities for outdoor access in Angus include core paths, path networks around settlements, active travel routes, public rights of way, other paths, and access rights over areas such as hills, woodland, farmland and inland water. Core paths in the part of Angus outwith the Cairngorms National Park are identified in the Angus Council Core Paths Plan, Adopted 23 November 2010. The Plan identifies a basic framework of paths throughout Angus. Core Paths in the National Park are identified in the Cairngorms National Park Core Paths Plan. The Angus Countryside Access Strategy 2007-2012 sets out priorities for the provision of access to the Countryside in Angus.

It is important that opportunities for outdoor access are protected and enhanced as this will facilitate opportunities for recreation, physical activity and active travel. The Land Reform (Scotland) Act 2003 established a statutory right of access to most land and inland water. Local authorities have duties to protect access rights and public rights of way

Policy PV3 Access and Informal Recreation

New development should not compromise the integrity or amenity of existing recreational access opportunities including access rights, core paths and rights of way. Existing access routes should be retained, and where this is not possible alternative provision should be made.

New development should incorporate provision for public access including, where possible, links to green space, path networks, green networks and the wider countryside.

Where adequate provision cannot be made on site, and where the development results in a loss of existing access opportunities or an increased need for recreational access, a financial contribution may be sought for alternative provision.

Policy PV3 SEA Implications

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

Natural Heritage and Biodiversity

The natural heritage of Angus is a major contributor to the biodiversity value of the nation and is recognised in the protection of sites and species across the plan area. It contributes to the well-being of residents and underpins a significant part of the local economy including tourism, food and drink. The protection and enhancement of the natural environment and its biodiversity is vital to the long term health and wealth of the area.

Policy PV4 Sites Designated for Natural Heritage and Biodiversity Value

Angus Council will work with partner agencies and developers to protect and enhance habitats of natural heritage value. Development proposals which are likely to affect protected sites will be assessed to ensure compatibility with the appropriate regulatory regime.

International Designations

Development proposals or land use change which alone or in combination with other proposals could have a significant effect on a Ramsar site or a site designated or proposed under the Birds or Habitats Directive (Special Areas for Conservation and Special Protection

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Areas) and which is not directly connected with or necessary to the management of the site, will only be permitted where:

- an appropriate assessment demonstrates the proposal will not adversely affect the integrity of the site; or
- there are no alternative solutions; and
- there are imperative reasons of overriding public interest, including those of social or economic nature; and
- compensatory measures are provided to ensure that the overall coherence of the Natura Network is protected.

The Council will seek to protect and enhance the nature conservation interests within the River Tay and River South Esk Catchment areas. In order to ensure no adverse effects on the River Tay SAC or the River South Esk SAC, development proposals should take account of the detailed advice* on the types of appropriate information and safeguards to be provided in support of planning applications.

National Designations

Development proposals which affect Sites of Special Scientific Interest will only be permitted where:

- the proposed development will not adversely affect the integrity of the area or the reasons for which it was designated either individually or in combination with other proposals; or
- any adverse effects on the qualities of any designated site are outweighed by social, environmental or economic benefits of national significance; and
- mitigation and restoration measures are provided.

Development affecting sites and species protected by national or international legislation may require to be accompanied by an Environmental Impact Assessment and/or a Habitats Regulation Appraisal.

Further information on protected sites and species and their influence on proposed development will be set out in a Planning Advice Note.

* "River Tay Special Area of Conservation (2011)" and "River South Esk Special Area of Conservation (2011)" guidance produced jointly by SNH, Angus Council and SEPA, available on SNH website at www.snh.gov.uk

Policy PV4 SEA Implications									
Biodiversity Flora and Fauna	Population	Human Health	Soil	Water	Air	Climatic Factors	Cultural Heritage	Material Assets	Landscape
++	0	0	0/+	+	0/+	0	0	0/+	0/+

A full list of designated sites can be found in Appendix 4.

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Policy PV5 Protected Species

Angus Council will work with partner agencies and developers to protect and enhance all wildlife including its habitats, important roost or nesting places. Development proposals which are likely to affect protected species will be assessed to ensure compatibility with the appropriate regulatory regime.

European Protected Species

Development proposals that would, either individually or cumulatively, be likely to have an unacceptable adverse impact on European protected species as defined by Annex 1V of the Habitats Directive (Directive 92/24/EEC) will only be permitted where it can be demonstrated to the satisfaction of Angus Council as planning authority that:

- there is no satisfactory alternative; and
- there are imperative reasons of overriding public health and/or safety, nature, social or economic interest and beneficial consequences for the environment, and
- the development would not be detrimental to the maintenance of the population of a European protected species at a favourable conservation status in its natural range.

Other Protected Species

Development proposals that would be likely to have an unacceptable adverse effect on protected species unless justified in accordance with relevant species legislation (Wildlife and Countryside Act 1981 and the Protection of Badgers Act 1992) subject to any consequent amendment or replacement.

Further information on protected sites and species and their influence on proposed development will be set out in a Planning Advice Note.

Policy PV5 SEA Implications									
Biodiversity Flora and Fauna	Population	Human Health	Soil	Water	Air	Climatic Factors	Cultural Heritage	Material Assets	Landscape
++	0	0	0	0	0	0	0	0	0

Landscape

Safeguarding and enhancing landscape character is an important planning objective. As well as the protection of designated sites, policy and guidance will seek to retain and enhance the distinctive landscape character of Angus. Development and landscape change should be a positive process – enhancing degraded landscapes; delivering quality design within a local landscape setting and the wider landscape; and identifying and protecting areas where sensitive landscapes have little or no capacity to accommodate development.

The landscape setting of the towns and villages is an important consideration in the location of development sites and is reflected in the identification and application of development boundaries. The integration of new development on the edge of towns and villages into the landscape and creation of new green infrastructure should reflect principles and policies established within the plan.

THE POLICY FRAMEWORK – PART 2

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Policy PV6 Development in the Landscape

Angus Council will seek to protect and enhance the quality of the landscape in Angus, its diversity (including coastal, agricultural lowlands, the foothills and mountains), its distinctive local characteristics, and its important views and landmarks.

Capacity to accept new development will be considered within the context of the Tayside Landscape Character Assessment, relevant landscape capacity studies, any formal designations and special landscape areas to be identified within Angus. Within the areas shown on the proposals map as being part of 'wild land', as identified in maps published by Scottish Natural Heritage in 2014, development proposals will be considered in the context of Scottish Planning Policy's provisions in relation to safeguarding the character of wild land.

Development which has an adverse effect on landscape will only be permitted where:

- the site selected is capable of accommodating the proposed development;
- the siting and design integrate with the landscape context and minimise adverse impacts on the local landscape;
- potential cumulative effects with any other relevant proposal are considered to be acceptable; and
- mitigation measures and/or reinstatement are proposed where appropriate.

Landscape impact of specific types of development is addressed in more detail in other policies in this plan and work involving development which is required for the maintenance of strategic transport and communications infrastructure should avoid, minimise or mitigate any adverse impact on the landscape.

Further information on development in the landscape, including identification of special landscape and conservation areas in Angus will be set out in a Planning Advice Note.

Policy PV6 SEA Implications

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

Woodland, Trees and Hedges

Woodland, trees and hedges are an important part of both the townscape of Angus and the rural area. They contribute to the visual landscape, and are an economic asset. Most importantly, however they provide habitats, absorb carbon dioxide and contribute to water management through the take up and release of water. Such assets underpin much of the green network.

Whilst larger and older areas of woodland have the greatest biodiversity value, new planting contributes most to management of greenhouse gas emissions. Trees and hedges contribute to the green network, often in conjunction with watercourses and provide opportunity for wildlife to flourish, locations for recreation and are a valuable contribution to the scenic quality of Angus.

THE POLICY FRAMEWORK – PART 2

PROTECTED AND VALUED

Policy PV7 Woodland, Trees and Hedges

Ancient semi-natural woodland is an irreplaceable resource and should be protected from removal and potential adverse impacts of development. The council will identify and seek to enhance woodlands of high nature conservation value. Individual trees, especially veteran trees or small groups of trees which contribute to landscape and townscape settings may be protected through the application of Tree Preservation Orders (TPO).

Woodland, trees and hedges that contribute to the nature conservation, heritage, amenity, townscape or landscape value of Angus will be protected and enhanced. Development and planting proposals should:

- protect and retain woodland, trees and hedges to avoid fragmentation of existing provision;
- be considered within the context of the Angus Woodland and Forestry Framework where woodland planting and management is planned;
- ensure new planting enhances biodiversity and landscape value through integration with and contribution to improving connectivity with existing and proposed green infrastructure and use appropriate species;
- ensure new woodland is established in advance of major developments;
- undertake a Tree Survey where appropriate; and
- identify and agree appropriate mitigation, implementation of an approved woodland management plan and re-instatement or alternative planting.

Angus Council will follow the Scottish Government Control of Woodland Removal Policy when considering proposals for the felling of woodland.

Policy PV7 SEA Implications									
Biodiversity Flora and Fauna	Population	Human Health	Soil	Water	Air	Climatic Factors	Cultural Heritage	Material Assets	Landscape
++	++	0	0	0	0	0	++	0	++

BUILT ENVIRONMENT

The built and cultural heritage of Angus is rich and varied. Built development, both historic and modern contributes to the character of the towns, villages and countryside of the area. Angus Council aims to protect and enhance the built environment and to improve on the general standard of design thus protecting and complementing buildings, sites and their settings. The cultural heritage and historic environment are no less important, leaving evidence of past lives and activities within the landscape as archaeological features from farming systems to military and industrial complexes. Some of these assets are recorded and protected but others are still not identified or fully explored and should be protected for future generations.

There are varying degrees of protection afforded to specific sites depending on their significance, but many smaller and more domestic examples contribute to the local character and diversity of Angus. This overall character should not only be respected, but enhanced by well-designed new buildings and conversions which will be the built heritage of future generations. The ALDP will safeguard protected sites, buildings and properties from inappropriate development and encourage development which enhances the built and cultural heritage of Angus.

THE POLICY FRAMEWORK – PART 2

PROTECTED AND VALUED

Policy PV8 Built and Cultural Heritage

Angus Council will work with partner agencies and developers to protect and enhance areas designated for their built and cultural heritage value. Development proposals which are likely to affect protected sites, their setting or the integrity of their designation will be assessed within the context of the appropriate regulatory regime.

National Sites

Development proposals which affect Scheduled Monuments, Listed Buildings and Inventory Gardens and Designed Landscapes will only be supported where:

- the proposed development will not adversely affect the integrity of the site or the reasons for which it was designated;
- any significant adverse effects on the site or its setting are significantly outweighed by social, environmental and/or economic benefits; and
- appropriate measures are provided to mitigate any identified adverse impacts.

Proposals for enabling development which is necessary to secure the preservation of a listed building may be acceptable where it can be clearly shown to be the only means of preventing its loss and securing its long term future. Any development should be the minimum necessary to achieve these aims. The resultant development should be designed and sited carefully in order to preserve or enhance the character and setting of the listed building.

Regional and Local Sites

Development proposals which affect local historic environment sites as identified by Angus Council (such as Conservation Areas, sites of archaeological interest) will only be permitted where:

- supporting information commensurate with the site's status demonstrates that the integrity of the historic environment value of the site will not be compromised; or
- the economic and social benefits significantly outweigh the historic environment value of the site.

Angus Council will continue to review Conservation Area boundaries and will include Conservation Area Appraisals and further information on planning and the built and cultural heritage in a Planning Advice Note.

Policy PV8 SEA Implications									
Biodiversity Flora and Fauna	Population	Human Health	Soil	Water	Air	Climatic Factors	Cultural Heritage	Material Assets	Landscape
++	0	0	0	0	0	0	++	++	++

THE POLICY FRAMEWORK – PART 2

PROTECTED AND VALUED

HEAT AND ENERGY NETWORKS

The Scottish Government is committed to moving towards a low carbon economy and identifies planning as having a key role in delivering this and in meeting its objectives and targets, which include:

- 100% equivalent to Scottish electricity demand generated from renewable sources by 2020
- a largely decarbonised electricity generation sector by 2030; and,
- a largely decarbonised heat sector by 2050 with significant progress by 2030.

There has been major investment in renewable energy generation and the Scottish Government's focus and actions to reduce energy consumption, make better use of energy and heat and to address transport as a user of fossil fuels and producer of emissions. The planning system has an important role in this process: focusing development at sustainable locations which minimise the need to travel by car; guiding energy generation proposals to appropriate locations; identifying and promoting opportunities from heat maps and in site allocations for district heating and combined heat and power installations; and supporting energy efficient design and construction.

Energy generation and use is a dynamic sector and the ALDP policies aim to establish robust locational guidance. Supplementary Guidance will further develop a locational framework for wind energy and detailed locational guidance for other forms of generation, setting out where supporting information will be required and highlighting other relevant policy and sources of guidance.

Renewable and Low Carbon Energy Development

Opportunities exist across Angus to generate energy from renewable and low carbon sources contributing to a reduction in the output of greenhouse gases; sustainable economic growth; and a largely decarbonised society. This will have long term environmental benefits and help maintain residents' quality of life in the future.

The ALDP can contribute to these aims through policies which promote and facilitate:

- a range sustainable energy development proposals of an appropriate scale and type in the right location;
- energy efficiency measures in all new build including siting, microclimate, accessibility, on-site energy generation which can reduce both greenhouse gas emissions and demand for energy;
- heat exchange between producers and users of heat; and
- sustainable development which focuses on existing centres, reduces the need to travel and promotes all modes of transport.

All renewable energy production, including from wind, water, biomass, waste incineration and sources using emissions from wastewater treatment works and landfill sites will require some processing, generating or transmission infrastructure. Such developments can all contribute to generating renewable energy and reducing emissions and will be assessed in accordance with the following policy.

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Policy PV9 Renewable and Low Carbon Energy Development

Proposals for renewable and low carbon energy development* will be supported in principle where they meet the following criteria:

- the location, siting and appearance of apparatus, and any associated works and infrastructure have been chosen and/or designed to minimise impact on amenity, landscape and environment, while respecting operational efficiency;
- access for construction and maintenance traffic can be achieved without compromising road safety or causing unacceptable change to the environment and landscape;
- the site has been designed to make links to the national grid and/or other users of renewable energy and heat generated on site;
- there will be no unacceptable impact on existing or proposed aviation, defence, seismological or telecommunications facilities;
- there will be no unacceptable adverse impact individually or cumulatively with other existing or proposed development on:
 - landscape character, setting within the immediate and wider landscape (including cross boundary or regional features and landscapes), sensitive viewpoints and public access routes;
 - sites designated for natural heritage (including birds), scientific, historic, cultural or archaeological reasons;
 - any populations of protected species; and
 - the amenity of communities or individual dwellings including visual impact, noise, shadow flicker.
- during construction, operation and decommissioning of the energy plant there will be no unacceptable impacts on:
 - groundwater;
 - surface water resources; or
 - carbon rich soils, deep peat and priority peatland habitat or geodiversity.

Where appropriate mitigation measures must be supported by commitment to a bond commensurate with site restoration requirements.

Consideration may be given to additional factors such as contribution to targets for energy generation and emissions, and/or local socio-economic economic impact.

Supplementary guidance will be prepared to set out a spatial framework to guide the location of onshore wind farm developments, consistent with the approach set out in Table 1 of Scottish Planning Policy. It will also provide further detail on the factors which should be taken into account in considering and advising on proposals for all types of renewable energy development.

Prior to the adoption of that supplementary guidance, the Council will apply the principles and considerations set out in Scottish Planning Policy in assessing the acceptability of any planning applications for onshore wind farms.

**infrastructure, activity and materials required for generation, storage or transmission of energy where it is within the remit of the council as local planning authority (or other duty). Includes new sites, extensions and/or repowering of established sites for onshore wind.*

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PROTECTED AND VALUED

Policy PV9 SEA Implications									
Biodiversity Flora and Fauna	Population	Human Health	Soil	Water	Air	Climatic Factors	Cultural Heritage	Material Assets	Landscape
++	0	+	+	++	+	?/+	++	?/+	+

Wind Energy

Onshore wind power is likely to remain both an opportunity and challenge for developing renewable energy production in Angus. Wind energy developments, because of their scale and location, raise a number of issues which require specific consideration. Technical factors will establish the commercial viability of any site but not its environmental implications.

The latest version of Scottish Planning Policy which was published in June 2014 sets out a new approach for planning authorities to follow in guiding the development of new onshore wind farms in Scotland. Each planning authority is required to prepare, as part of the development plan, a spatial framework for onshore wind farms. Angus Council will prepare its spatial framework as supplementary guidance which, when adopted, will form part of the statutory development plan for Angus. Until it is adopted, the council will apply the principles and considerations set out in Scottish Planning Policy to any individual proposal for the development of a new wind farm.

Local Community Benefit

Renewable energy proposals that accord with policies in the ALDP may generate contributions from developers for community initiatives in accordance with the Council's Community Benefit policy. Such community contributions are separate from Developer Contributions set out in Policy DS5 and will not be considered as part of the determination of any planning application.

Heat Mapping and Decarbonised Heat

The generation of electricity and other forms of energy from renewable sources and low carbon technologies is one part of combatting over-dependence on fossil fuels and reducing the output of harmful emissions. However, 55% of the energy consumed in Scotland is used in heating and cooling. Improving building standards and reusing heat from buildings and processes will reduce demand for fossil fuels and therefore emissions of greenhouse gases with the added benefit of potentially lower fuel costs for businesses and homes.

Heat maps identify and illustrate where heat exists in excess and where it could be used to meet demand. This will become one of the factors in the consideration and allocation of development sites in due course.

THE POLICY FRAMEWORK – PART 2

PROTECTED AND VALUED

Policy PV10 Heat Mapping and Decarbonised Heat

Angus Council will support the preparation and application of a heat map identifying existing and future opportunities for new heat networks, heat storage and energy centres. Development proposals will be encouraged to investigate the feasibility of district heating or combined heat and power installations.

Opportunities for Angus Council, developers and existing businesses to install facilities or identify routes for pipework within development for future integration into heat networks should be identified in appropriate development proposals.

Policy PV10 SEA Implications

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

Energy Efficiency - Low and Zero Carbon Buildings

To address the causes and effects of Climate Change and move towards carbon neutral development the Scottish Government has placed a duty on local authorities to act in a way that contributes towards emission reduction targets set by the Scottish Government.

Decarbonising energy generation and use contribute to this, as does the reducing energy and heat use as addressed in Policy PV10 – Heat Mapping and Decarbonised Heat, above.

The Climate Change (Scotland) Act 2009 requires the inclusion on a policy specifying that all developments are designed to ensure that new buildings avoid a specified and rising proportion of projected greenhouse gas emissions through various means.

Energy efficiency and emissions reductions can be further enhanced through wider design principles including the siting, orientation and landscaping of development to enhance solar energy gain. The use and reuse of locally sourced materials can contribute to conservation of resources and limit the carbon footprint of development by reducing the need to manufacture and transport building materials. This approach also reduces waste in line with the waste hierarchy and Policy PV18.

THE POLICY FRAMEWORK – PART 2

PROTECTED AND VALUED

Policy PV11 Energy Efficiency - Low and Zero Carbon Buildings

All qualifying new buildings must demonstrate that the installation and operation of low and zero-carbon generating technologies will avoid at least 10% of the projected greenhouse gas emissions from their use by 2016, and at least 15% by 2018.

This requirement does not apply to extensions, changes or use or conversion of buildings; stand-alone ancillary buildings under 50 sqm; buildings with a planned life of less than two years or which will not be heated or cooled for purposes other than frost protection.

Development proposals should be accompanied by a statement of the level of sustainability achieved to demonstrate compliance with the above standards.

Development proposals should also consider energy efficiency measures where possible including:

- siting, form, orientation and layout of buildings to maximise solar gain, natural ventilation and light;
- the use of landscaping and boundary treatment to modify temperature extremes such as shelter belts; and
- the re-use and/or local sourcing of building materials.

Policy PV11 SEA Implications

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

WATER ENVIRONMENT

Water plays a vital part in development and the environment. The maintenance of the water environment itself and its impact on development including flooding; drainage; water supply; economic activities and green infrastructure are integral to the planning process. Site allocations consider water and drainage availability, flood risk, water quality and management which should result in development that is cost effective and sustainable in the long term. Development can have adverse impact on the water environment, exacerbate flood risk or simply be in the wrong place. Angus Council aims to ensure new development and regeneration proposals maintain and enhance the water environment whilst providing safe, well serviced places in which to live work and travel.

Flood Risk

The avoidance and mitigation of flood risk in new and existing development will be an important factor in determining development proposals. Within the context of the National Flood Risk Framework the council will prepare and monitor a Strategic Flood Risk Assessment and Flood Management Plan to help guide and protect development and site allocations from flooding.

In assessing proposals, reference will be made to the Flood Risk Framework, Flood Risk Maps and land use vulnerability guidance published by SEPA.

THE POLICY FRAMEWORK – PART 2

PROTECTED AND VALUED

Policy PV12 Managing Flood Risk

To reduce potential risk from flooding there will be a general presumption against built development proposals:

- on the functional floodplain;
- which involve land raising resulting in the loss of the functional flood plain; or
- which would materially increase the probability of flooding to existing or planned development.

Development in areas known or suspected to be at the upper end of low to medium risk or of medium to high flood risk (as defined in Scottish Planning Policy (2014), see Table 4) may be required to undertake a flood risk assessment. This should demonstrate:

- that flood risk can be adequately managed both within and outwith the site;
- that a freeboard allowance of at least 500-600mm in all circumstances can be provided;
- access and egress to the site can be provided that is free of flood risk; and
- where appropriate that water-resistant materials and construction will be utilised.

Where appropriate development proposals will be:

- assessed within the context of the Shoreline Management Plan, Strategic Flood Risk Assessments and Flood Management Plans; and
- considered within the context of SEPA flood maps to assess and mitigate surface water flood potential.

Built development should avoid areas of ground instability (landslip) coastal erosion and storm surges. In areas prone to landslip a geomorphological assessment may be requested in support of a planning application to assess degree of risk and any remediation measures if required to make the site suitable for use.

Policy PV12 SEA Implications

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

Table 3: Flood Risk Framework

Little or No Risk	Annual probability of coastal or watercourse flooding is less than 0.1% (1:1000 years)
No constraints due to coastal or watercourse flooding	
Low to Medium Risk Area	Annual probability of coastal or watercourse flooding is between 0.1% and 0.5% (1:1000 to 1:200 years)
Suitable for most development. <ul style="list-style-type: none"> • A flood risk assessment may be required at the upper end of the probability range (i.e. close to 0.5%), and for essential infrastructure and the most vulnerable uses. Water resistant materials and construction may be required. 	

THE POLICY FRAMEWORK – PART 2

PROTECTED AND VALUED

Medium to High Risk	Annual probability of coastal or watercourse flooding is greater than 0.5% (1:200 years)
<p>May be suitable for:</p> <ul style="list-style-type: none"> residential, institutional, commercial and industrial development within built up areas provided flood protection measures to the appropriate standard already exist and are maintained, are under construction, or are a planned measure in a current flood risk management plan; essential infrastructure within built-up areas, designed and constructed to remain operational during floods and not impede water flow; some recreational, sport, amenity and nature conservation uses, provided appropriate evacuation procedures are in place; and job-related accommodation, e.g. for caretakers or operational staff. <p>Generally not suitable for:</p> <ul style="list-style-type: none"> civil infrastructure and the most vulnerable uses; additional development in undeveloped and sparsely developed areas, unless a location is essential for operational reasons, e.g. for navigation and water-based recreation, agriculture, transport or utilities infrastructure (which should be designed and constructed to be operational during floods and not impede water flow), and an alternative, lower risk location is not available; new caravan and camping sites; and where built development is permitted, measures to protect against or manage flood risk will be required and any loss of flood storage capacity mitigated to achieve a neutral or better outcome. <p>Water-resistant materials and construction should be used where appropriate. Elevated buildings on structures such as stilts are unlikely to be acceptable.</p>	
Additionally, in areas of Surface Water Flooding	
<ul style="list-style-type: none"> Infrastructure and buildings should generally be designed to be free from surface water flooding in rainfall events where the annual probability of occurrence is greater than 0.5% (1:200 years). Surface water drainage measures should have a neutral or better effect on the risk of flooding both on and off the site, taking account of rain falling on the site and run-off from adjacent areas. 	

THE POLICY FRAMEWORK – PART 2

PROTECTED AND VALUED

Policy PV13 Resilience and Adaptation

Development should not require an increase in the provision and / or maintenance of flood defences.

To increase resilience to the effects of climate change such as flood and drought, extreme weather events and rising sea levels Angus Council may require development proposals to incorporate adaptation measures including:

- use of flood resistant materials and construction techniques;
- removal of culverts and other engineering works where opportunity arises and avoidance of development over or requiring new culverts or other unnecessary engineering works unless there is no practical alternative;
- minimising the area of impermeable surfaces by using permeable surfaces where possible for car parking and hard landscaping and where appropriate, green roofs and green infrastructure; and
- natural flood management measures which reduce water flow and enhance biodiversity and the quality of the water environment. Such schemes can contribute to local green networks, biodiversity and provision of amenity open space and should form an integral part of the design process.

Policy PV13 SEA Implications

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

Protection and Management of the Water Environment

Angus Council has a duty to ensure that the quality of all water bodies – in ponds, watercourses, and groundwater and on our coast is maintained and enhanced. Any development has the potential to affect the water environment. In most cases this can be managed to prevent adverse impact and provide an opportunity to enhance water quality through provision of natural flood management, sustainable drainage systems (SUDs) and amenity open space. Development activity should not have adverse effects where it is properly managed and the potential effects fully understood. SNH and SEPA both provide a range of guidance for developers and local authorities on best practice in avoiding damage to and managing the water environment.

THE POLICY FRAMEWORK – PART 2

PROTECTED AND VALUED

Policy PV14 Water Quality

To protect and enhance the quality of the water environment, development proposals will be assessed within the context of:

- the National Marine Plan;
- the Scotland River Basin Management Plan and associated Area Management Plans;
- relevant guidance on controlling the impact of development and associated works;
- relevant guidance on engineering works affecting water courses; and
- potential mitigation measures.

Development proposals which do not maintain or enhance the water environment will not be supported. Mitigation measures must be agreed with SEPA and Angus Council.

Development proposals must not pollute surface or underground water including water supply catchment areas due to discharge, leachates or disturbance of contaminated land.

Policy PV14 SEA Implications

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

Policy PV15 Drainage Infrastructure

Development proposals within Development Boundaries will be required to connect to the public sewer where available.

Where there is limited capacity at the treatment works Scottish Water will provide additional wastewater capacity to accommodate development if the Developer can meet the 5 Criteria*. Scottish Water will instigate a growth project upon receipt of the 5 Criteria and will work with the developer, SEPA and Angus Council to identify solutions for the development to proceed.

Outwith areas served by public sewers or where there is no viable connection for economic or technical reasons private provision of waste water treatment must meet the requirements of SEPA and/or The Building Standards (Scotland) Regulations. A private drainage system will only be considered as a means towards achieving connection to the public sewer system, and when it forms part of a specific development proposal which meets the necessary criteria to trigger a Scottish Water growth project.

All new development (except single dwelling and developments that discharge directly to coastal waters) will be required to provide Sustainable Drainage Systems (SUDs) to accommodate surface water drainage and long term maintenance must be agreed with the local authority. SUDs schemes can contribute to local green networks, biodiversity and provision of amenity open space and should form an integral part of the design process.

Drainage Impact Assessment (DIA) will be required for new development where appropriate to identify potential network issues and minimise any reduction in existing levels of service.

*Enabling Development and our 5 Criteria (<http://scotland.gov.uk/Resource/0040/00409361.pdf>)

THE POLICY FRAMEWORK – PART 2

PROTECTED AND VALUED

Policy PV15 SEA Implications									
Biodiversity Flora and Fauna	Population	Human Health	Soil	Water	Air	Climatic Factors	Cultural Heritage	Material Assets	Landscape
0	+	0	0	++	0	++	0	0	++

The Coast

The Angus Coast is an important part of the character of the area as well as accommodating the main transport links (rail, shipping and to a lesser extent road) and the main centres of population. Leisure, recreation, tourism and fishing are important to the local economy with the coast contributing significantly to them all. The cliffs, beaches and coastal waters are a major natural heritage asset – particularly for migratory birds and marine life. The variety of coastal features makes classification difficult – the water's edge defines the sea, but inland is less clear. Cliffs, raised beaches, wave cut platforms and sand create a mosaic of interlocking zones. The Shoreline Management Plan, Tayside Landscape Character Assessment and TAYplan SDP all have different interpretations of the coast.

Rising sea levels and extreme weather events can result in increasing incidence of erosion and inundation and the ALDP takes a precautionary approach to coastal flooding and ground instability.

Policy PV16 Coastal Planning

The Coast is subject to natural and human pressures ranging from climate change to caravan parks. The environmental, economic and defensive role of the coast will be protected by Angus Council and development proposals will be assessed within the context of the Shoreline Management Plan (SMP) and relevant landscape capacity studies.

Development requiring new sea defences will not be supported and proposals should be directed to the developed coast or be associated with existing development.

Within the undeveloped coast proposals will only be supported where there is:

- a justifiable locational requirement for the development;
- no conflict with designated or proposed marine heritage sites; and
- no conflict with existing coastal protection works.

Areas liable to ground instability and at risk from current or future inundation as identified in the second SMP for Angus will be considered for managed realignment.

Angus Council will work with adjacent terrestrial and marine authorities as appropriate to promote co-ordinated coastal planning on and offshore and will consider development proposals within this context.

Development proposals should not result in adverse impacts, either alone or in combination with other proposals or projects, on the integrity of any European designated site, in accordance with Policy PV4 Sites Designated for Natural Heritage and Biodiversity Value.

THE POLICY FRAMEWORK – PART 2

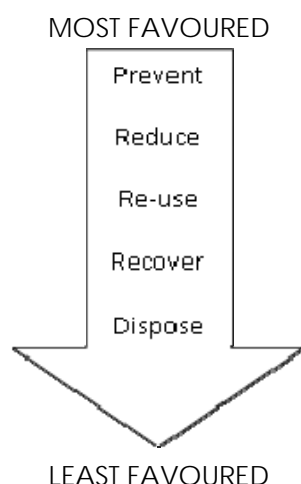
PROTECTED AND VALUED

Policy PV16 SEA Implications									
Biodiversity Flora and Fauna	Population	Human Health	Soil	Water	Air	Climatic Factors	Cultural Heritage	Material Assets	Landscape
+/?	0	0	+	?/0	0	++	+	+	0

RESOURCES

Waste

Scotland's Zero Waste Plan (ZWP) requires planning authorities to support the delivery of its targets to recycle 70% of all waste and no more than 5% being sent to landfill by 2025. The waste hierarchy is fundamental to achieving zero waste as more waste is prevented, more resources are reused, recycled and recovered and less waste is sent to landfill.



Angus Council already promotes and supports the principles of waste reduction, recycling and re-use and over the years has introduced kerbside collection of segregated waste within the towns and villages. There are already a number of waste management facilities and sites in Angus including the Restenneth landfill site, civic amenity sites, recycling centres and recycling points whilst residual waste from Angus is supplied to the Dundee Waste to Energy Plant. Existing sites in Angus have additional capacity and there is no need for significant new waste management sites in Angus to meet the Zero Waste Plan requirements.

The ALDP has a role in supporting waste reduction by making provision for sustainable waste management facilities on appropriate sites in Angus and ensuring new development provides for the collection and sustainable recovery and treatment of waste. The policy framework set out below safeguards existing facilities, identifies appropriate locations for new waste management proposals and seeks to ensure that any impacts on local communities or the environment are properly addressed. It also seeks to encourage developers to establish strategies to minimise waste from new development and that the design of new development facilitates recycling.

THE POLICY FRAMEWORK – PART 2

PROTECTED AND VALUED

Policy PV17 Waste Management Facilities

Existing waste management facilities will be safeguarded from alternative development except where it is demonstrated that they are surplus or no longer suitable to meet future requirements or where alternative provision of equal or improved standard is provided on another site.

Development proposals adjacent to existing or proposed waste management facilities should not directly or indirectly compromise the present or future operation of the facility.

Proposals for new waste management facilities will be supported where they deliver the objectives outlined in the Zero Waste Plan (to prevent, reduce, recycle, recover and pre-treat waste).

The preferred location for new waste management facilities will be within or adjacent to existing waste management sites or on land identified for employment or industrial use. Former mineral sites and derelict or degraded land may also be acceptable. Such facilities should have regard to the local townscape and pattern of development.

Outwith these locations, proposals for new waste management facilities may be acceptable where they meet an identified community need and are in a location that minimises travel distances for that community.

Proposals will be supported where:

- impacts on the natural and built environment, amenity, landscape character, visual amenity, air quality, water quality, groundwater resources, site access, traffic movements, road capacity and road safety are acceptable or could be satisfactorily mitigated through planning conditions or planning agreement; and
- appropriate details of restoration, aftercare and after use are submitted for approval by Angus Council, recognising that ecological solutions are the preferred from of restoration. Opportunities to enhance, extend and / or link to existing green networks should be investigated. Prior to commencement of development Angus Council may require a bond to cover the cost of the agreed scheme of restoration, aftercare and after use.

Energy from waste recovery facilities will also be assessed against Policy PV9 Renewable and Low Carbon Energy Development and the Scottish Environment Protection Agency's Thermal Treatment of Waste Guidelines 2014.

Policy PV17 SEA Implications

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

THE POLICY FRAMEWORK – PART 2

PROTECTED AND VALUED

Policy PV18 Waste Management in New Development

Proposals for new retail, residential, commercial, business and industrial development should seek to minimise the production of demolition and construction waste and incorporate recycled waste into the development.

Where appropriate, Angus Council will require the submission of a Site Waste Management Plan to demonstrate how the generation of waste will be minimised during the construction and operational phases of the development.

Development proposals that are likely to generate waste when operational will be expected to include appropriate facilities for the segregation, storage and collection of waste. This will include provision for the separate collection and storage of recyclates within the curtilage of individual houses.

Policy PV18 SEA Implications

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

Minerals

Mineral deposits make an important contribution to the Angus economy, providing construction materials and supporting employment. The extraction of minerals and associated activities can have an impact on the natural and built environment, including landscape as well as the residential amenity of properties and settlements.

Scottish Planning Policy (SPP) (2014) states that LDPs should safeguard all workable mineral resources which are of economic or conservation value and ensure that these are not sterilised by other development. In addition, LDPs should support the maintenance of a landbank of permitted reserves for construction aggregates of at least 10 years at all times.

In order to maintain a 10 year landbank, Angus Council has granted planning permission for a joint-working proposal to extend the extraction of hard rock at Ethiebeaton and Ardownie Quarries, and has granted planning permission for a new sand and gravel extraction site at Struan, by Edzell.

THE POLICY FRAMEWORK – PART 2

PROTECTED AND VALUED

Policy PV19 Minerals

Angus Council will protect existing mineral resources within Angus which are of economic and/or conservation value from other forms of development.

Proposals for new or extended mineral workings must demonstrate that the development is required to maintain, at least a 10 year land bank for aggregates or the development is required for the local, regional and/or national market that cannot be satisfied by recycled or secondary aggregates at existing workings.

Proposals will only be supported where:

- impacts on the natural and built environment, amenity, landscape, visual amenity, air quality, water quality, groundwater resources, prime quality agricultural land, geodiversity, site access, traffic movements, road capacity and road safety are acceptable or could be satisfactorily mitigated through planning conditions , a Section 75 agreement or other legal agreement; and
- appropriate details of restoration, aftercare and after use are submitted for approval by Angus Council, recognising that ecological solutions are the preferred from of restoration. Opportunities to enhance, extend and / or link to existing green networks should be investigated. Prior to commencement of development Angus Council may require a bond to cover the cost of the agreed scheme of restoration, aftercare and after use.

Policy PV19 SEA Implications

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

Soils and Geodiversity

Geodiversity is the variety of rocks, minerals, fossils, landforms, sediments and soils, together with the natural processes which form and alter them. It is increasingly recognised as the basis for plant, animal and human life and defines our physical surroundings from landscape to the quality of farmland and location of mineral deposits. The ALDP aims to protect and enhance geodiversity through a range of policies. Soils form an important part of this biodiversity and their specific protection and preservation should be addressed through the planning system.

Soils are recognised as a valuable resource in many ways – food production, carbon absorption, biodiversity, flood management. It takes millennia for soils to form but their destruction is much quicker and restoration difficult. The Scottish Government's Soil Framework; Land Use Strategy and NPF3 emphasise the importance of prime agricultural land and deep peat and carbon rich soils and this should be balanced against the need for new development and infrastructure.

The protection, storage and reinstatement of soils should be undertaken with care and in accordance with the appropriate available guidance for various types of development provided by SEPA, SNH and Scottish Government.

THE POLICY FRAMEWORK – PART 2

PROTECTED AND VALUED

Policy PV20 Soils and Geodiversity

Development proposals on prime agricultural land will only be supported where they:

- support delivery of the development strategy and policies in this local plan;
- are small scale and directly related to a rural business or mineral extraction; or
- constitute renewable energy development and are supported by a commitment to a bond commensurate with site restoration requirements.

Design and layout should minimise land required for development proposals on agricultural land and should not render any farm unit unviable.

Development proposals affecting deep peat or carbon rich soils will not be allowed unless there is an overwhelming social or economic need that cannot be met elsewhere. Where peat and carbon rich soils are present, applicants should assess the likely effects of development proposals on carbon dioxide emissions.

All development proposals will incorporate measures to manage, protect and reinstate valuable soils, groundwater and soil biodiversity during construction.

Policy PV20 SEA Implications

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

Pipeline Consultation Zones

There are a number of pipelines which pass through the plan area. There are potential hazards which may arise from developing in proximity to them. Within specified distances from these pipelines there is a statutory framework for ensuring that the Health and Safety Executive is consulted on the implications which arise from development proposals which are the subject of planning applications. These pipeline consultation zones are identified on the proposals map, and the following policy will be applied to submitted development proposals within them. The Health and Safety Executive has produced a 'Planning Advice Web App' to assist developers in preparing planning applications for development proposals.

Policy PV21 Pipeline Consultation Zones

Decisions on whether to grant planning permission for development proposals within the pipeline consultation zones shown on the proposals map will be taken in light of the views and advice of the Health and Safety Executive.

Policy PV21 SEA Implications

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

THE POLICY FRAMEWORK – PART 2

PROTECTED AND VALUED

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SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT BOUNDARY MAPS

Figure 2: Towns and Villages



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SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT BOUNDARY MAPS

The Housing Market Areas

Angus contains four Housing Market Areas (HMAs), as shown on Figure 2. Whilst the North, East and West Angus HMAs are self-contained, South Angus HMA forms part of the Greater Dundee HMA, which also covers Dundee City and parts of North Fife and Perth and Kinross. The general approach to allocating land in accordance with TAYplan SDP and the ALDP Development Strategy in each HMA is set out below.

The North Angus Housing Market Area comprises the two principal settlements of Brechin and Montrose, together with the Rural Service Centre of Edzell and a number of smaller villages. In accordance with TAYplan SDP and the ALDP Development Strategy, development is focused in the principal settlements with the majority allocated in the tier 2 settlement of Montrose (which includes Ferryden and Hillside). Housing has also been allocated in Edzell to support and maintain population, services and facilities.

The East Angus Housing Market Area comprises the principal settlement of Arbroath, which is the focus of development in this area. The Rural Service Centre of Friockheim is also expected to accommodate some growth to support and maintain population, services and facilities. There are also a number of smaller villages in the HMA such as Inverkeilor.

The South Angus Housing Market Area forms part of the Greater Dundee Housing Market Area. The area comprises the settlements of Monifieth and Birkhill / Muirhead (both of which are within the Dundee Core Area) and Carnoustie as well as the rural environs of Dundee City. As set out in the Development Strategy, in order to avoid conflicts with TAYplan SDP and the Dundee Local Development Plan, the ALDP does not seek to allocate greenfield land outwith the development boundaries for Birkhill / Muirhead. Development in the South Angus Housing Market Area is therefore focused on the principal settlements of Monifieth (tier 1) and Carnoustie (tier 3), with some housing allocated in Newtyle to support and maintain population, services and facilities.

The West Angus Housing Market Area contains the principal settlements of Forfar and Kirriemuir as well as the Rural Service Centre of Letham and many small villages such as Glamis and Aberlemno. In accordance with TAYplan SDP and the ALDP Development Strategy, development is focused in the tier 2 principal settlement of Forfar, with limited housing allocated in Letham to support and maintain population, services and facilities.

A statement and Proposals Map is provided for the Angus Towns and Rural Service Centres listed below.

Angus Towns

Arbroath
Brechin
Carnoustie and Barry

Forfar
Kirriemuir
Monifieth

Montrose inc. Ferryden and Hillside

Rural Service Centres

Edzell
Friockheim

Letham
Newtyle

SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT BOUNDARY MAPS

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SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT BOUNDARY MAPS

Arbroath

Arbroath, the largest town in Angus, originally developed as a market town around the Abbey (founded 1178) and it was here that the Scottish Declaration of Independence was signed in 1320. The town subsequently developed as a fishing port with associated activities – including production of Arbroath ‘smokies’. Engineering developed in support of fishing and farming, as did processing of local resources – textiles and food processing/packaging. Later the town developed as a popular holiday resort based on the beach, harbour, historic Abbey and other attractions.

Arbroath's traditional manufacturing sector declined from the 1980's but still accounts for 12% of employment, and fishing is now inshore or recreational as the larger boats have moved north. Diversification and renewal however have provided new opportunities - the harbour is now a successful marina with a small but viable shellfish industry; the Abbey precinct is a major tourist draw and focus for local events and the town remains the largest shopping centre in Angus.

The existing supply of greenfield employment land at Kirkton and Elliot industrial estates can meet short term needs, with an additional greenfield site allocated in this plan to ensure that a marketable supply is maintained throughout the plan period.

The town's population has increased over the past decade as new housing sites at Clifftown Road (128 house) and Montrose Road (344 house) to the east of the town have been developed. In accordance with the Angus Local Plan Review (2009), this has diversified the range and types of housing available in the town. The site at Montrose Road will continue to do so for much of the plan period, augmented by redevelopment of brownfield sites. Land allocated to the west of the town will add to the range and choice of housing throughout the plan period and beyond. This will reinforce existing and proposed investment in services and facilities in the area including employment land, transport, education and retailing.

The challenge for the Local Development Plan will be how to continue the regeneration of Arbroath and enhance new opportunities for jobs, investment and tourism by allocating and promoting appropriate sites for development.

DEVELOPMENT STRATEGY

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

- supporting the redevelopment of vacant, underused and brownfield sites within the defined Development Boundary, including land at Dens Road/Wardmill Road;
- identifying sites that are effective or capable of becoming effective within the plan period to accommodate a mix of new housing development to meet local needs and releasing green field land at East Muirlands Road and Arbirlot Road West phased for release throughout the plan period and beyond;
- ensuring the continued provision of marketable land for employment uses by continuing to allocate land east of Elliot Industrial Estate to support Class 4, 5, 6 and other compatible uses;

SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT BOUNDARY MAPS

- protecting and enhancing Arbroath's wide range of visitor assets and further developing tourism and recreation facilities and accommodation particularly along the sea front, redeveloping a number of sites and properties to support the Harbour and West Links;
- encouraging new development and investment where this will strengthen the role of the town centre and enhance its vibrancy, vitality and viability whilst improving the quality of the physical environment;
- safeguarding and enhancing the natural and built features which are a key part of the character and identity of the town including the Abbey, seafront, harbour and Fit 'o the Toon;
- managing the risk of flooding along both the Brothock Water and coast ensuring new development is not at risk of flooding and does not increase flood risk elsewhere; and
- protecting and enhancing open space and play provision whilst improving the connectivity and functionality of green networks, integrating new provision as part of land allocations and new development especially around the Hercules Den burn and Elliot Water and associated path network.

HOUSING

EXISTING SITES

Sites with planning permission or under construction as identified in the Angus Housing Land Audit 2014 and subsequent consents included for completeness, are shown in Table A1.

Table A1: Existing Sites

Name / reference	Capacity
A(a) Montrose Road	280
A(b) Springfield Terrace, Abbeybank House	9
A(c) Clifftown	1
A(d) Ernest Street/Palmer Street	75
A(e) Cairnie Loan, The Cairnie	20
A(f) Viewfield Hotel	21
A(g) Alexandra Place, Arbroath Lads Club	6
A(h) Roy's Auto, 32-38 Dishlandtown St	13
A(i) Noran Avenue 15-29	7
A(j) Bank Street, Inverpark Hotel	12
A(k) Wardmill Road/Andrew Welsh Way	51
A(l) Baltic Mill, Dens Road ¹	39
Total	534

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

SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT BOUNDARY MAPS

NEW ALLOCATIONS

Table A2 summarises new allocations of housing land that will contribute towards meeting TAYplan SDP requirements beyond 2016.

Table A2: New Allocations

Name / reference	Capacity	ALDP Phase1 (2016 – 2021)	ALDP Phase 2 (2021 – 2026)
A1 Crudie Acres, East Muirlands Road	230	100	130
A2 Crudie Farm, Arbirlot Road West (Phase 1)	120	0	120
Total	350	100	250

Land is allocated for residential development north of East Muirlands Road and west of Arbirlot Road West to provide for a range and choice of housing sites, complement recently completed greenfield sites and to maintain a generous supply of housing land in the plan period. These sites capitalise on the renewal of Muirfield Primary School, and have good linkages to employment, school and retail facilities.

A1 Housing – Crudie Acres, East Muirlands Road

9.4ha of land at Crudie Acres, is allocated for residential development of around 230 dwellings. A first phase of around 100 dwellings will be permitted in the period to 2021 with the remaining phase of around 130 dwellings permitted in the period to 2026.

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

- **enhancement of the Hercules Den Burn to contribute to natural flood management, create new green infrastructure and form a landscaped edge to the town;**
- **opportunities for active transport through linkages with the existing path network;**
- **linking planting / landscaping around the electricity substation and through the site to enhance the green network; and**
- **supporting information including a Drainage Impact Assessment, Sustainable Drainage and Surface Water Management Plan, Flood Risk Assessment and Transport Assessment.**

A1 SEA Implications

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

Land at Arbirlot Road West is allocated for around 120 houses as a first phase of a larger site. Given the landscape context provided by this site, additional land beyond the initial allocation identified by the ALDP is safeguarded beyond 2026. This additional land will need to be confirmed by a future Local Development Plan.

SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT BOUNDARY MAPS

A2 Housing – Crudie Farm, Arbirlot Road West

5ha of land at Crudie Farm is allocated for residential development of around 120 dwellings in the period 2021 – 2026.

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

- a landscaped edge to the town incorporating structure planting and amenity open space;
- opportunities for active transport through linkages with the existing path network;
- planting throughout the area to enhance biodiversity, the green networks and views through the site and out into the open countryside; and
- supporting information including a Drainage Impact Assessment; Sustainable Drainage and Surface Water Management Plan, Flood Risk Assessment and Transport Assessment.

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

A2 SEA Implications

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

OPPORTUNITY SITES

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

A3 Opportunity Site – Wardmill/Dens Road

The Dens Road/Wardmill Road area of Arbroath provides an opportunity for Class 4 (business), Class 5 (general industrial) and Class 11 (leisure). Residential use may also be acceptable.

Development proposals should take account of existing activities and should include:

- provision of access and circulation within the area and onto Guthrie Port;
- opportunities for active transport through linkages with the existing path network;
- an assessment of the effect of development on the A listed Baltic Mill;
- an assessment of the quality of the amenity of any proposed housing and compatibility with established uses; and
- supporting information including a Flood Risk Assessment which considers the potential for channel restoration, Drainage Impact Assessment, Transport Assessment and a Contaminated Land Investigation Report.

Adaptation measures and resilience to flooding through construction techniques and mitigation should be incorporated into design appropriate to proposed development type.

SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT BOUNDARY MAPS

A3 SEA Implications									
Biodiversity Flora and Fauna	Population	Human Health	Soil	Water	Air	Climatic Factors	Cultural Heritage	Material Assets	Landscape
?/+	++	0/+	+	0	+	+/-	+	+	+

A4 Opportunity Site - The Elms, Cairnie Road

0.58 ha of land at The Elms, Cairnie Road provides an opportunity for subdivision or conversion for residential, Class 7 (hotel), education, Class 11 (assembly and leisure) or Class 4 (business) uses. To protect the setting of the Category A listed house, new build and reconstruction will be restricted to the rear of the main building.

Development proposals should be designed to respect the character and setting of the house, recognise the presence of a Tree Preservation Order within the grounds and maintain the garden's contribution to the green network in this area.

Proposals should provide supporting information including a Drainage Impact Assessment.

A4 SEA Implications									
Biodiversity Flora and Fauna	Population	Human Health	Soil	Water	Air	Climatic Factors	Cultural Heritage	Material Assets	Landscape
+/?	++	0/+	0/+	0	+	+	+	+	-/+

A5 Opportunity Site - Little Cairnie

0.3 ha of land to the rear of Little Cairnie Hospital provides an opportunity for residential development of around 6 dwellings or other uses compatible with the surrounding area. Improvements to the existing access from Forfar Road will be required.

Proposals should provide supporting information including a Drainage Impact Assessment.

A5 SEA Implications									
Biodiversity Flora and Fauna	Population	Human Health	Soil	Water	Air	Climatic Factors	Cultural Heritage	Material Assets	Landscape
?/0	++	0/+	0/+	0	+	+	0	+	-/+

SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT BOUNDARY MAPS

A6 Opportunity Site – Former Bleachworks, Elliot

1.24 ha of land at the Former Bleachworks, Elliot provides an opportunity for a range of uses including leisure, tourism or Class 4 (business). Proposals should recognise that the site is located at an important gateway to the town and that there is an opportunity to reinforce this as part of design proposals. Given the level of fluvial and tidal flood risk a Flood Risk Assessment will be required, including investigation of any culverts flowing through the site, to establish the scope for development, including residential development.

Planting and landscaping within the site should enhance the trees and water environment along the Elliot Water, contributing to the green network. Linkages with the existing path and cycle network should be included in any development.

A6 SEA Implications

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

A7 Opportunity Site – Former Seaforth Hotel

0.6 ha of land at the Former Seaforth Hotel provides an opportunity for a hotel and possible complementary leisure, tourism or recreation use. Development proposals should be in accordance with the approved Supplementary Guidance for this site updated as a Development Brief to reflect policies in this Local Development Plan. Surface water management measures may be required.

Proposals should provide supporting information including a Drainage Impact Assessment.

A7 SEA Implications

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

A8 Opportunity Site – Former Ladyloan Primary School

The 0.2 ha site at the Former Ladyloan Primary School provides an opportunity for Class 4 (business), restaurant / café or leisure uses.

Proposals should provide supporting information including a Drainage Impact Assessment.

A8 SEA Implications

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

SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT BOUNDARY MAPS

A9 Opportunity Site – Helen Street Goods Yard

2.3 ha of land at Helen Street Goods Yard provides an opportunity for car parking, Class 4 (business and light industry). Development proposals should retain the sidings in accordance with Policy TC12 Freight Facilities, and be compatible with surrounding uses.

Proposals should provide supporting information including a Drainage Impact Assessment.

A9 SEA Implications

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

WORKING

EXISTING SITES

Kirkton and Elliot Industrial Estates continue to provide a range of sites and premises for a variety of employment uses at accessible, serviced locations at the southern and northern entrances to Arbroath. Brownfield sites within Arbroath that are well related to the town centre and transport links provide the potential for more specialised needs such as office or business use and there are opportunity sites identified with the capacity to accommodate a range of employment uses.

SITES PREVIOUSLY IDENTIFIED BY THE ANGUS LOCAL PLAN REVIEW

The Angus Local Plan Review allocated land West of Elliot Industrial Estate for employment purposes. Planning permission has been granted to Angus Council to develop part of the site and acquisition and development will proceed as resources allow.

A10 Working – Elliot Industrial Estate Extension

21 ha of land at West of Elliot Industrial Estate, 14.2ha of which has the benefit of planning consent, is allocated for employment use in accordance with Policy TC14 Employment Allocations and Existing Employment Areas.

Development proposals should include:

- **consideration of the potential for heat storage and exchange;**
- **foot and cycle linkages; and**
- **opportunities to strengthen the green network; and**
- **supporting information including a Flood Risk Assessment.**

Development proposals which would prejudice the expansion of employment land to the west of the existing Elliot Industrial Estate will not accord with this Local Plan.

Traditional fish smoking businesses within the Fit o' the Toon around the harbour continues to be an important part of the culture, economy and history of Arbroath and will be facilitated as appropriate.

SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT BOUNDARY MAPS

A11 Working - Domestic Scale Fish Processing

Smoking and processing of fish on a small domestic scale will continue to be supported within the Fit o' the Toon area.

TOURISM

Tourism remains an important activity and source of employment for Arbroath, and Angus Council will continue to promote and support projects and investment that improve the town's facilities and role in this sector. Recent projects have included the West Links upgrade and the expansion of the highly successful marina in the inner harbour. Marketing initiatives such as the annual 'Seafest' complement the physical works projects and assist in attracting more visitors into the town. Improved links between attractions will make them more accessible to visitors, encouraging them to stay longer and explore the town.

A12 Tourism - Improvement of Tourist Linkages and Facilities

Angus Council will continue to pursue the strengthening of linkages between the Abbey, High Street and Harbour area, Signal Tower and West Links as a means of consolidating and promoting tourism in Arbroath and Angus. In support of this a town centre strategy for Arbroath integrating and enhancing the historic core and links with the visitor assets of the town will be promoted in partnership with private and public interests.

TOWN CENTRES AND RETAILING

Arbroath has a number centres indicating the importance of the town as a retail, service and visitor centre. The town centre should be the focus for appropriate development and the upper floors provide opportunity for residential, storage and office accommodation. Angus Council will support the preparation of a Town Centre Strategy for Arbroath and future Local Development Plans will incorporate relevant outcomes from the strategy in policies and proposals to deliver physical improvements to review the core retail area and town centre designations.

COMMUNITY FACILITIES AND SERVICES

Over the plan period Angus Council propose the improvement of the Arbroath Primary School Estate. Whilst individual proposals are not identified in this plan, there is a presumption in favour of supporting the Council's approved strategy and programme for replacement and upgraded schools.

The Western Cemetery is nearing capacity and a cemetery will be required over the plan period. Work has been undertaken to provide a new cemetery for Arbroath to the rear of Little Cairnie hospital to meet future needs.

A13 Community Facilities - Western Cemetery Extension

2.7 ha of land adjacent to Little Cairnie Hospital is reserved for future cemetery provision. Before any development occurs at the site, a flood risk assessment should be carried out and ground investigation works should be undertaken in line with SEPA's guidance on assessing the impacts of cemeteries on groundwater.

SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT BOUNDARY MAPS

A13 SEA Implications									
Biodiversity Flora and Fauna	Population	Human Health	Soil	Water	Air	Climatic Factors	Cultural Heritage	Material Assets	Landscape
?/0	0	0/+	0/+	?/0	+	+	0	+	-/+

BUILT AND NATURAL ENVIRONMENT

HOSPITALFIELD

Hospitalfield House (a Category A listed building), set in around 22 ha of managed woodland and open agricultural land, is a prominent feature in the local landscape and a unique private open space within Arbroath. The ALDP seeks to maintain this unique character and all development proposals will require to be accompanied by a conservation and/or design statement demonstrating how they contribute to the character and setting of the area. This policy is not intended to prevent all development, but to ensure any future development proposals are in keeping with this historic property and its landscape setting.

A14 Built and Natural Environment- Hospitalfield House

Hospitalfield House and grounds will be protected from development that would be detrimental to the historic character and landscape setting of the property.

A14 SEA Implications									
Biodiversity Flora and Fauna	Population	Human Health	Soil	Water	Air	Climatic Factors	Cultural Heritage	Material Assets	Landscape
?/+	0	+	0	0	0	0	0	0	+

FLOODING

A Flood Strategy for Arbroath is being developed by Angus Council in consultation with stakeholders and community groups to identify and deliver measures to manage river and coastal flood risk including the proposed Arbroath (Brothock Water) Flood Protection Scheme.

A15 Built and Natural Environment - Arbroath (Brothock Water) Flood Protection Scheme

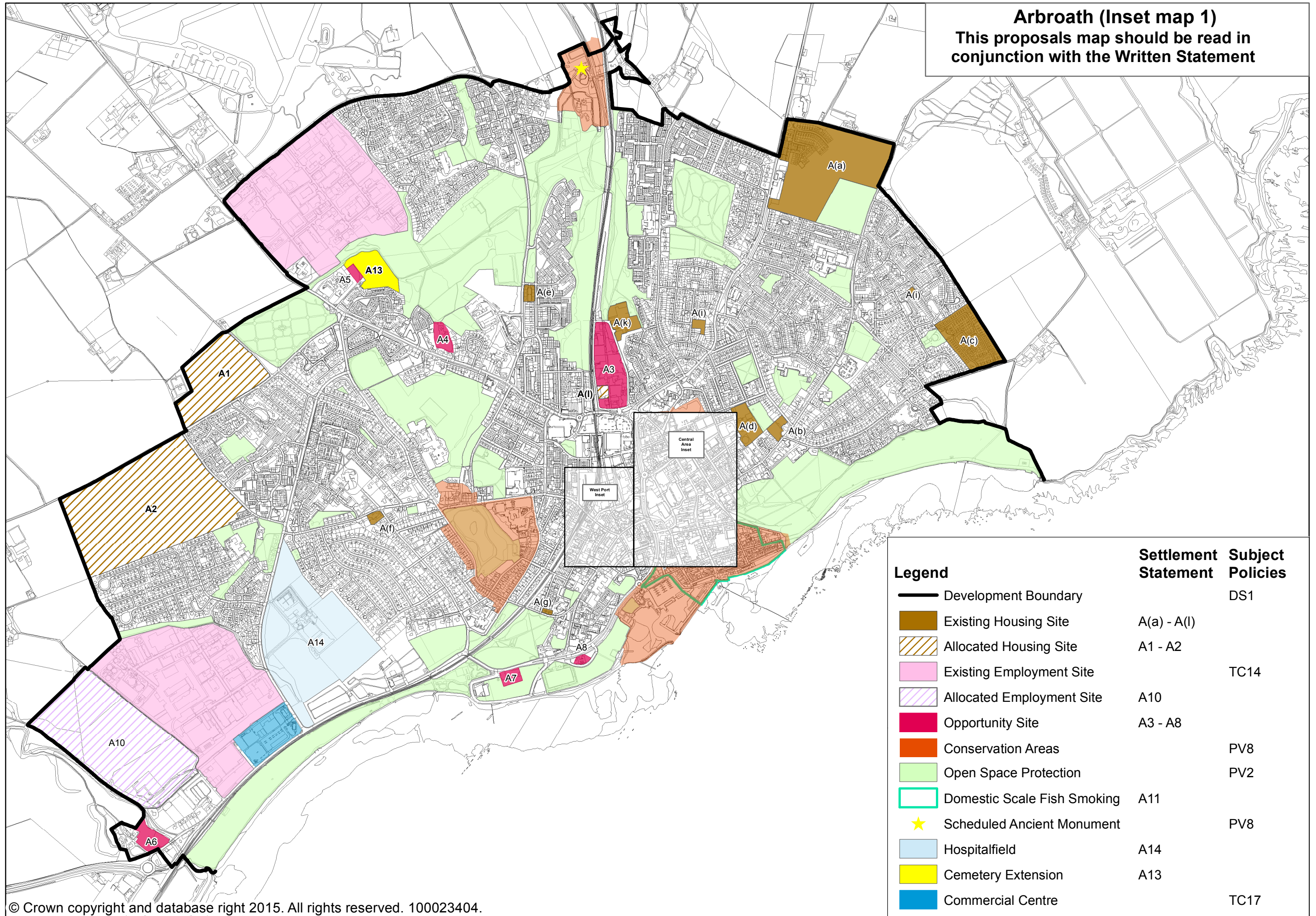
Angus Council will develop and implement proposals in accordance with the Arbroath (Brothock Water) Flood Protection Scheme over the plan period as resources allow. Until such a scheme is in place each site will be assessed in accordance with the Flood Risk Framework and with reference to current SEPA flood maps.

A15 SEA Implications									
Biodiversity Flora and Fauna	Population	Human Health	Soil	Water	Air	Climatic Factors	Cultural Heritage	Material Assets	Landscape
0	+	0	+	?/+	0	+	+	+	?

SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT BOUNDARY MAPS

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Arbroath (Inset map 1)
This proposals map should be read in
conjunction with the Written Statement



Central Area Inset Map

Legend

- ★ Scheduled Ancient Monument
- Opportunity Site
- Core Retail Area
- Town Centre
- Open Space Protection
- Conservation Areas
- Existing Housing Site
- Freight Facility

Settlement Statement

A9

A(h), A(j)

A9

Subject Policies

PV8

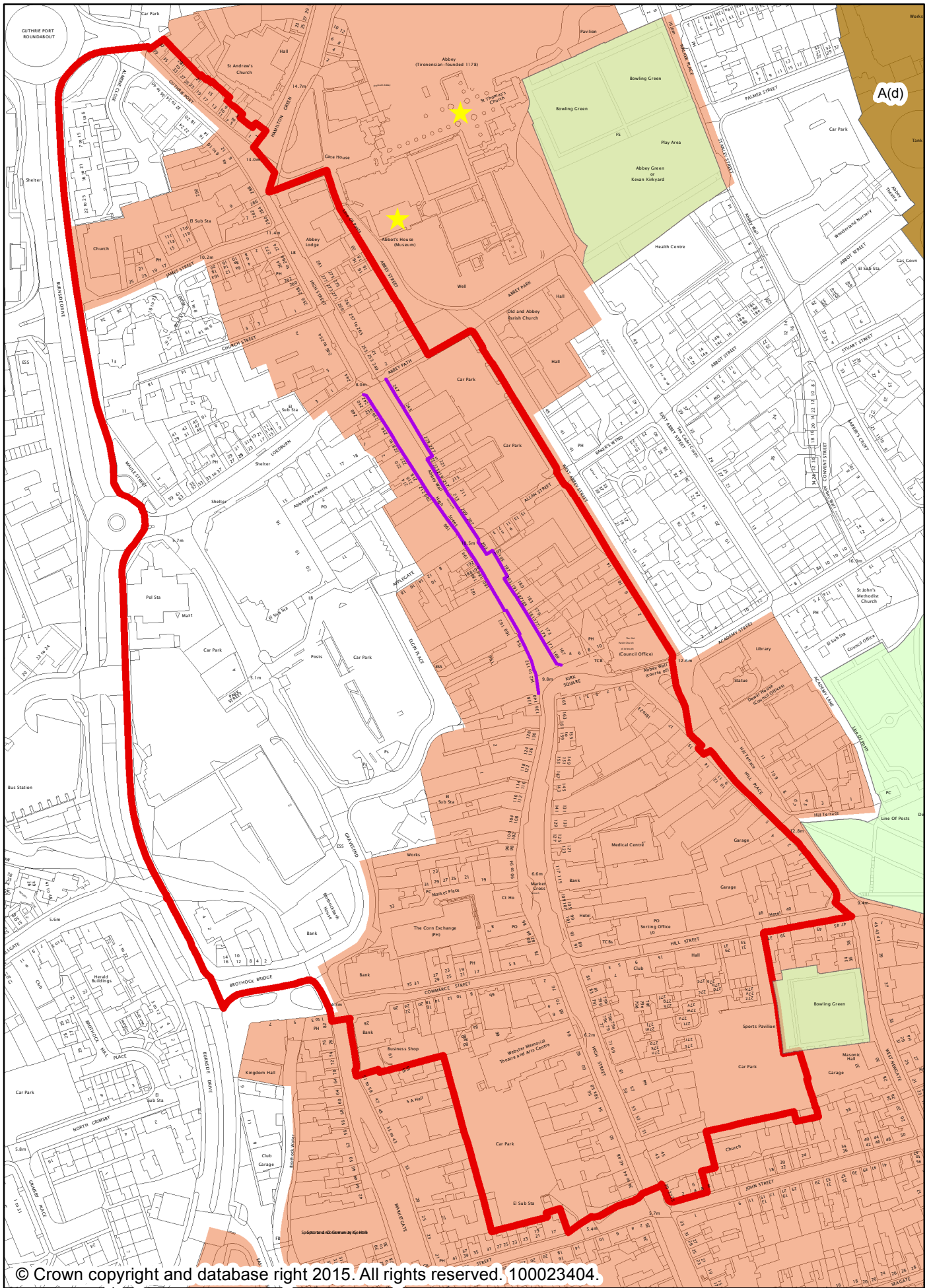
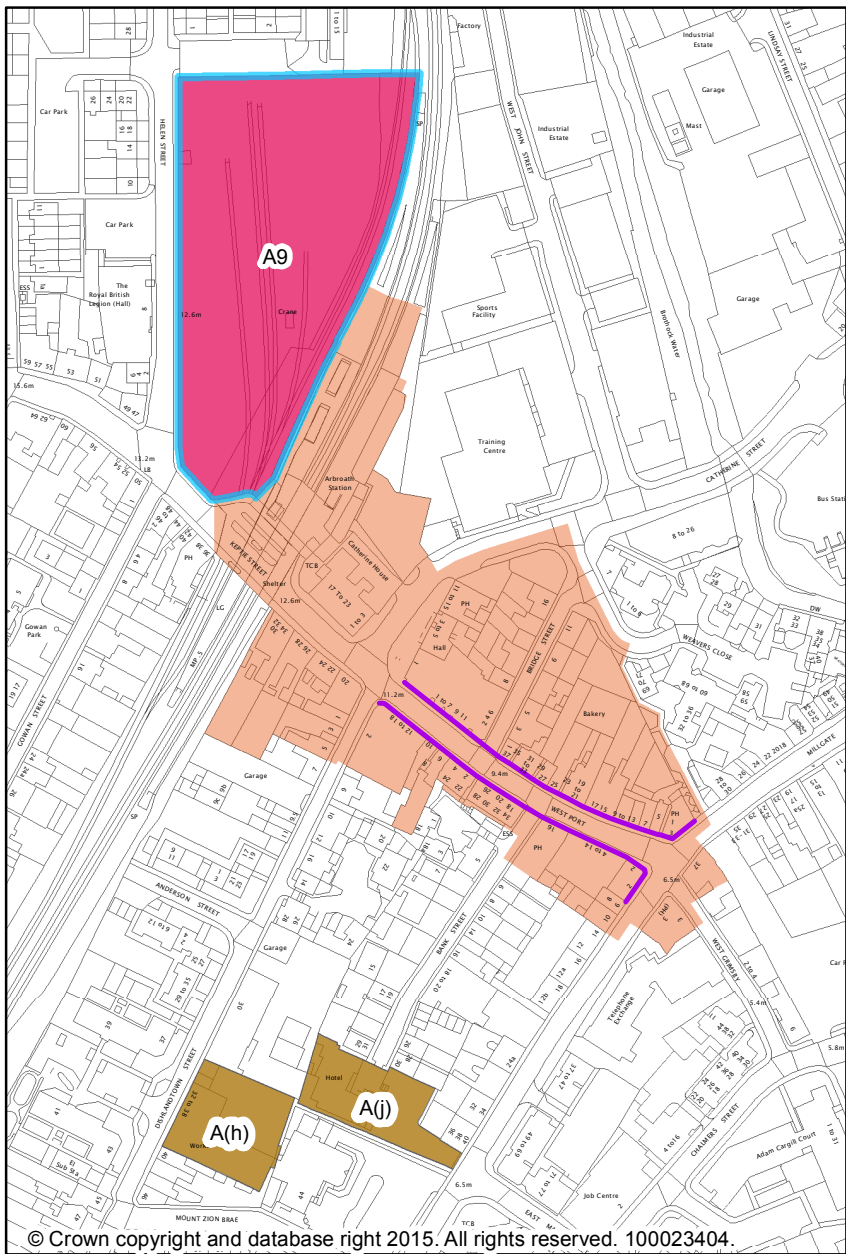
TC18

TC17 - TC19

PV2

PV8

West Port Inset Map



SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT BOUNDARY MAPS

Brechin

Brechin is a historic settlement, located in the northeast of Angus adjacent to the A90 trunk road. The town is situated on the north bank of the River South Esk and has expanded from its historic core in a northerly and easterly direction towards the trunk road and the former railway line at Drumachlie Loan. The town contains many listed buildings, two Conservation Areas and a number of areas with their own distinctive character. The woodland policies of Brechin Castle Estate and the River South Esk are also important landscape and environmental features.

The Queens Park housing estate together with brownfield sites at Albert Place and Southesk Street have been successfully regenerated for housing and retail uses. A range of properties within the town centre Conservation Area have also been improved through the Townscape Heritage Initiative and the Scottish Government's Town Centre Regeneration Fund. However, longstanding brownfield sites within the town including the former Andover Primary School and the Gas Works Site at Witchden Road remain vacant.

Key elements of the long term development strategy to direct housing and economic development to the west of the town have been implemented or are being progressed including Brechin Castle Centre, Brechin Business Park and the Bearehill/Rosehill housing development. Land remains available within this area for future development including housing opportunities at Dubton Farm.

A new Community Campus is being developed at Brechin High School to provide new secondary school accommodation, community education and, recreation facilities for community use.

The Brechin Flood Prevention Scheme at River Street has commenced which will address flooding issues and improve development opportunities in the south of the town.

DEVELOPMENT STRATEGY

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

- supporting the redevelopment of vacant, underused and brownfield sites within the defined Development Boundary, including former Andover School, Scott Street Goods Yard and Witchden Road Gas Works site;
- identifying sites that are effective or capable of becoming effective within the plan period to accommodate a mix of new housing development to meet local needs and the phased release of green field land at Dubton Farm;
- ensuring the continued provision of marketable land for employment uses by allocating further land at Brechin West;
- protecting and enhancing Brechin's visitor assets and further developing tourism and recreation facilities and accommodation especially at Brechin West;
- encouraging new development and investment where this will strengthen the role of the town centre and enhance its vibrancy, vitality and viability whilst improving the quality of the physical environment;
- safeguarding and enhancing the natural and built features which are a key part of the character and identity of the town including the town centre and St Ninians

SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT BOUNDARY MAPS

Square Conservation areas, the woodland setting of Brechin Castle and the River South Esk Special Area of Conservation;

- managing the risk of flooding particularly along the River South Esk, ensuring development is not at risk of flooding and does not increase flood risk elsewhere; and
- protecting and enhancing open spaces and the connectivity and functionality of green networks, integrating new provision as part of land allocations and new development especially at Dubton Farm and Brechin West.

HOUSING

EXISTING SITES

Sites with planning permission or under construction as identified in the Angus Housing Land Audit 2014 are shown in Table B1.

Table B1: Existing Sites

Name / reference	Capacity
B(a) Bearehill/Rosehill	22
B(b) St Andrew Street, Townhead Nursery	3
B(c) 59 Clerk Street	9
B(d) Park Road	8
Total	42

SITES PREVIOUSLY IDENTIFIED BY THE ANGUS LOCAL PLAN REVIEW

The sites summarised in Table B2 were previously identified in the Angus Local Plan Review. This Plan continues to identify these sites for housing development, and where appropriate the wording of the proposal and / or the indicative yield from the site may have changed.

Table B2: Sites from Angus Local Plan Review

Name / reference	Capacity	ALDP 1 st Phase (2016 - 2021)	ALDP 2 nd Phase (2021 - 2026)
B1 Dubton Farm	400	125	125
Total	400	125	125

B1 Housing – Dubton Farm

29 Ha of land at Dubton Farm is allocated for residential development of around 400 dwellings. Around 250 dwellings will be released within the plan period including a first phase of around 125 dwellings in the period to 2021 and the remaining 125 dwellings permitted in the period to 2026. The scale of further land release in the period beyond 2026 will be determined by a future Local Plan.

Development proposals should be in accordance with the approved development brief for this site updated as appropriate to reflect policies in this Local Development Plan.

Development proposals should not result in adverse impacts, either alone or in combination with other proposals or projects, on the integrity of the River South Esk SAC, in accordance with Policy PV4 Sites Designated for the Natural Heritage and Biodiversity Value.

SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT BOUNDARY MAPS

Development proposals should be supported with the submission of a Flood Risk Assessment.

OPPORTUNITY SITES

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

B2 Opportunity Site – Andover School, Nursery Lane

The former Andover School provides an opportunity for residential, Class 4 (business) and community uses. Development proposals should seek to retain the Category B listed school building and surrounding stone boundary wall and be designed to respect its character and setting.

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

B2 SEA Implications

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

B3 Opportunity Site – Scott Street Goods Yard

2.4 ha of land at Scott Street provides an opportunity for employment uses which are compatible with surrounding activities and can be accommodated without adverse impact on traffic safety and amenity of the area.

Development proposals should be supported with the submission of a Flood Risk Assessment, a Drainage Impact Assessment, a Contaminated Land Investigation Report and a Transport Assessment. Potential footpath connection to Strachans Park should also be explored.

B3 SEA Implications

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

B4 Opportunity Site – Former Gas Works, Witchden Road

0.6 ha of land at the former gas works site provides an opportunity for residential or employment uses compatible with surrounding activities. Development proposals should be supported with the submission of a Flood Risk Assessment, Drainage Impact Assessment and a Contaminated Land Investigation Report.

Development proposals should be designed to take account of the Den Burn culvert which traverses the site.

SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT BOUNDARY MAPS

B4 SEA Implications									
Biodiversity Flora and Fauna	Population	Human Health	Soil	Water	Air	Climatic Factors	Cultural Heritage	Material Assets	Landscape
?/0	0	+	+	0	+	+	0	+	+

B5 Opportunity Site – Maisondieu Church, Witchden Road

The Maisondieu Church provides an opportunity for residential, Class 4 (business) or community uses. Development proposals should seek to retain the Category B listed building, surrounding stone boundary wall, important landscape features and be designed to respect its character and setting.

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

Finished floor levels for the site should be considered in the context of available information to minimise any residual flood risk.

B5 SEA Implications									
Biodiversity Flora and Fauna	Population	Human Health	Soil	Water	Air	Climatic Factors	Cultural Heritage	Material Assets	Landscape
+	+	+	+	0	+	+	+	+	+

WORKING

EXISTING SITES

The two main employment areas in Brechin are located in the south east of the town at Montrose Road and to the west at Brechin Business Park adjacent to the A90(T). There has been increasing demand for employment sites in Brechin and there is a need to allocate additional land to meet future requirements and provide for economic growth.

Land within the development boundary at Brechin west continues to provide development opportunities for a range of employment uses including tourist related development or roadside facilities in accordance with Policy TC10 – Roadside Facilities where they would complement the visitor facility at Brechin Castle Centre. In seeking to support economic development and provide continuity in supply, additional employment land is allocated adjacent to Brechin Business Park.

NEW ALLOCATIONS

SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT BOUNDARY MAPS

B6 Working – Brechin West

27 ha of land at Brechin West is allocated for employment development including tourist or roadside service related uses complementary to the existing gateway facility at Brechin Castle Centre and an extension to Brechin Business Park for Class 4 (business), Class 5 (general industry), and Class 6 (storage and distribution) uses.

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

- justification for the scale and location of the Business Park extension;
- retention of existing landscape features and provision of structural landscaping to help integrate development into the existing landscape, define development zones and extend green network provision;
- provision of an internal link road between the Business Park extension and Brechin Business Park. Vehicular access to any tourist related development from the existing Business Park/Business Park extension will not be permitted;
- high quality design and boundary treatment adjacent to the A935; and
- supporting information including a Flood Risk Assessment, Drainage Impact Assessment, Sustainable Drainage and Surface Water Management Plan and a Transport Assessment to establish access and associated transport infrastructure requirements.

Development proposals should not result in adverse impacts, either alone or in combination with other proposals or projects, on the integrity of the River South Esk SAC, in accordance with Policy PV4 Sites Designated for Natural Heritage and Biodiversity Value.

B6 SEA Implications

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

TOWN CENTRES AND RETAILING

Brechin town centre provides a range of retail, business and public service facilities for the local area as well as residential uses. The majority of the town centre including its core retail area lies within the Town Centre Conservation Area reflecting its architectural and historic importance. Environmental improvement and regeneration of parts of the town centre have been delivered through the Brechin Townscape Heritage Initiative and Town Centre Regeneration Fund.

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

Angus Council will support the preparation of a Town Centre Strategy for Brechin developed in partnership with the local community through the Community Planning Process. The Town Centre Strategy will look to identify and address the challenges faced by Brechin town centre and will provide a framework for co-ordinated action, including: developing a long term vision, identifying the potential for change, promoting opportunities for new

SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT BOUNDARY MAPS

development, diversification of uses, management tools and delivery mechanisms (including funding availability), accessibility, marketing and promotion.

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

COMMUNITY FACILITIES AND SERVICES

B7 Brechin Cemetery Extension

0.6 ha of land adjacent to Brechin Cemetery is reserved for future cemetery provision. Before any development occurs at the site, ground investigation works should be undertaken in line with SEPA's guidance on assessing the impacts of cemeteries on groundwater.

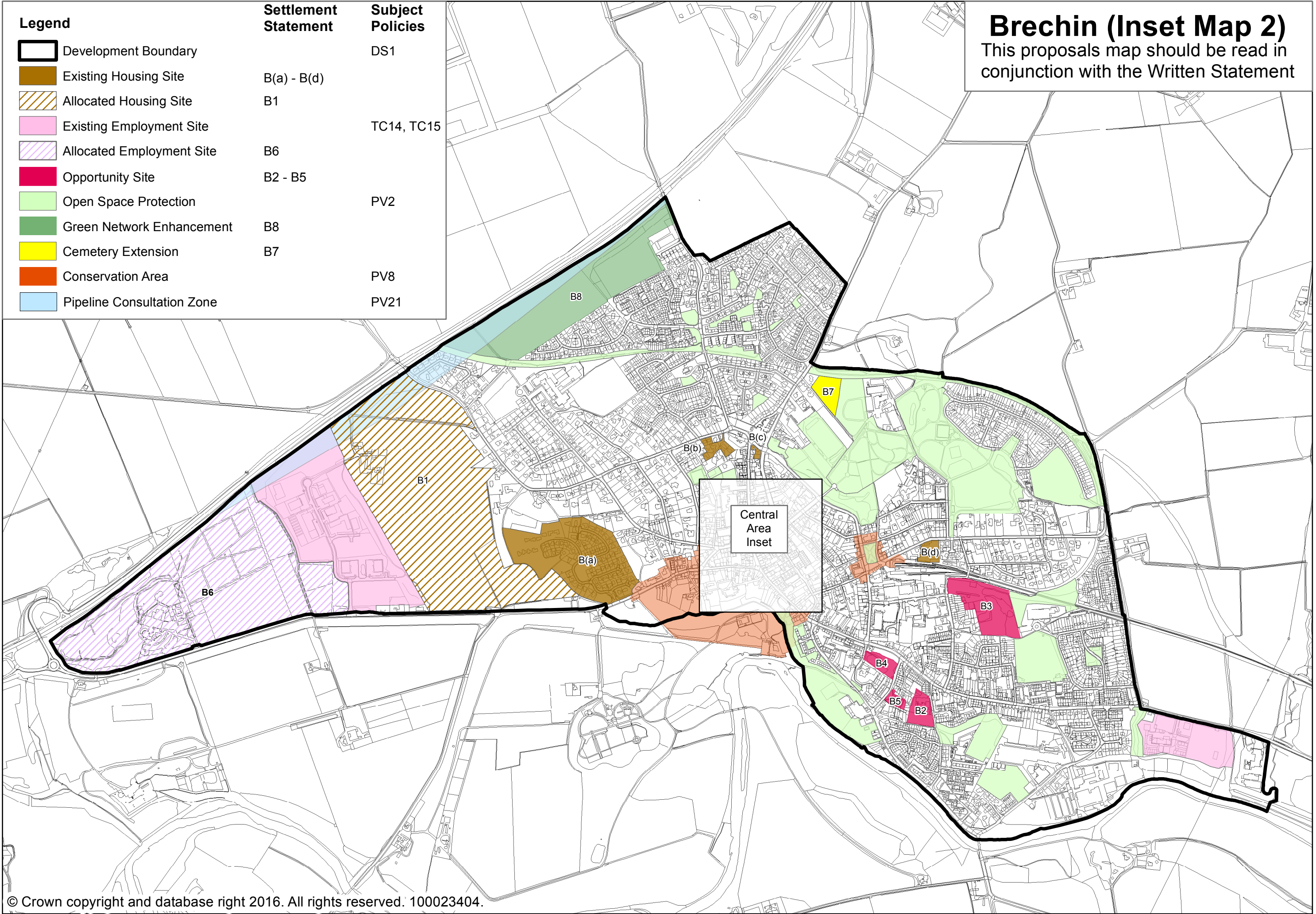
B7 SEA Implications									
Biodiversity Flora and Fauna	Population	Human Health	Soil	Water	Air	Climatic Factors	Cultural Heritage	Material Assets	Landscape
+	+	+	0	?	+	+	0	0	+

SPORT AND RECREATION

B8 Open Space/ Green Network Enhancement - Cookston

12 ha of land adjacent to the A90(T) at Cookston is identified and protected by Policies PV1 – Green Infrastructure and Green Networks and PV2 – Open Space Protection and Provision. Proposals which enhance the amenity, biodiversity and recreational value of the site will be supported.

B8 SEA Implications									
Biodiversity Flora and Fauna	Population	Human Health	Soil	Water	Air	Climatic Factors	Cultural Heritage	Material Assets	Landscape
+	+	+	0	0	+	+	0	0	+



Central Area Inset Map

Legend



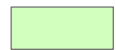
Town Centre



Core Retail Area



Scheduled Ancient Monument
(Property in Care)



Open Space Protection



Conservation Area

Subject Policies

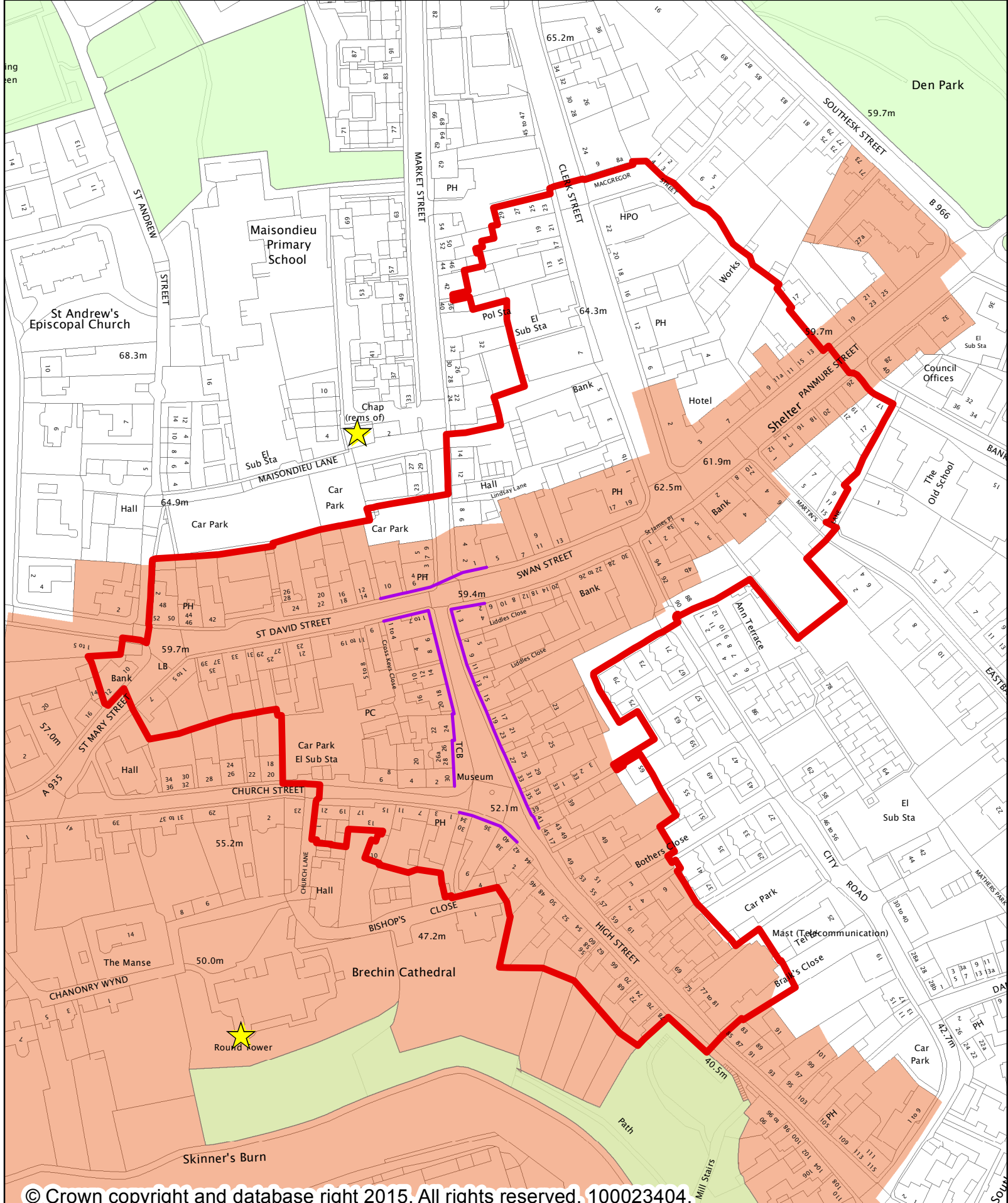
TC17 - TC19

TC18

PV8

PV2

PV8



SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT BOUNDARY MAPS

Carnoustie and Barry

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

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

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

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

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

DEVELOPMENT STRATEGY

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

- supporting the redevelopment of vacant, underused and brownfield sites within the defined Development Boundary, including Woodside/Pitskelly, Barry Road, Greenlaw Hill and the former Maltings;
- phased release of green field land at Pitskelly for residential development;
- the continued allocation of land for employment use at Carlogie to support business, industrial and storage and distribution uses, with additional employment land allocated at Pitskelly;
- delivery of the planned upgrade to the Carlogie Road;
- encouraging new development and investment where this will strengthen the role of the town centre and enhance its vibrancy, vitality and viability whilst improving the quality of the physical environment; and

SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT BOUNDARY MAPS

- protecting and enhancing Carnoustie's internationally recognised golfing facilities, where appropriate, and further developing tourism, recreation facilities and accommodation.

HOUSING

EXISTING SITES

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

Table C1: Existing Sites

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

NEW ALLOCATIONS

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

Table C2: New Allocations

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

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

SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT BOUNDARY MAPS

C1 Housing – Land at Pitskelly

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

Proposals should include:

- a high quality of design and site layout which integrates with the rural landscape character and the layout and character of neighbouring buildings with frontages onto the Upper Victoria link road.
- a phasing programme to ensure that the development of the employment land at site C7 is delivered in conjunction with the housing development on this site.
- provision of structure planting, landscaping and networks of green corridors within and around the site to create an appropriate urban edge.
- provision of vehicular, cycle and pedestrian access arrangements to the satisfaction of the Council as Roads Authority.
- supporting information including a Drainage Impact Assessment, Sustainable Drainage and Surface Water Management Plan, Flood Risk Assessment, Landscape Assessment, Transport Assessment and Archaeological evaluation and implementation as necessary.

C1 SEA Implications

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

OPPORTUNITY SITES

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

C2 Opportunity Site – Woodside/Pitskelly

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

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

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

Information submitted in conjunction with any planning application to develop the land should include a Drainage Impact Assessment.

SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT BOUNDARY MAPS

C2 SEA Implications									
Biodiversity Flora and Fauna	Population	Human Health	Soil	Water	Air	Climatic Factors	Cultural Heritage	Material Assets	Landscape
+/?	+	+	?/+	0/+	0/+	?/+	0	?/+	+

C3 Opportunity Site – Barry Road

1 ha of land at Barry Road provides an opportunity for residential, Class 4 (business), and Class 11 (assembly and leisure) uses where they are compatible with surrounding activities. The site comprises a disused social club building and part of the former junior football ground.

Vehicular access arrangements should be taken from Barry Road. Ground condition surveys establishing the suitability of the ground for housing or other built uses will be required.

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

Development proposals should be supported by a Flood Risk Assessment and a Drainage Impact Assessment.

C3 SEA Implications									
Biodiversity Flora and Fauna	Population	Human Health	Soil	Water	Air	Climatic Factors	Cultural Heritage	Material Assets	Landscape
+/?	+	+	?/+	+	0/+	?/+	0	?/+	+

C4 Opportunity Site – Greenlaw Hill

3.2 ha of land at Greenlaw Hill provides an opportunity for residential development which should reflect the rural setting and open nature of this site, and its prominence at the entrance to Carnoustie on the Upper Victoria Link Road.

Vehicular access arrangements will be from the Upper Victoria Link Road.

A landscaping scheme providing an appropriate town edge will be required including consideration of the enhancement and linkages to the green network.

C4 SEA Implications									
Biodiversity Flora and Fauna	Population	Human Health	Soil	Water	Air	Climatic Factors	Cultural Heritage	Material Assets	Landscape
+/?	+	+	-/?/+	0/+	0/+	?/+	0	?/+/-	+

SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT BOUNDARY MAPS

C5 Opportunity Site – Panmure Industrial Estate

3.7 ha of land at Panmure Industrial Estate is covered by Policy TC14 Employment Allocations and Existing Employment Areas. The land provides an opportunity for residential uses if a comprehensive redevelopment scheme is brought forward which provides a satisfactory residential environment and is compatible with surrounding activities.

Supporting information required with any proposal will include a Contaminated Land Investigation Report, Drainage Impact Assessment and a Flood Risk Assessment which assesses the flood risk from the Barry Burn.

C5 SEA Implications

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

WORKING

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

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

C6 Working – Land at Carlogie

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

Proposals should include:

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

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

There has been increasing demand for employment sites in Carnoustie and there is a need to allocate additional land to meet future requirements and provide for economic growth. In

SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT BOUNDARY MAPS

order to meet current need and demand for employment land and to maintain a generous supply of employment land into the later plan period, land is allocated at Pitskelly.

C7 Working – Land at Pitskelly

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

Proposals should include:

- **a high quality of design and site layout which accommodates a range of employment uses whilst ensuring integration with the rural landscape character.**
- **provision of structure planting, landscaping or networks of green corridors within and around the site to create an appropriate urban edge.**
- **provision of vehicular, cycle and pedestrian access arrangements to the satisfaction of the Council as Roads Authority.**
- **supporting information including a Drainage Impact Assessment, Sustainable Drainage and Surface Water Management Plan, Flood Risk Assessment, Landscape Assessment, Transport Assessment, Air Quality Assessment, Noise Impact Assessment and Archaeological evaluation and implementation as necessary.**

C7 SEA Implications

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

TOWN CENTRES AND RETAILING

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

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

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

TRANSPORT

The Angus Local Plan Review (2009) safeguarded land which would be required to enable the implementation of an upgraded A930 Carlogie Road. The ALDP reaffirms the

SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT BOUNDARY MAPS

safeguarding of land to upgrade the A930 Carlogie Road which would improve road safety and linkages between the eastern end of Carnoustie and the A92 which in turn, would support economic and tourism opportunities within the town. The approved alignment as identified on the Proposals Map is safeguarded from development proposals which may adversely affect the implementation of the project.

C8 Transport – Upgrade A930 Carlogie Road

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

COMMUNITY FACILITIES AND SERVICES

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

C9 Shanwell Cemetery Extension

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

Prior to applying for any development, an intrusive ground investigation should be undertaken in line with the Scottish Environment Protection Agency's guidance on assessing the impacts of cemeteries on groundwater.

C9 SEA Implications

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

SPORT AND RECREATION

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

C10 Sports Ground, Shanwell Road

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

C10 SEA Implications

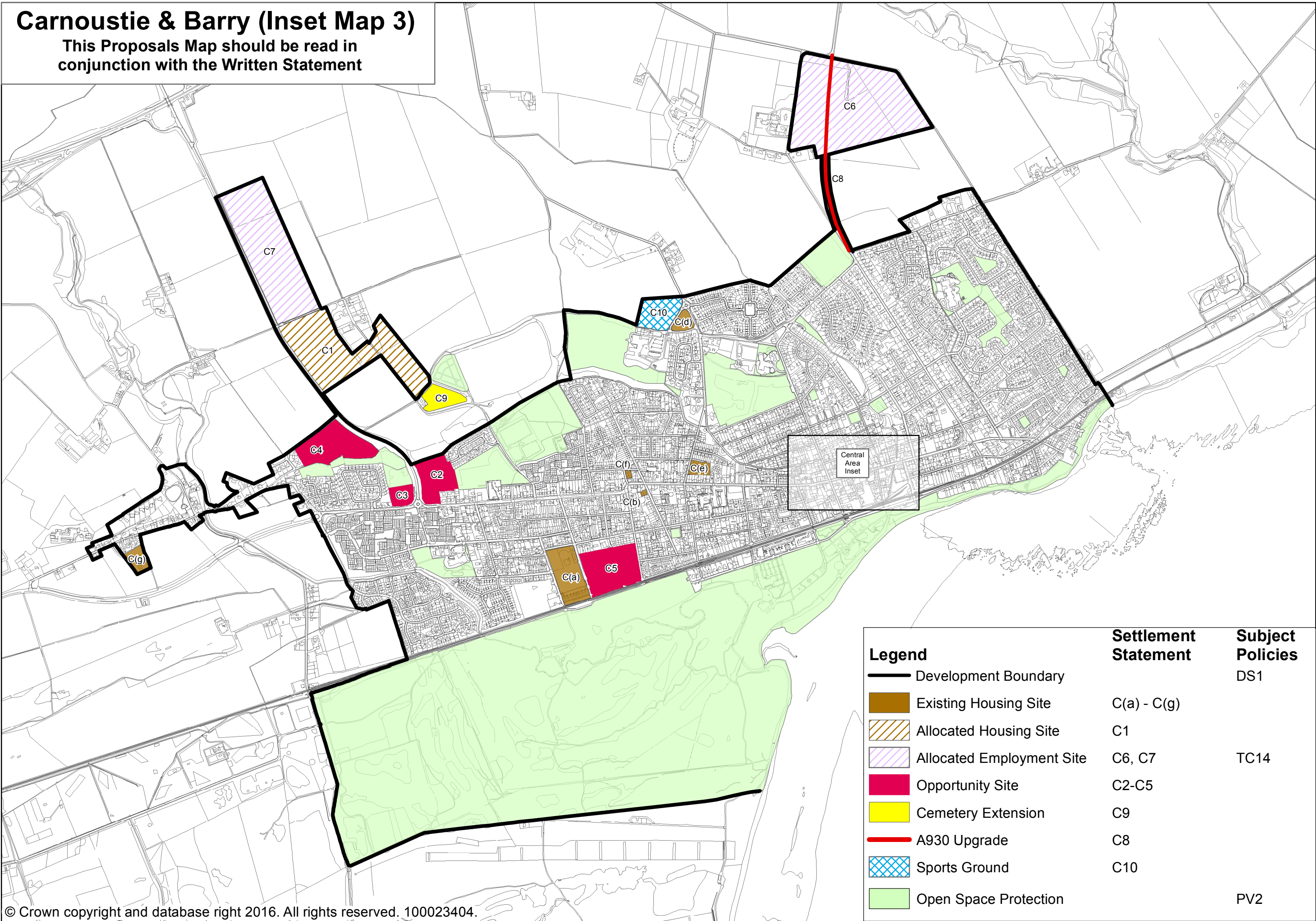
Biodiversity Flora and Fauna	Population	Human Health	Soil	Water	Air	Climatic Factors	Cultural Heritage	Material Assets	Landscape
?/+	0	0/+	-	0/+	0/+	0/+	0	-/+	0/+





SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT BOUNDARY MAPS

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Carnoustie & Barry (Inset Map 3)

This Proposals Map should be read in conjunction with the Written Statement



Legend	Settlement Statement	Subject Policies
 Core Retail Area		TC18
 Existing Housing Site	C(c)	
 Town Centre		TC17 - TC19
 Open Space Protection		PV2

Central Area Inset Map



SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT BOUNDARY MAPS

Forfar

Forfar is a traditional market town providing a wide range of services and facilities to a large rural hinterland. It is one of the towns in Angus, located centrally in Strathmore within the heart of Angus. The town is well connected to the strategic road network. The Glamis Road and Kirriemuir Road junctions on the A90(T) are grade separated junctions, which provides good accessibility to the town.

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

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

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

DEVELOPMENT STRATEGY

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

- supporting the redevelopment of vacant, underused and brownfield sites within the defined Development Boundary, including opportunity sites at South Street, former Chapelpark School, former Music Centre and Forfar Swimming Pool;
- releasing green field land at Turfbeg and Westfield for residential development throughout the plan period;
- ensuring the continued provision of marketable land for employment uses by continuing to allocate land at the Strategic Development Area at Orchardbank and Carseview Road to support further economic development;
- the continued promotion through active marketing of the agricultural service based industries in the town with the potential for further investigation of an agri-park;
- protecting and enhancing Forfar's visitor assets and further developing tourism and recreation facilities as well as accommodation;
- encouraging new development and investment where this will strengthen the role of the town centre and enhance its vibrancy, vitality and viability whilst improving the quality of the physical environment;
- safeguarding and enhancing the natural and built features which are a key part of the character and identity of the town including Forfar Conservation Area, Balmashanner and Forfar Loch;
- managing surface water disposal in order to protect the important ground water resource used by the Strathmore Mineral Water Company;

SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT BOUNDARY MAPS

- protecting and enhancing open spaces and play provision whilst improving the connectivity and functionality of green networks, integrating new provision as part of land allocations and new development especially at Turfbeg and Westfield; and
- supporting the enhancement and extension of the network of paths and cycleways around Turfbeg and Westfield.

GROUND WATER PROTECTION ZONES

Surface water disposal in Forfar requires special consideration in order to protect the ground water resource used by the Strathmore Mineral Water Company. Disposal of sewage effluent will be to the public drainage system and is therefore not covered here. Proposals that dispose of surface water via soakaways to the ground, including the use of Sustainable Drainage Systems (SuDS) schemes, could potentially have an impact on the ground water resource. These may include developments with large car parks or other impenetrable areas, garage forecourts, major roads, industrial areas, or development on land which is known to have been previously landfilled. Developers are encouraged to make early contact with Angus Council and/or SEPA in order to establish the need for further assessment of potential risk.

F1 Protection of Ground Water Resources

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

F1 SEA Implications									
Biodiversity Flora and Fauna	Population	Human Health	Soil	Water	Air	Climatic Factors	Cultural Heritage	Material Assets	Landscape
?	+	+	0	++	0/+	?/+	0	+/?	?/+

HOUSING

EXISTING SITES

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

Table F1: Existing Sites

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

SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT BOUNDARY MAPS

SITES PREVIOUSLY IDENTIFIED BY THE ANGUS LOCAL PLAN REVIEW

The site summarised in Table F2 was previously identified in the Angus Local Plan Review. This Plan continues the allocation of this site for housing development, and where appropriate the wording of the proposal and / or the indicative yield from the site may have changed.

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

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

F2 Housing – Gowanbank

6 Ha of land at Gowanbank is allocated for residential development of around 60 units.

An appropriate vehicular access will require to be provided from Arbroath Road, or from both Montrose Road and Arbroath Road. No through route for vehicles will be permitted between Montrose Road and Arbroath Road, although emergency access should be provided.

The public footpath which crosses the site from north east to south west and connects into the Forfar Path network at those points will require to be taken into account and incorporated into the layout of the site.

Development will require to take account of the amenity of existing properties around the perimeter of the site any loss of amenity or nuisance to future occupiers in terms of noise or odour associated with the operational landfill site to the east and respect the cordon sanitaire.

Foul drainage arrangements for the site should be agreed in writing with Scottish Water. A Flood Risk Assessment and Drainage Impact Assessment are also required.

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

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

NEW ALLOCATIONS

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

Table F3: New Allocations

Name / reference	Capacity	ALDP First Phase (2016-2021)	ALDP Second Phase (2021-2026)
F3 Turfbeg	300	175	125
F4 Westfield	300	0	300
Total	600	175	425

SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT BOUNDARY MAPS

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

Land at Turfbeg was previously safeguarded for residential development in the Angus Local Plan Review (2009). The ALDP now allocates the site for around 300 units with a phased release throughout the plan period.

F3 Housing – Turfbeg

17.6 Ha of land north of Turfbeg is allocated for residential development of around 300 dwellings. A first phase of around 175 dwellings will be permitted in the period to 2021, with the remaining phase of around 125 dwellings permitted in the period to 2026.

Development proposals should include:

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

F3 SEA Implications

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

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

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

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

SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT BOUNDARY MAPS

F4 Housing – Westfield

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

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

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

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

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

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

Development proposals should not result in adverse impacts, either alone or in combination with other proposals or projects, on the integrity of the River Tay SAC, in accordance with Policy PV4 Sites Designated for Natural Heritage and Biodiversity Value.

SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT BOUNDARY MAPS

F4 SEA Implications									
Biodiversity Flora and Fauna	Population	Human Health	Soil	Water	Air	Climatic Factors	Cultural Heritage	Material Assets	Landscape
0/+	0/+	0/+	-/+	+	+	0/+	+	-/+	+

OPPORTUNITY SITES

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

F5 Opportunity Site – South Street

0.8 ha of land at South Street provides an opportunity for residential or Class 4 (business) uses.

Proposals should provide for improved sightlines at the Strang Street/South Street corner through realignment of the building line and/or reduction in the height of the walls.

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

F5 SEA Implications									
Biodiversity Flora and Fauna	Population	Human Health	Soil	Water	Air	Climatic Factors	Cultural Heritage	Material Assets	Landscape
?/+	+	++	?/+	+	+	?/+	0	?/+	+

F6 Opportunity Site – Former Chapelpark School

0.5 ha of land at the former Chapelpark School provides an opportunity for residential or Class 4 (business).

Proposals should respect the character and appearance of the Category B listed building, retain the boundary walls and consider the re-establishment of the main access for vehicular traffic from Academy Street.

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

F6 SEA Implications									
Biodiversity Flora and Fauna	Population	Human Health	Soil	Water	Air	Climatic Factors	Cultural Heritage	Material Assets	Landscape
?/+	+	++	?/+	+	+	?/+	0	?/+	+

SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT BOUNDARY MAPS

F7 Opportunity Site – Former Music Centre, Prior Road

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

Development proposals should be supported by a Drainage Impact Assessment.

F7 SEA Implications

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

F8 Opportunity Site – Forfar Swimming Pool

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

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

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

F8 SEA Implications

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

WORKING

EXISTING SITES

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

SITES PREVIOUSLY IDENTIFIED BY THE ANGUS LOCAL PLAN REVIEW

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

F9 Working - Orchardbank

29.6 ha of land to the west of Orchardbank adjacent the A90(T) is reserved for a 'Gateway' development comprising Class 4 (business), Class 5 (general industry), Class 6 (storage and distribution) and Roadside facilities in accordance with Policy TC10 – Roadside Facilities.

SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT BOUNDARY MAPS

Development should be in accordance with the approved Development Brief for the site updated as appropriate to reflect policies in this Local Development Plan.

Development proposals should not result in adverse impacts, either alone or in combination with other proposals or projects, on the integrity of the River Tay SAC, in accordance with Policy PV4 sites Designated for Natural Heritage and Biodiversity Value.

F10 Working – Carseview Road

4 ha of land at Carseview Road is allocated for Class 5 (general industrial) development. There may also be scope for limited areas of Class 4 (business) development in the western part of the site. Access will be from Carseview Road and a landscaped buffer will be required along the northern and western boundaries to provide an appropriate town edge and contribute to biodiversity and green networks.

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

F10 SEA Implications

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

TOWN CENTRES AND RETAILING

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

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

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

SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT BOUNDARY MAPS

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

AGRICULTURAL BUSINESSES

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

COMMUNITY FACILITIES AND SERVICES

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

F11 Newmonthill Cemetery Extension

1.7ha of land to the south of Newmonthill Cemetery is reserved for long term cemetery provision. Access will be through the existing cemetery and no direct vehicular access will be permitted from Lour Road. A Sustainable Drainage and Surface Water Management Plan will be required. Before any development occurs at the site, a Flood Risk Assessment should be carried out and ground investigation works should be undertaken in line with SEPA's guidance on assessing the impacts of cemeteries on groundwater.

F11 SEA Implications

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

ENVIRONMENT AND RESOURCES

Two locally important landscape features make a valuable contribution to the setting of Forfar. The town sits in a sheltered valley at the foot of Balmashanner Hill to the south, and Forfar Loch Country Park lies on the western side of the town. These features are protected from development which would erode their character and local recreational value.

F12 Balmashanner

In order to protect the open character and landscape value of Balmashanner Hill development within the area defined on the Proposals Map will not be permitted.

F12 SEA Implications

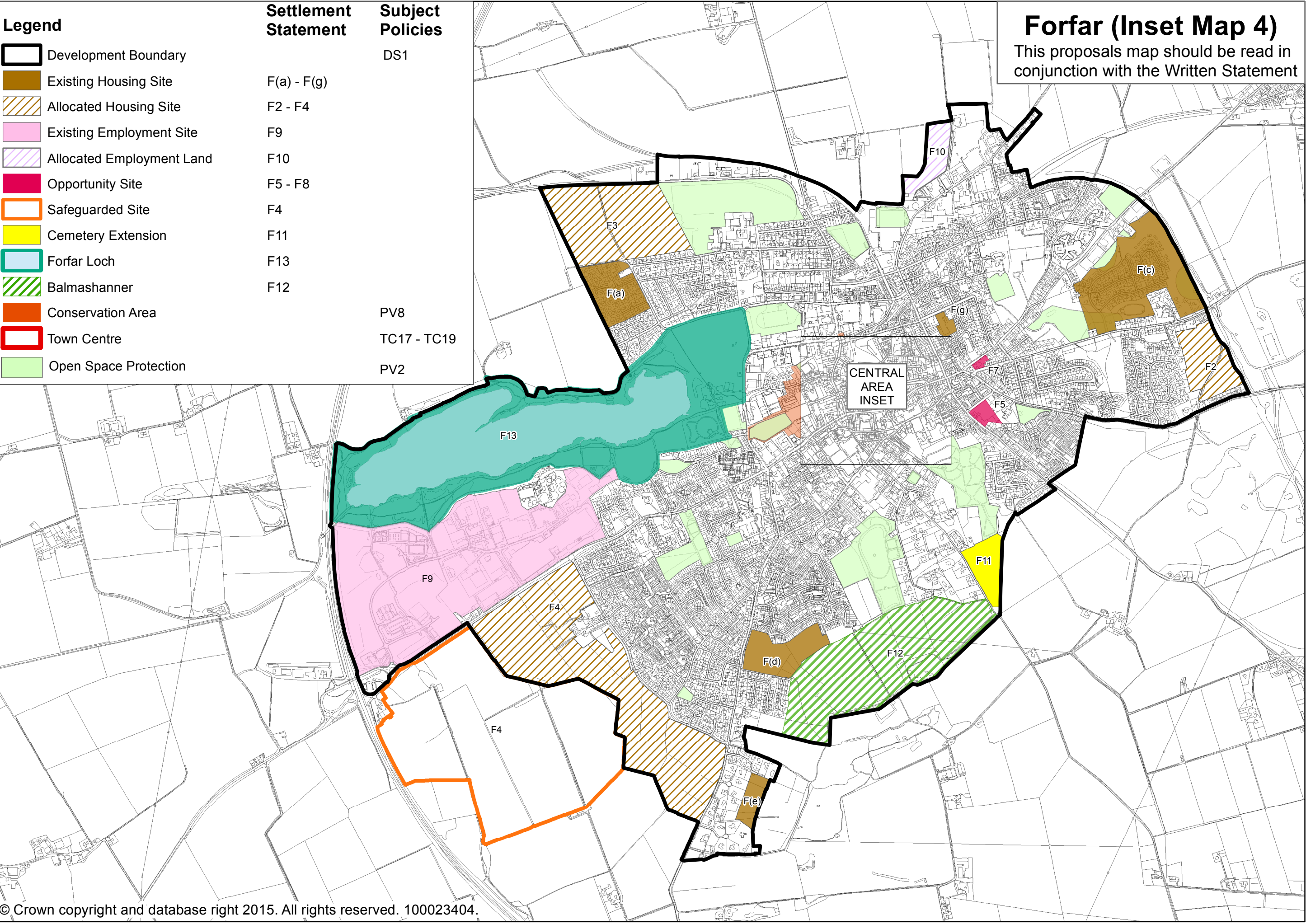
SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT BOUNDARY MAPS

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

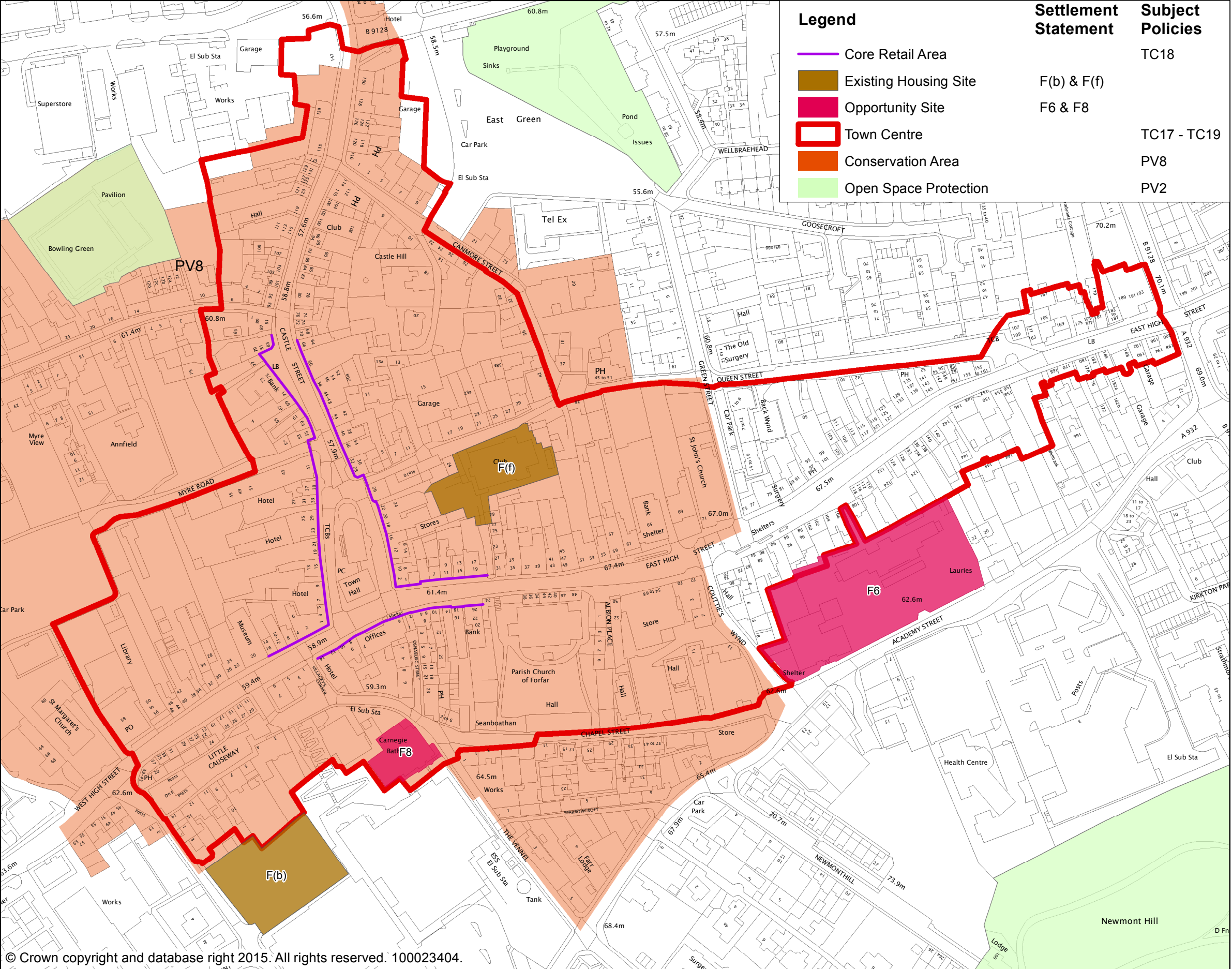
F13 Forfar Loch

Development which would adversely affect the landscape or nature conservation value of Forfar Loch, the Country Park or its setting will not be permitted. In particular no further built development will be permitted on land along the northern shore of the Loch.

F13 SEA Implications									
Biodiversity Flora and Fauna	Population	Human Health	Soil	Water	Air	Climatic Factors	Cultural Heritage	Material Assets	Landscape
+/?	0/+	+	0	+	0/+	?/+	0	0/+	++/?



Central Area Inset Map



SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT BOUNDARY MAPS

Kirriemuir

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

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

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

DEVELOPMENT STRATEGY

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

- supporting the redevelopment of vacant, underused and brownfield sites within the defined Development Boundary, including opportunity sites at Gairie Works and Cortachy Road;
- identifying sites that are effective or capable of becoming effective within the plan period to accommodate a mix of new housing development to meet local needs;
- releasing greenfield land South of Beechwood Place for residential development;
- ensuring the continued provision of marketable land for employment uses by identifying existing employment sites at East Muirhead of Logie and North Mains of Logie to support further economic development;
- protecting and enhancing Kirriemuir's visitor assets and further developing tourism and recreation facilities as well as accommodation;
- encouraging new development and investment where this will strengthen the role of the town centre and enhance its vibrancy, vitality and viability whilst improving the quality of the physical environment especially around Gairie Works;
- safeguarding and enhancing the natural and built features which are a key part of the character and identity of the town including supporting the Kirriemuir Conservation Area Regeneration Scheme;
- protecting and enhancing open spaces and play provision whilst improving the connectivity and functionality of green networks, integrating new provision as part of new development; and
- supporting the enhancement and extension of the network of paths and cycleways around the town.

HOUSING

EXISTING SITES

SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT BOUNDARY MAPS

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

Table K1: Existing Sites

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

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

NEW ALLOCATIONS

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

Table K2: New Allocations

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

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

SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT BOUNDARY MAPS

K1 Housing – South of Beechwood Place

6 Ha of land South of Beechwood Place is allocated for residential development of around 100 dwellings. A first phase of around 50 dwellings will be permitted in the period to 2021, with the remaining phase of around 50 dwellings permitted in the period to 2026.

Development proposals should include:

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

K1 SEA Implications

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

OPPORTUNITY SITES

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

K2 Opportunity Site – Gairie Works

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

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

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

SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT BOUNDARY MAPS

K2 SEA Implications									
Biodiversity Flora and Fauna	Population	Human Health	Soil	Water	Air	Climatic Factors	Cultural Heritage	Material Assets	Landscape
?/+	+	++	?/+	+	+	?/+	0	?/+	0/+

K3 Opportunity Site – Land at Cortachy Road

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

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

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

K3 SEA Implications									
Biodiversity Flora and Fauna	Population	Human Health	Soil	Water	Air	Climatic Factors	Cultural Heritage	Material Assets	Landscape
?/+	0/+	0/+	?/+	+	+	?/+	0	?/+	0/+

WORKING

EXISTING SITES

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

SITES PREVIOUSLY IDENTIFIED BY THE ANGUS LOCAL PLAN REVIEW

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

TOWN CENTRES AND RETAILING

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

The town centre network contained within Policy TC17 – Network of Centres identifies Kirriemuir as a smaller town centre. This recognises the level of facilities and services currently

SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT BOUNDARY MAPS

available within the centre. Policy TC17 seeks to direct uses which attract a significant number of people to town centres such as Forfar to support its vibrancy, vitality and viability.

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

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

K4 Retail – Land at Pathhead

3.2 hectares of land at Pathhead is allocated for a supermarket, associated parking, landscaping and improved road layout in accordance within the planning permission (planning application reference 11/00150/PPPM). Proposals will be supported that are in accordance with this permission.

COMMUNITY FACILITIES AND SERVICES

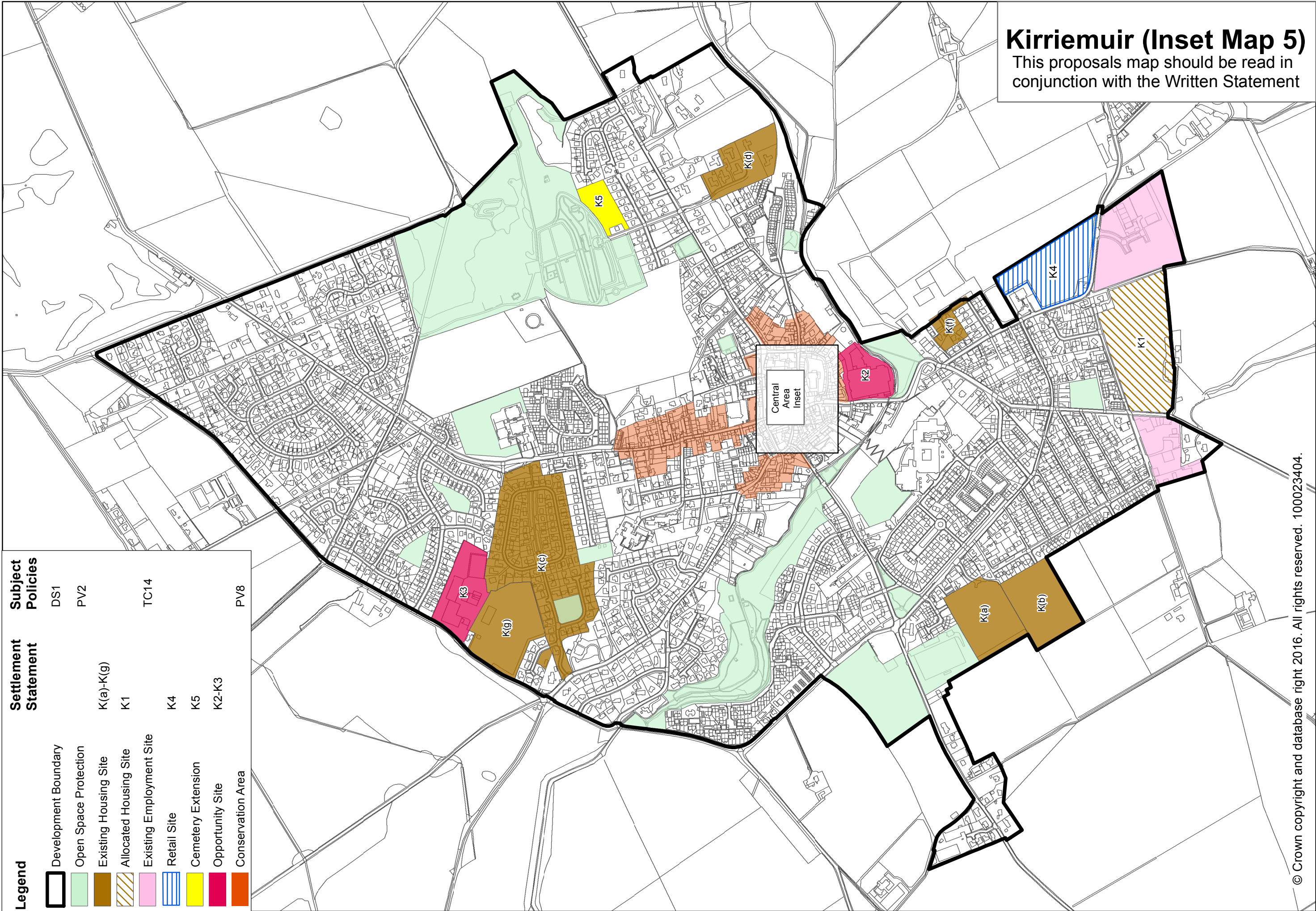
K5 Kirriemuir Cemetery Extension

0.8 ha of land to the southeast of the existing cemetery is reserved for future cemetery purposes. Before any development occurs at the site, ground investigation works should be undertaken in line with SEPA's guidance on assessing the impacts of cemeteries on groundwater.

K5 SEA Implications									
Biodiversity Flora and Fauna	Population	Human Health	Soil	Water	Air	Climatic Factors	Cultural Heritage	Material Assets	Landscape
?/+	0	0/+	?/-	?	+	?/-	0	+/?	0/+

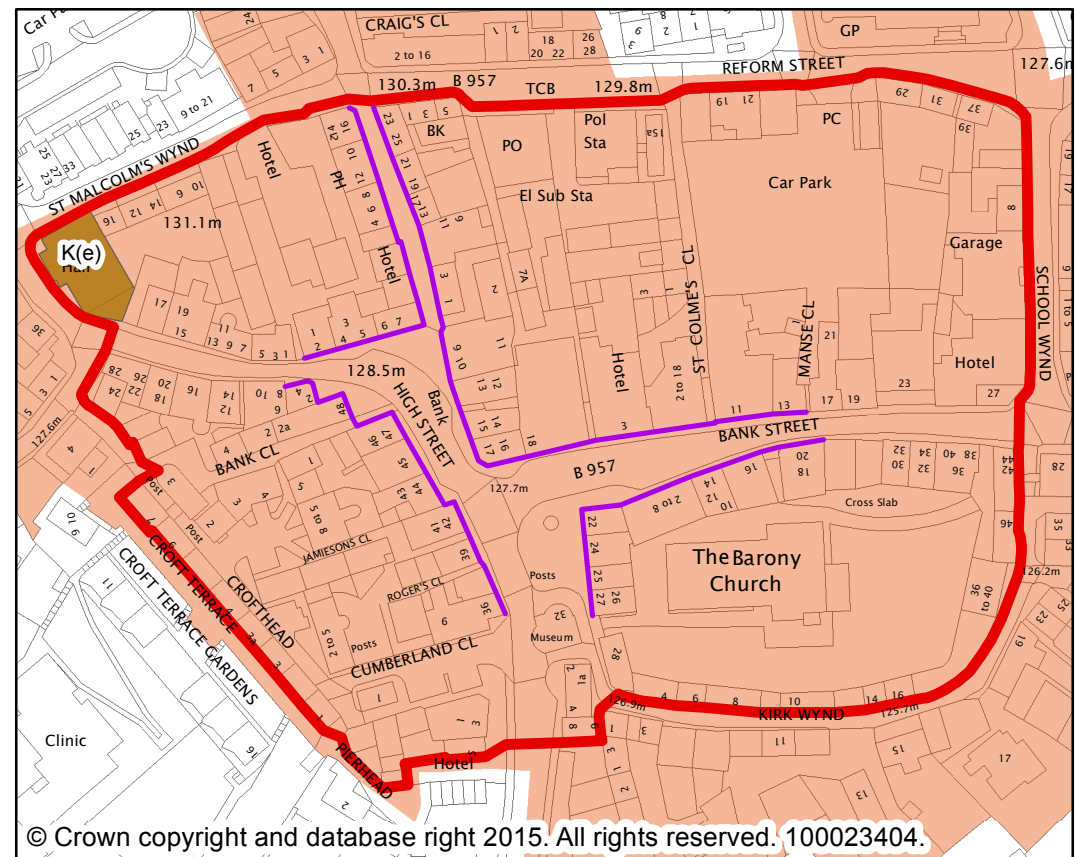
SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT BOUNDARY MAPS

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Central Area Inset Map

Legend	Settlement Statement	Subject Policies
 Core Retail Area		TC18
 Town Centre		TC17 - TC19
 Existing Housing Site	K(e)	
 Conservation Area		PV8



SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT BOUNDARY MAPS

Monifieth

Originally a small fishing village, Monifieth has become a predominantly residential centre and is situated within the South Angus Housing Market Area.

Monifieth is spread across two landscape character zones, with very fertile undulating farmland to the north and north east, and a low level sandy coastal zone to the south and south east. There are several important natural heritage sites identified within the low level sandy coastal zone and it is this coastal setting which provides the town with much of its character. Furthermore, this important coastal area also provides opportunities for recreation which along with its renowned reputation for links golf, has added to the town's attraction for residents and visitors.

The town has a range of small scale retail shops, commercial and community facilities as well as easy access to mixed use retail, leisure, visitor and commercial facilities at Ethiebeaton Park which is located to the north adjacent to the A92.

The upgrading of the A92 (Arbroath – Dundee road) and the associated junction improvements has improved accessibility to and from the town. The potential for future provision of developing a park and ride facility with good access from the A92 and community recycling facilities may come forward through the allocation of housing sites over the plan period.

Since the publication of the Angus Local Plan Review (2009), only a small amount of new housing has been developed in Monifieth. In order to bring forward new homes to meet identified need and demands, an expansion of Monifieth beyond the current development boundary is required. There are also likely to be opportunities for new housing development in the town during the ALDP period on brownfield sites such as Ashludie Hospital. There are also opportunities for small scale employment related development associated with the retail or service sectors within or close to the town centre.

DEVELOPMENT STRATEGY

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

- supporting the redevelopment of vacant, underused and brownfield sites within the defined development boundary, including the former petrol filling station located on the High Street and Ashludie Hospital;
- phased release of green field land west of Victoria Street; and
- encouraging new development and investment where this will strengthen the role of the town centre and enhance its vibrancy, vitality and viability whilst improving the quality of the physical environment.

HOUSING

EXISTING SITES

Sites with planning permission or under construction as identified in the Angus Housing Land Audit 2014 are shown in Table Mf1.

SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT BOUNDARY MAPS

Table Mf1: Existing Sites

Name/Reference	Capacity
Mf(a) Milton Mill	50
Mf(b) Former Nursery, Victoria Street	5
Total	55

NEW ALLOCATIONS

Table Mf2 summarises new allocations of housing land that will contribute towards meeting TAYplan SDP requirements beyond 2016.

Table Mf2: New Allocations

Name/Reference	Capacity	ALDP First Phase (2016 – 2021)	ALDP Second Phase (2021 – 2026)
Mf1 Ashludie Hospital	130	130	-
Mf2 Land west of Victoria Street	350	200	150
Total	480	330	150

The Angus Local Plan Review (2009) allocated part of the grounds of Ashludie Hospital in the north east corner of the hospital estate. This site was not released for development and therefore remains undeveloped.

The ALDP extends the current allocation to incorporate the remainder of the hospital estate. This allocation site will facilitate the regeneration of the Ashludie Hospital site, including the category B listed Ashludie House. This site capitalises upon an established landscape framework which can successfully accommodate new development. The site benefits from good accessibility by a range of transport modes and is located within close proximity to the primary school and/or services and facilities.

SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT BOUNDARY MAPS

Mf1 Housing – Ashludie Hospital

8.5 ha of land at Ashludie Hospital is allocated for residential development of around 130 dwellings.

Proposals should include:

- a high quality of design and site layout which integrates with the existing landscape character and where the layout and orientation of development respects the setting of the Category B listed Ashludie Hospital building;
- the preservation of landscape and built features, such as the existing mature trees and where adequate stone boundary walls, to create an appropriate urban edge and interface with surroundings and to provide a setting for the Category B listed Ashludie Hospital building and any future housing development;
- provision of vehicular, cycle and pedestrian access arrangements to the satisfaction of the Council as Roads Authority; and
- supporting information including a Conservation Statement and a Drainage Impact Assessment, Sustainable Drainage and Surface Water Management Plan, Landscape Assessment, Transport Assessment, Contaminated Land Investigation Report and a Tree Survey as necessary.

Mf1 SEA Implications

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

Land for residential development is allocated at Victoria Street West to provide a range and choice of housing sites and maintain a generous supply of housing land in the plan period. The site capitalises on an existing landscape framework which can successfully accommodate new development. The site also benefits from good accessibility by a range of transport modes and is located within close proximity to the primary school and services and facilities.

SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT BOUNDARY MAPS

Mf2 Housing – Victoria Street West

16.3 ha of land west of Victoria Street is allocated for residential development of around 350 dwellings. A first phase of around 200 dwellings will be permitted in the period to 2021, with the remaining phase of around 150 dwellings permitted in the period to 2026.

Proposals should include:

- design and site layout which integrates with and responds to the existing landscape character and development context. The layout should be orientated in a way to preserve open viewing corridors which create a visual connection with the hills to the north west and the lower lying open landscape to the north east;
- structural planting, landscaping or networks of green corridors within and around the site, taking account of and retaining wherever possible existing mature trees and vegetation to create an appropriate urban edge and a functioning interface with the existing surroundings;
- provision of vehicular, cycle and pedestrian access arrangements to the satisfaction of the Council; and
- supporting information including a Drainage Impact Assessment, Sustainable Drainage and Surface Water Management Plan, Flood Risk Assessment, Noise Impact Assessment, Air Quality Assessment, Ecological Assessment, Landscape Assessment, Transport Assessment, Tree Survey and Archaeological evaluation as necessary.

Mf2 SEA Implications

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

OPPORTUNITY SITES

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

Mf3 Opportunity Site – Former Monifieth Health Centre, Victoria Street

0.14 ha of land at the former Monifieth Health Centre, Victoria Street provides an opportunity for residential, Class 4 (business) or community uses where they are compatible with surrounding activities.

Vehicular access will be from Victoria Street and existing stone wall boundaries along with existing mature trees should be retained and enhanced in order to create an appropriate edge to the site.

Mf3 SEA Implications

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

SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT BOUNDARY MAPS

Mf4 Opportunity Site – Former Petrol Filling Station, High Street

0.1 ha of land at the former Petrol Filling Station, High Street provides an opportunity for Class 1 (retail), business (Class 4), commercial and leisure uses where they are compatible with surrounding activities.

Contaminated Land Investigation Reports will require to be undertaken with any proposal.

TOWN CENTRES AND RETAILING

Monifieth town centre provides for local commercial and retail requirements. The High Street is the focus of shopping provision in the town and includes a large foodstore, shopping parade and local shops.

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

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

The town centre network contained within Policy TC17 also identifies Ethiebeaton Park, which is located to the north of Monifieth adjacent to the A92, as a commercial centre. This centre is situated within an out of town location and constitutes a mixed use retail, leisure, visitor and commercial development.

SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT BOUNDARY MAPS

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Legend

- Development Boundary
- Existing Housing Site
- Allocated Housing Site
- Opportunity Site
- Commercial Centre
- Open Space Protection

Settlement Statement

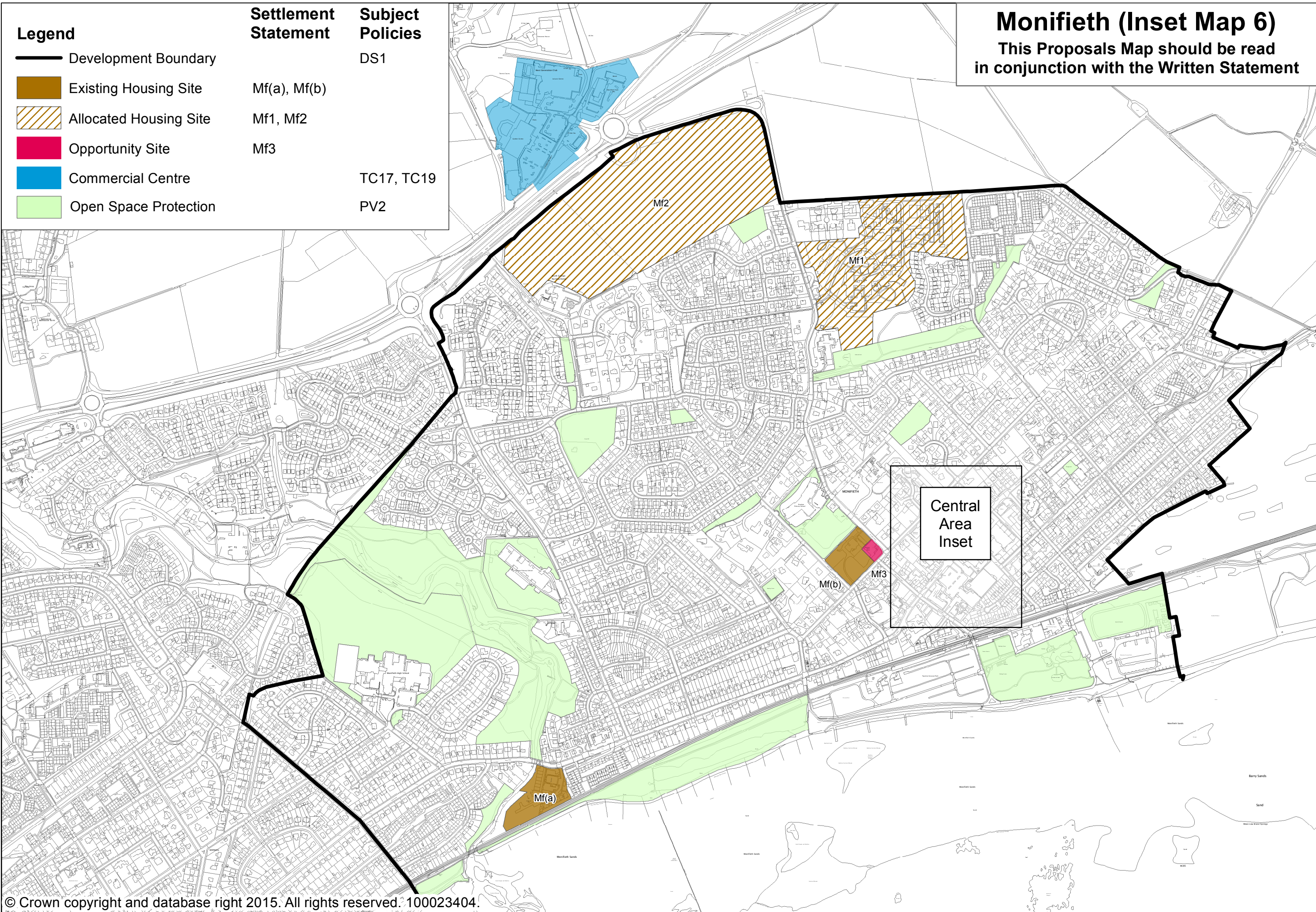
- Mf(a), Mf(b)
- Mf1, Mf2
- Mf3

Subject Policies

- DS1
- TC17, TC19
- PV2

Monifieth (Inset Map 6)

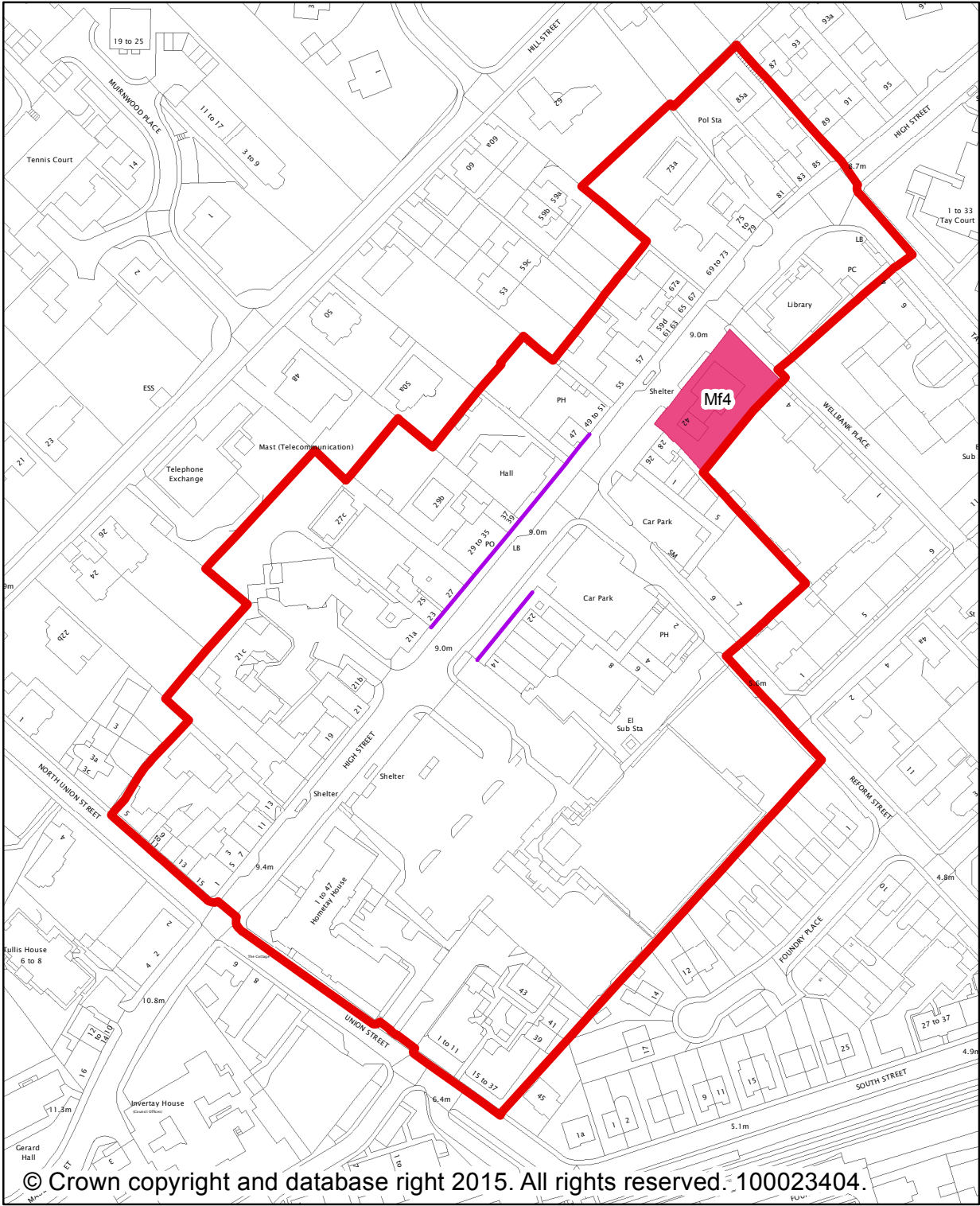
This Proposals Map should be read in conjunction with the Written Statement



Central Area Inset

Legend		Settlement Statement	Subject Policies
	Core Retail Area		TC18
	Opportunity Site	Mf4	
	Town Centre		TC17-TC19

Central Area Inset Map



SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT BOUNDARY MAPS

Montrose including Ferryden and Hillside

Located on the northeast coast of Angus, Montrose is an important service and employment centre for north Angus and the southern parts of Aberdeenshire. The town is served by the A92 coastal route (with linkages to the A90 trunk road network) and by the east coast railway line, which provides strategic links to major Scottish cities and beyond.

Montrose has historically developed on a narrow peninsula, with the sea to the east and a unique tidal basin to the west. This has resulted in the linear north-south pattern of development that is clearly apparent today. The town has an attractive townscape and a number of distinctive character areas including its wide town centre, the Mid Links, Harbour area and extensive seafront and open links.

The nearby settlements of Ferryden and Hillside have an individual character and identity and have a strong functional relationship with Montrose. Although they are supported by some local services, the settlements rely on Montrose for shopping, education, employment and wider range of community facilities.

Ferryden is located south of Montrose and retains the character of a traditional fishing village, with more modern housing development in western areas. Hillside, a few kilometres north of Montrose, is one of the larger villages in Angus. It is predominantly a residential area but also contains the large hospital campus of Sunnyside Hospital which is currently vacant. In seeking to accommodate long term development needs, maintaining a physical separation between Montrose and Hillside will be a key consideration.

Over the years, the majority of new housing and employment development in Montrose has continued to take place at the northern end of the town. Early phases of the long-standing housing land allocation at Brechin Road have been developed and this site continues to provide a viable location for future housing. In addition, a range of brownfield renewal projects for housing, commercial and community development have come forward.

The regeneration of the Sunnyside Hospital Estate remains a priority of Angus Council. The site includes a number of listed buildings set in an attractive landscaped setting and provides an opportunity for mixed use development. This could include a significant number of residential units along with opportunities for employment, community, health, social and recreational facilities.

The NESTRANS 'Access to Laurencekirk' Report (2015) has identified a need for a grade-separated junction as the preferred option to address capacity issues at the A90/A937 south junction. A funding package was announced in January 2016 to support delivery of a new grade separated junction, however the total costs, potential additional funding sources and timescale for delivery of the scheme have not been confirmed.

Development proposals in Montrose that are likely to generate significant new traffic will require to submit a transport assessment to establish impact on the local and strategic road network including the A90/A937 junction at Laurencekirk. Where impacts are identified, conditions controlling development or requirement for appropriate mitigation including Developer Contributions in accordance with Policy DS5 may be applicable.

In terms of employment land, existing sites at Forties Road and Broomfield provide opportunity for new business investment however there is insufficient land available within the town to meet demand. Whilst the site allocated in the Angus Local Plan Review (2009) on

SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT BOUNDARY MAPS

part of the former Montrose Airfield has not come forward, there is current interest in developing a Business Park in this location to support offshore renewable energy development.

Key industries including Montrose Port and GSK located in the south of the town play an important strategic role in the Angus economy. Montrose Port is identified by TAYplan SDP as a Strategic Development Area for port related uses. Whilst the Port is well placed to accommodate activities associated with offshore renewables sector, land constraints in and around the Port restrict its ability to accommodate large scale development requirements. The South Montrose Strategic Review (2012) and Draft Masterplan identifies opportunities for physical regeneration, new development and improved access. The delivery of a new spine road and associated environmental improvement measures within the plan period will improve accessibility and help stimulate private investment and development in the area.

DEVELOPMENT STRATEGY

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

- supporting the redevelopment of vacant, underused and brownfield sites within the defined Development Boundary, including Sunnyside Hospital Estate, Chapel Works Mill and the Former Swimming Pool;
- identifying sites that are effective or capable of becoming effective within the plan period to accommodate a mix of new housing development to meet local needs at Rosemount Road, Hillside and the remainder of green field land at Brechin Road for phased release throughout the plan period;
- ensuring the continued provision of marketable land for employment uses by allocating land at Forties Road North and Montrose Airfield to support the renewable energy sector;
- supporting the continued development of the Strategic Development Area at Montrose Port;
- protecting and enhancing Montrose's visitor assets and further developing tourism and recreation facilities and accommodation;
- encouraging new development and investment where this will strengthen the role of the town centre and enhance its vibrancy, vitality and viability whilst improving the quality of the physical environment;
- safeguarding and enhancing the natural and built features which are a key part of the character and identity of Montrose including its historic town centre, Mid Links, east links and seafront and the Basin;
- managing the risk of flooding particularly along the coast and around the Basin, ensuring development is not at risk of flooding and does not increase flood risk elsewhere;
- mitigating the effects of coastal erosion and dune instability in the context of the Shoreline Management Plan; and
- protecting and enhancing open spaces and the connectivity and functionality of green networks, integrating new provision as part of land allocations and new

SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT BOUNDARY MAPS

development especially at Brechin Road, Forties Road North, Montrose Airfield,
Sunnyside Estate and Rosemount Road

HOUSING

EXISTING SITES

Sites with planning permission or under construction as identified in the Angus Housing Land Audit 2014 are shown in Table M1.

Table M1: Existing Sites

Name / reference	Capacity
M(a) Brechin Road (Phase 1)	15
M(b) Hill Place	10
M(c) Croft Road	2
M(d) Wishart Gardens	6
M(e) Lower Hall Street	7
M(f) Bridge Street	5
M(g) Waldron Road, Former Drexel Workshop	29
M(h) Broomfield Road	5
Total	79

SITES PREVIOUSLY IDENTIFIED BY THE ANGUS LOCAL PLAN REVIEW

The sites summarised in Table M2 were previously identified in the Angus Local Plan Review. This Plan continues to allocate these sites for housing development, and where appropriate the wording of the proposal and / or the indicative yield from the site may have changed.

The remainder of the site at Brechin Road is identified in the 2014 Housing Land Audit as having a potential capacity of 293 units. However, only 150 units are required to come forward in the period to 2021 to meet the requirements of TAYplan SDP. This position is reflected in Table M2

Table M2: Sites from Angus Local Plan Review

Name / reference	Capacity	ALDP Phase 1 (2016 - 2021)	ALDP Phase 2 (2021 - 2026)
M1 Brechin Road	293	150	150
Total	293	150	150

SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT BOUNDARY MAPS

M1 Housing – Brechin Road

19 Ha of land at Brechin Road is allocated for residential development of around 300 dwellings. A first phase of around 150 dwellings will be permitted in the period to 2021, with the remaining phase of around 150 dwellings permitted in the period to 2026.

Proposals should be in accordance with the approved development brief for this site updated as appropriate to reflect policies in this Local Development Plan.

Development proposals should not result in adverse impacts, either alone or in combination with other proposals or projects, on the integrity of any European designated site, in accordance with Policy PV4 Sites Designated for Natural Heritage and Biodiversity Value.

Proposals should be supported by a Transport Assessment and the submission of a Flood Risk Assessment which assesses the risk from all sources. The assessment of options for morphological improvement including consideration of any culverted watercourses related to the site will also be required.

(Planning permission was granted in April 2014 to extend the time limit for implementation of the original outline permission until 1 March 2016)

NEW ALLOCATIONS

Table M3 summarises new allocations of housing land that will contribute towards meeting TAYplan SDP requirements.

Table M3: New Housing Allocations

Name / reference	Capacity
M2 Rosemount Road, Hillside	65
Total	65

M2 Housing – Rosemount Road, Hillside

3.0 Ha of land at Rosemount Road is allocated for residential development of around 65 dwellings and possible extension to Rosemount Primary School. Development proposals will require to be accessed from Hospital Road, provide footpath linkage through the site between Rosemount Road and Hospital Road and, retain and enhance existing perimeter landscaping.

Proposals should be supported by a Drainage Impact Assessment and Transport Assessment.

M2 SEA Implications									
Biodiversity Flora and Fauna	Population	Human Health	Soil	Water	Air	Climatic Factors	Cultural Heritage	Material Assets	Landscape
+/?	+	+	0	0	+	+	0	0/+	+

MIXED USE DEVELOPMENT

Table M4 summarises new mixed use allocations that include housing land which will contribute towards meeting TAYplan SDP requirements.

Table M4: New Mixed Use Allocations

SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT BOUNDARY MAPS

Name / reference	Capacity	ALDP First Phase (2016 – 2021)	ALDP Second Phase (2021 – 2026)
M3 Sunnyside Hospital, Hillside	265	140	125
Total	265	140	125

M3 Mixed Use – Sunnyside Hospital, Hillside

Sunnyside Hospital Estate is allocated for mixed use development including residential, Class 4 (business), Class 7 (hotels and hostels), Class 8 (residential institutions), Class 11 (assembly and leisure) and community uses.

Around 265 dwellings will be released within the plan period including a first phase of around 140 dwellings in the period to 2021, and the remaining 125 dwellings permitted in the period to 2026. The scale of any further land release in the period beyond 2026 will be determined by a future Local Plan.

Proposals should be in accordance with the approved development brief for this site updated as appropriate to reflect policies in this Local Development Plan.

Proposals should be supported by a Transport Assessment.

M3 SEA Implications

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

OPPORTUNITY SITES

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

M4 Opportunity Site – Chapel Works Mill, Marine Avenue

The former Chapel Works provides an opportunity for uses including residential, Class 4 (business) or hotel uses. Proposals should seek to retain the Category B listed building and be designed to respect its character and setting. Development proposals should be supported by a Drainage Impact Assessment and a Conservation Statement.

M4 SEA Implications

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

SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT BOUNDARY MAPS

M5 Opportunity Site – Former Swimming Pool, the Mall

The former swimming pool at the Mall provides an opportunity for residential, Class 4 (business) or community uses. Development proposals should be supported by a Drainage Impact Assessment.

(Planning permission for alterations and extension to form cinema/art centre approved May 2014)

M5 SEA Implications

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

WORKING

EXISTING SITES

The main employment areas are located in the north of the town at Forties Road and Broomfield. These long established sites offer good accessibility to the A92 and provide for a range of business and industrial needs. Land allocated in the Angus Local Plan Review (2009) at Montrose Airfield has not come forward as anticipated and little land remains available at the existing employment sites to meet the demand for land and property in Montrose. The 10 hectare site at Montrose Airfield is unlikely to meet future requirements and there is a need to ensure sufficient land is made available to provide for economic growth.

Montrose Port provides modern handling and storage facilities for commercial and oil related cargoes. The Port is identified in the National Renewables Infrastructure Plan (Stage 2 Report 2010) as a potential location for the future servicing and maintenance of renewable energy infrastructure. Continued investment by Montrose Port Authority in quayside facilities further enhances the role of the Port as a sea freight facility and its potential to support the energy sector. As land within the Port area itself is limited, the Plan seeks to make provision for renewable energy developments not requiring direct quayside access by allocating additional land at Montrose Airfield to complement the role of the Port.

M6 Working – Montrose Port

Montrose Port is safeguarded for port related uses. Development proposals which enhance the commercial and economic role of the Port will be supported where these are compatible with adjacent land uses. Development proposals should be supported by a Flood Risk Assessment and a Drainage Impact Assessment.

Development proposals at Montrose Port should not result in adverse impacts, either alone or in combination with other proposals or projects, on the integrity of any European designated site, in accordance with Policy PV4 Sites Designated for Natural Heritage and Biodiversity Value.

M6 SEA Implications

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

SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT BOUNDARY MAPS

NEW ALLOCATIONS

The 10 hectare site allocated in the Angus Local Plan Review (2009) at Montrose Airfield will be extended to ensure Montrose is well placed to accommodate new economic development and complement Montrose Port in supporting the renewable energy sector.

Additional land will also be allocated north of Forties Road to provide continuity in supply and meet short to medium terms needs. Whilst the uptake of land will continue to be monitored, the feasibility of providing additional land to meet longer term needs will be investigated in the north of Montrose.

M7 Working – Montrose Airfield

50 ha of land at Montrose Airfield is allocated for employment uses comprising Class 4 (business), Class 5 (general industry) and Class 6 (storage and distribution). Development proposals will be required to submit an Environmental Statement to assess impacts on the environment and identify appropriate mitigation on matters including:

- **Landscape and Visual capacity;**
- **Ecology;**
- **Drainage and Coastal Flooding;**
- **Archaeology and Cultural Heritage;**
- **Noise and Odour; and**
- **Traffic and Transport.**

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

- **structural landscaping to integrate the site with the landscape;**
- **new access from the A92 and associated junction improvements;**
- **high quality building design and boundary treatment adjacent to the A92; and**
- **provision of pedestrian and cyclist linkages through the site to provide access to the links and dunes and retain linkage to National Cycle Route 1.**

Proposals should be supported by a Transport Assessment.

M7 SEA Implications									
Biodiversity Flora and Fauna	Population	Human Health	Soil	Water	Air	Climatic Factors	Cultural Heritage	Material Assets	Landscape
+/?	+	+	+	0	+	+	0	+	+

SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT BOUNDARY MAPS

M8 Working - North of Forties Road

11 ha of land north of Forties Road is allocated for employment including Class 4 (business), Class 5 (general industry) and Class 6 (storage and distribution) uses. The feasibility of providing additional employment land for longer term needs will also be investigated.

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

- structural landscaping and native woodland planting along the northern and eastern boundaries of the site to safeguard the setting of Charleton Farm, integrate development into the existing landscape and extend green network provision;
- new path connections between the A937, Chareilton Road and the existing path network;
- access from the existing internal road at Brent Avenue. Vehicular access from Charleton Road will not be permitted;
- design and layout which allows for future expansion to meet longer term needs and not prejudice connection to adjacent areas of land; and
- supporting information including a Drainage Impact Assessment, Flood Risk Assessment and Transport Assessment.

M8 SEA Implications

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

TOWN CENTRES AND RETAILING

Montrose supports a good range of retail provision including a number of multiple retailers within the town centre as well as edge of centre food stores. In addition to shopping, the town centre provides a range of business and public service facilities for the local area as well as residential uses. The town centre is a designated Conservation area reflecting its architectural and historic importance and has recently benefited from investment in streetscape improvements.

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

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

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

SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT BOUNDARY MAPS

EXISTING SITES

Land at the former Lochside Distillery has planning permission for a retail food store (Planning Application 09/01353/FULL refers). Angus Council will support proposals that are in accordance with this permission. Where proposals seek to renew this permission they will be required to submit updated impact studies, including retail, town centre impact and transport assessments in accordance with requirements established in Policy TC19 – Retail and Town Centre Uses.

M9 Opportunity Site – Lochside Distillery, Brechin Road

Land at the former Lochside Distillery provides an opportunity for retail development in accordance with the planning permission Ref: 09/01353/FULL or Class 4 (business) uses which are compatible with surrounding activities.

Development proposals should be supported by a Drainage Impact Assessment.

M9 SEA Implications

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

COMMUNITY FACILITIES AND SERVICES

M10 Sleepyhillock Cemetery Extension

0.8 ha of land adjacent to Montrose Basin is reserved for future cemetery provision.

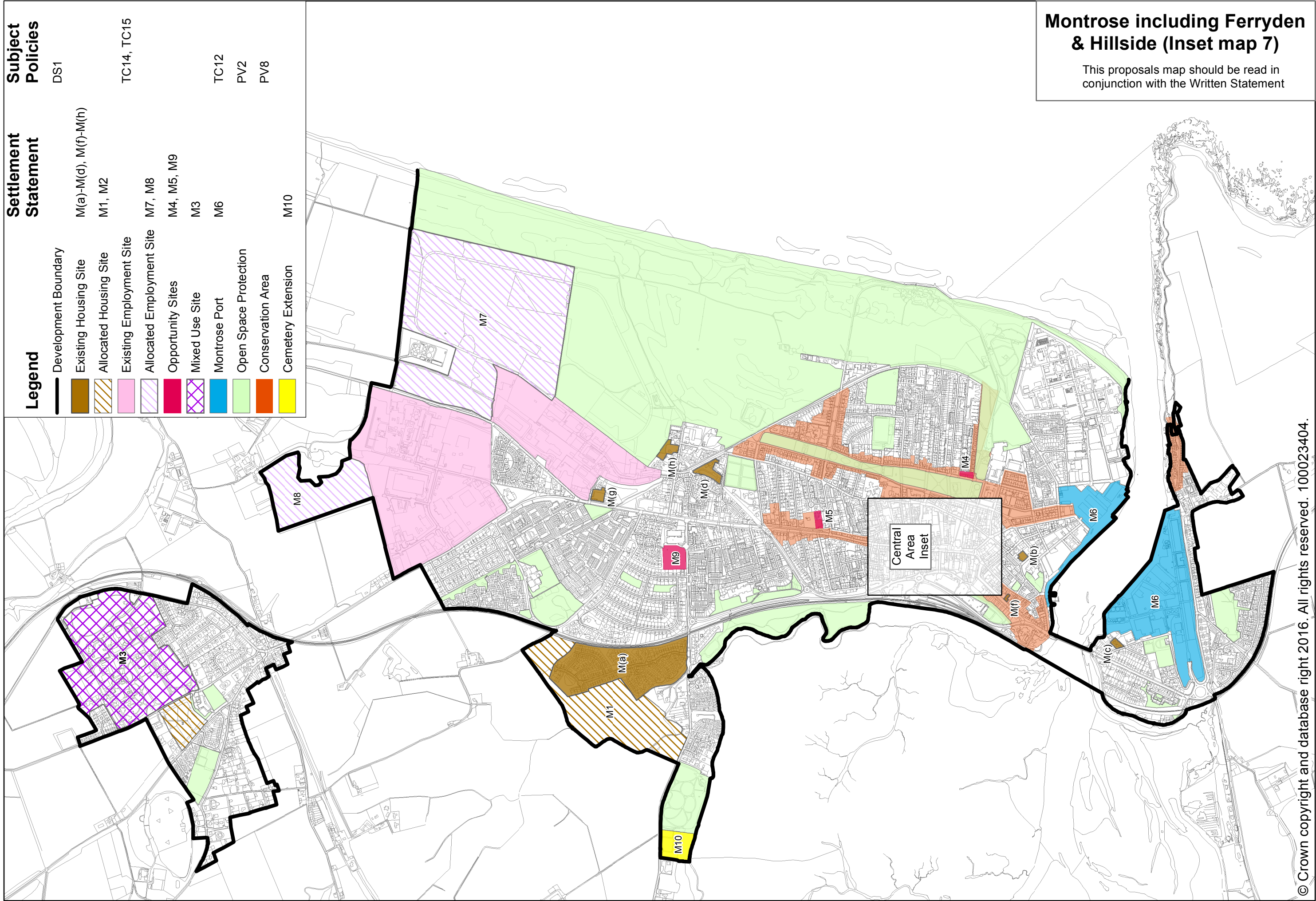
Development proposals should not result in adverse impacts, either alone or in combination with other proposals or projects, on the integrity of Montrose Basin SPA, in accordance with Policy PV4 Sites Designated for Natural Heritage and Biodiversity Value. Before any development occurs at the site, ground investigation works should be undertaken in line with SEPA's guidance on assessing the impacts of cemeteries on groundwater.

M10 SEA Implications

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







SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT BOUNDARY MAPS

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Central Area Inset Map

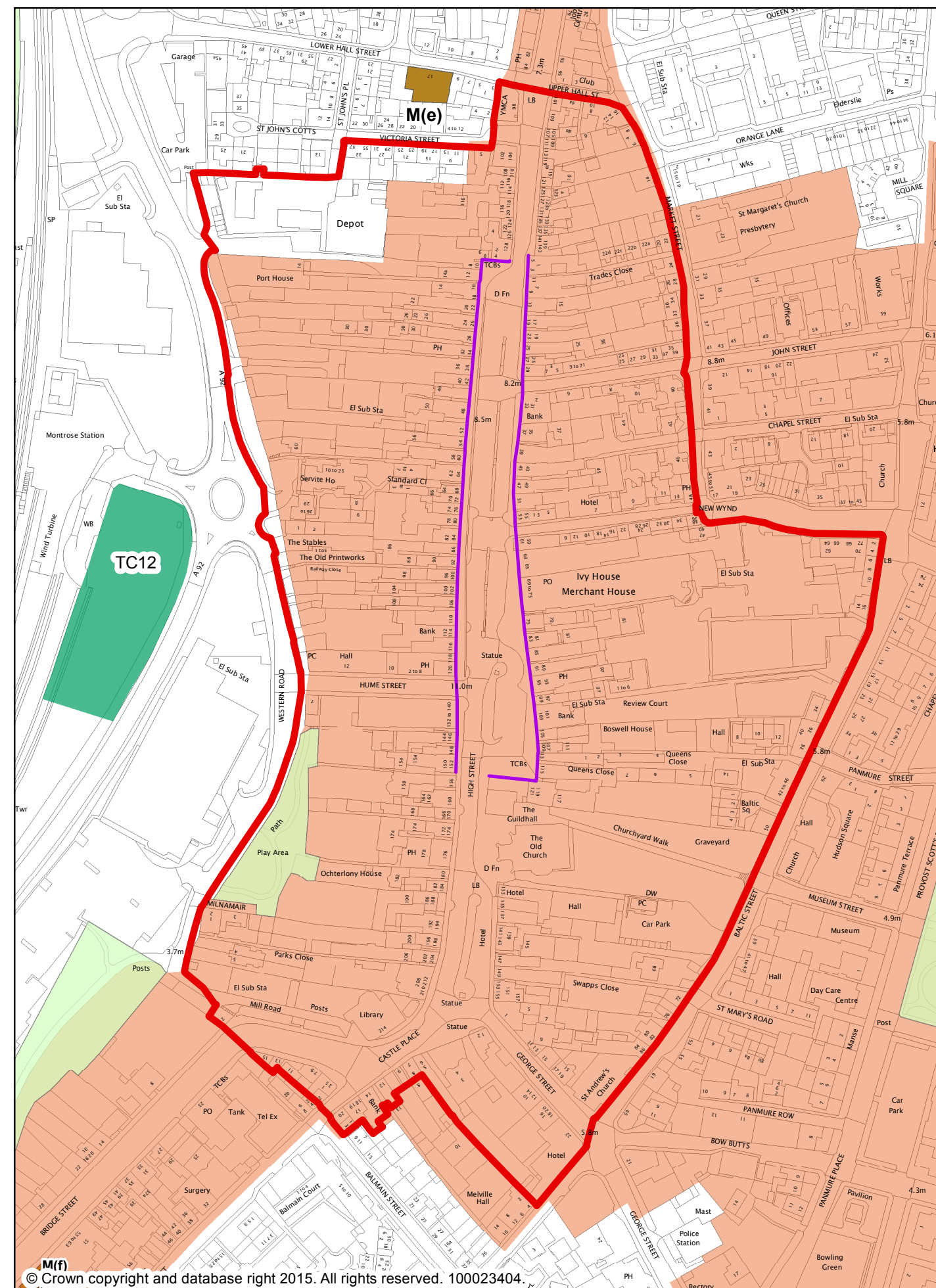
Legend

-  Town Centre
-  Core Retail Area
-  Open Space Protection
-  Conservation Area
-  Existing Housing Site
-  Freight Facility

Settlement Statement	Subject Policies
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TC17 - TC19
TC18
PV2
PV8

TC12

 $M(e)$ 

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SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT BOUNDARY MAPS

Edzell

As the largest village in north Angus, Edzell is an important rural service centre providing a range of local services and some employment. The village is located at the foot of Glen Lethnot and Glen Esk, approximately 6 miles northeast of Brechin and is close to the Aberdeenshire boundary. Edzell is an attractive village and its proximity to the Angus glens and rural Aberdeenshire draws many visitors, however it is predominantly a dormitory settlement with residents living in the village and commuting to other places for work.

The character of Edzell derives from its wide High Street, the grid iron street pattern and the continuity of design in many of the older buildings. The settlement is surrounded by large areas of green space, including the Muir and woodland to the north, the woodland banks of the River North Esk to the east and Edzell woods and golf course to the south. These features have influenced the urban form of the village and continue to contribute to its character.

Recent housing development has taken place in the northwest and east of the village, but this has not altered the historic form of development, particularly the grid iron street pattern and absence of residential development north of Lethnot Road. A number of small infill sites including the former primary school and annexe have also been redeveloped for housing. Proposals for new courtyard style housing development at East Mains Farm and a visitor centre at the former mart site have not yet progressed.

.With the exception of the brownfield site at East Mains Farm, there is very little land available within the existing settlement boundary to accommodate future development. In terms of rural employment, whilst no site allocations are made in the current local plan, planning policy provides support for economic development of an appropriate scale and type. The location and nature of the sites at East Mains Farm and the former mart may provide opportunities for small-scale rural employment uses.

DEVELOPMENT STRATEGY

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

- supporting the redevelopment of vacant, underused and brownfield sites within the defined development boundary including East Mains Farm and the former mart;
- allocating greenfield land for 50 houses to accommodate a mix of new housing development to meet local needs east of Duriehill Road; and
- protecting open spaces and the connectivity and functionality of green networks, integrating new provision as part of the land allocation east of Duriehill Road and new development at the former mart.

HOUSING

EXISTING SITES

Sites with planning permission or under construction as identified in the Angus Housing Land Audit 2014 are shown in Table E1.

SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT BOUNDARY MAPS

Table E1: Existing Sites

Name / reference	Capacity
E(a) East Mains Farm	13
Total	13

NEW ALLOCATIONS

Land east of Duriehill Road has good access connections with the existing built up area, existing open space and path networks and is reasonably close to the core of the village. Development in this area would respect the landscape character of Edzell and provide an opportunity for a grid iron layout which is a distinctive feature of the village. The River North Esk to the north is an important recreational and landscape feature and forms part of the green network. Whilst a wastewater treatment plant is located further east, the scale of land available east of the village provides opportunity for a significant landscape buffer between the wastewater treatment plant and any new development. An Odour Impact Assessment will be required to inform the location of new development and appropriate mitigation measures.

E1 Housing – East of Duriehill Road

6.2 Ha of land east of Duriehill Road/Lindsay Place is allocated for residential development of around 50 dwellings. Proposals should be in accordance with the development brief which will be prepared for this site and should include:

- **provision of structural landscaping and open space to protect the setting of the River North Esk, provide a buffer to the waste water treatment facility, integrate development into the wider landscape and extend green network provision;**
- **provision of a minimum 100m buffer zone between the Waste Water Treatment Plan and any new development;**
- **access from Duriehill Road and Lindsay Place;**
- **upgrading of Lindsay Place to an adoptable standard including provision of new footway;**
- **provision and enhancement of path connections to the River North Esk and open space areas at Lindsay place and Duriehill Road;**
- **design and layout which does not prejudice future expansion and connection to adjacent areas of land; and**
- **supporting information including a Drainage Impact Assessment and an Odour Impact Assessment to establish appropriate mitigation measures associated with the waste water treatment facility; and**
- **submission of a Transport Assessment which confirms how access is best to be achieved and any associated mitigation.**

E1 SEA Implications

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

SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT BOUNDARY MAPS

OPPORTUNITY SITES

The former mart site located on the periphery of the village north of Lethnot Road consists of the remains of livestock pens and has a semi natural appearance. The woodland to the east is covered by a Tree Preservation Order which together with the adjacent Muir defines the entrance to the village from the west. Lethnot Road provides a marked division between the built up area of Edzell and its landscape setting which is one of the most distinctive and attractive features of the village. Whilst residential development north of Lethnot Road would not be appropriate, the site provides opportunities for employment related uses of a scale and nature appropriate to its peripheral location and rural setting.

E2 Opportunity Site – Former Mart, Lethnot Road

0.7 ha of land at Lethnot Road provides an opportunity for small scale rural employment use, visitor/tourist related facilities or community uses. Residential, chalets or development of a similar nature will not be acceptable on this site.

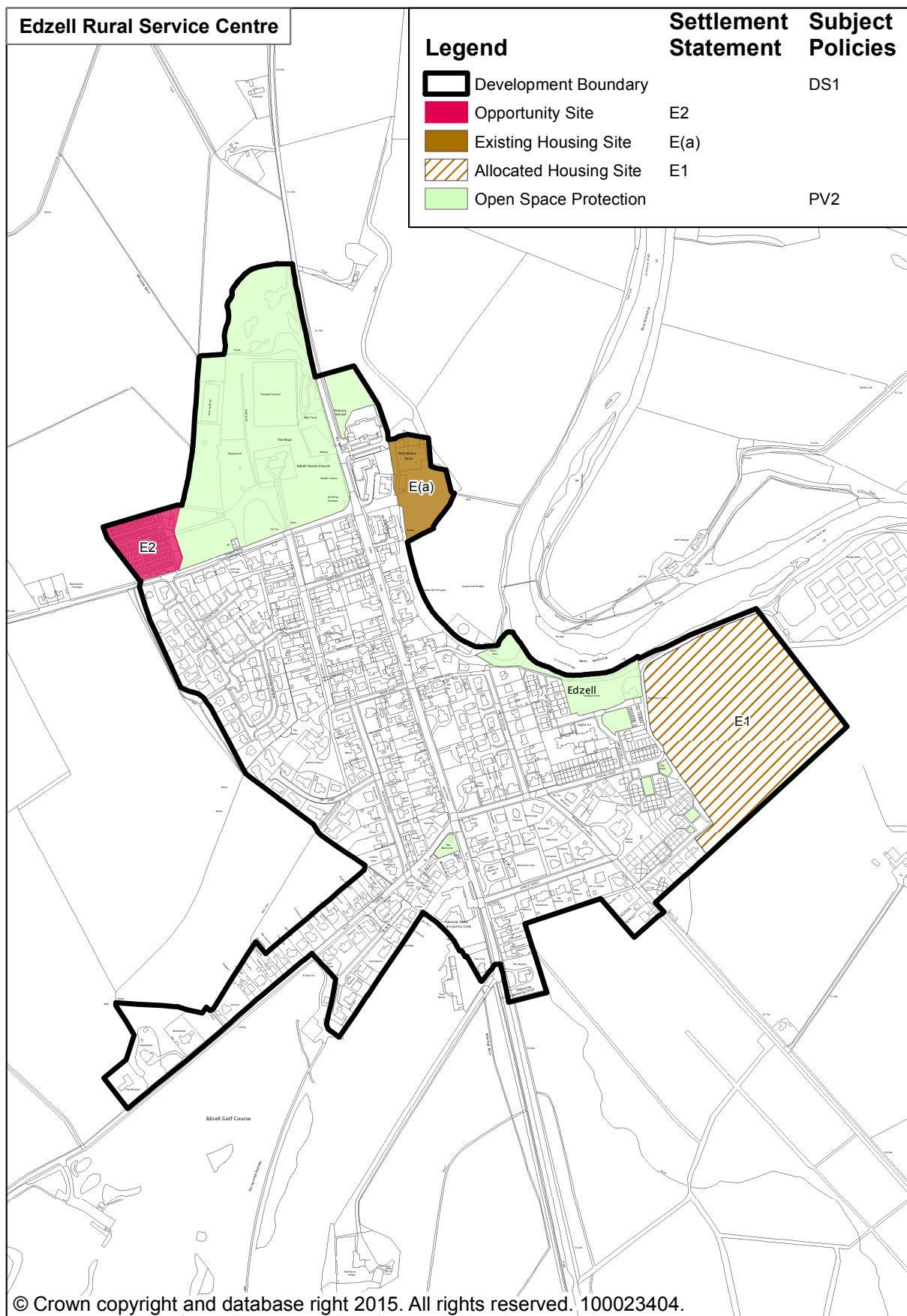
Development proposals will require to be accessed from Lethnot Road and widen the existing carriageway to 6 metres. A new footpath should be provided through the woodland to the east to retain and improve pedestrian access from the site to the Muir. The location of the footpath should be informed by a Tree Survey. Proposals should also provide structural landscaping to integrate development into the wider landscape and extend green network provision.

Development proposals should be supported by a Flood Risk Assessment and Drainage Impact Assessment.

E2 SEA Implications

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

SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT BOUNDARY MAPS



SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT BOUNDARY MAPS

Friockheim

As one of the Rural Service Centres within Angus, Friockheim is an important local centre providing a range of facilities, services and employment. Being geographically central in Angus the village also has a commuter role with many residents living in the village and working in other larger employment centres. Small-scale infill and renewal projects continue to come forward within the village and although the rate of development slowed during the last plan period, there remains provision for significant greenfield housing and community development south of Gardyne Street.

DEVELOPMENT STRATEGY

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

- supporting the redevelopment of vacant, underused and brownfield sites within the defined Development Boundary;
- maintaining existing greenfield land release for housing and related development south of Gardyne Street with increased capacity; and
- accommodating development which supports local employment development including home/work properties; mixed use development; conversion and redevelopment; and community uses.

HOUSING

SITES PREVIOUSLY IDENTIFIED IN THE ANGUS LOCAL PLAN REVIEW

The site summarised in Table Fk1 was previously identified in the Angus Local Plan Review and is included in the 2014 Housing Land Audit as having potential capacity for 40 units. This Plan continues the allocation of this site for residential development, and where appropriate the wording of the proposal and / or the indicative yield from the site may have changed.

Table Fk1: Sites Previously Identified by the Angus Local Plan Review

Name / reference	Total Capacity	ALDP Phase 1 (2016-21)	ALDP Phase 2 (2021-26)
Fk1 South of Gardyne Street	80	50	30
Total	80	50	30

The Angus Local Plan Review allocation south of Gardyne Street extends to 7.4ha and the development brief for the site identifies land for open space, parking, health centre and green links to Friock Wood. Given the design requirement to create a village green with smaller terraced and semi-detached properties on the south side of the open amenity space, it is possible to accommodate more houses on this site than allocated in the previous Local Plan.

Within Friockheim, the site south of Gardyne Street has the capacity to accommodate additional housing, subject to detailed design proposals being approved. Scottish Water have advised that the current drainage constraint need not restrict future development in the village, removing the previous 40 unit limit at the waste water treatment works. Given the

SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT BOUNDARY MAPS

developable area, the opportunity to develop a range of house sizes to meet all life demands and to achieve the best use of the agricultural land resource, it is appropriate to increase the allocation on this site to around 80 houses. This will be phased over the plan period and further land allocations will be reviewed in a future local development plan.

Fk1 Housing – South of Gardyne Street

7.4 ha of land south of Gardyne Street is allocated for residential development of around 80 dwellings. A first phase of around 50 dwellings will be permitted in the period to 2021, with the remaining phase of around 30 dwellings permitted in the period to 2026.

Proposals should be in accordance with the approved development brief for this site updated as appropriate to reflect policies in this local Development Plan and should include:

- **a site for a health centre, open space, servicing and car parking for the Co-op store;**
- **landscape, footpaths and buffer zones around the site;**
- **traffic management on Gardyne Street; and**
- **supporting information including a Drainage Impact Assessment and agreement with Scottish Water for the provision of foul drainage, including pumping, Sustainable Drainage and Surface Water Management Plan, and a Planting Scheme.**

OPPORTUNITY SITES

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

Fk2 Opportunity Site – Former Primary School, Eastgate

0.4 ha of land at the former Primary School, Eastgate provides an opportunity for residential, leisure and recreation, Class 3 (restaurant), Class 4 (business) or community uses. Proposals should consider the need for a bat survey.

Fk2 SEA Implications									
Biodiversity Flora and Fauna	Population	Human Health	Soil	Water	Air	Climatic Factors	Cultural Heritage	Material Assets	Landscape
0/+	0/+	0/+	0/+	?/0	+	+	0	0/+	-/+

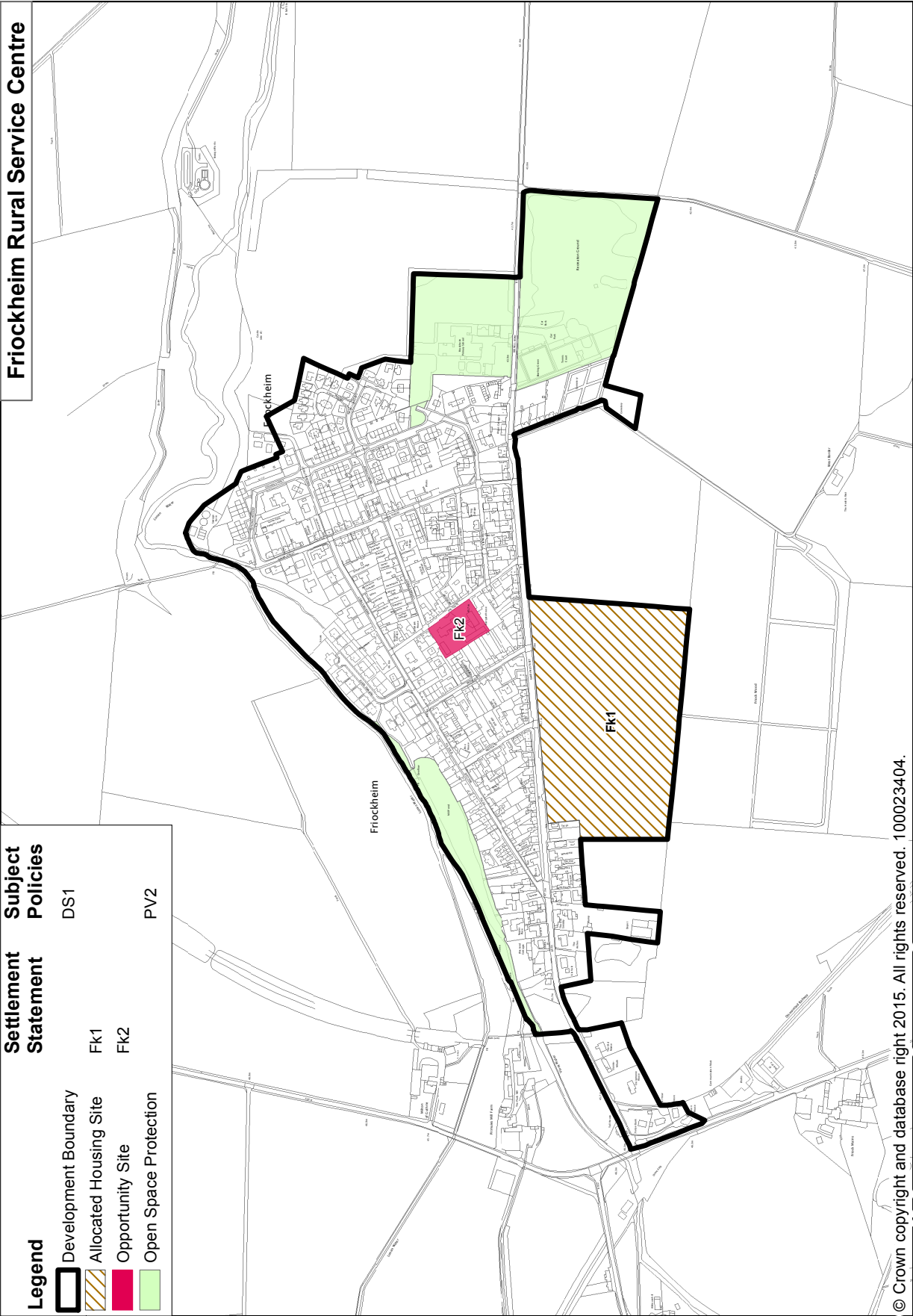
COMMUNITY FACILITIES AND SERVICES

Friockheim has a number of public and private community facilities. Provision is made in Policy Fk1 above for the possible development of a new health centre and the development of community assets.

ENVIRONMENT AND RESOURCES

Development south of Gardyne Street will be required to make provision for green corridors linking Friock Wood through the village to the new amenity space and beyond to the Lunan Water to the north creating a network of non-vehicular links and integrating existing and planned green infrastructure.

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Letham

Letham is one of the largest villages in Angus and is the largest in the West Angus Housing Market Area. Surrounded by good quality agricultural land, the village is an important rural service centre providing a range of local services as well as employment opportunities. The village square provides the focal point for most of the shops and services.

The development boundary for Letham was established in the 1970s and has, with few exceptions, remained unchanged. The open character of the village combined with low density housing has allowed opportunity for numerous greenfield infill developments. This has continued in recent years and includes the successful development of housing at East Hemming Street.

Land for development is required to take account of the unadopted roads policy which applies in Letham due to the rural character of many roads within the village. The policy seeks to guide development to suitable areas which are able to be served by the road network.

DEVELOPMENT STRATEGY

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

- supporting the redevelopment of vacant, underused and brownfield sites within the defined Development Boundary;
- releasing green field land Between Blairs Road and Dundee Street and continuing with the allocation of land for residential use at Jubilee Park.
- ensuring the continued provision of small scale land for employment uses by supporting an existing site East Den Brae whilst identifying an area of land for extended employment related uses west of Dundee Street;
- continuing to have regard to the unadopted roads policy in considering new proposals for development;
- safeguarding and enhancing the natural and built features which are a key part of the character and identity of the village;
- protecting open spaces and the connectivity and functionality of green networks, integrating new provision as part of land allocations and new development especially at Dundee Street and Jubilee Park; and
- supporting the enhancement and extension of the network of paths and cycleways around allocations at Dundee Street and Jubilee Park.

GENERAL

L1 Unadopted Roads Policy

All proposals for new development in Letham will be considered against the Council's Unadopted Roads Policy set out in Appendix 5 which gives an assessment of the capacity of the local road network and seeks to direct development to areas where satisfactory road access can be achieved.

SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT BOUNDARY MAPS

L1 SEA Implications									
Biodiversity Flora and Fauna	Population	Human Health	Soil	Water	Air	Climatic Factors	Cultural Heritage	Material Assets	Landscape
0	+	+	0	0	0/+	0	0	+/?	?/+

HOUSING

EXISTING SITES

Sites with planning permission or under construction as identified in the Angus Housing Land Audit 2014 are shown in Table L1.

Table L1: Existing Sites

Name / reference	Capacity
L(a) 16 Guthrie Street	2
L(b) East Hemming Street	15
Total	17

SITES PREVIOUSLY IDENTIFIED BY THE ANGUS LOCAL PLAN REVIEW

The sites summarised in Table L2 were previously identified in the Angus Local Plan Review. This Plan continues the allocation of these sites for housing development, and where appropriate the wording of the proposal and / or the indicative yield from the site may have changed.

Table L2: Sites from Angus Local Plan Review

Name / reference	Capacity
L2 Jubilee Park	30
Total	30

SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT BOUNDARY MAPS

L2 Housing – Jubilee Park

2.3 ha of land between Bractullo Gardens and Letham Primary School is allocated for residential development of around 30 dwellings. Proposals should be in accordance with the development brief for the site updated as appropriate to reflect policies in this Local Development Plan and should include:

- provision of 0.7 ha of open space / playing fields adjacent to the primary school which could incorporate a small car parking area accessed from Braehead Road;
- a footpath / cycleway along the southern boundary of the site linking Woodside Road with the primary school including possible connections to Dundee Road via Bractullo Gardens, Jubilee Park and Old Letham;
- vehicular access to serve the new housing from the existing development at Bractullo Gardens and / or Jubilee Park. Vehicular access to the new housing will not be permitted from Old Letham, Woodside Road, or Braehead Road; and
- supporting information including a Flood Risk Assessment and an Odour Impact Assessment.

Opportunity to provide vehicular access for residents at Woodside Road through this area should also be investigated as part of this development.

L2 SEA Implications

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

NEW ALLOCATIONS

Table L3 summarises new allocations of housing land.

Table L3: New Housing Land Allocations

Name / reference	Capacity
L3 Land Between Blairs Road & Dundee Street	20
Total	20

SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT BOUNDARY MAPS

L3 Housing – Land Between Blairs Road & Dundee Street

4.4 ha of land between Blairs Road & Dundee Street is allocated for the development of around 20 dwellings. Access to the site should be taken from Blairs Road.

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

- provision of land for a range of house sizes, types and tenures;
- design and site layout which integrates with the existing landscape character, pattern of development and character of neighbouring uses and buildings;
- structural planting and landscaping within and around the site should be provided to enhance biodiversity and to create an appropriate village edge, particularly along the western and southern boundaries of the site;
- the provision of open space and SUDS as necessary;
- opportunities for active travel through improved linkages with the existing core path/green network; and
- supporting information including a Flood Risk Assessment, Drainage Impact Assessment and Odour Impact Assessment.

L3 SEA Implications

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

WORKING

NEW ALLOCATIONS

An existing employment area is provided at the southern end of Dundee Street. This employment area provides local employment opportunities which support the economic base of Letham. Additional land is allocated in the Local Development Plan for employment related uses which are of a scale and nature appropriate to its peripheral location on the edge of Letham and which take account of the rural setting and adjacent uses.

L4 Working – Land at Dundee Street

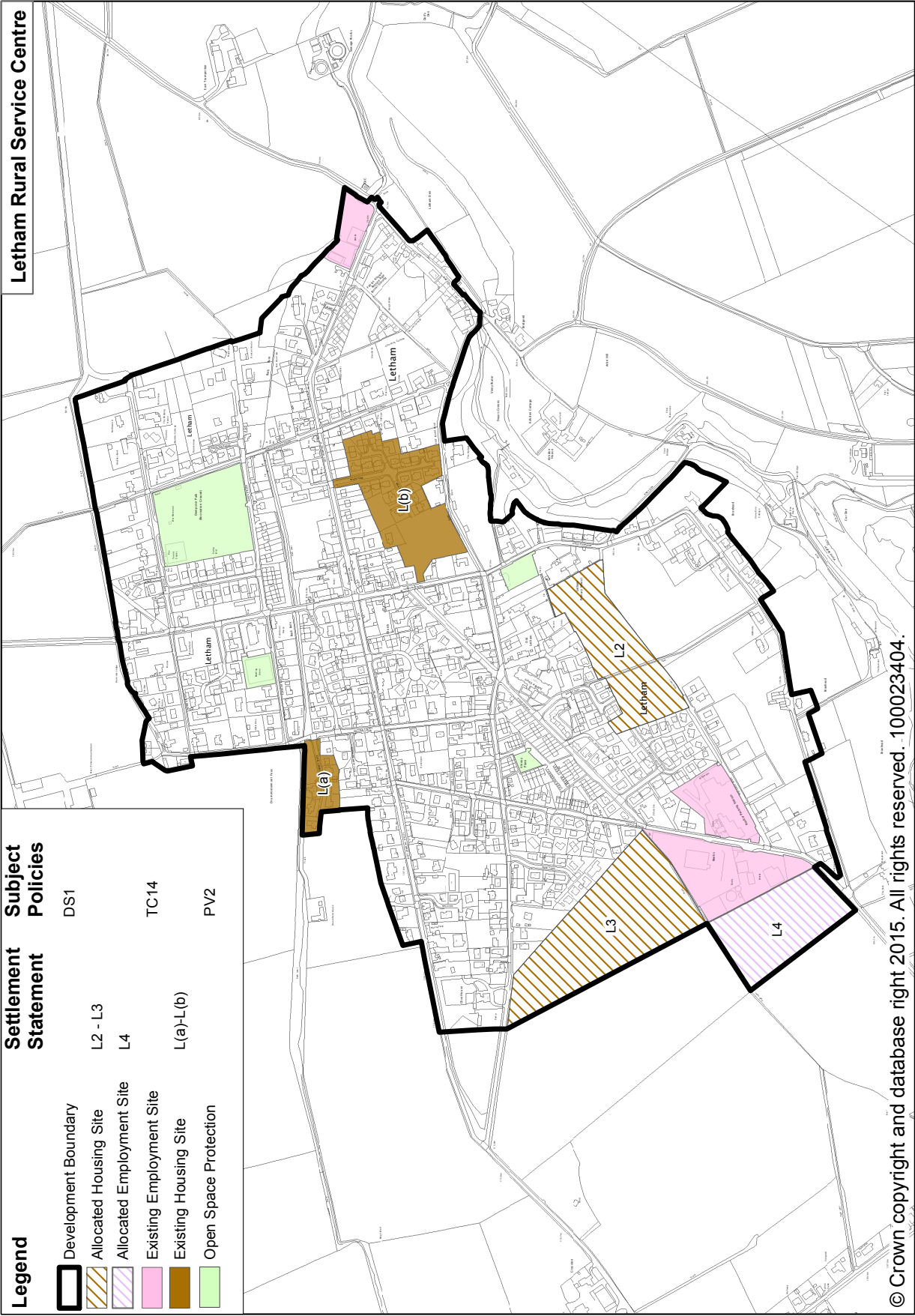
1.9 ha of land at Dundee Street is allocated for small scale business/employment uses. Development proposals should be accessed from Dundee Street and should be compatible with surrounding and proposed land uses. Proposals should also provide structural landscaping to the north of the site to integrate development into the wider landscape, enhance biodiversity and extend green network provision.

Development proposals should be supported by a Flood Risk Assessment and a Drainage Impact Assessment. In addition, an Odour Impact Assessment may also be required depending on the types of business/employment uses proposed.

L4 SEA Implications

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

SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT BOUNDARY MAPS



SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT BOUNDARY MAPS

Newtyle

Newtyle is a large village situated within the South Angus Housing Market Area. The village is an important rural service centre which provides services and facilities for the village and the wider catchment area. The services and facilities provided include a primary school, doctor's surgery, small scale retail shops, a post office, some commercial services and sources of local employment. During more recent times the village has become largely a dormitory settlement with people commuting to places such as Dundee for employment purposes.

Newtyle is surrounded by prime quality agricultural land and is set between the Sidlaw Hills to the south and the open flat plain of the Strathmore valley to the north. Distinctive features of the local environment include the tree lined approach roads to the village and the disused railway line, much of which now forms part of the local path network. Together, these locally important landscape features form a rich and diverse rural landscape context.

The village is characterised by a largely compact form and is laid out in a grid pattern. These are both original features which remain largely unchanged. However, more recent developments comprising regeneration of the former railway goods yard and adjacent bulb fields have deviated from this original layout. During more recent times, the primary school site has also been redeveloped to provide modern primary school facilities.

DEVELOPMENT STRATEGY

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

- supporting the redevelopment of vacant, underused and brownfield sites within the defined development boundary;
- releasing green field land north of Coupar Angus Road and north of Eassie Road;
- safeguarding and enhancing the natural and built features which are a key part of the character and identity of the village;
- protecting open spaces and the connectivity and functionality of green networks, integrating new provision as part of land allocations and new development; and
- supporting the enhancement and extension of the network of paths and cycleways.

HOUSING

NEW ALLOCATIONS

Table N1 summarises new allocations of housing land.

Table N1: New Allocations

Name/reference	Capacity	ALDP Phase 1 (2016 – 2021)	ALDP Phase 2 (2021 – 2026)
N1 Land north of Coupar Angus Road	20	20	-
N2 Land north of Eassie Road	30	30	-
Total	50	50	-

SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT BOUNDARY MAPS

Land for housing is allocated north of Coupar Angus Road. The site capitalises on a landscape framework which can successfully accommodate new development. The site benefits from good accessibility by a range of transport modes and is located within close proximity to the primary school and/or services and facilities.

N1 Housing – Land north of Coupar Angus Road

1 ha of land north of Coupar Angus Road is allocated for residential development of around 20 dwellings.

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

- **design and site layout which reflects the traditional grid pattern and integrates with the rural landscape character and the layout and character of neighbouring buildings with frontages onto Coupar Angus Road. The design and site layout must not prejudice future expansion and connection to adjacent areas of land;**
- **the preservation and enhancement of landscape features such as the existing green railway embankment, hedgerows, trees and the mature tree lined avenue adjacent to Coupar Angus Road;**
- **new defined, permanent and appropriate boundaries which will be consistent with traditional landscape patterns and will create an appropriate urban edge and transition to the rural landscape;**
- **provision of vehicular, cycle and pedestrian access arrangements to the satisfaction of the Council;**
- **provision of SUDS in the shape of traditional roadside and field edge ditches (swales) which would create an appropriate transition, planted boundary and form of green infrastructure and help integrate the development and its access roads with the rural landscape context; and**
- **supporting information including a Drainage Impact Assessment, Landscape Assessment and a Tree Survey as necessary.**

N1 SEA Implications

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

Additional land for housing is also allocated north of Eassie Road. This allocation will provide for a range and choice of housing sites and will complement recently completed residential developments at Bulb Park and Kinpurnie Gardens. Structural landscaping, new boundary planting and the preservation of existing landscape features such as the mature tree lined avenue adjacent to Eassie Road, will create new defined and permanent boundaries which will be consistent with the existing landscape patterns. The site benefits from good accessibility by a range of transport modes and is located within close proximity to the primary school and/or services and facilities.

SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT BOUNDARY MAPS

N2 Housing – Land north of Eassie Road

2 ha of land north of Eassie Road is allocated for residential development of around 30 dwellings.

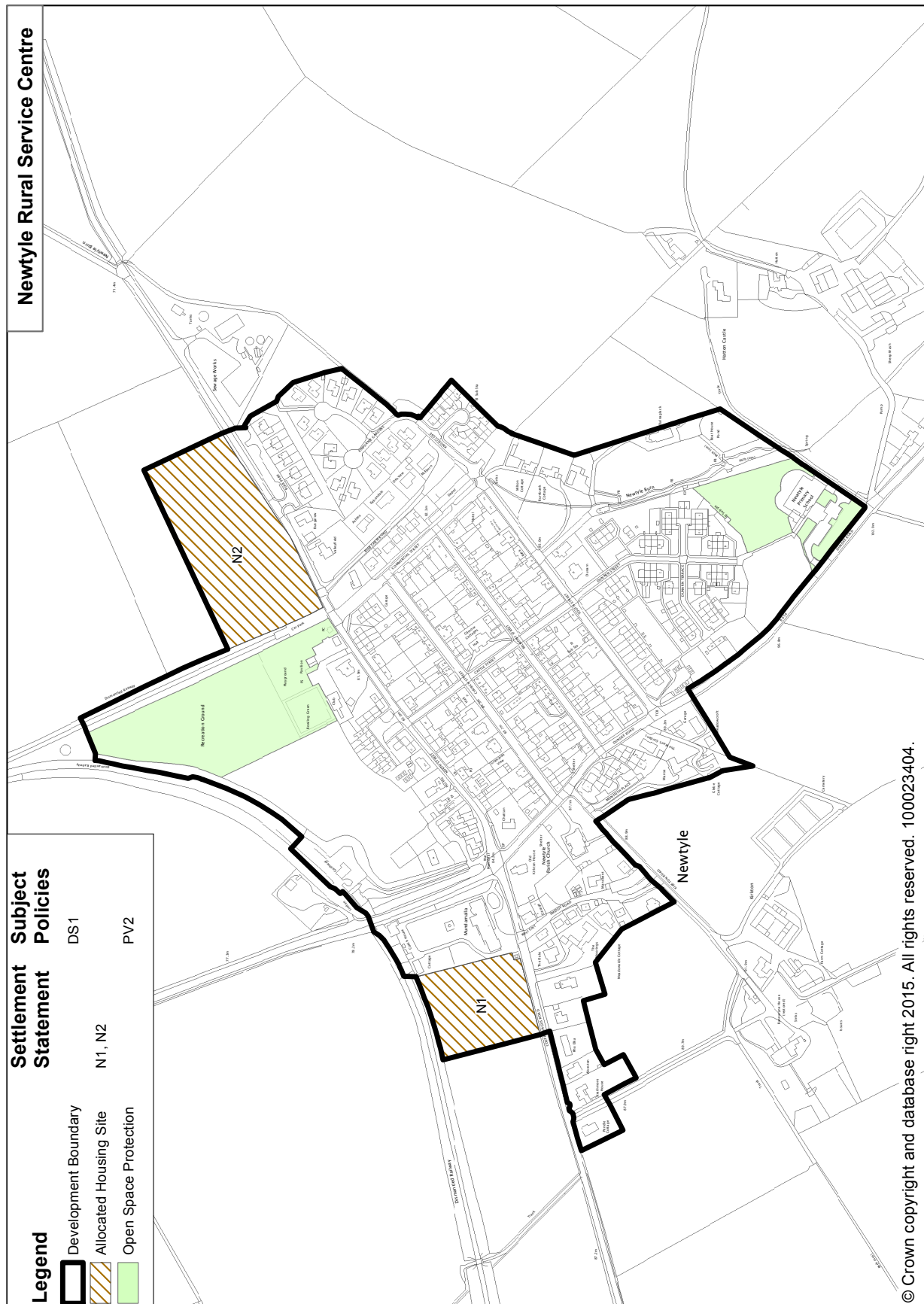
Proposals should be in accordance with the development brief which will be prepared for this site and should include:

- design and site layout which reflects the traditional grid pattern and integrates with the rural landscape character and the layout and character of neighbouring buildings with frontages onto Eassie Road. The design and site layout must not prejudice future expansion and connection to adjacent areas of land;
- the preservation and enhancement of landscape features such as the existing green railway embankment, field patterns and the mature tree lined avenue adjacent to Eassie Road;
- new defined, permanent and appropriate boundaries which will be consistent with traditional landscape patterns and will create an appropriate urban edge and transition to the open rural landscape;
- provision of vehicular, cycle and pedestrian access arrangements to the satisfaction of the Council;
- provision of SUDS in the shape of traditional roadside and field edge ditches (swales) which would create an appropriate transition, planted boundary and form of green infrastructure and help integrate the development and its access roads with the rural landscape context; and
- supporting information including a Drainage Impact Assessment, Landscape Assessment and a Tree Survey as necessary.

N2 SEA Implications

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

SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT BOUNDARY MAPS



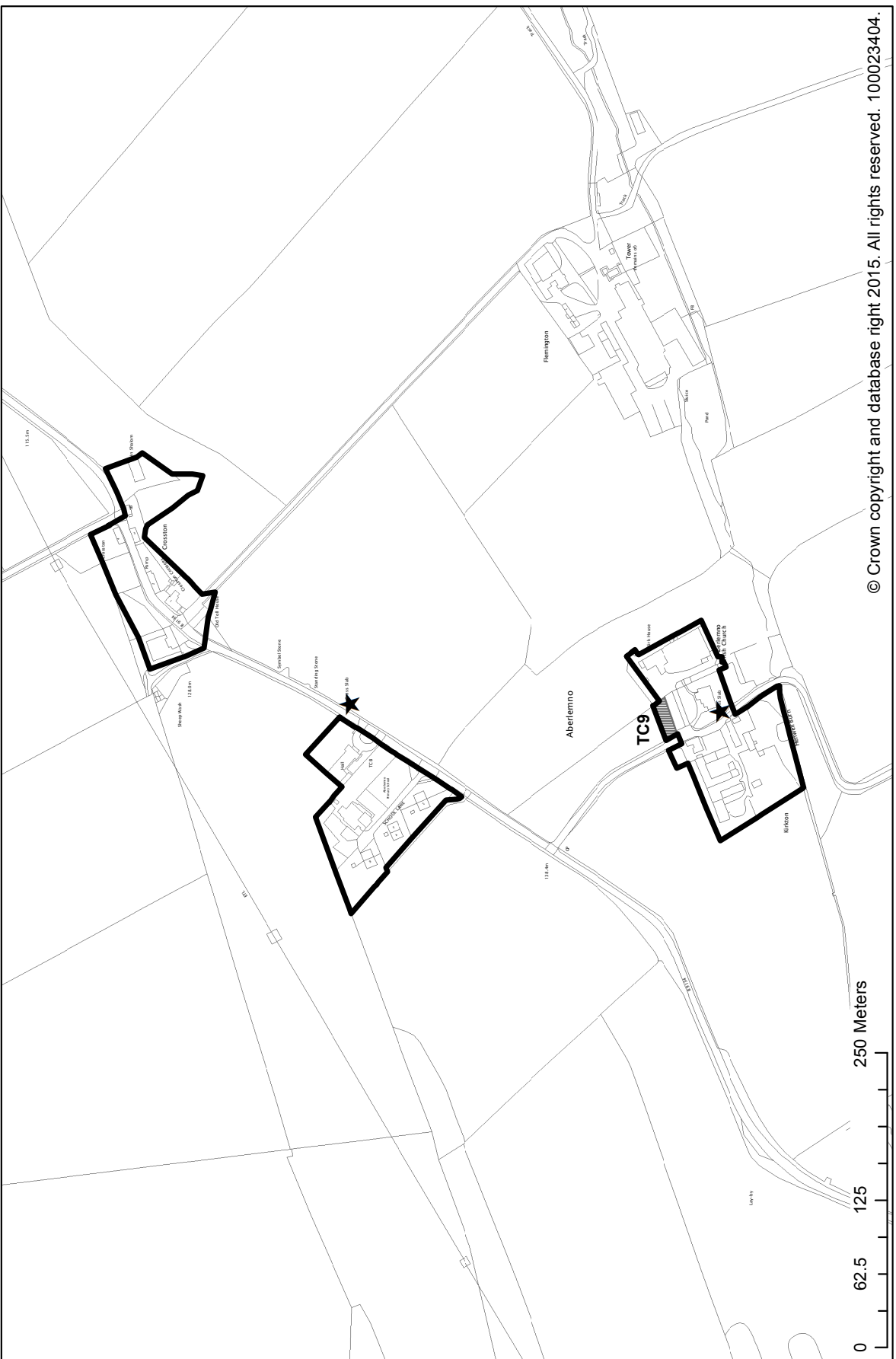
SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT BOUNDARY MAPS

A statement is provided for those settlements shown in bold where land has been allocated for development. Development Boundary maps have been prepared for all other settlements listed.

Villages

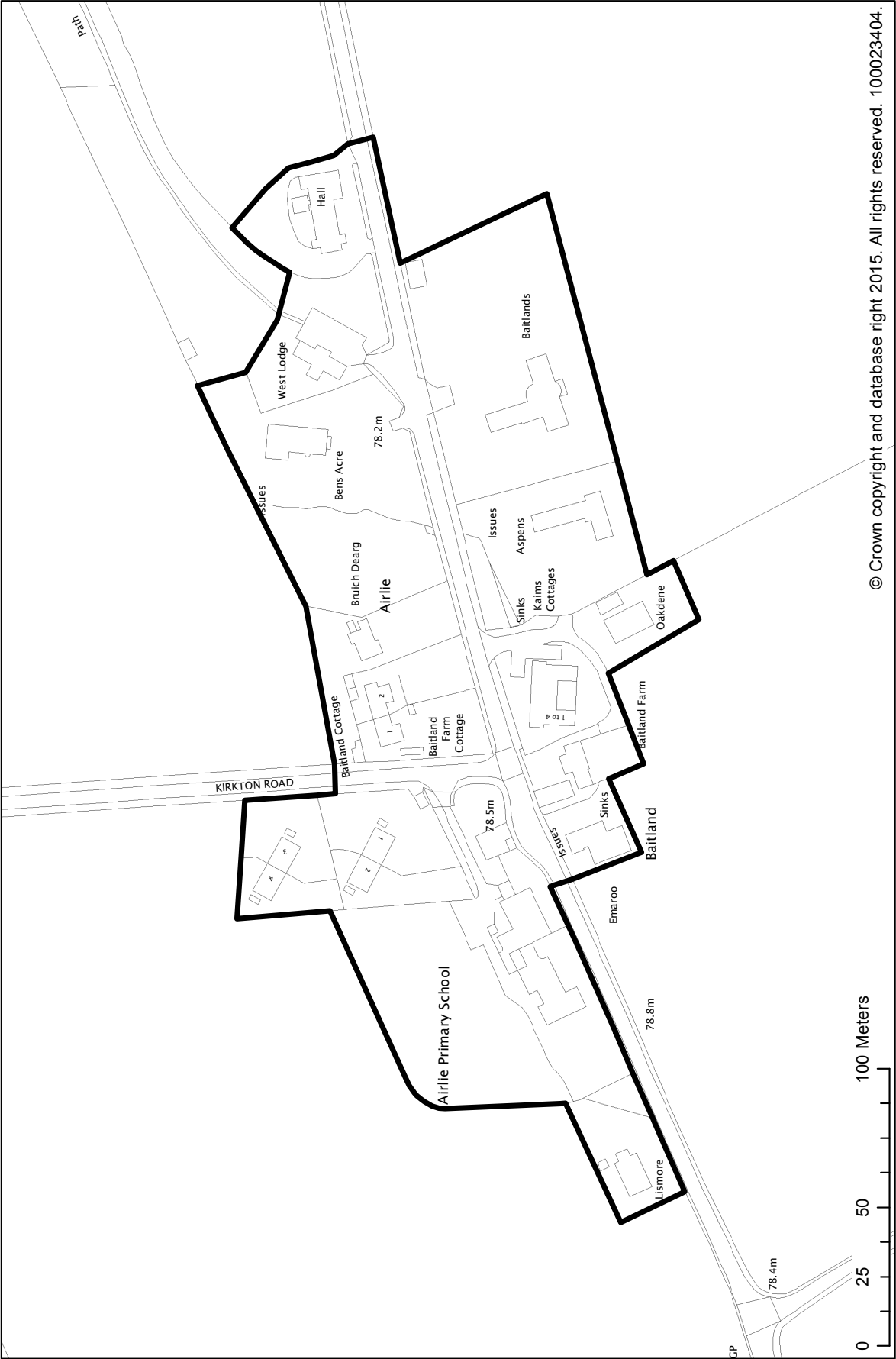
Aberlemno	Farnell*	Maryton
Airlie	Fern	Marywell
Arbirlot	Finavon*	Memus
Auchmithie	Folda	Milton of Ogilvie
Auchterhouse	Fowls Easter	Monikie
		Muir drum
		Murroes
Balgray (by Tealing)	Gateside	
Balhall	Glamis	
Balkeerie and Eassie	Greystone	Newbigging (by Monifieth)
Ballumbie	Guthrie and Cotton of Guthrie	Newbigging (by Tealing)
Barnhead		North Craigo
Birkhill / Muirhead		North Dronley
Bogindollo*	Inchbare	
Bowriefauld	Inveraldie	
Braehead of Lunan	Inverarity*	Oathlaw
Bridge of Dun*	Inverkeilor	
Bridgend of Lethnot		Padanaram
Bridgend of Lintrathen*	Kellas	Panbride
Bridgefoot & Strathmartine	Kingsmuir	Piperdam
Bucklerheads	Kinnell	Prosen Village*
Burnside of Duntrune	Kirkinch	
	Kirkton of Auchterhouse	Redford
		Ruthven*
Charleston	Kirkton of Craig	
Colliston	Kirkton of Glenisla	South Kingennie
Cortachy*	Kirkton of Kingoldrum	Strathmartine Hospital
Craichie	Kirkton of Kinnettles*	
Craigo	Kirkton of Menmuir	Tannadice*
Craigton of Airlie	Kirkton of Tealing	Tar side
Craigton of Monikie		Tealing
	Letham Grange	Tigerton
	Leysmill	Trinity
Douglastown*	Liff	
Dunnichen	Lunanhead	Wellbank
Dykehead	Lundie	Westhall Terrace
		Westmuir
Eassie Muir*		Whigstreet
Easthaven		Woodville

* Within these villages, further consideration will need to be given to any likely significant effects on the River South Esk and River Tay Special Areas of Conservation which could be caused by any development proposals.

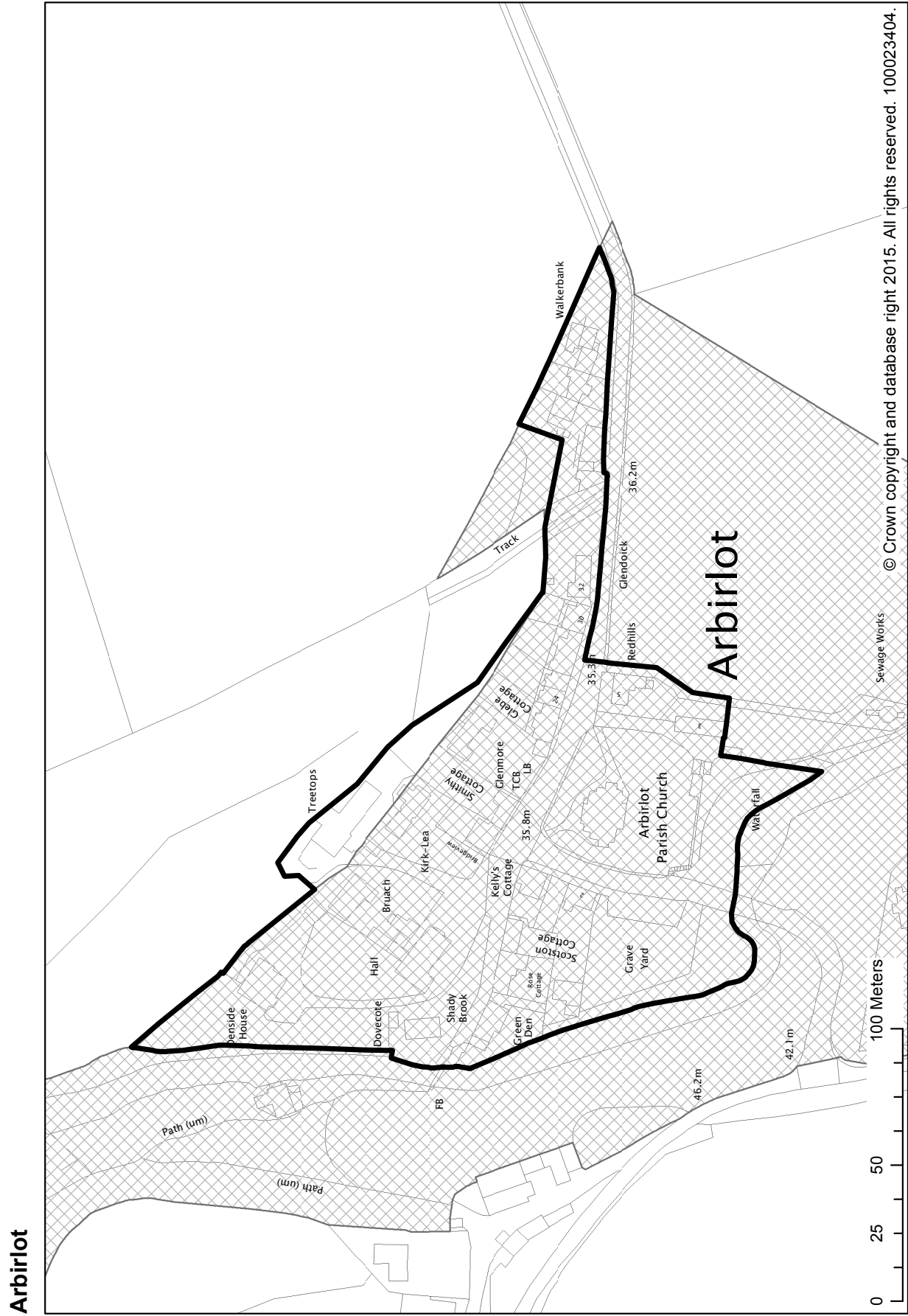


SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT
BOUNDARY MAPS

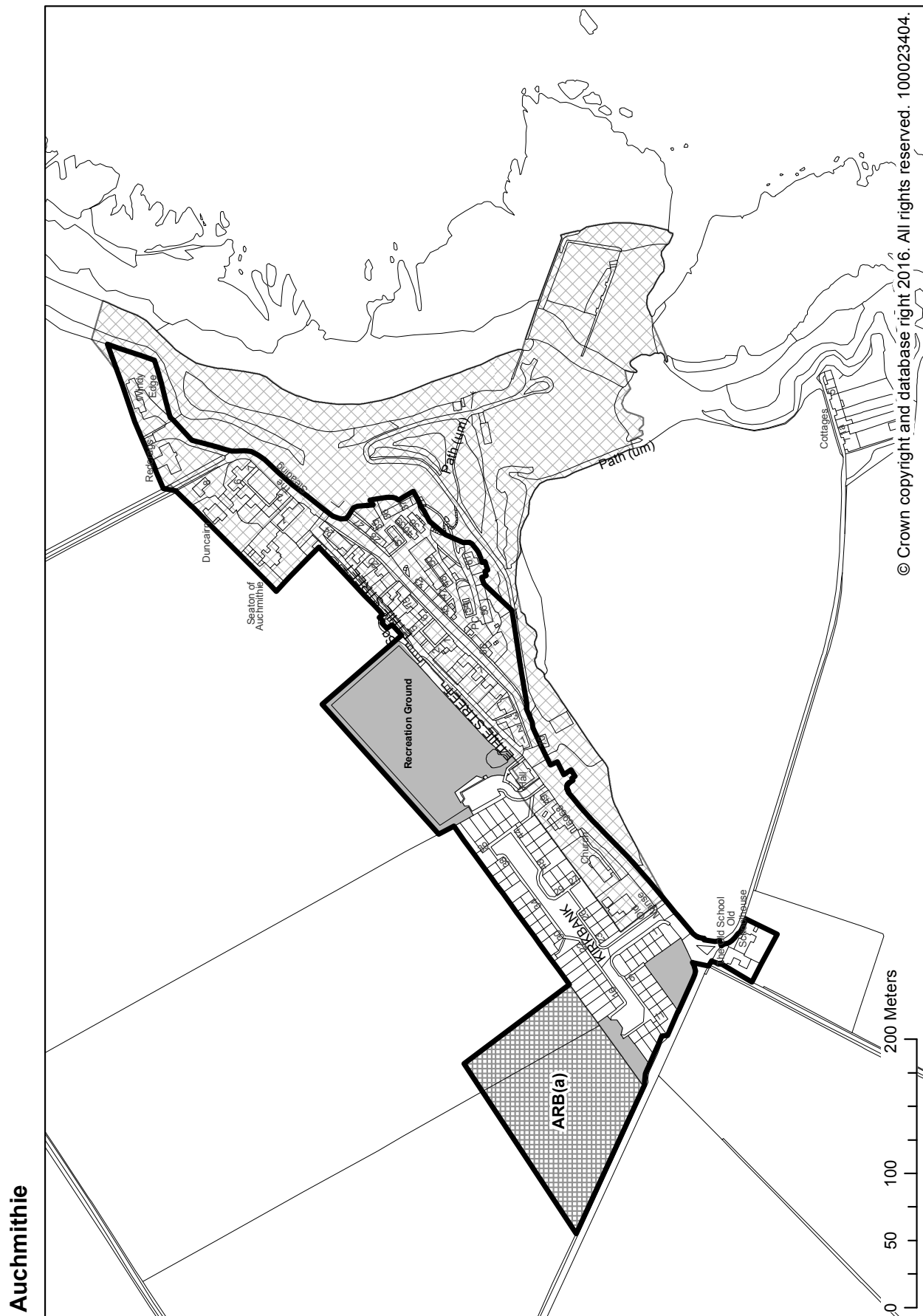
Airlie



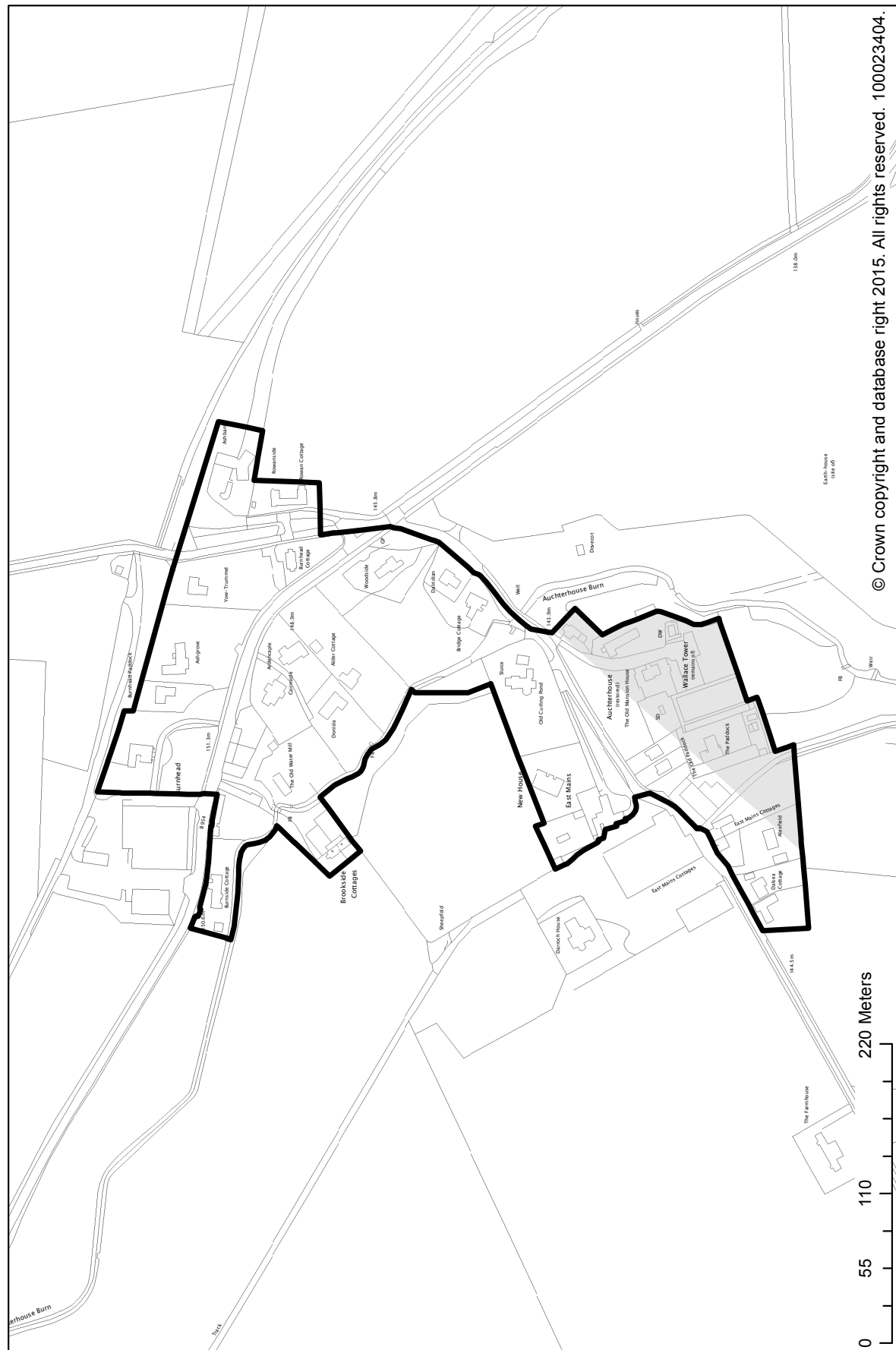
SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT
BOUNDARY MAPS



SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT BOUNDARY MAPS

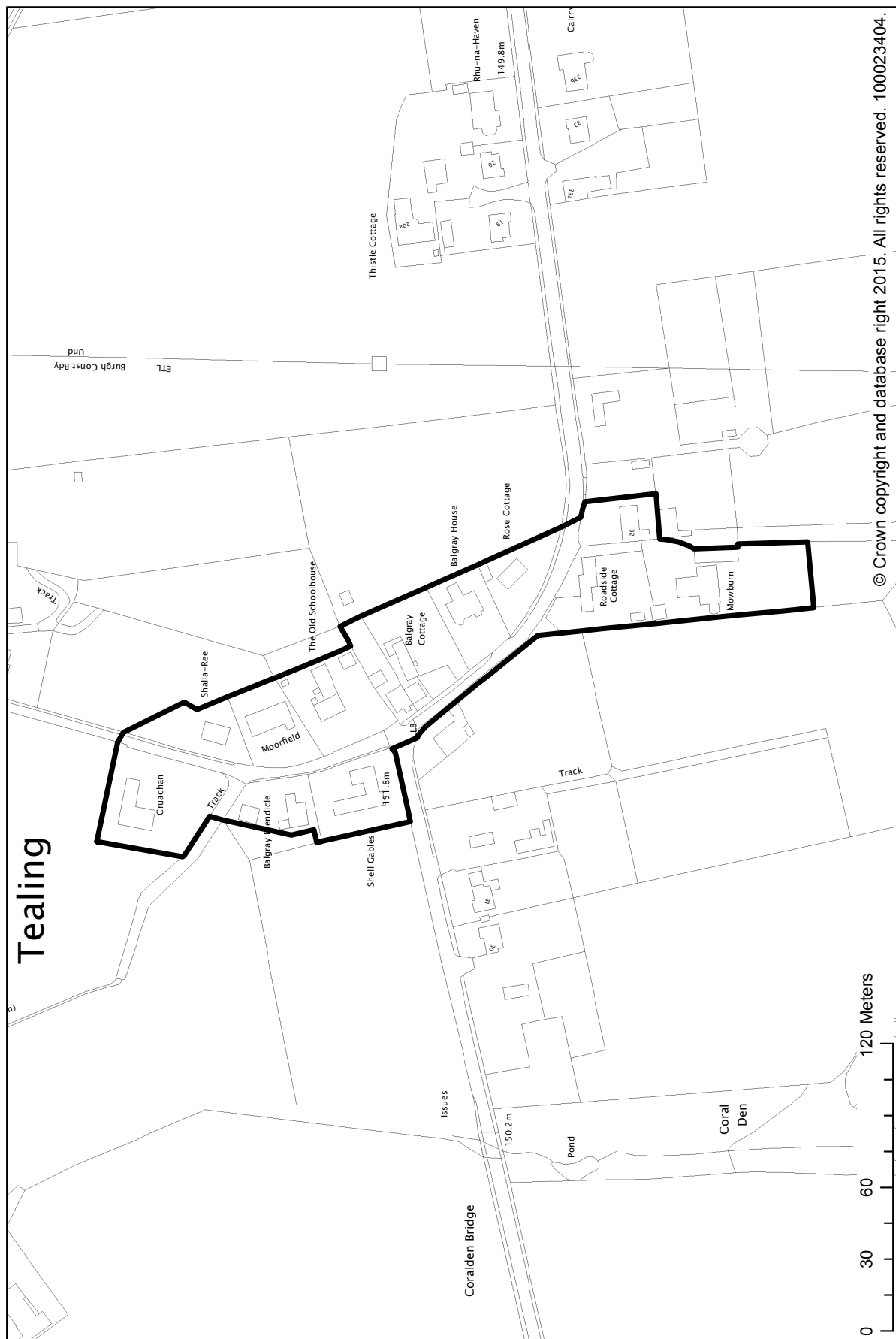


Achterhouse



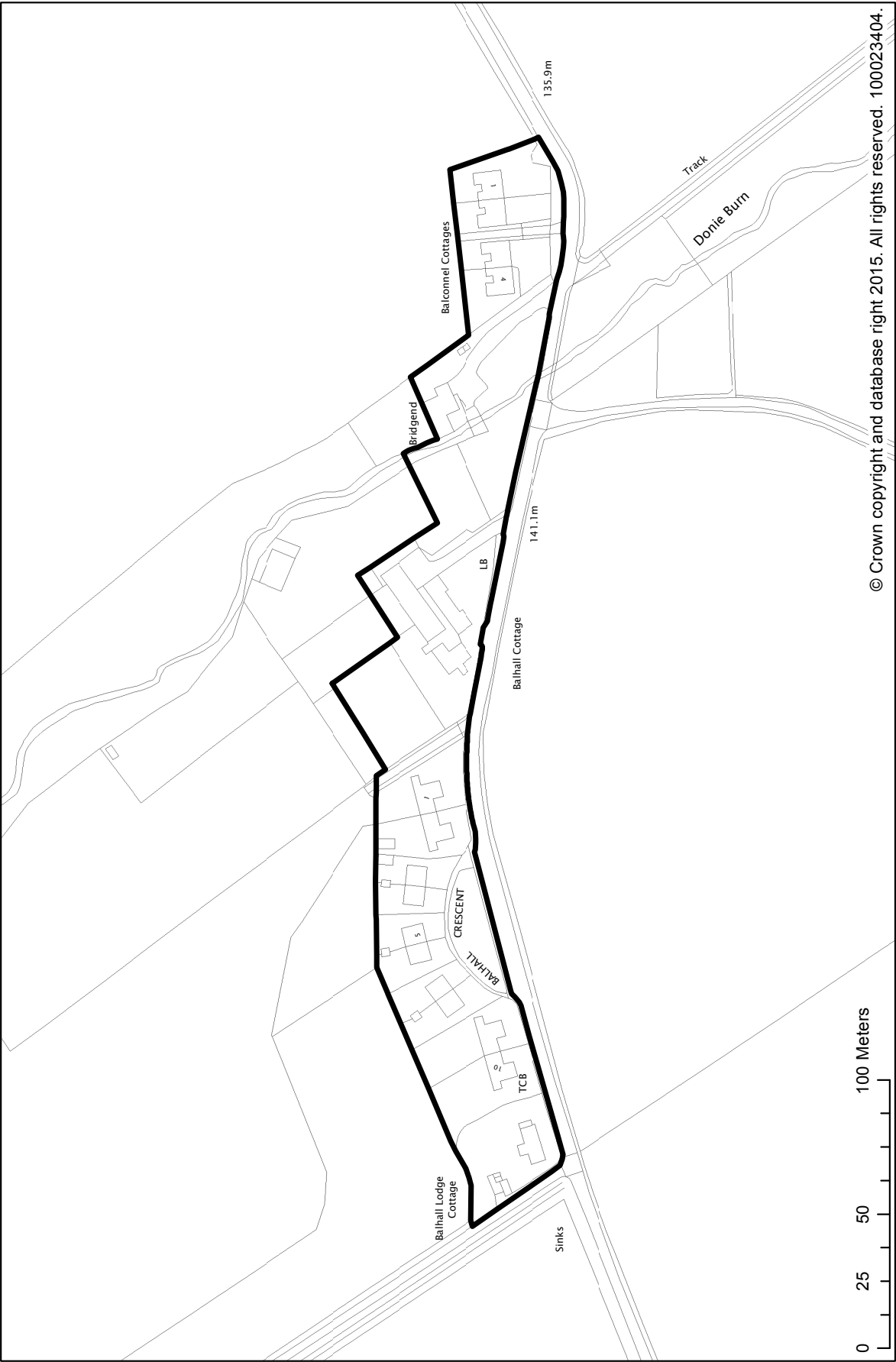
SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT BOUNDARY MAPS

Balgray (by Tealing)

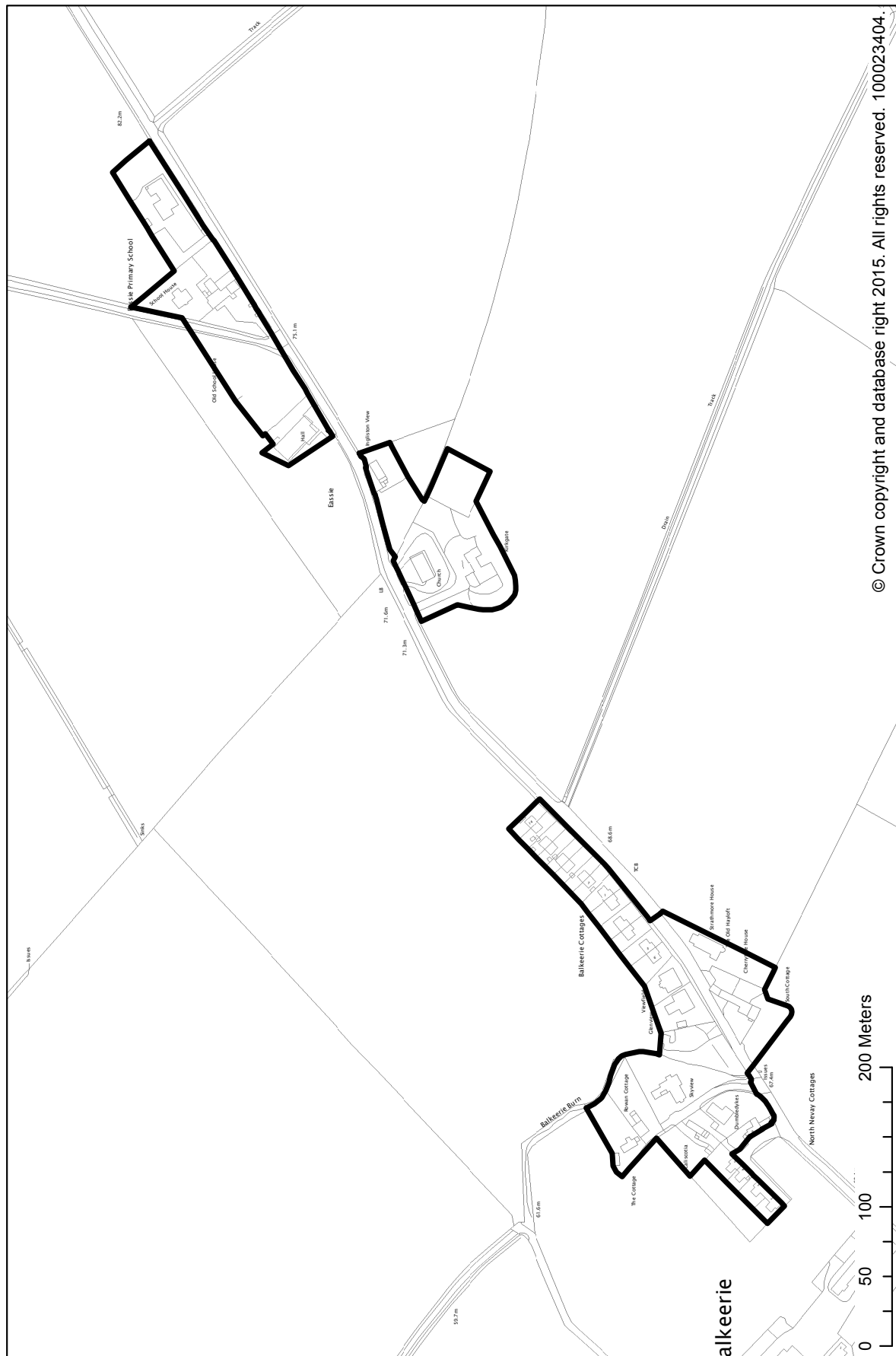


SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT
BOUNDARY MAPS

Balhall



Balkeerie & Eassie



SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT BOUNDARY MAPS

Ballumbie

Ballumbie is located on the southern boundary of Angus and lies partly within Dundee City. This statement applies only to that part within Angus. Planning permission was granted by Angus Council for a mixed residential and golf course development set in around 95 ha of land. The site includes the former Ballumbie House, a Category B listed building. The approved residential development, including restoration and conversion of the former Ballumbie House, has been completed.

DEVELOPMENT STRATEGY

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

- Supporting proposals which enhance or maintain the recreational potential of the golf course and associated facilities.
- Additional residential development outwith the development boundaries at Ballumbie will not be supported.

SPORT AND RECREATION

The golf course and associated facilities contribute to the recreation and tourism resource of Angus. Proposals that support or enhance the recreational potential of Ballumbie will be supported where they are compatible with existing land uses and do not adversely impact on the amenity and environment of the area.

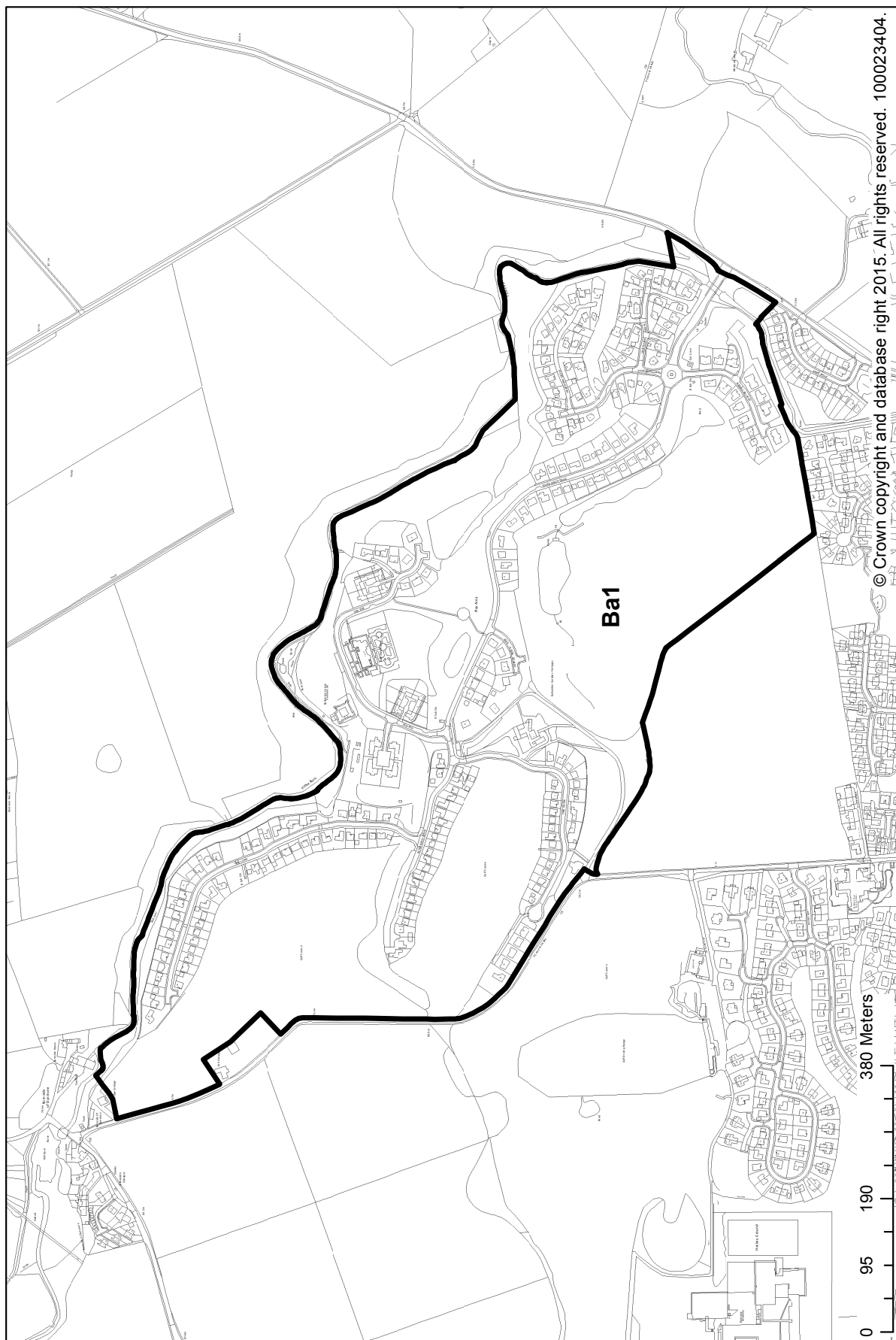
Ba1: Recreation Development

Proposals which extend the recreational potential of the golf related development at Ballumbie will be supported where they are compatible with the existing land uses/activities and are not detrimental to the area's setting and environment.

Ba1 SEA Implications									
Biodiversity Flora and Fauna	Population	Human Health	Soil	Water	Air	Climatic Factors	Cultural Heritage	Material Assets	Landscape
?/0	0/+	+/?	+/?	?	+/?	?	0/+	+/?	+/?

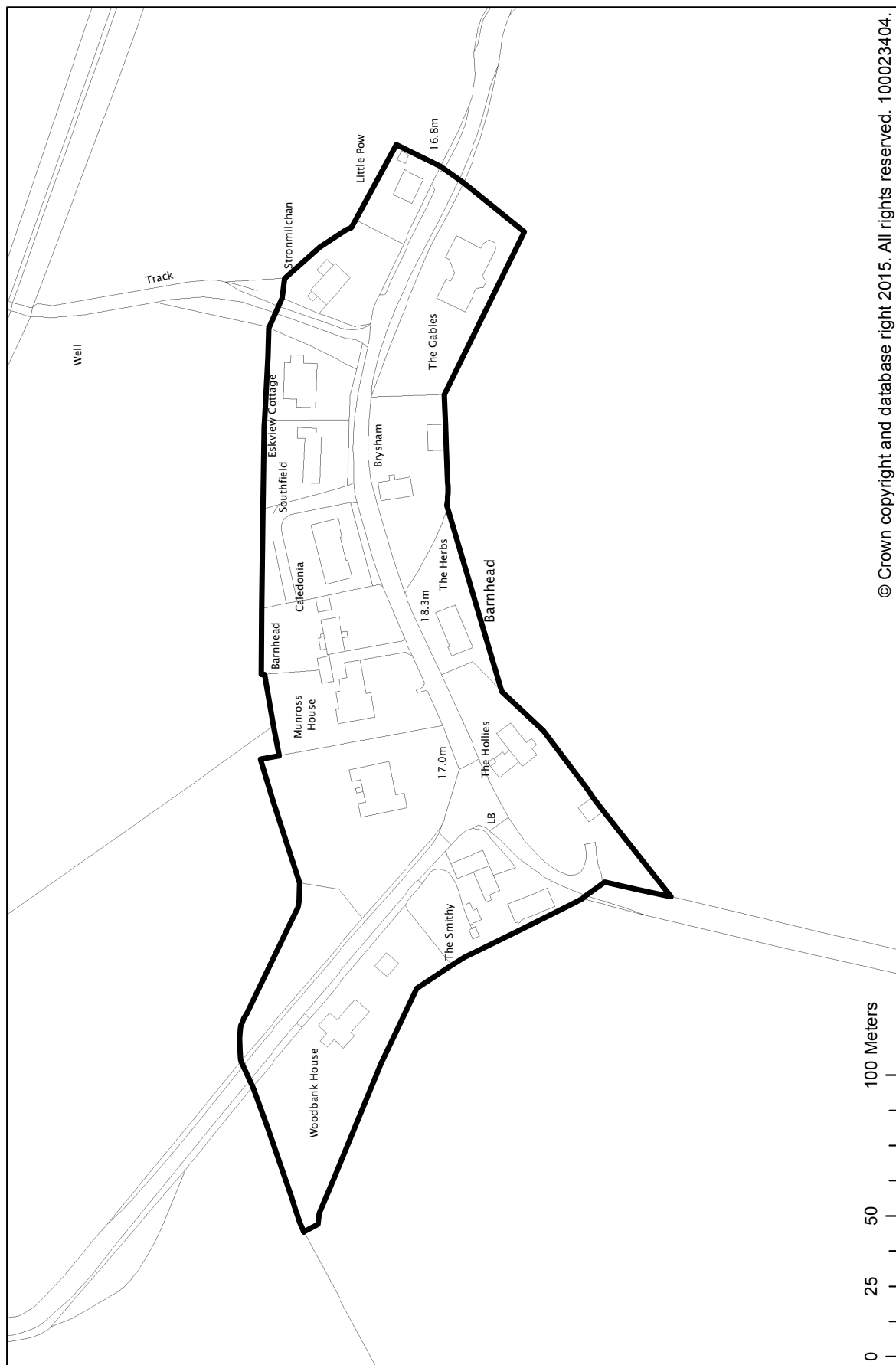
SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT BOUNDARY MAPS

Ballumbie



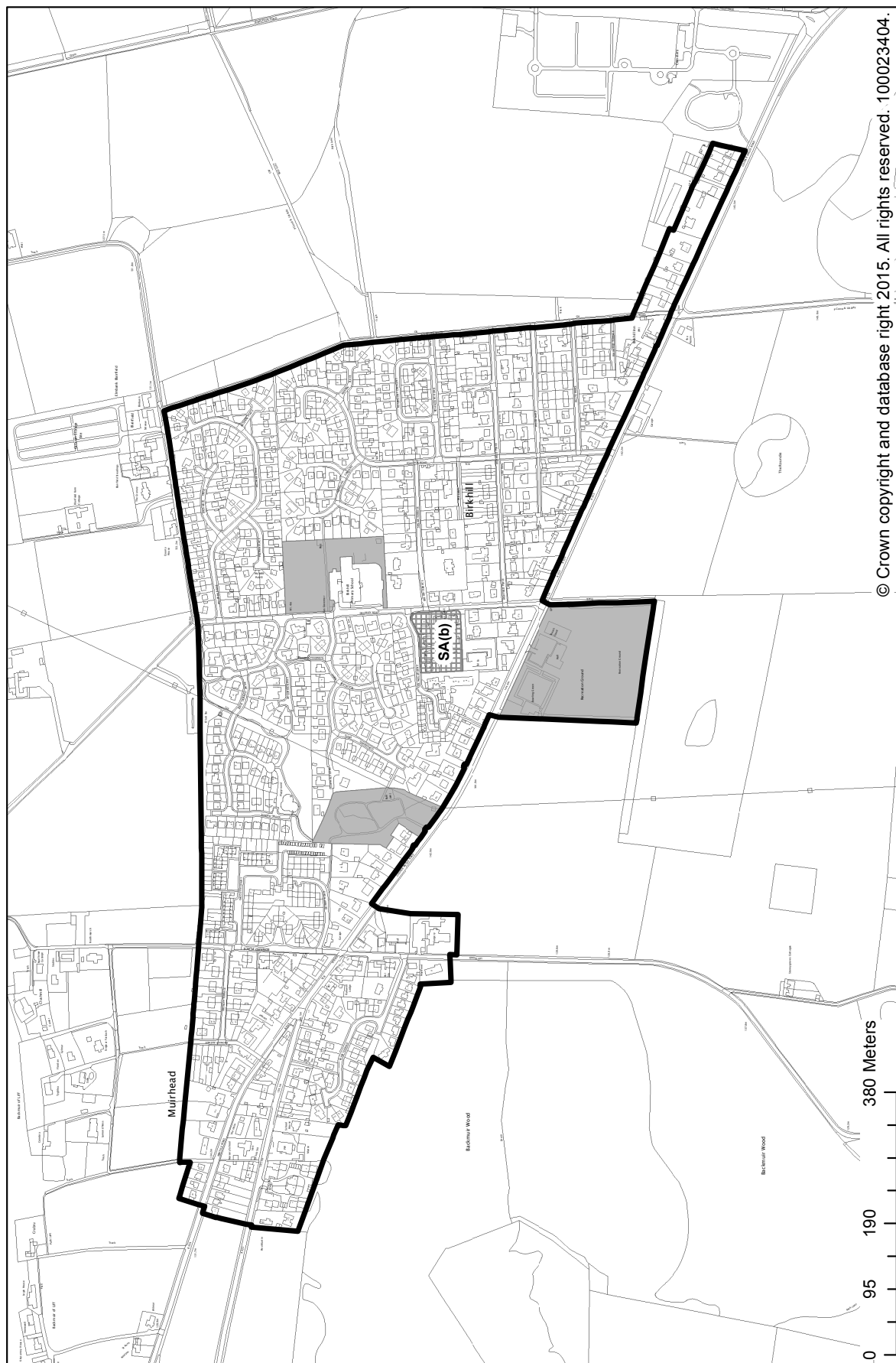
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Barnhead

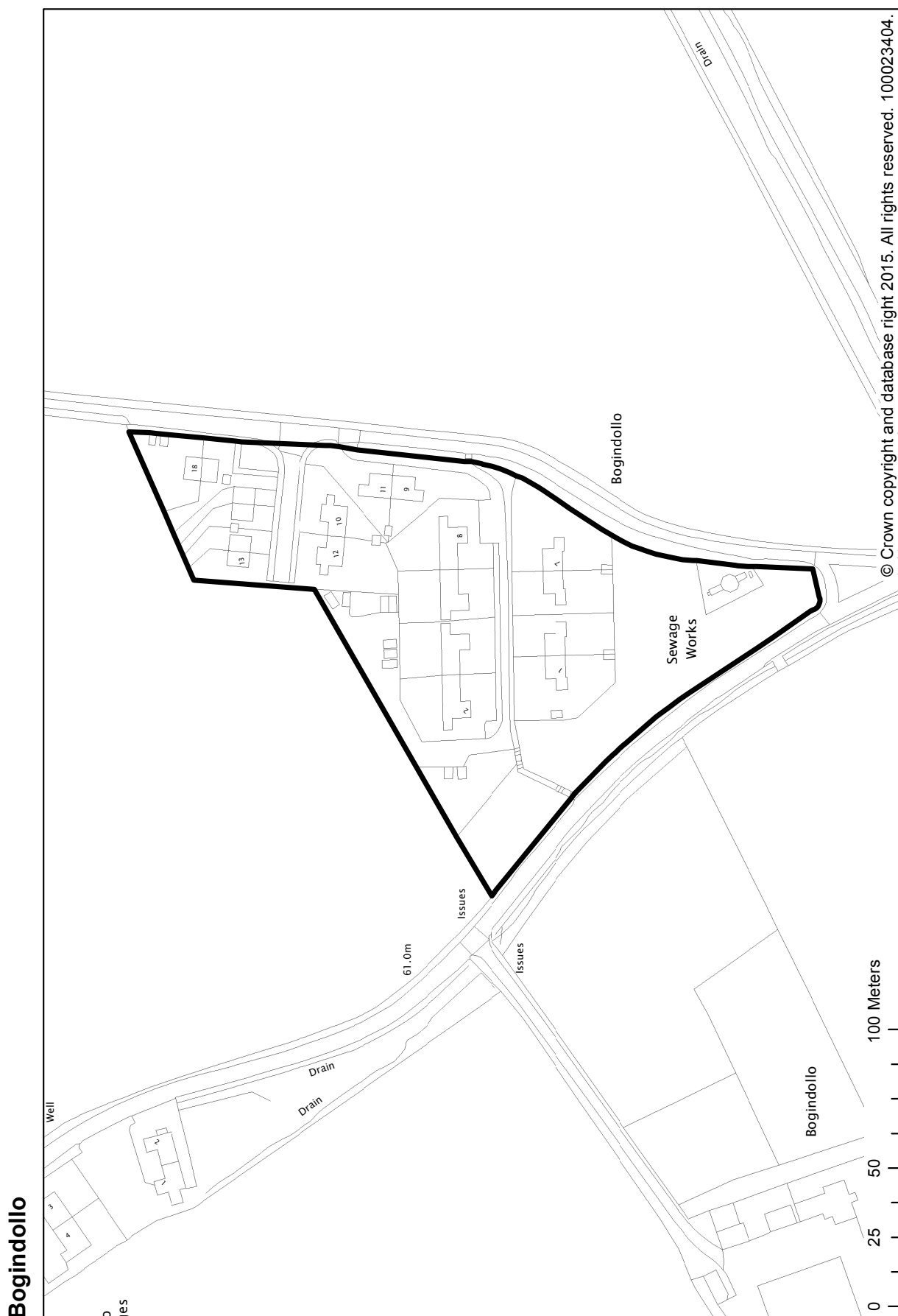


SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT BOUNDARY MAPS

Birkhill & Muirhead

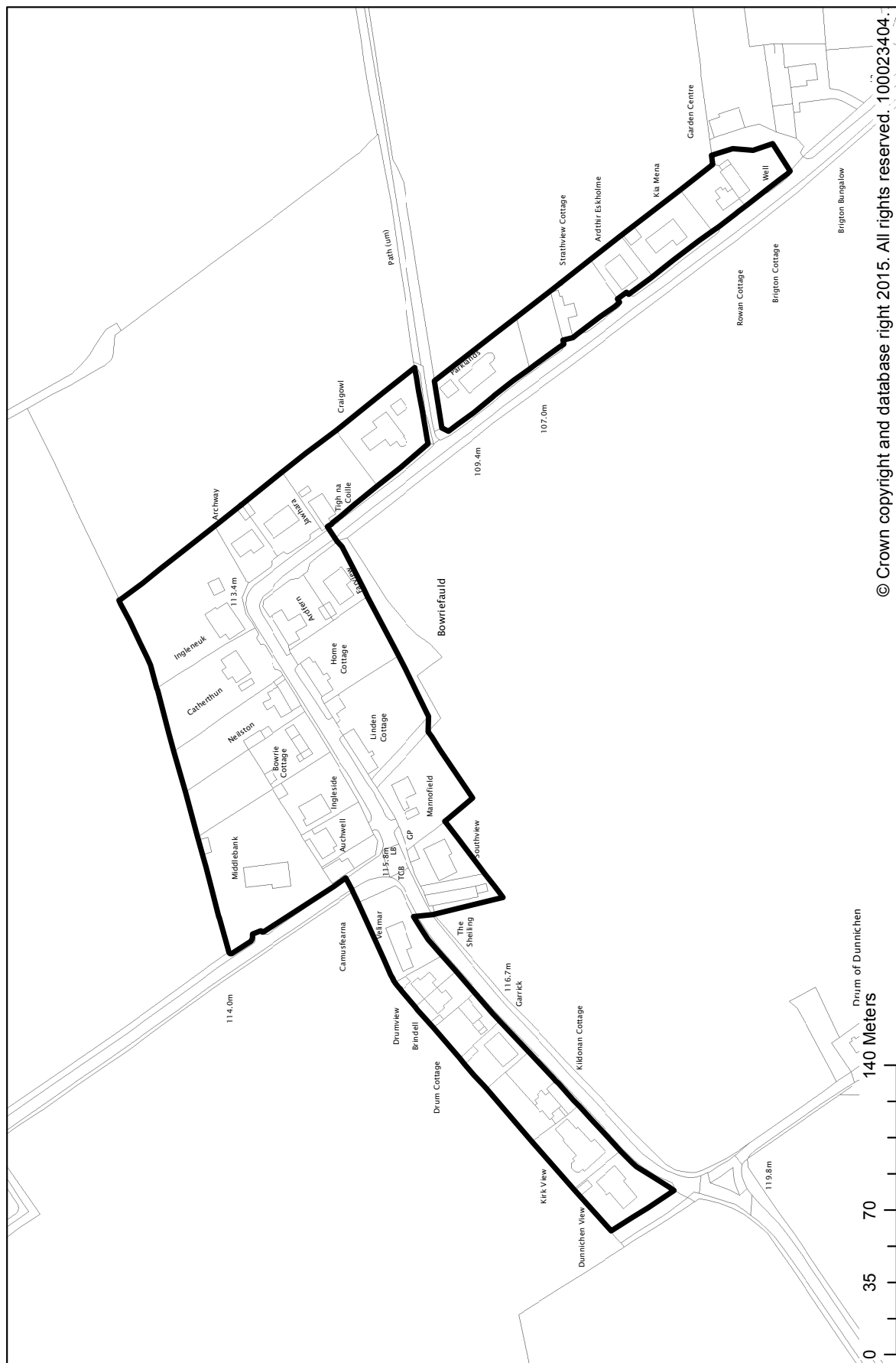


SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT BOUNDARY MAPS



SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT BOUNDARY MAPS

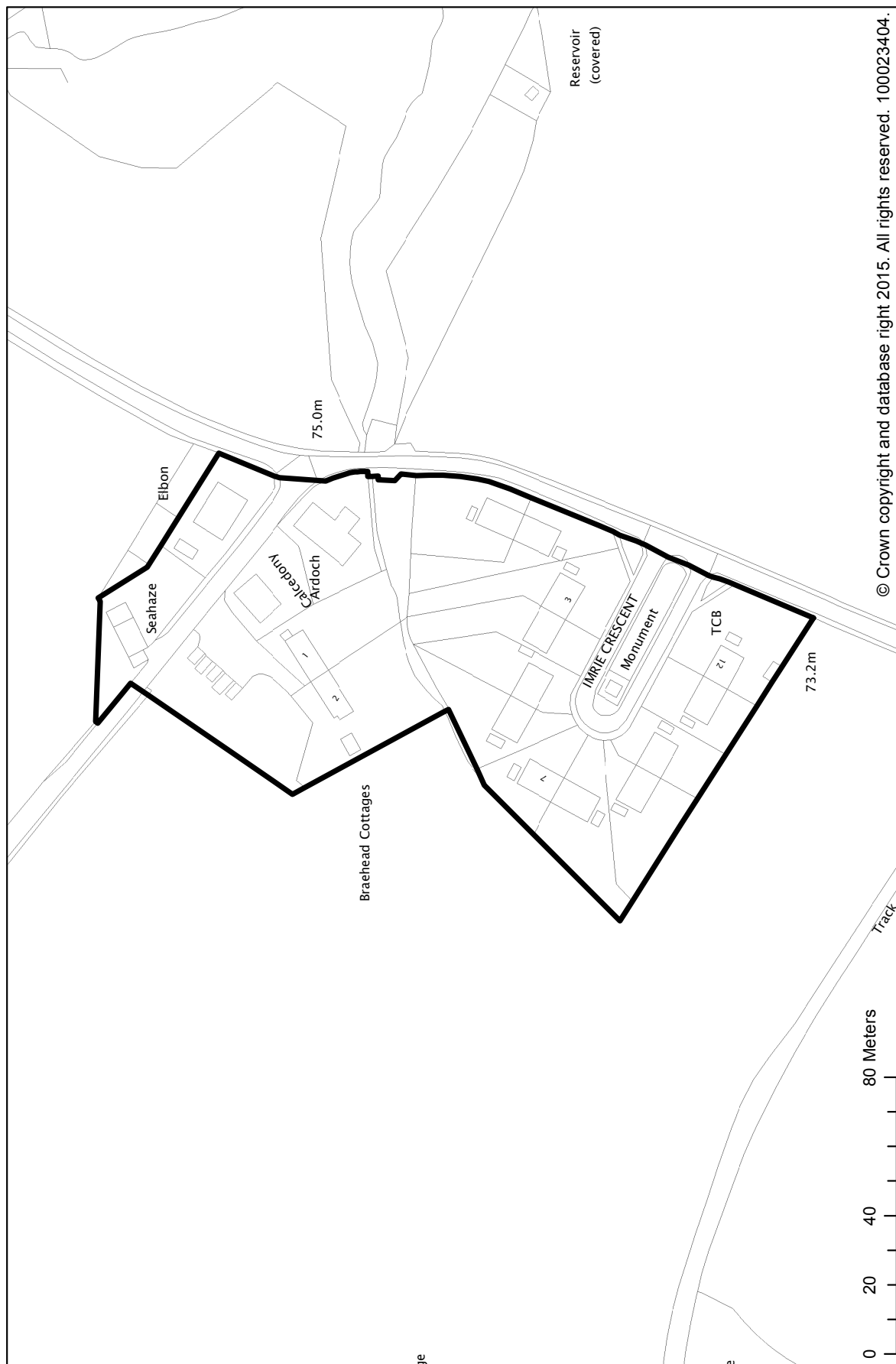
Bowriefauld



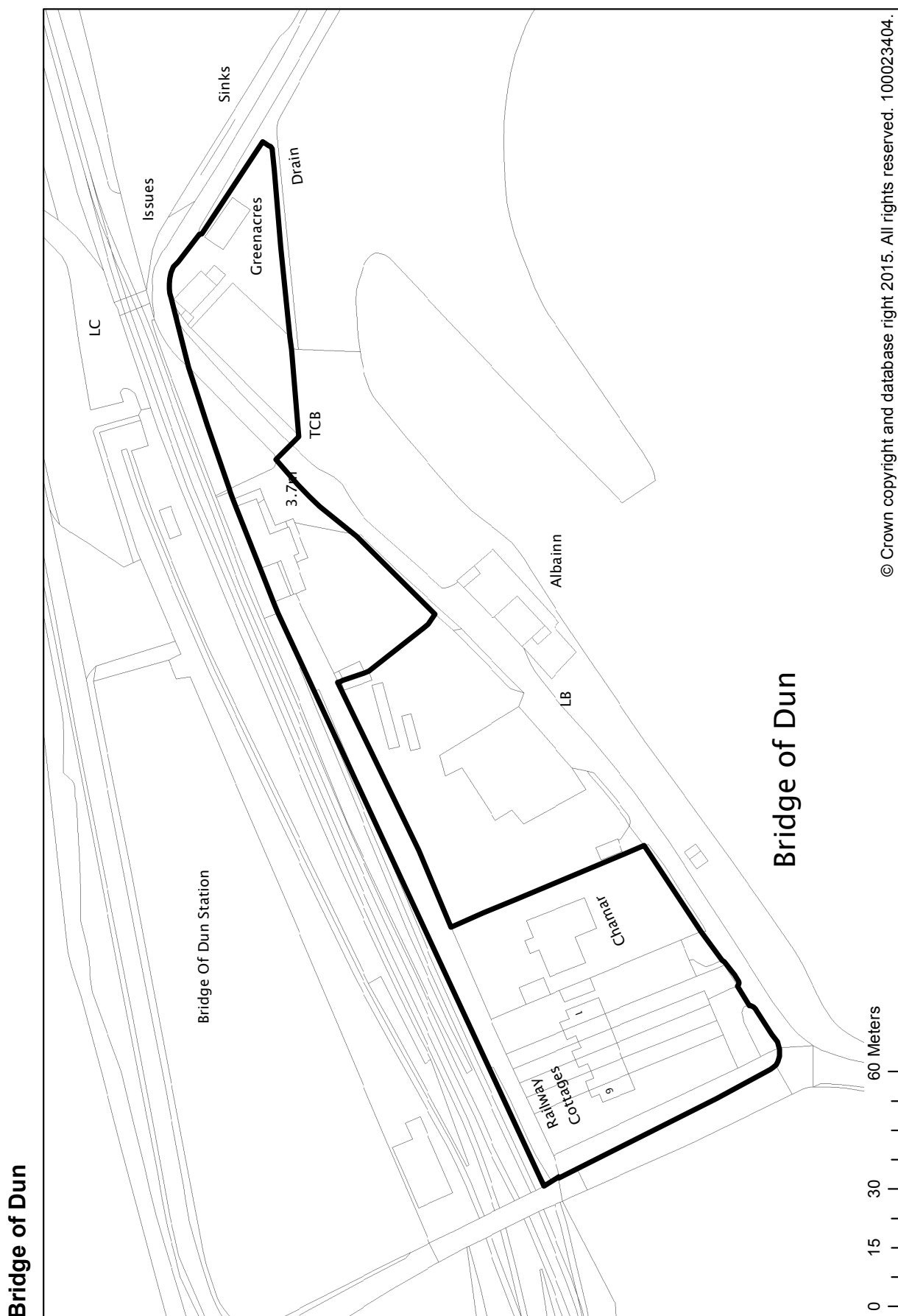
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Braehead of Lunan

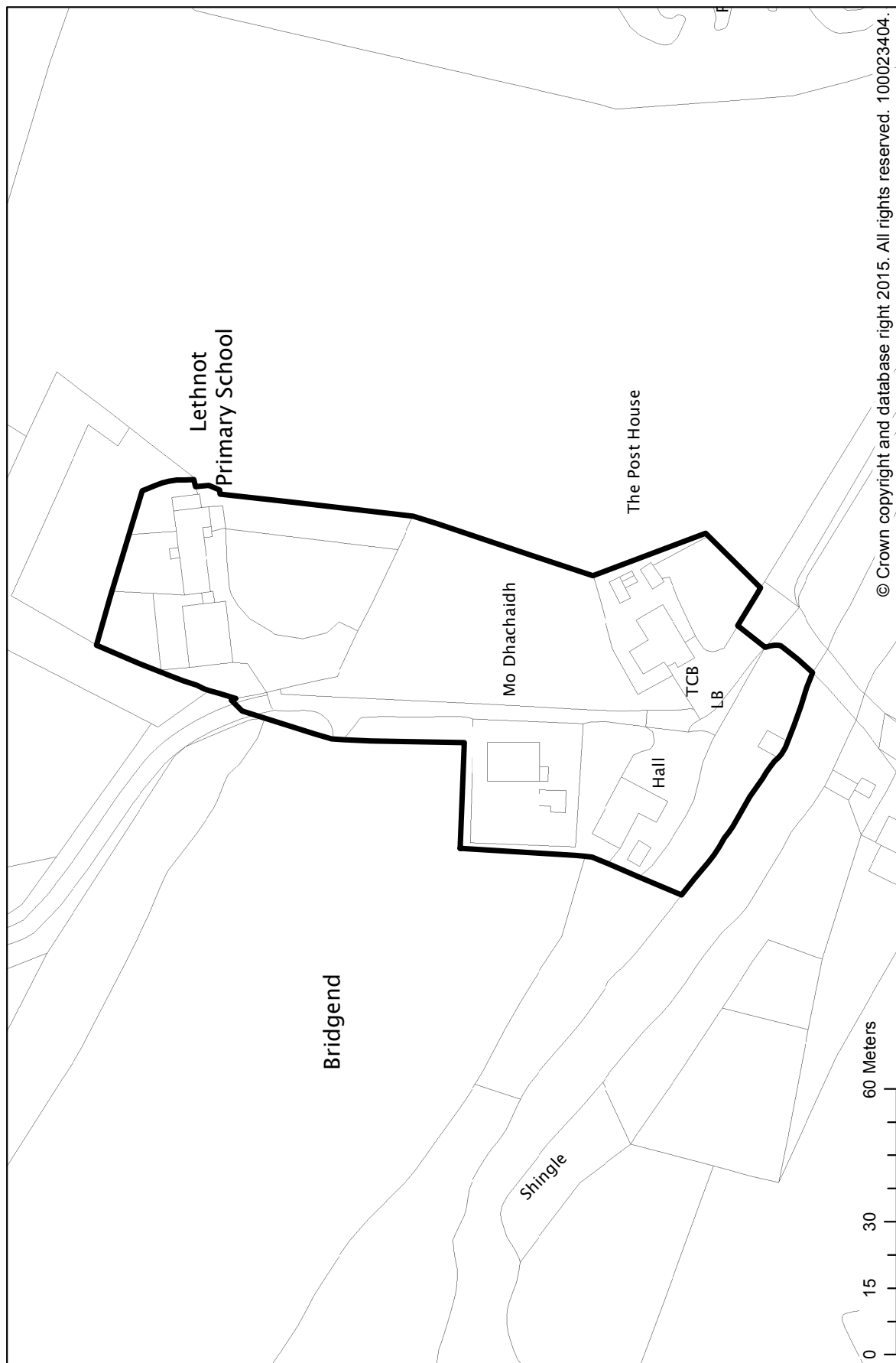


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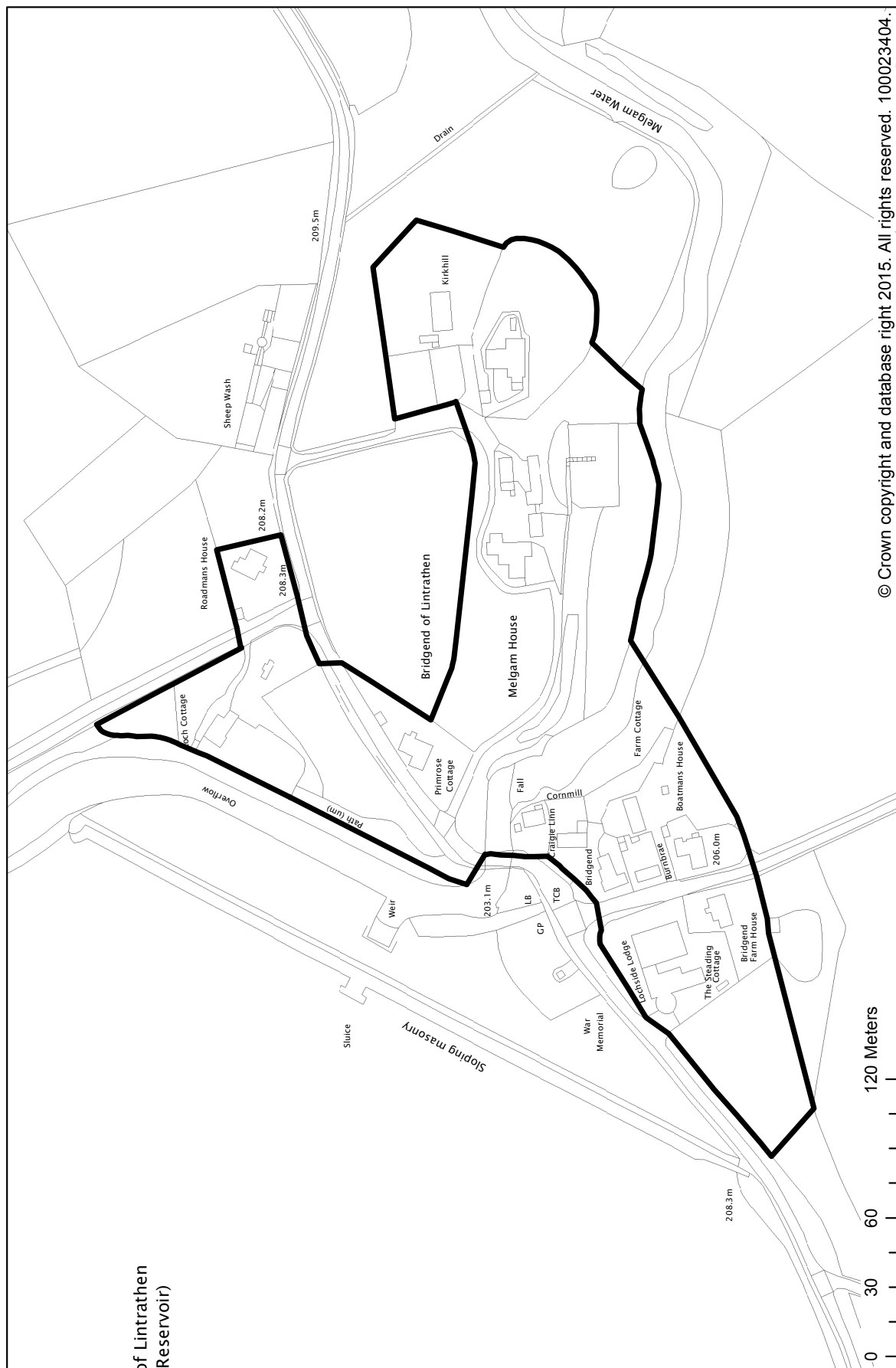
SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT BOUNDARY MAPS

Bridgend of Lethnot



SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT BOUNDARY MAPS

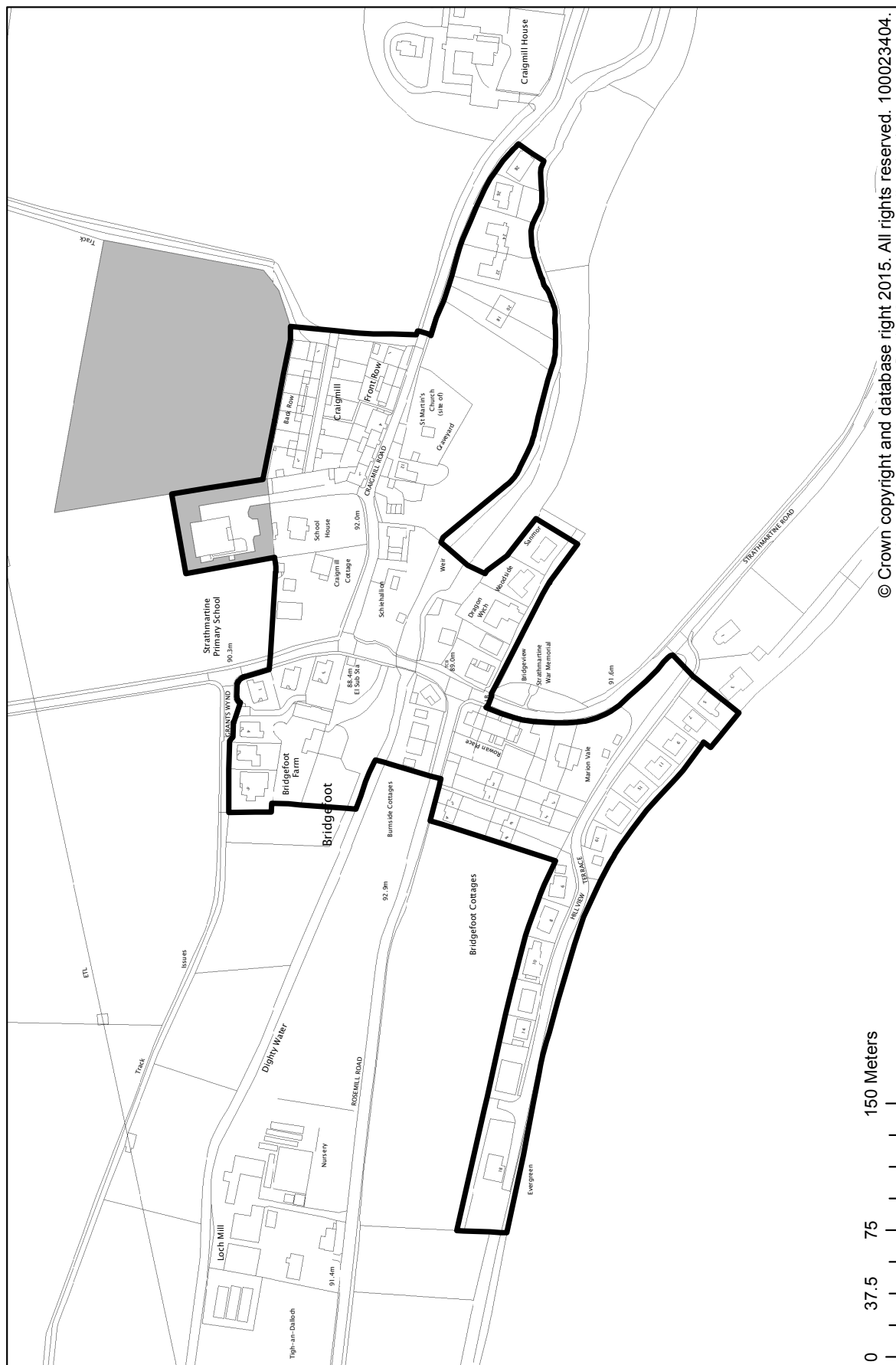
Bridgend of Lintrathen



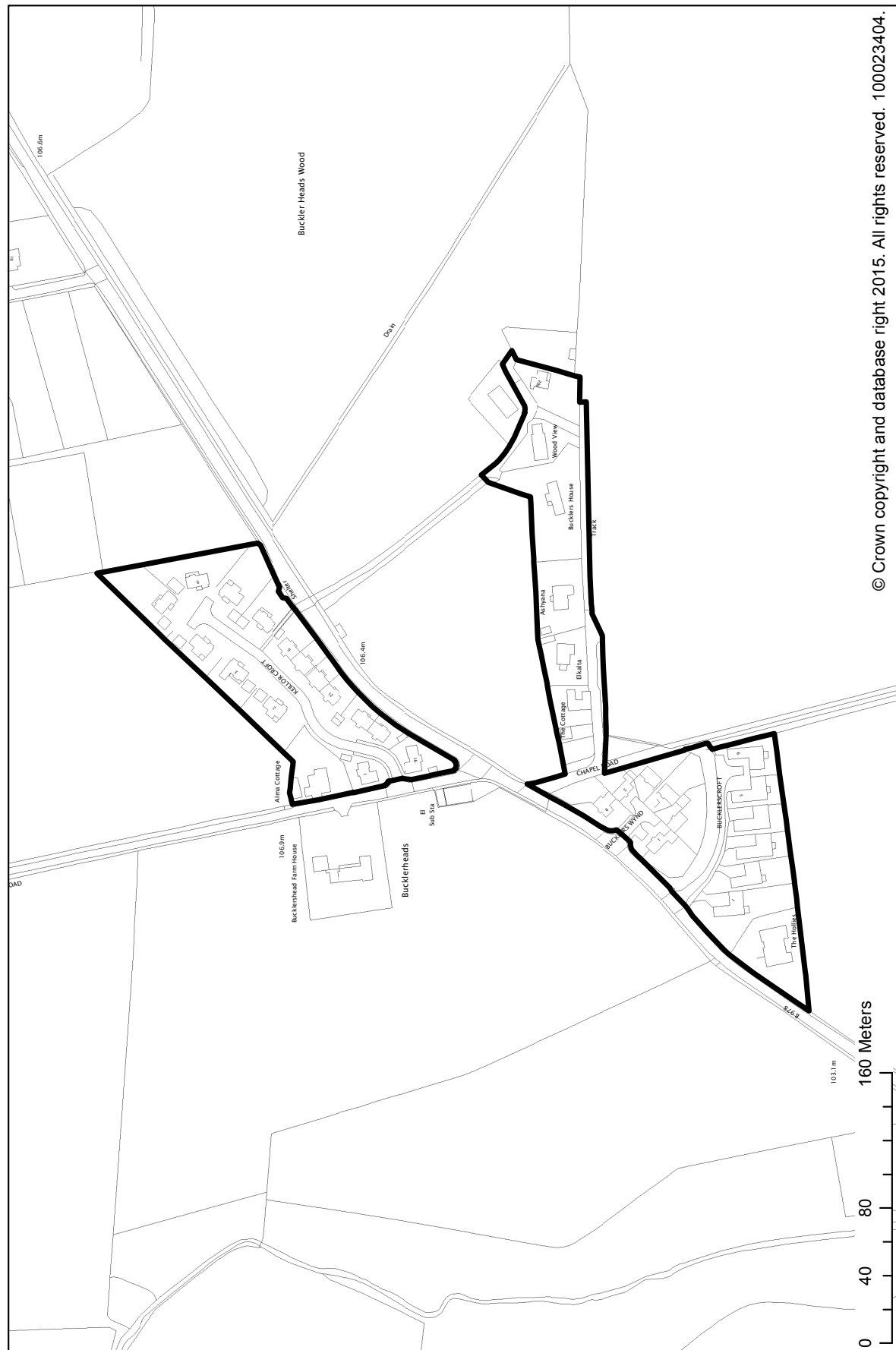
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SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT BOUNDARY MAPS

Bridgefoot & Strathmartine

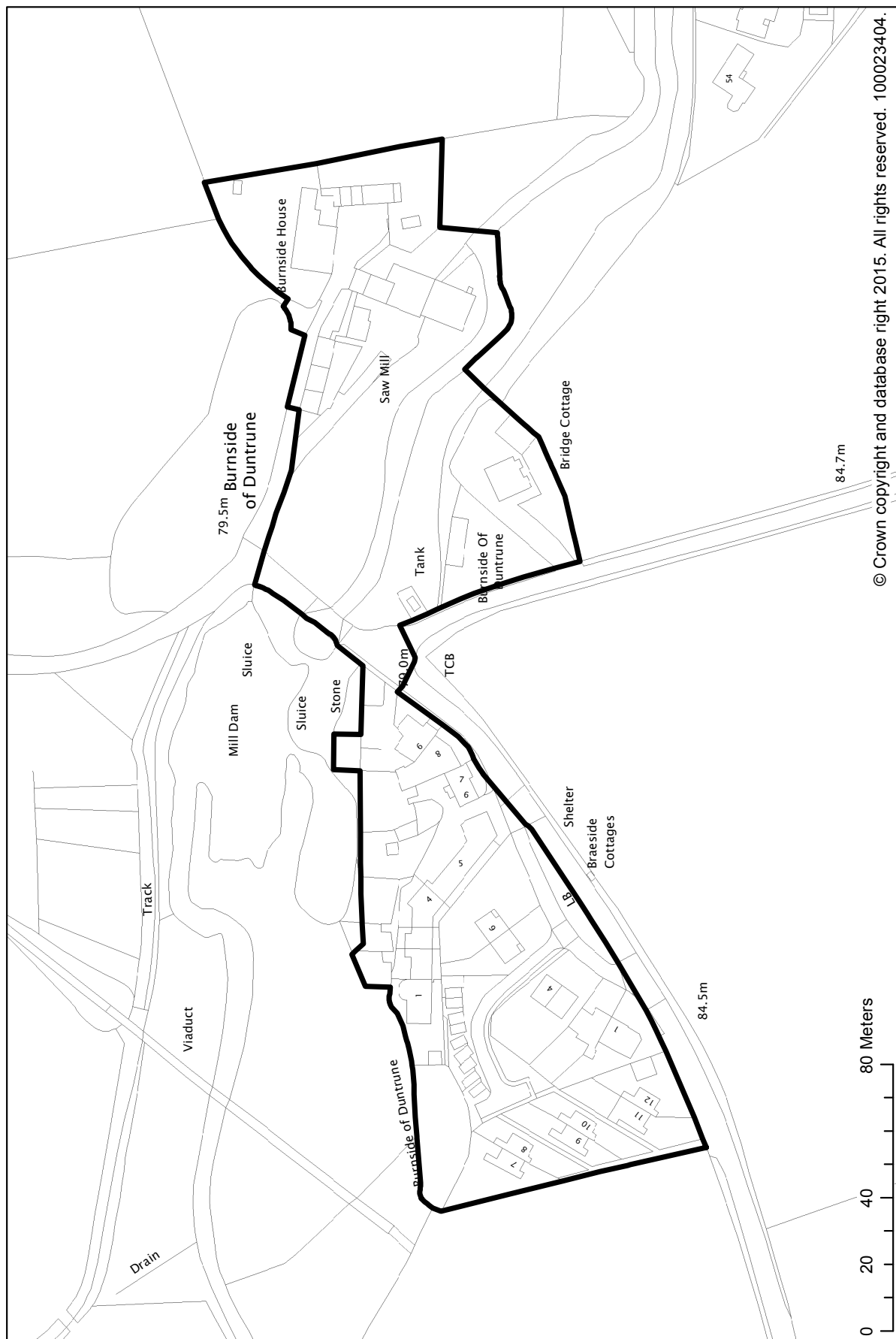


Bucklerheads



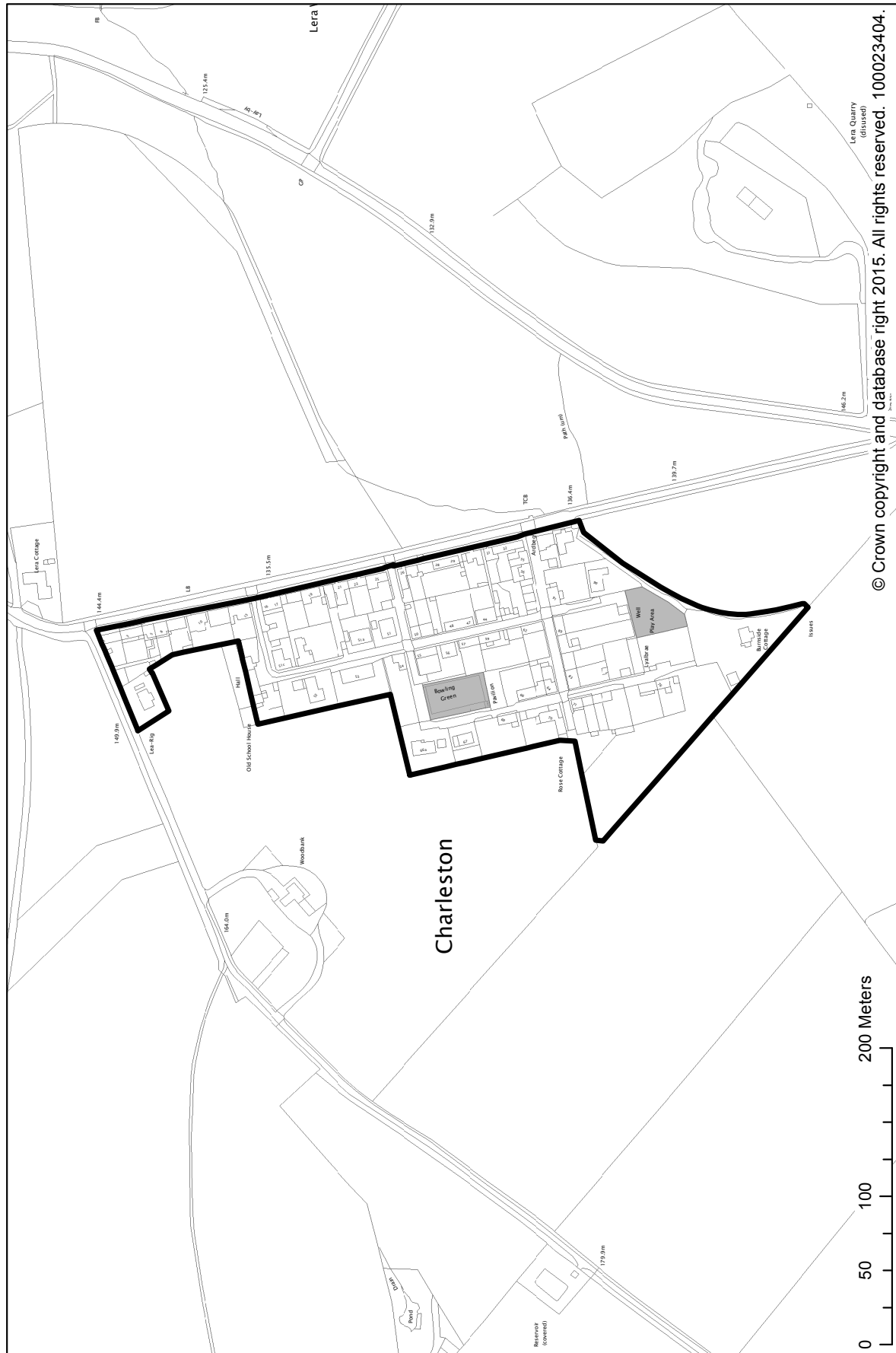
SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT BOUNDARY MAPS

Burnside of Duntrune



SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT BOUNDARY MAPS

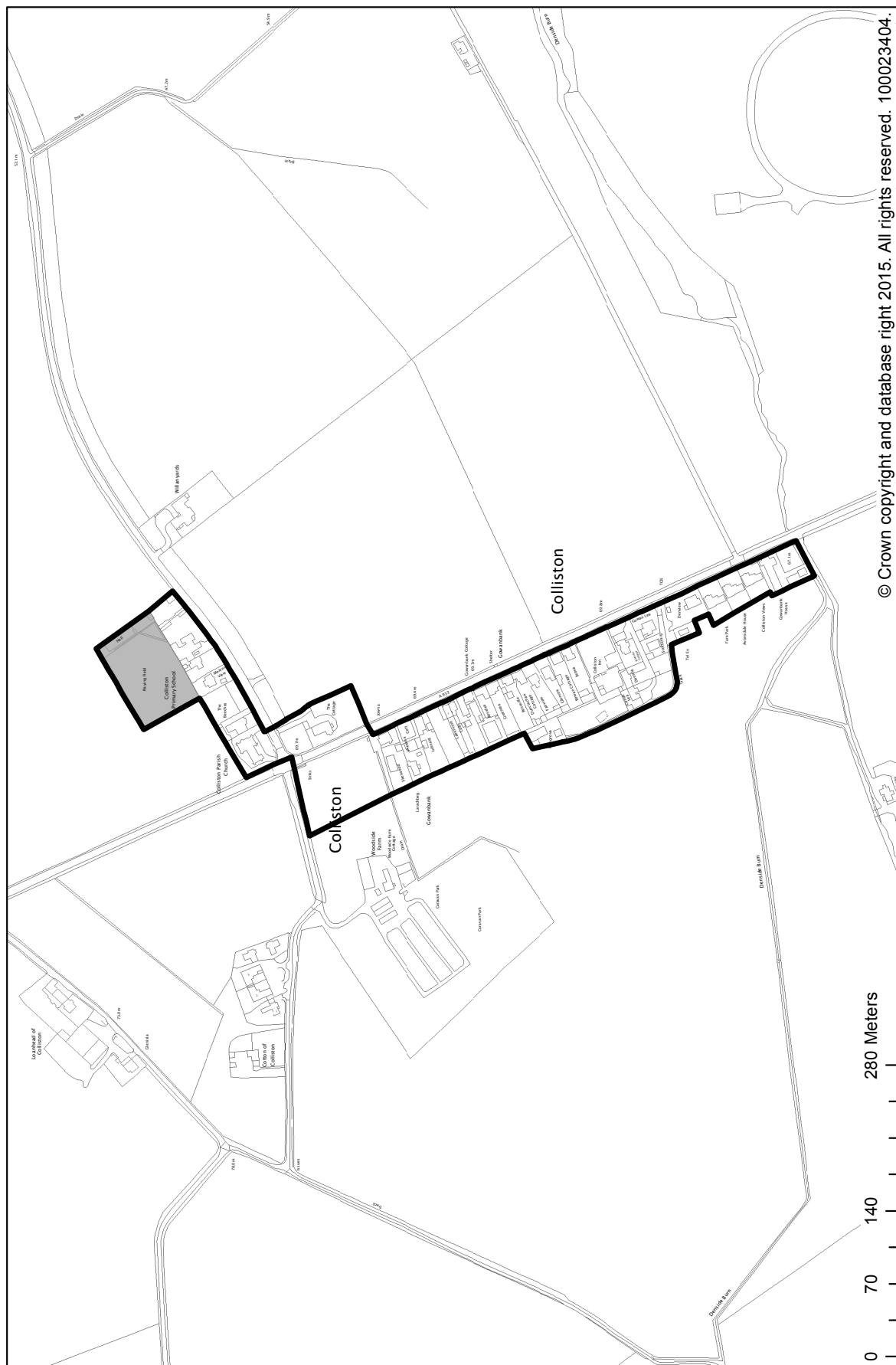
Charleston



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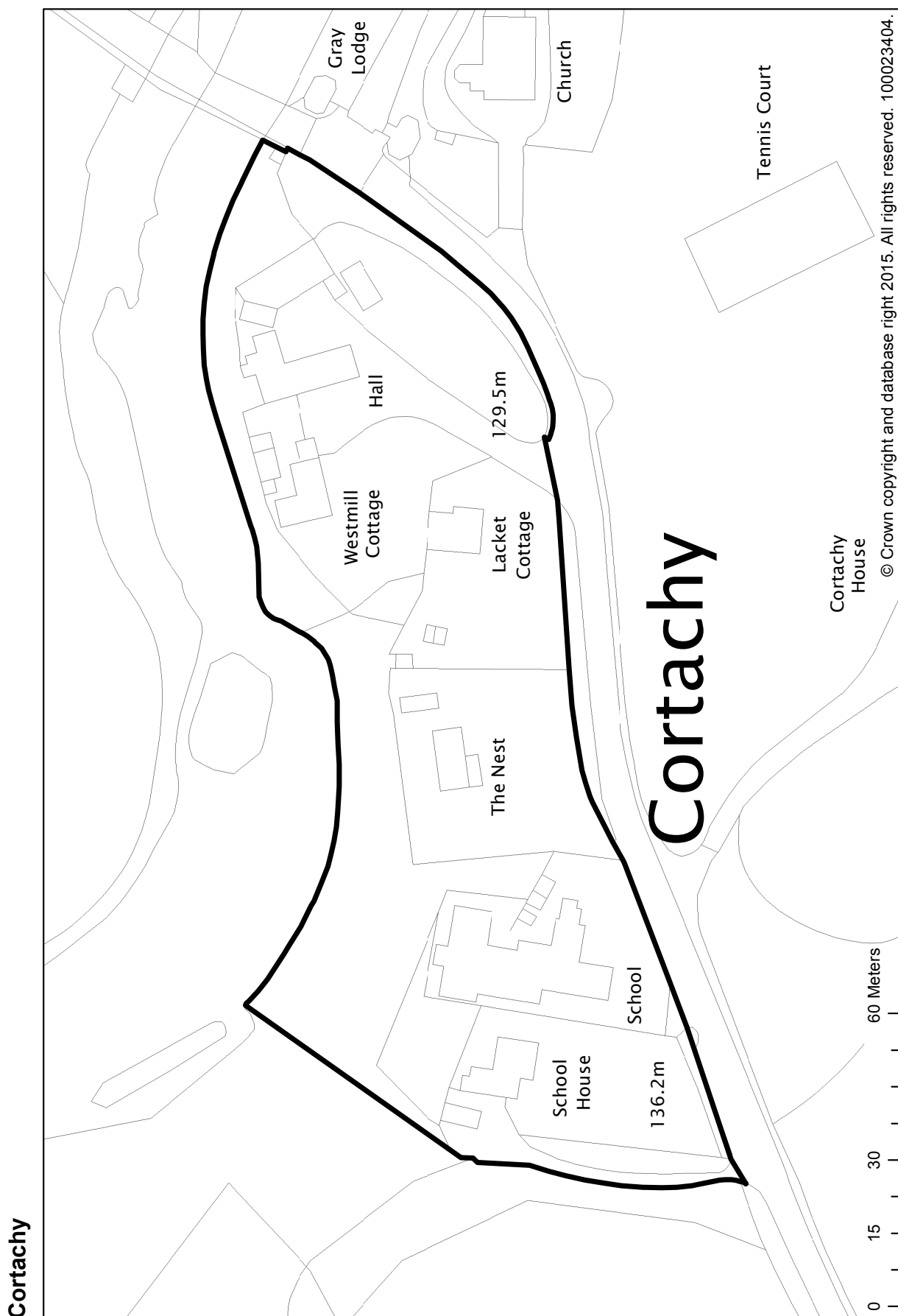
SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT BOUNDARY MAPS

Colliston



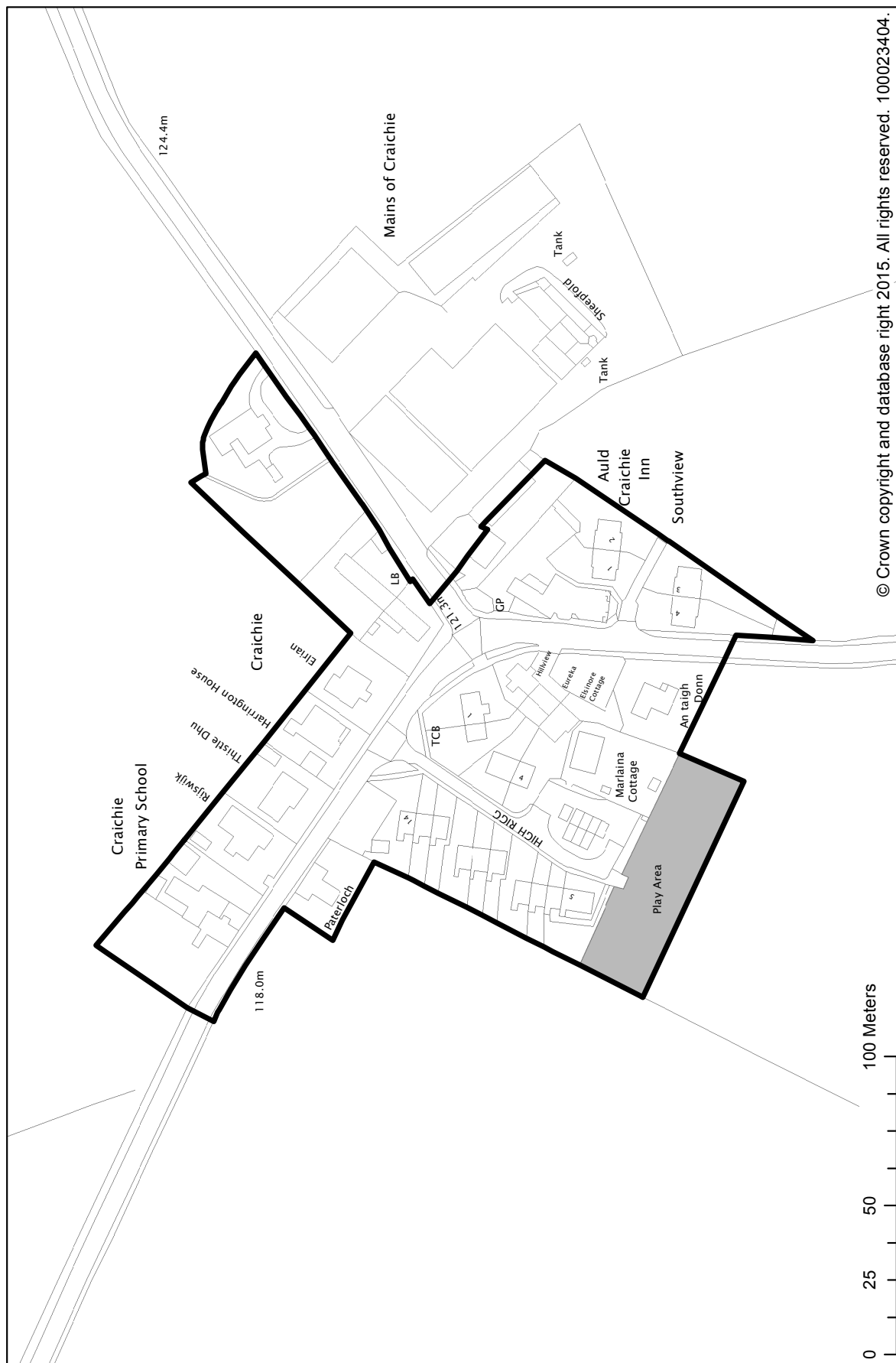
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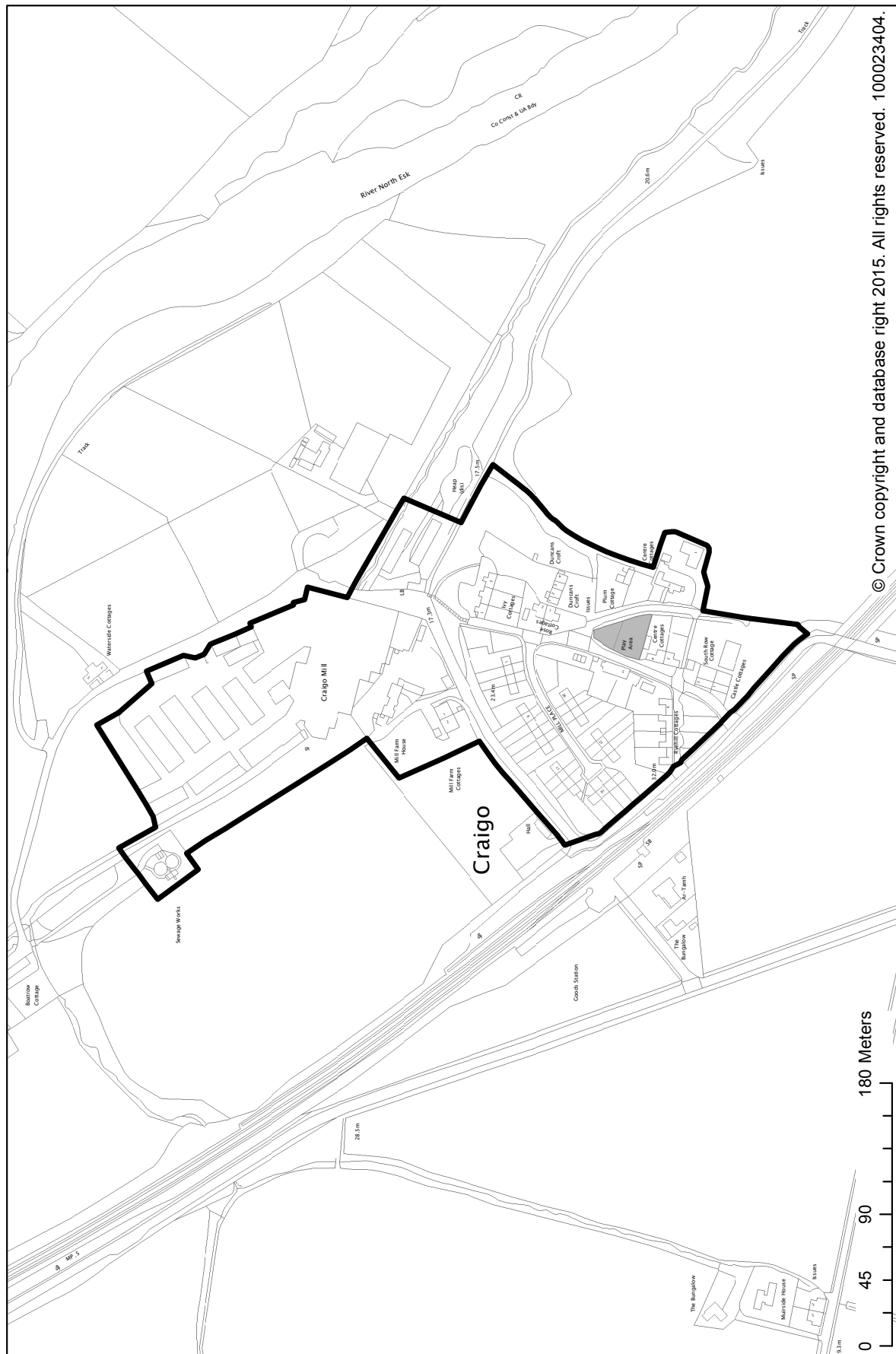


SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT BOUNDARY MAPS

Craichie

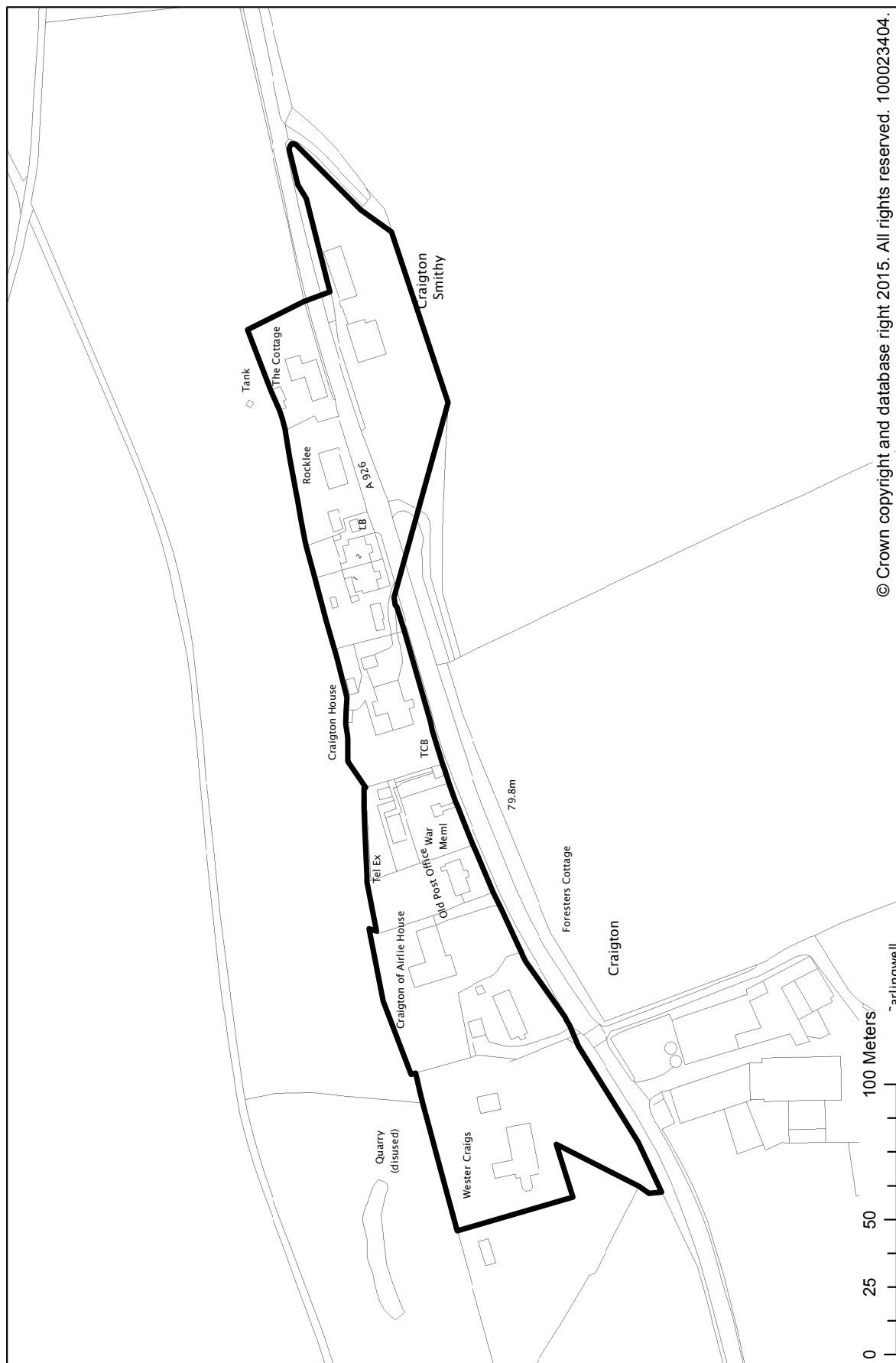


Craig



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Craigton of Airlie



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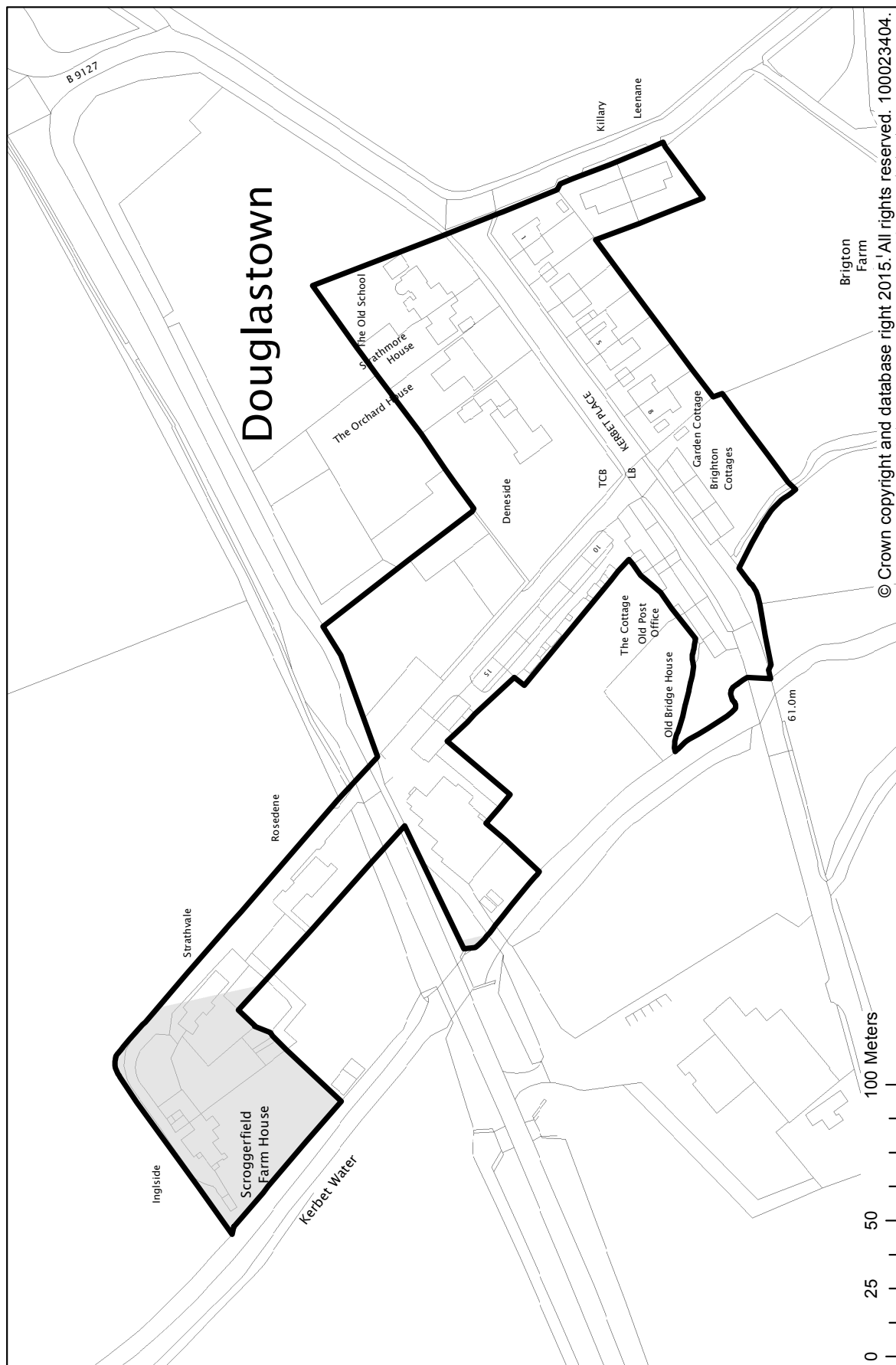
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Craigton of Monikie

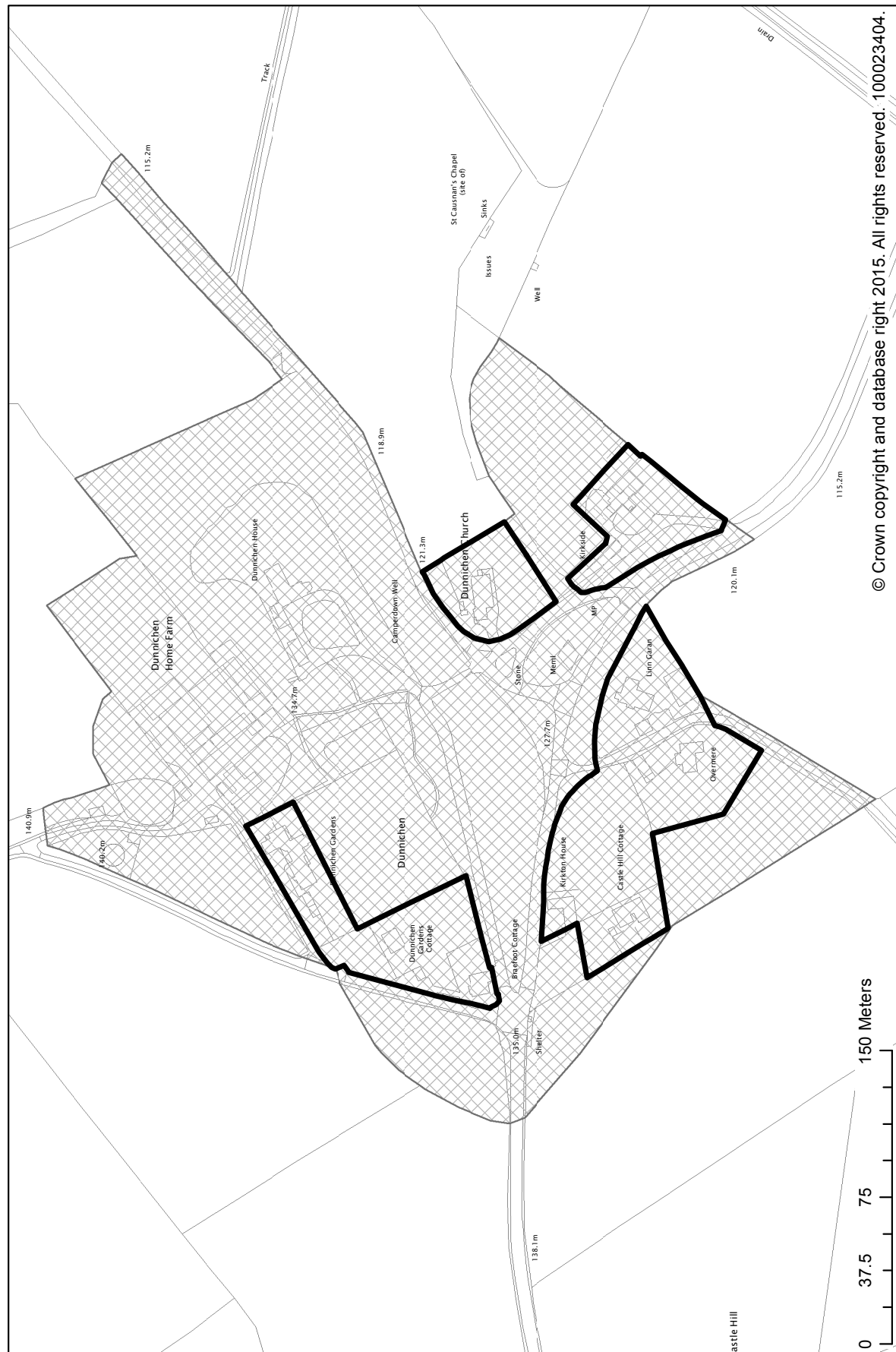


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Douglstown

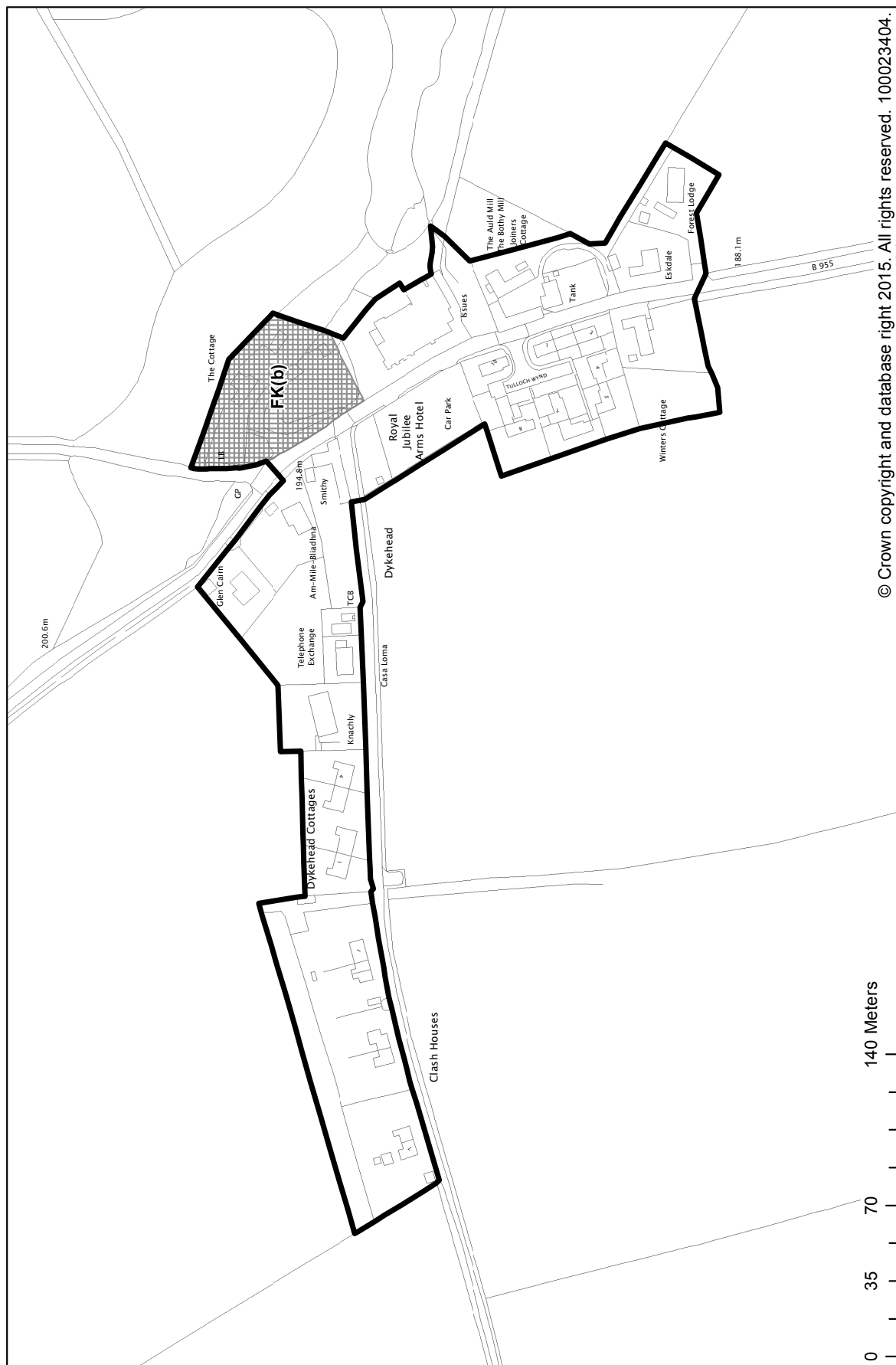


Dunnichen



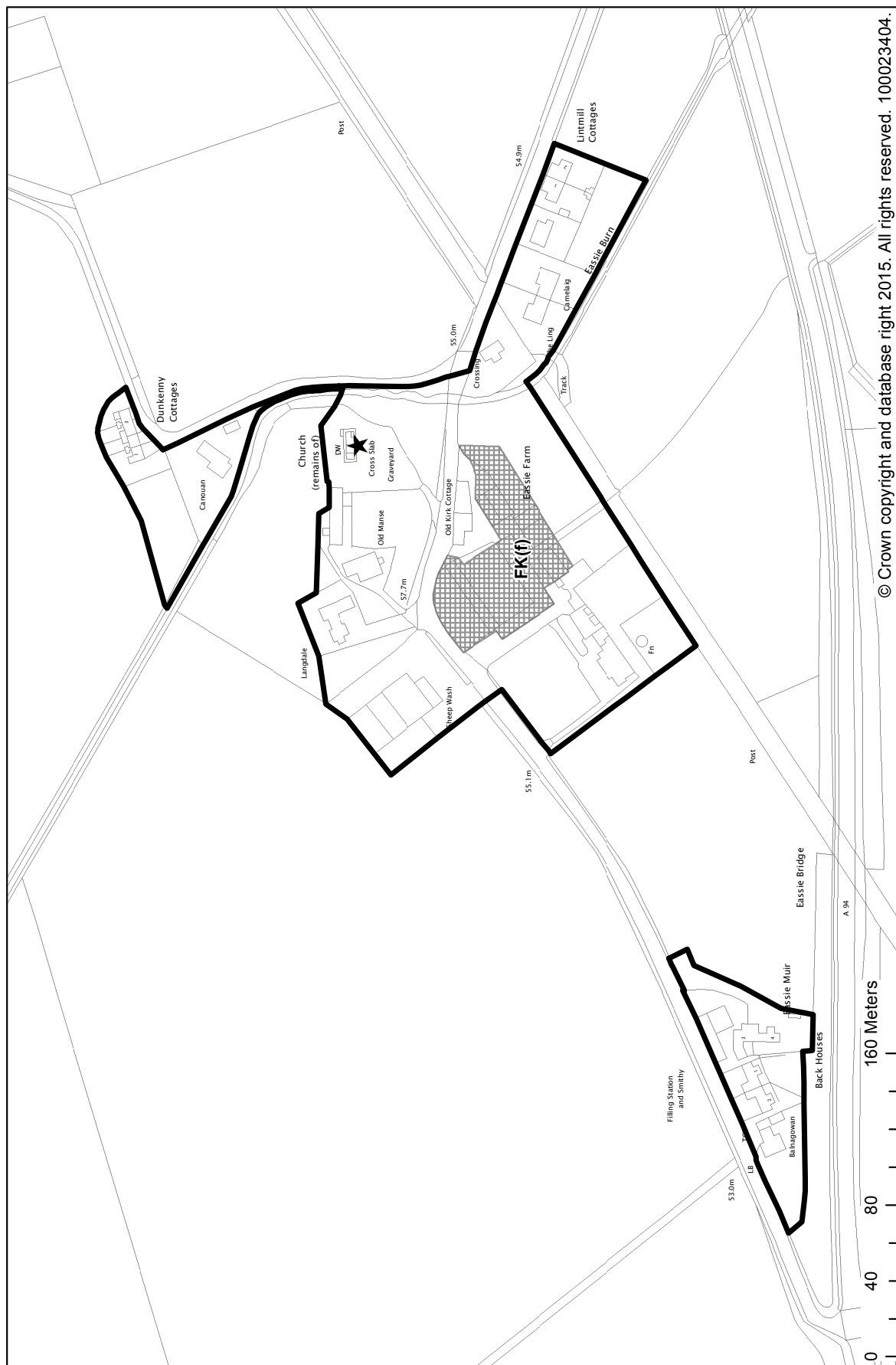
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Dykehead

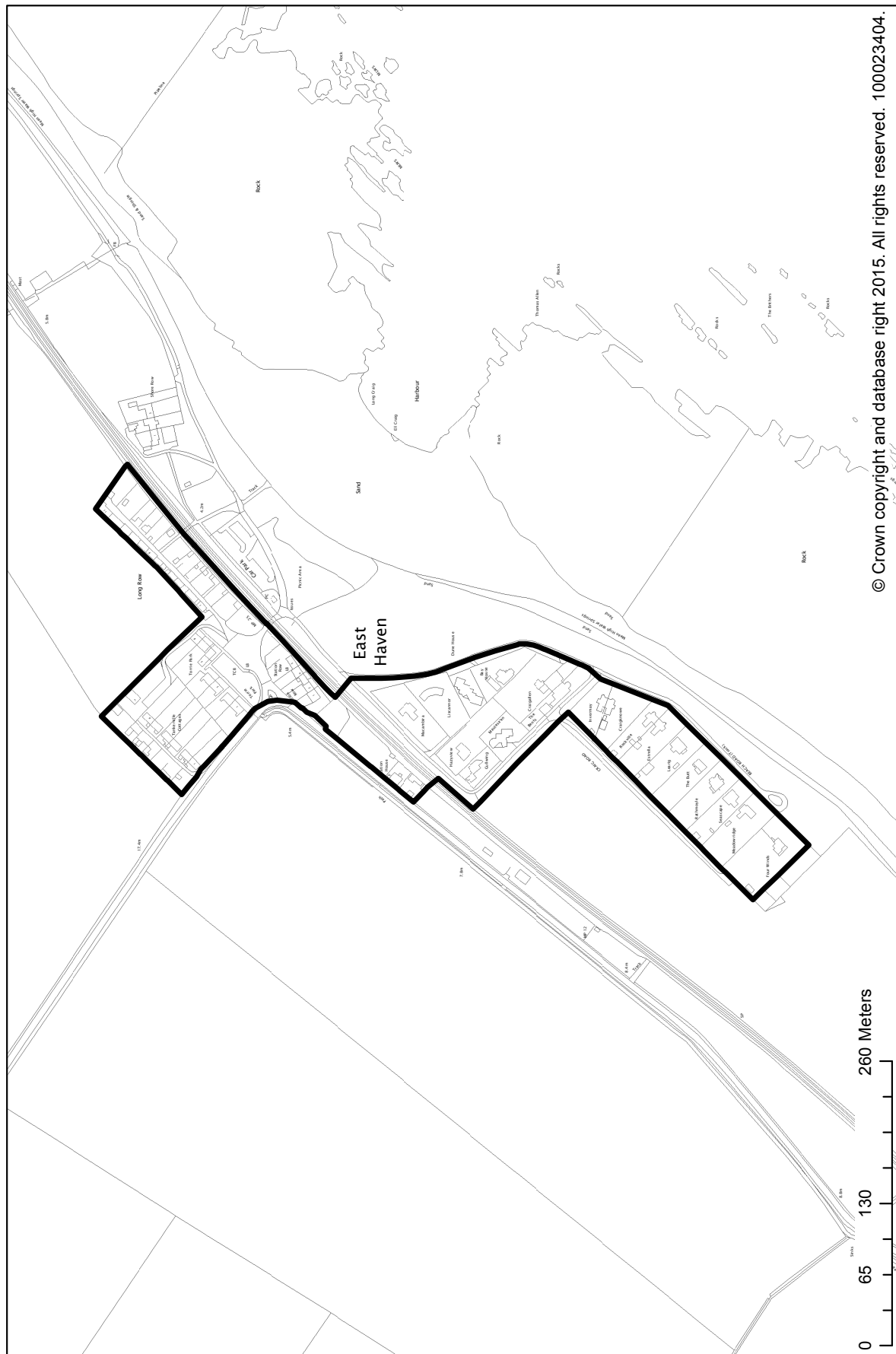


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Eassie Muir

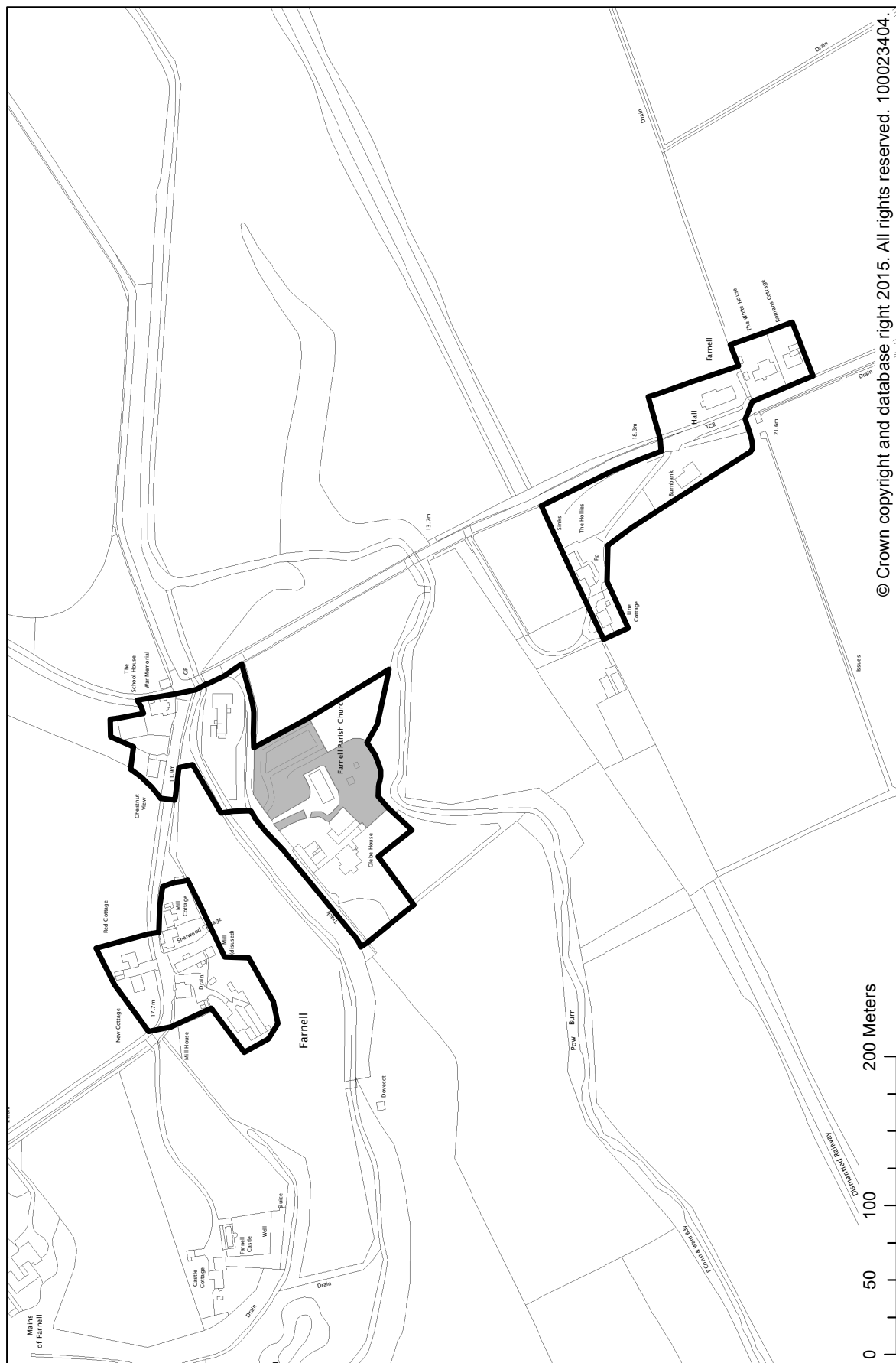


East Haven



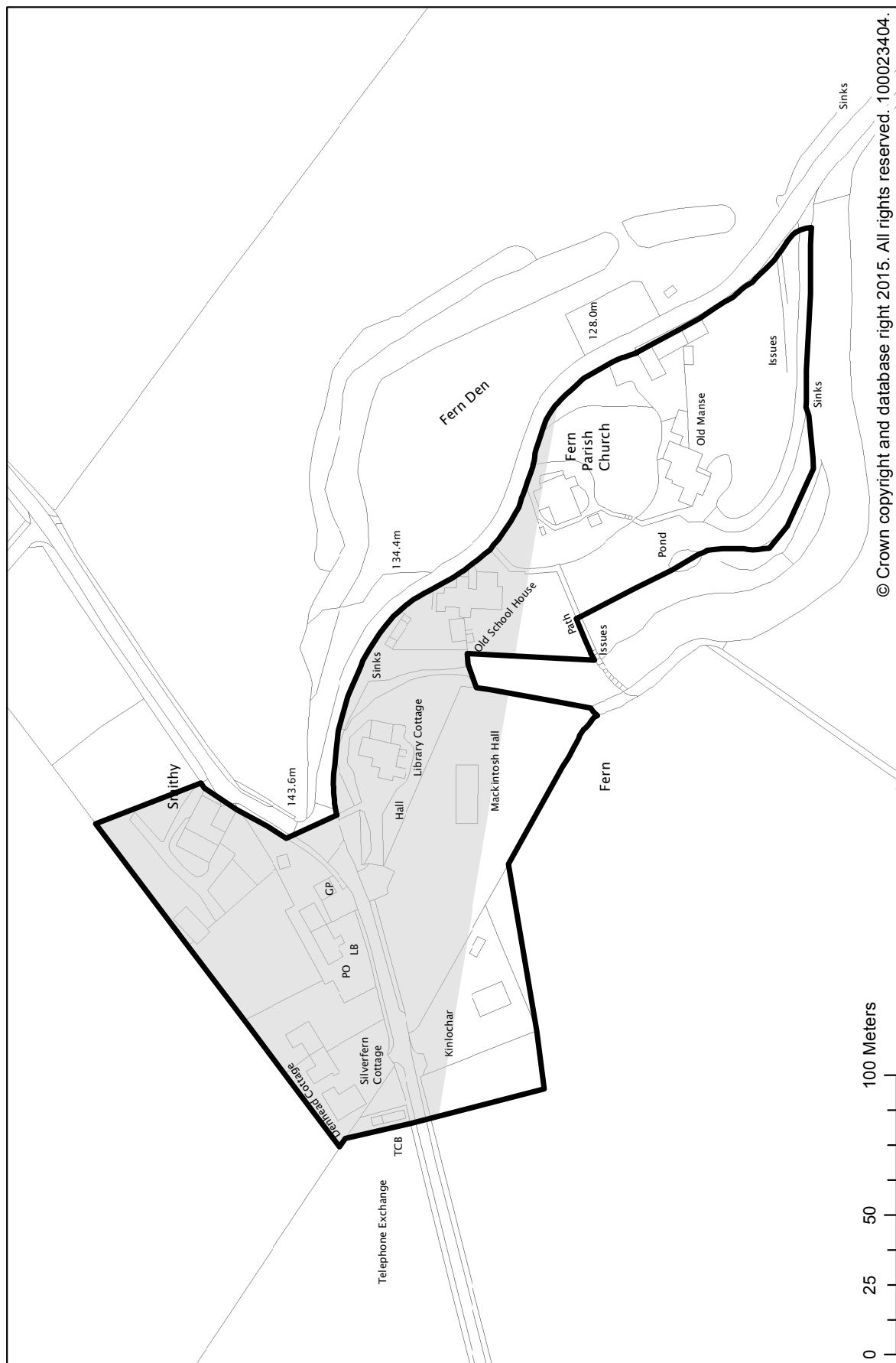
SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT BOUNDARY MAPS

Farnell



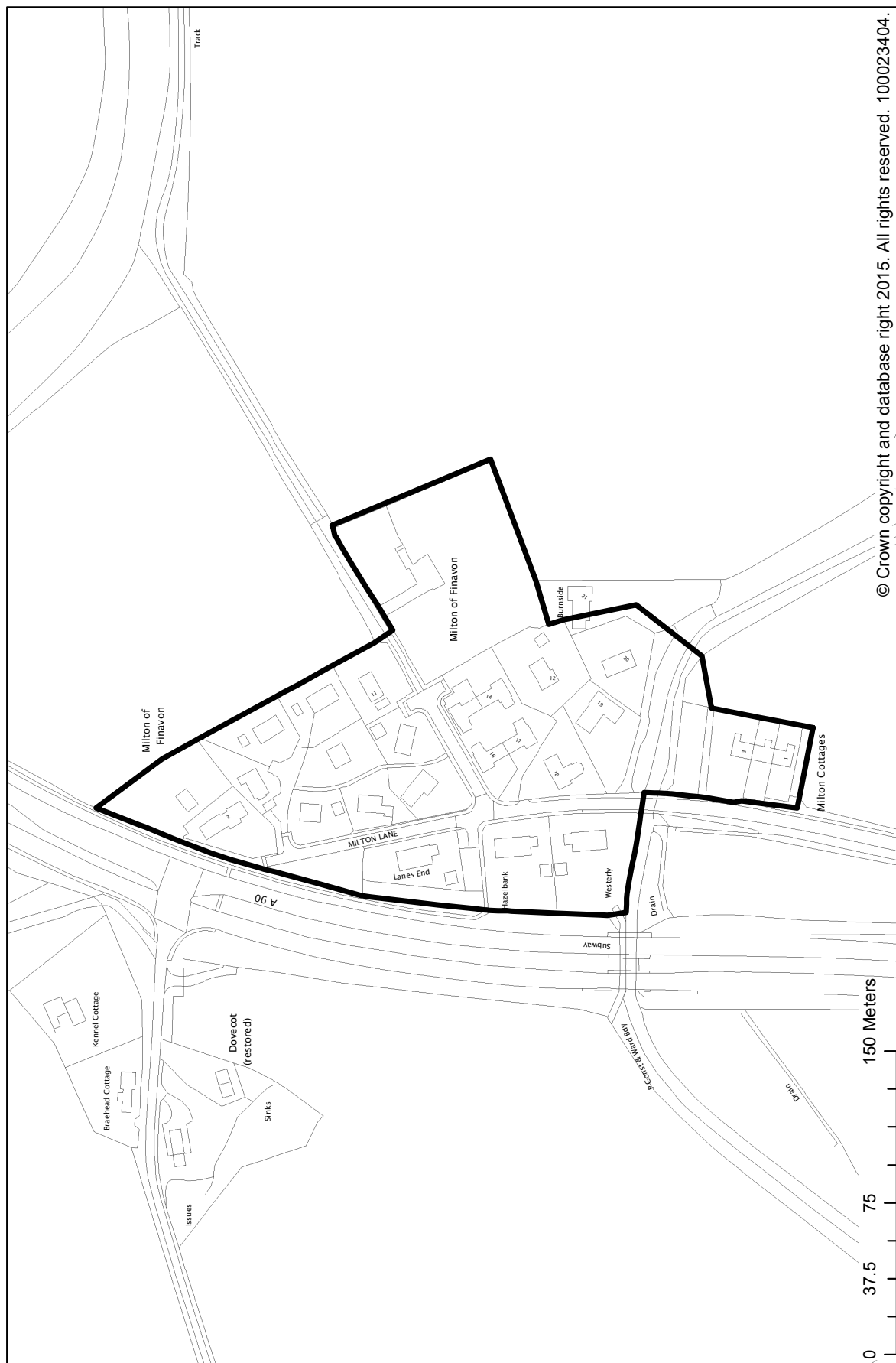
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Fern



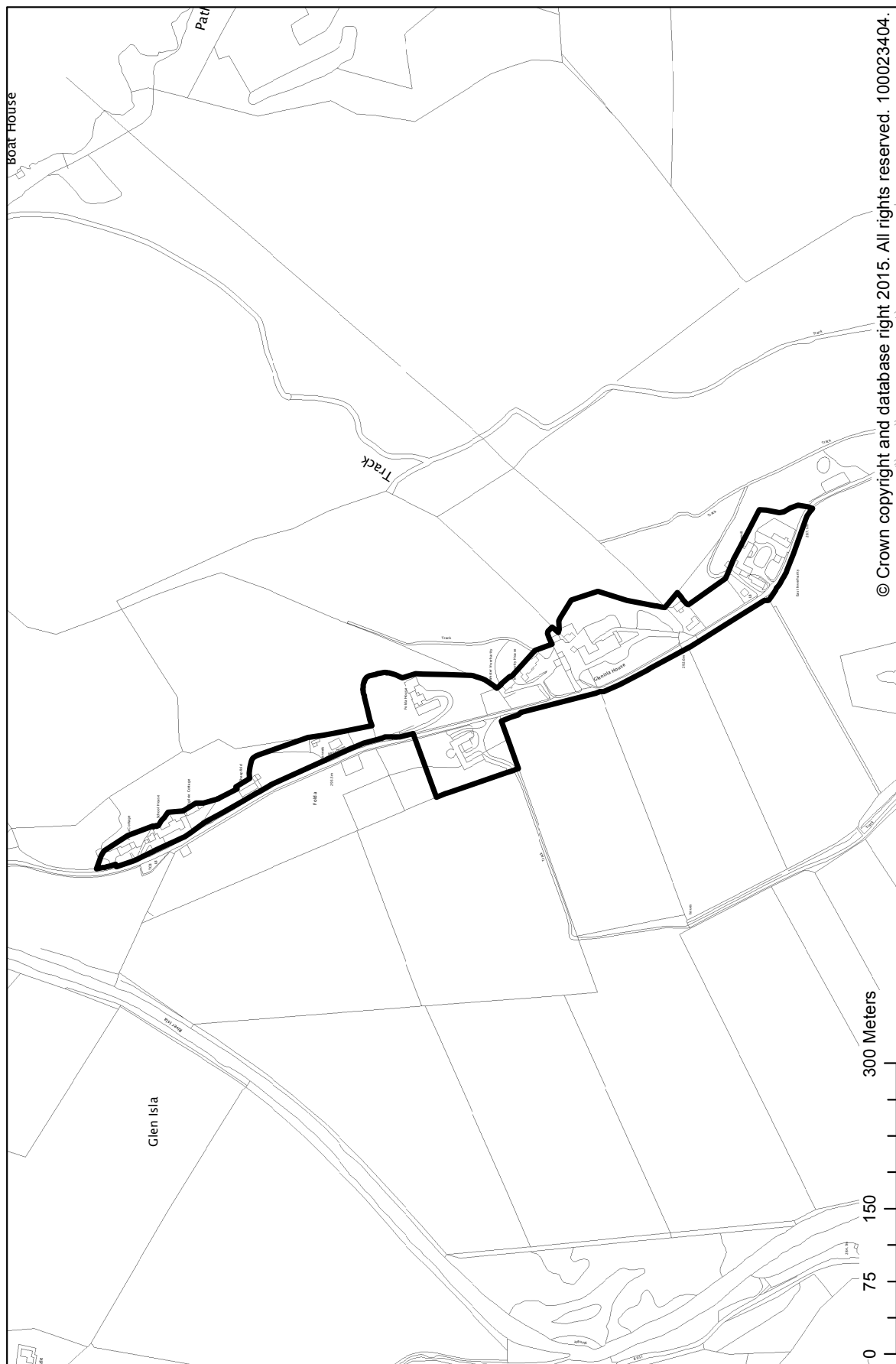
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Finavon

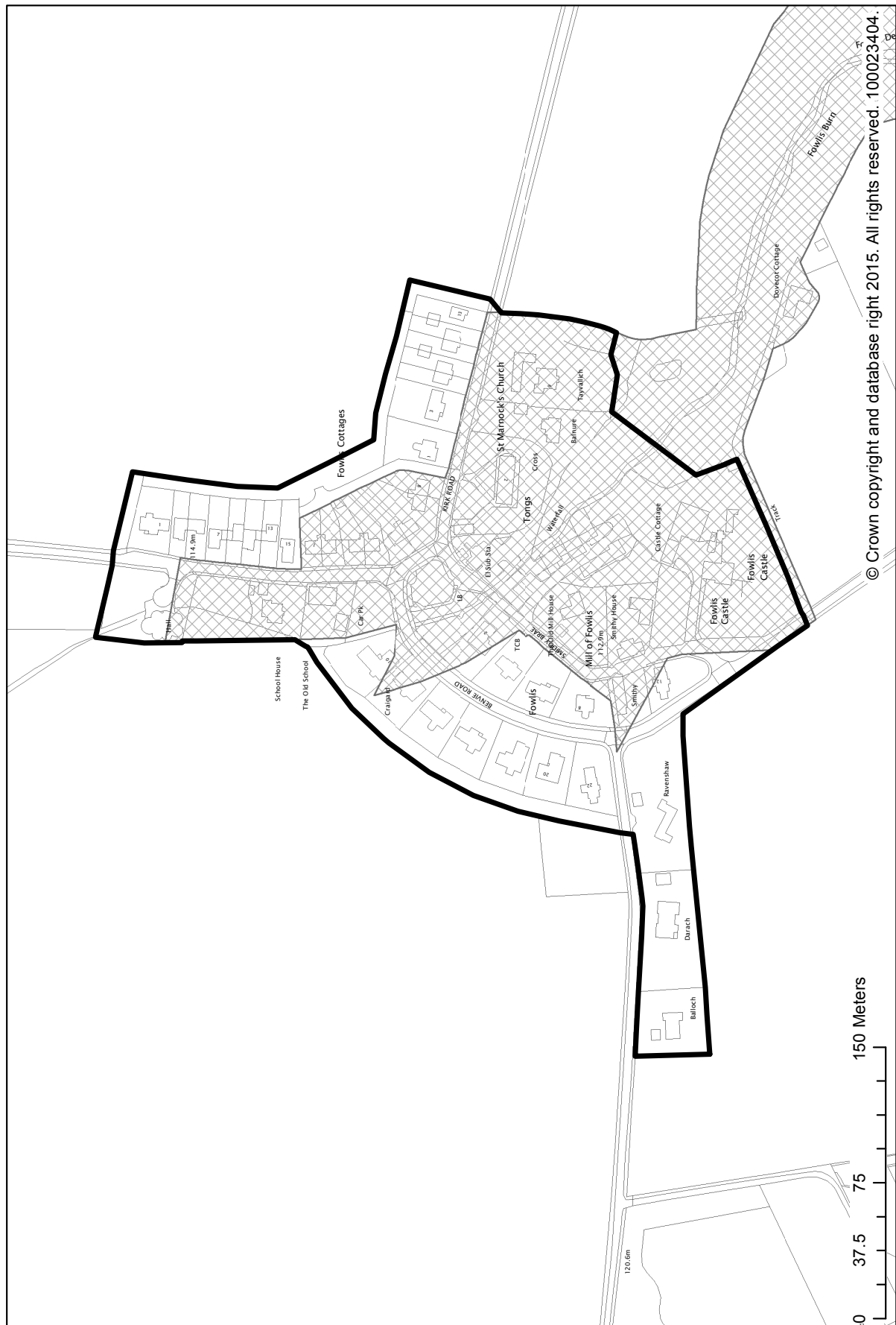


SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT BOUNDARY MAPS

Folda

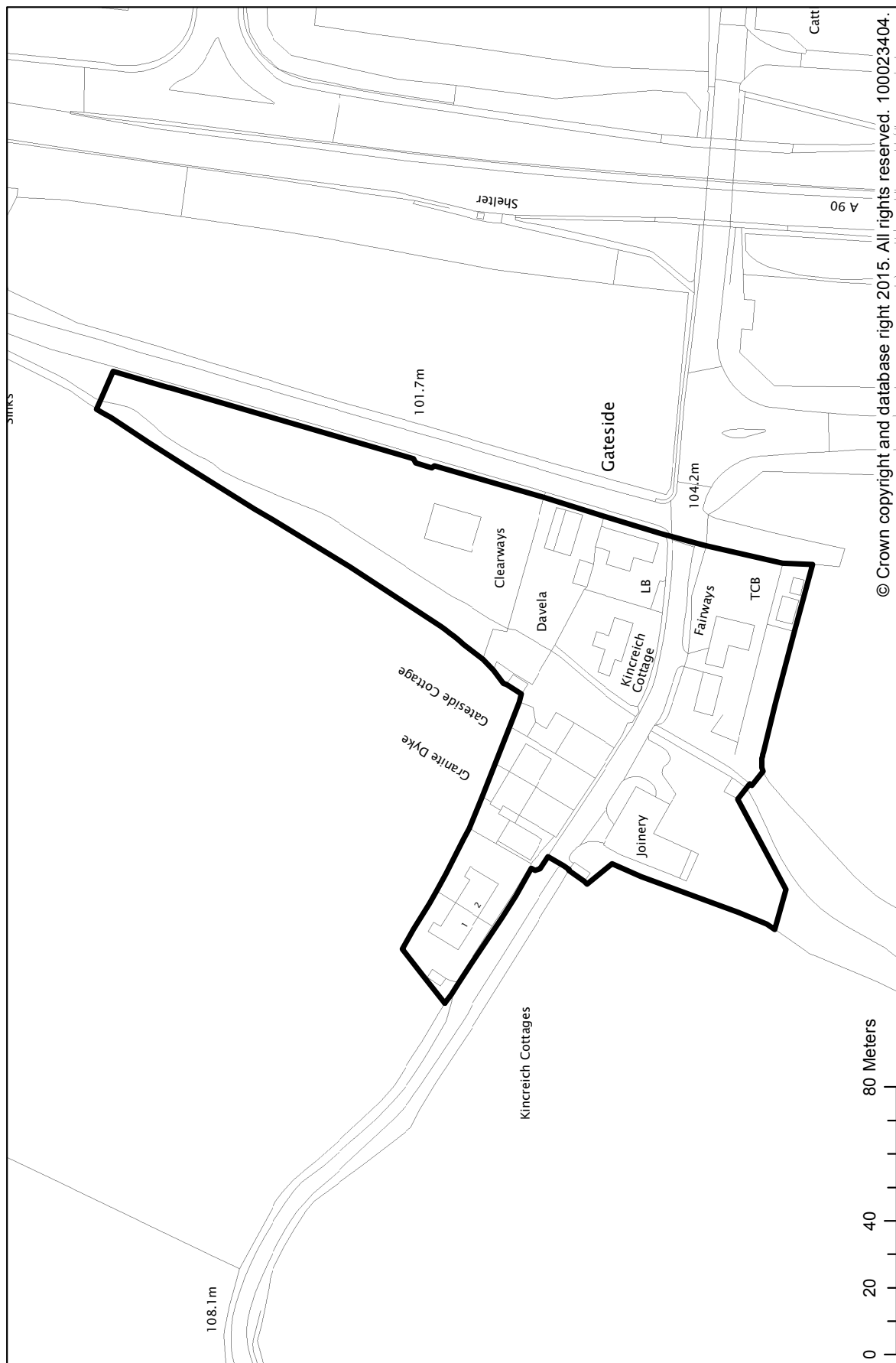


Fowlis Easter



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Gateside



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Glamis

The village of Glamis sits at the gates of Glamis Castle, home of the Earl of Strathmore and valuable to the tourism economy of Angus. Any future development should be of high quality and should respect the historical character and setting of the village as well as not detracting from its role as a focus for tourism. There is scope for limited areas of new development within the village which if sensitively designed will complement the existing role and function of the village. Modest new housing development will be supported where it is ancillary to the provision of local business or tourism uses.

DEVELOPMENT STRATEGY

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

- Continuing support for the ongoing housing development at Dundee Road.
- Safeguard an area at Dundee Road East suitable to accommodate new local business and/or tourism uses as well as a limited number of houses that are ancillary to other uses.
- Safeguarding and enhancing the natural and built features which are a key part of the character and identity of the village including having regard to its status as an outstanding conservation area.
- Supporting the valuable tourism role of the village by making provision for additional facilities or services in support of that function.

HOUSING

EXISTING SITES

Sites with planning permission or under construction as identified in the Housing Land Audit July 2014, are shown in Table G1.

Table G1: Existing Sites

Name / reference	Capacity
G(a) Dundee Road *	16
Total	16

** A further planning permission to increase the housing numbers for this site was granted, subject to conclusion of a legal agreement in relation to open space and affordable housing. The capacity shown above is as published in the 2014 Housing Land Audit.*

A further planning permission to increase the housing numbers for this site was granted, subject to conclusion of a legal agreement in relation to open space and affordable housing. The numbers shown above are as published in the 2014 Housing Land Audit, although this position may change in advance of publication of the Proposed Plan.

OPPORTUNITY SITES

An area of land in the heart of Glamis may be appropriate for local employment/tourism related development in support of the existing role and function of the village. The development could also incorporate a limited number of houses ancillary to the employment/tourism uses. Notwithstanding the potential benefits to Glamis, proposals should

SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT BOUNDARY MAPS

incorporate a high level of design and materials to respect the outstanding conservation area status of the village.

G1 Opportunity Site – Dundee Road East

1.8 ha of land in the core of the village provides the opportunity for local business or tourist related development. There may also be scope to achieve a mixed development incorporating a limited number of houses as part of the overall scheme. Given the Conservation Area location, development proposals should ensure the use of high quality design and materials. Proposals should also incorporate appropriate landscaping, footpath and green network linkages and have regard to the amenity of surrounding properties.

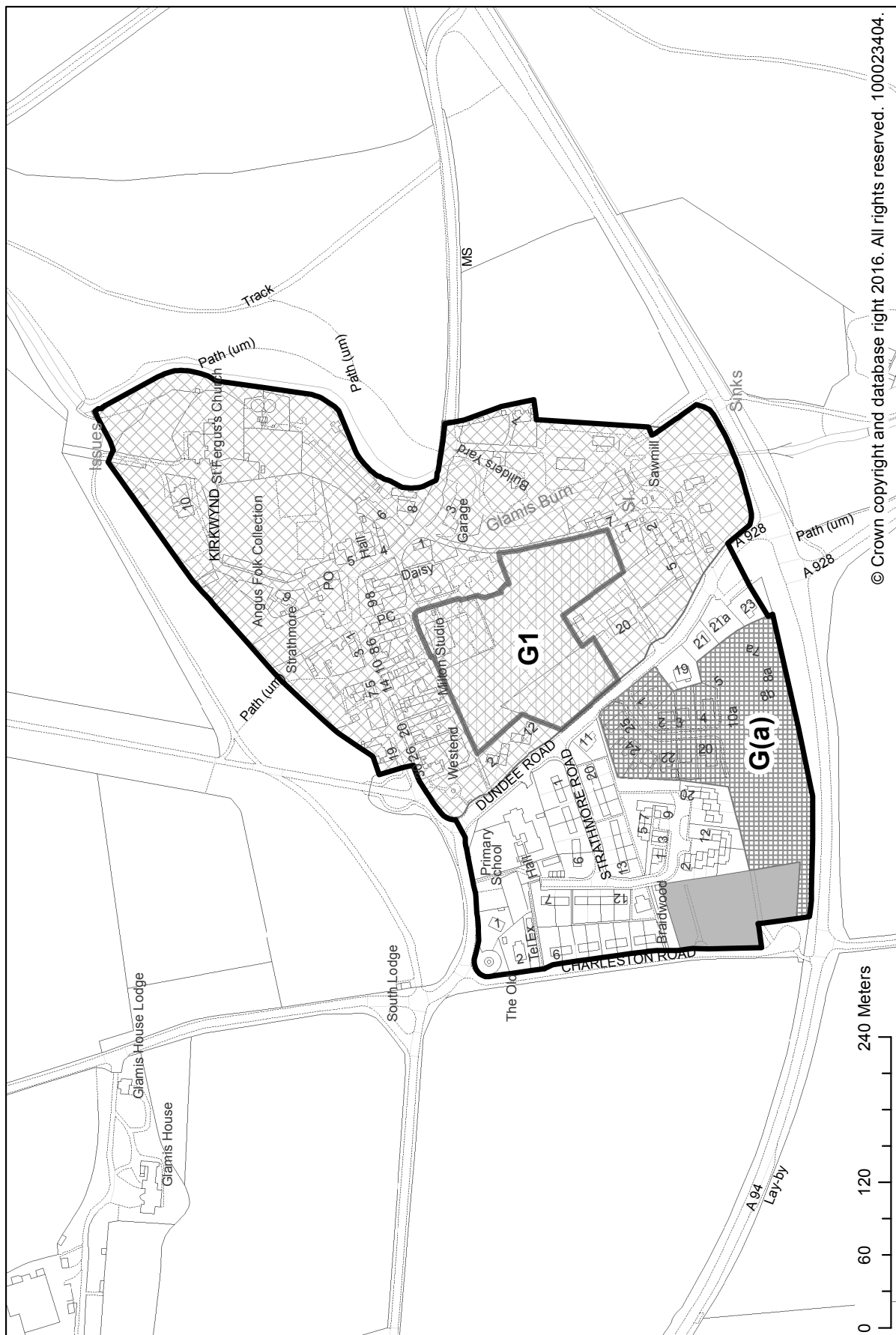
Supporting information including a Flood Risk Assessment and Drainage Impact Assessment will be required.

G1 SEA Implications

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

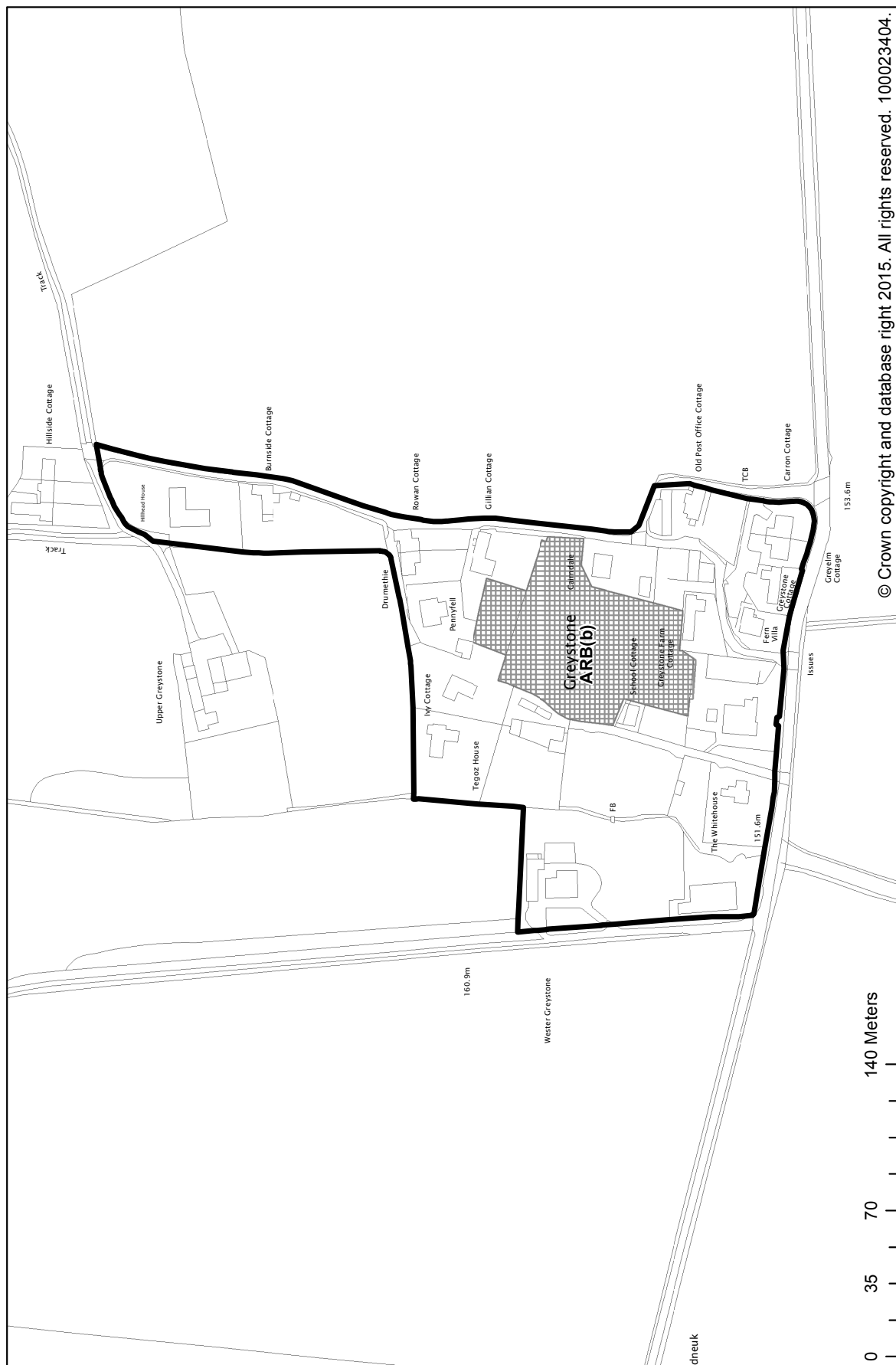
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Glamis



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Greystone



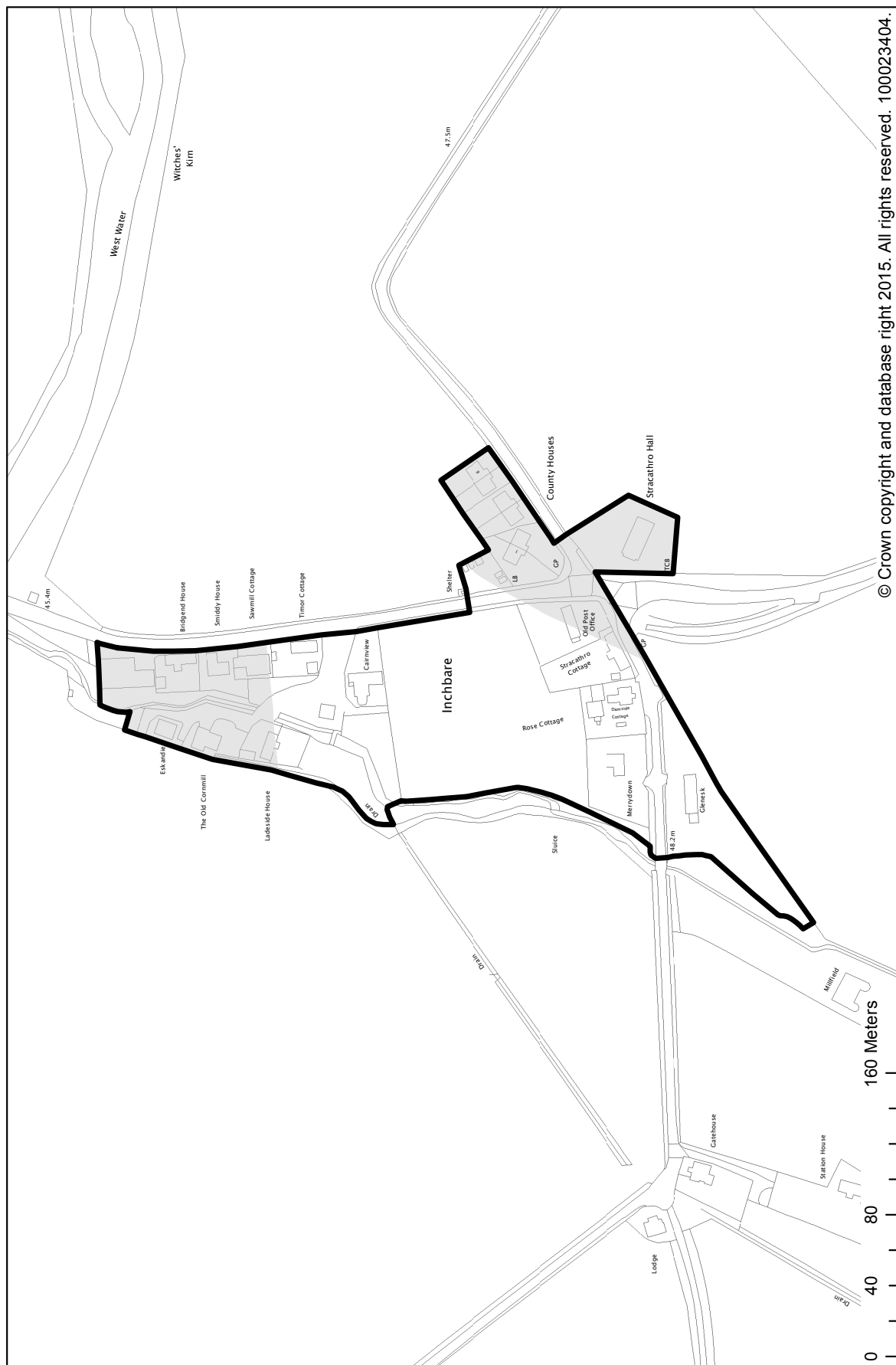
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Guthrie & Cotton of Guthrie



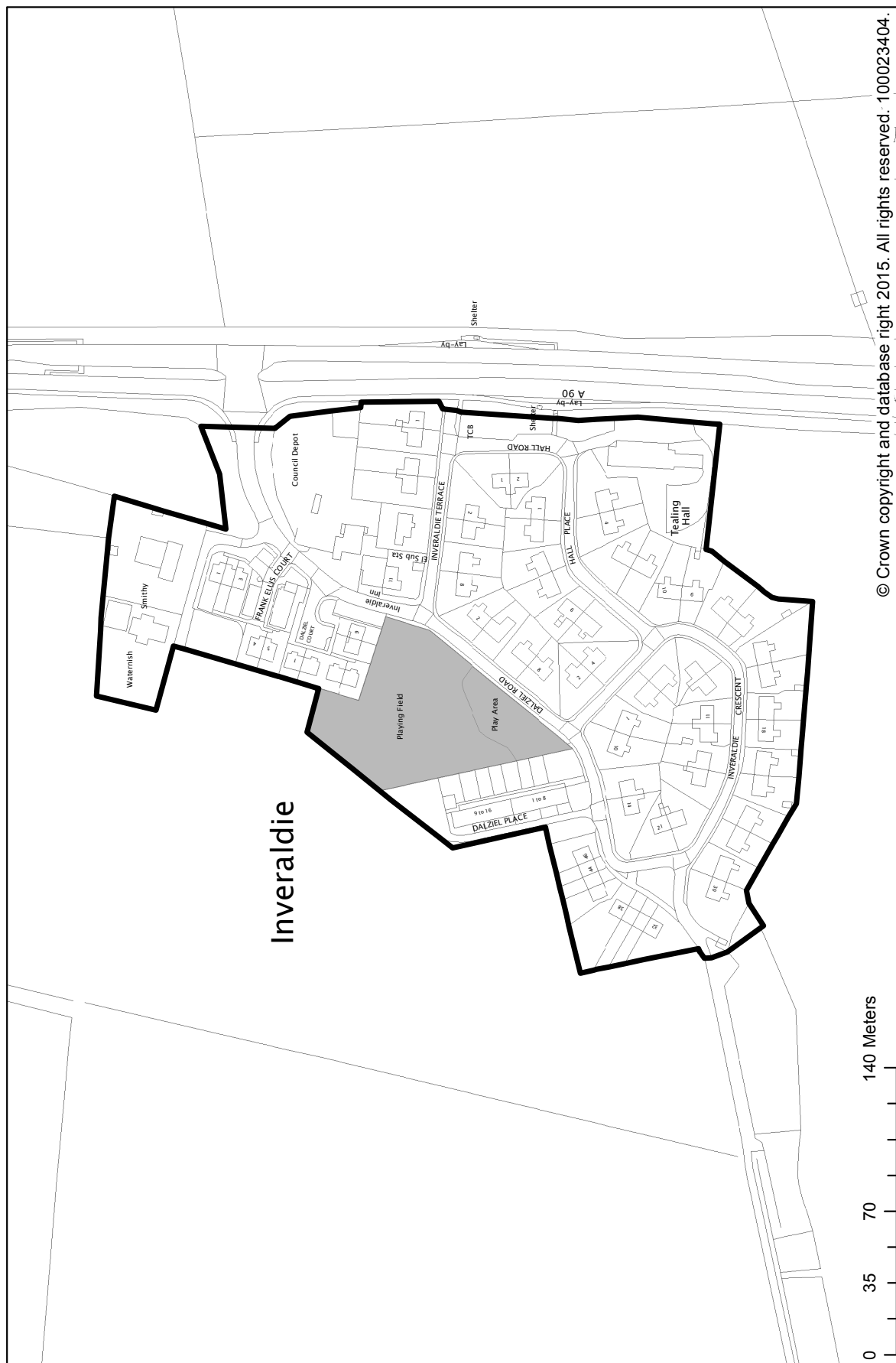
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Inchbare



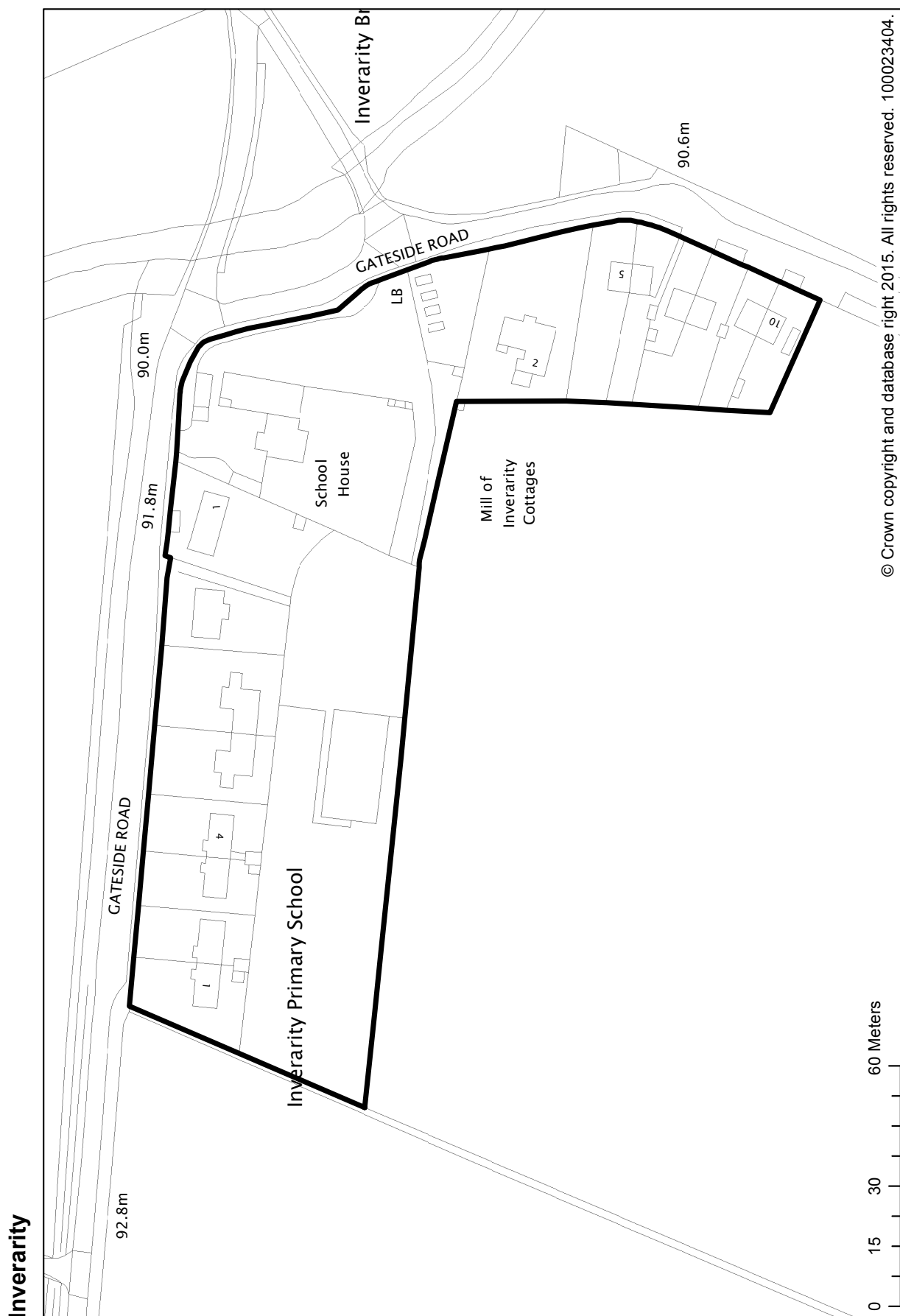
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Inveraldie

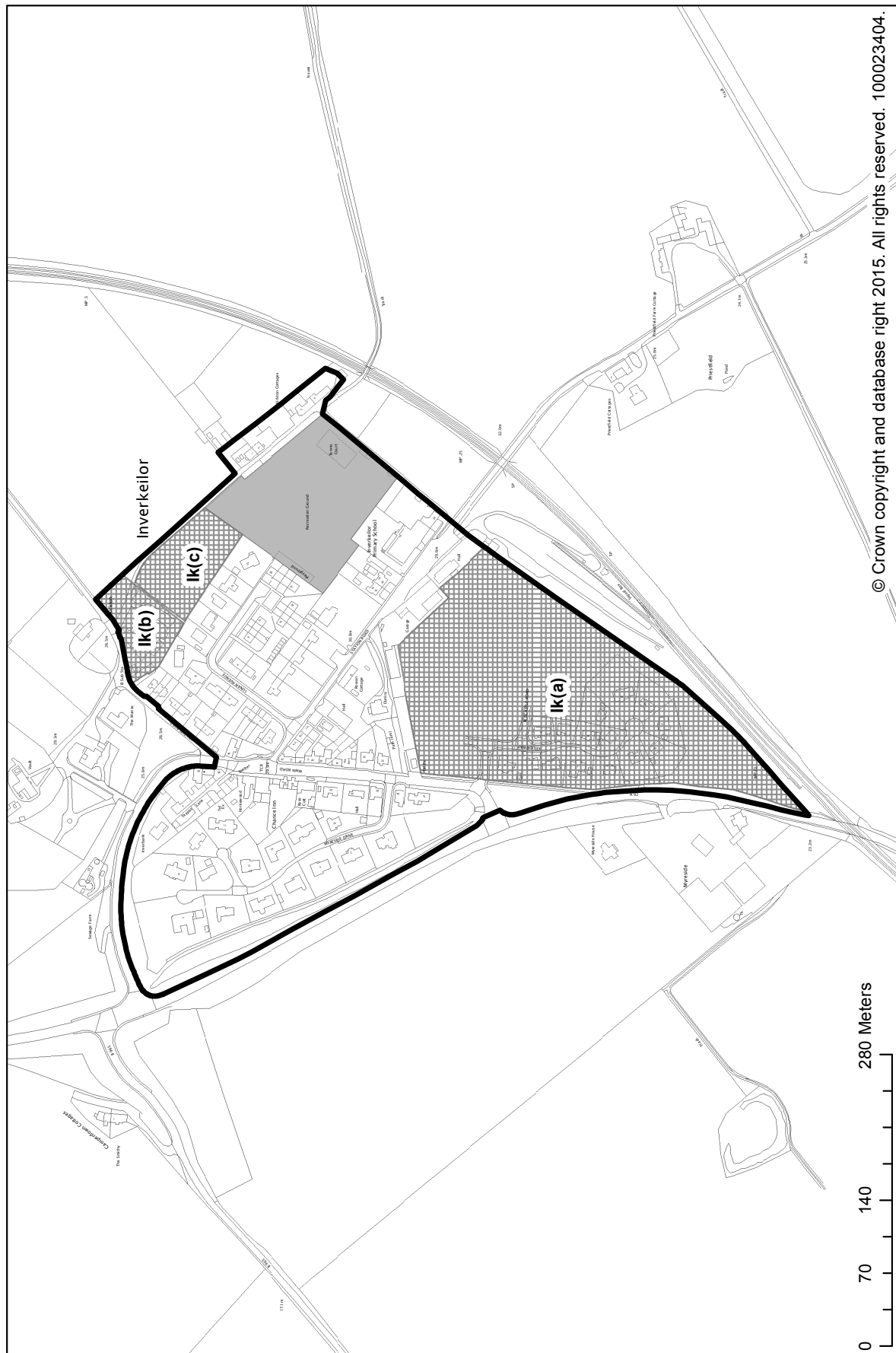


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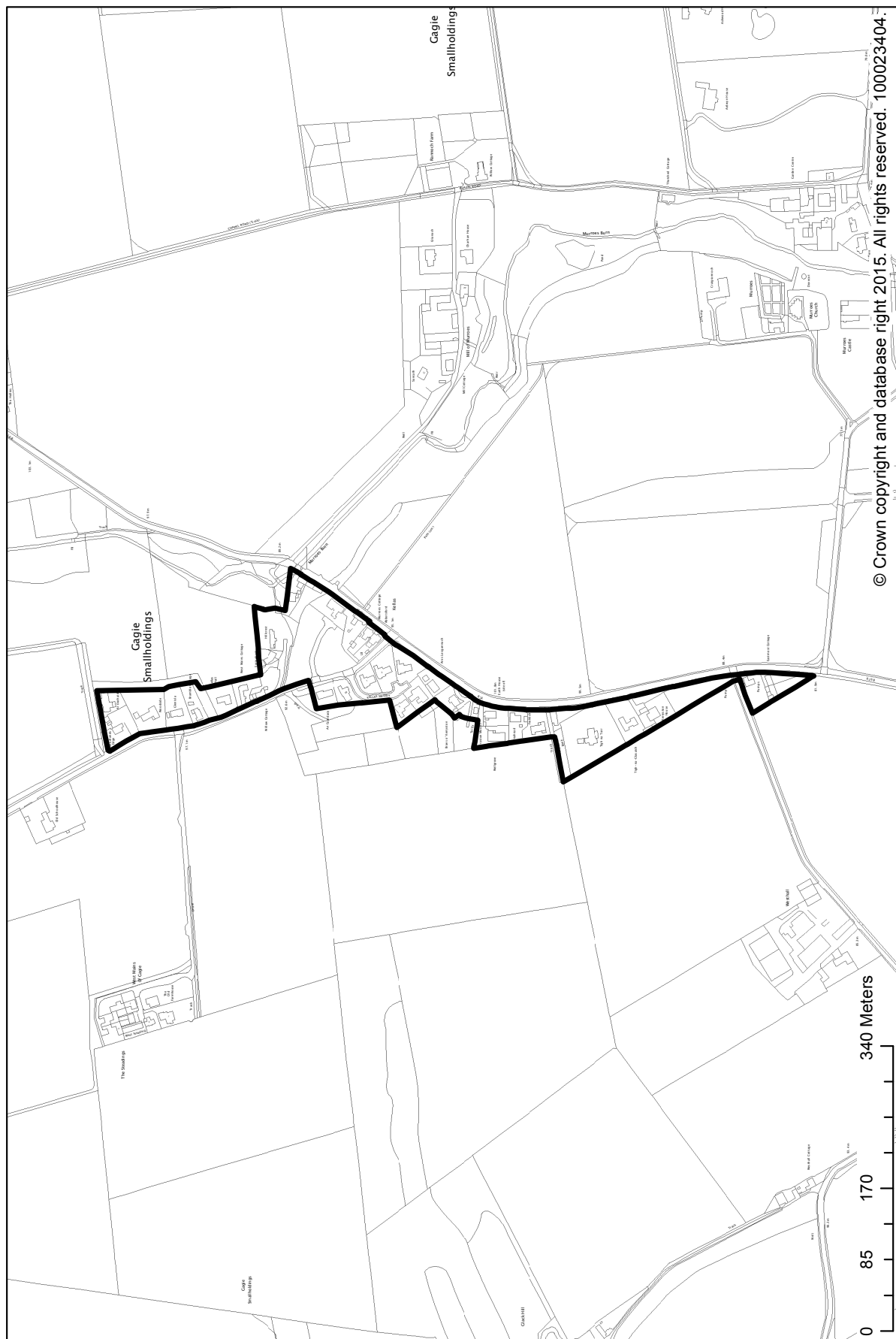


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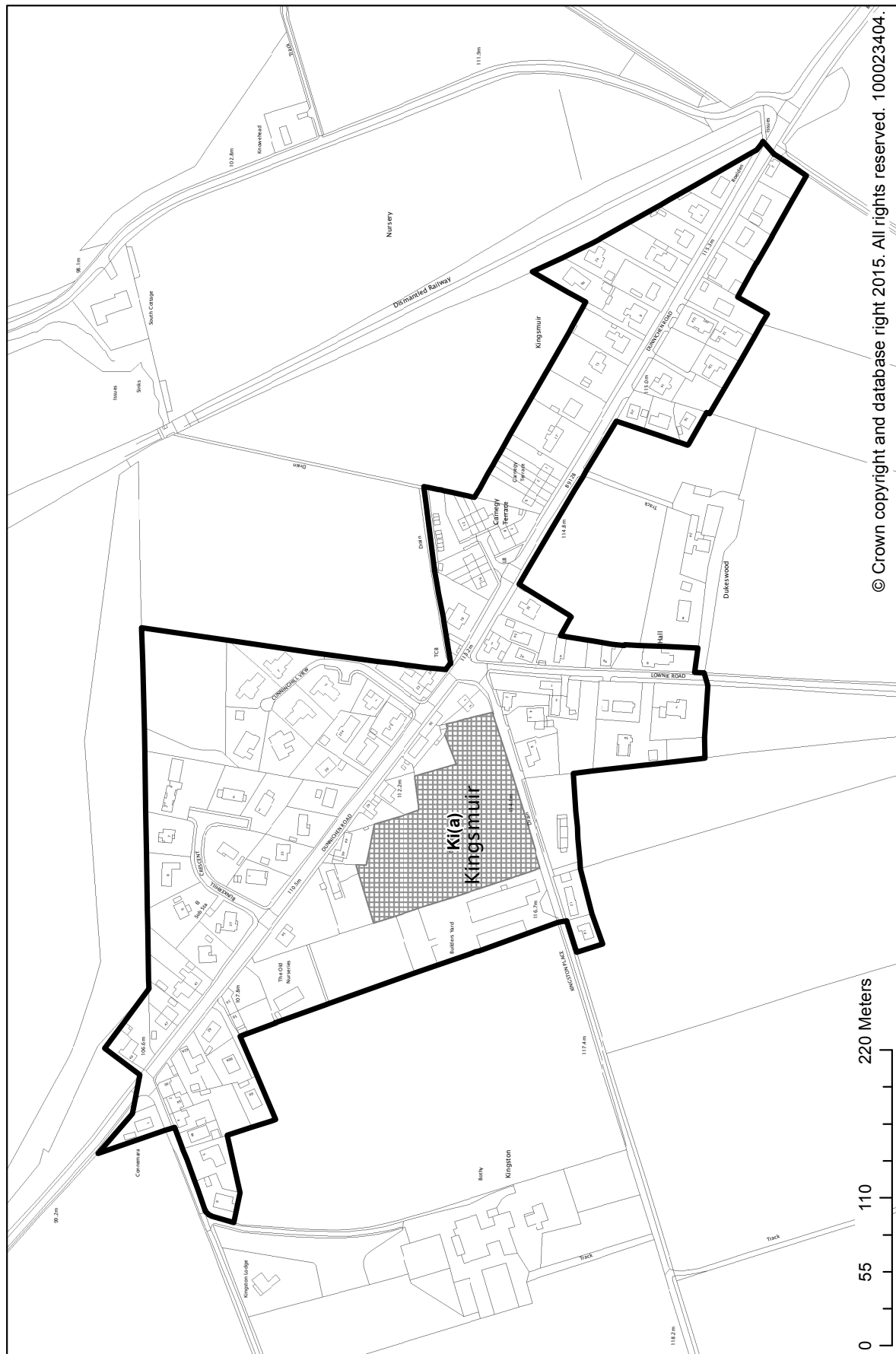


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Kellas

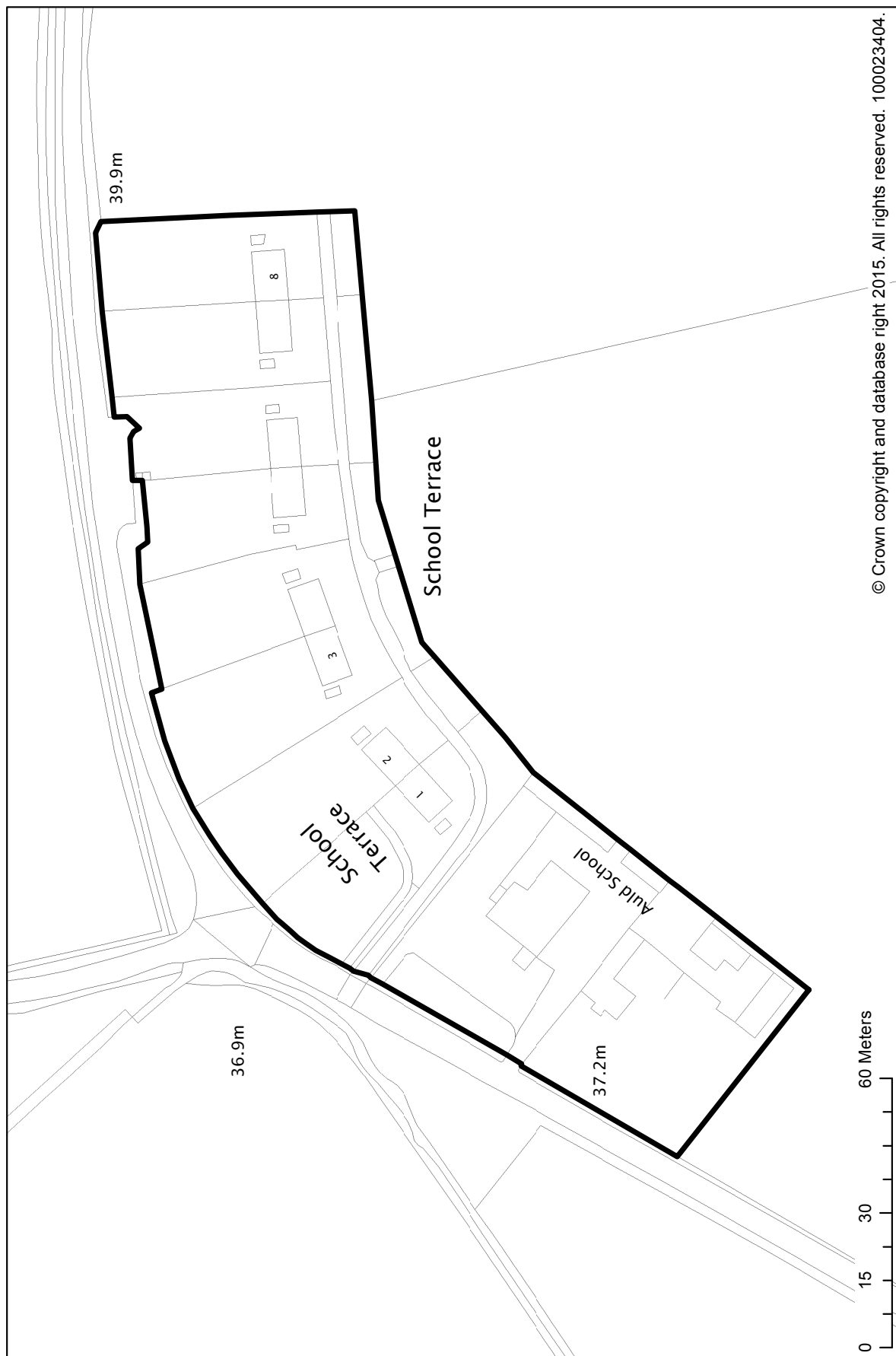


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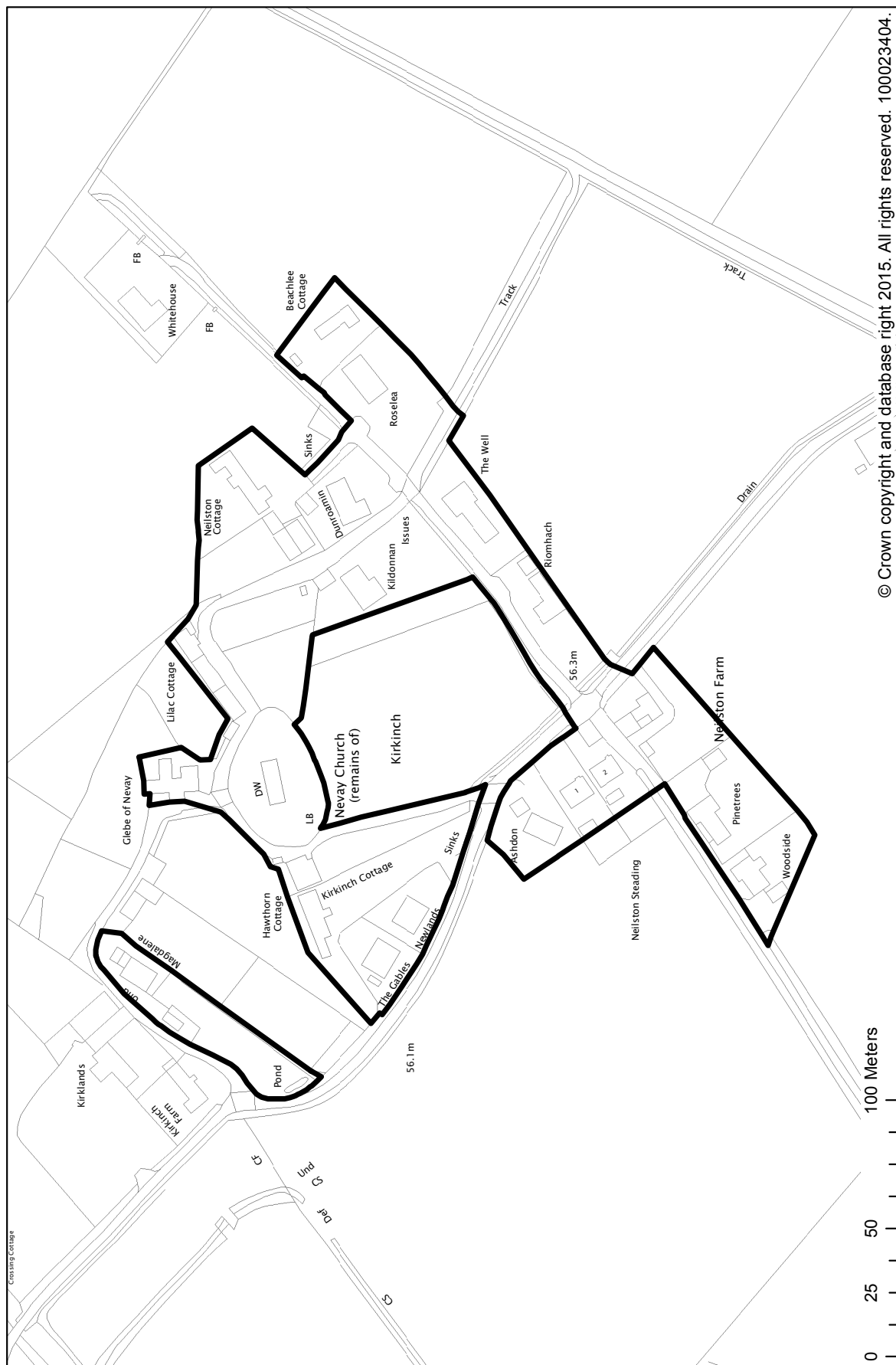
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Kinnell



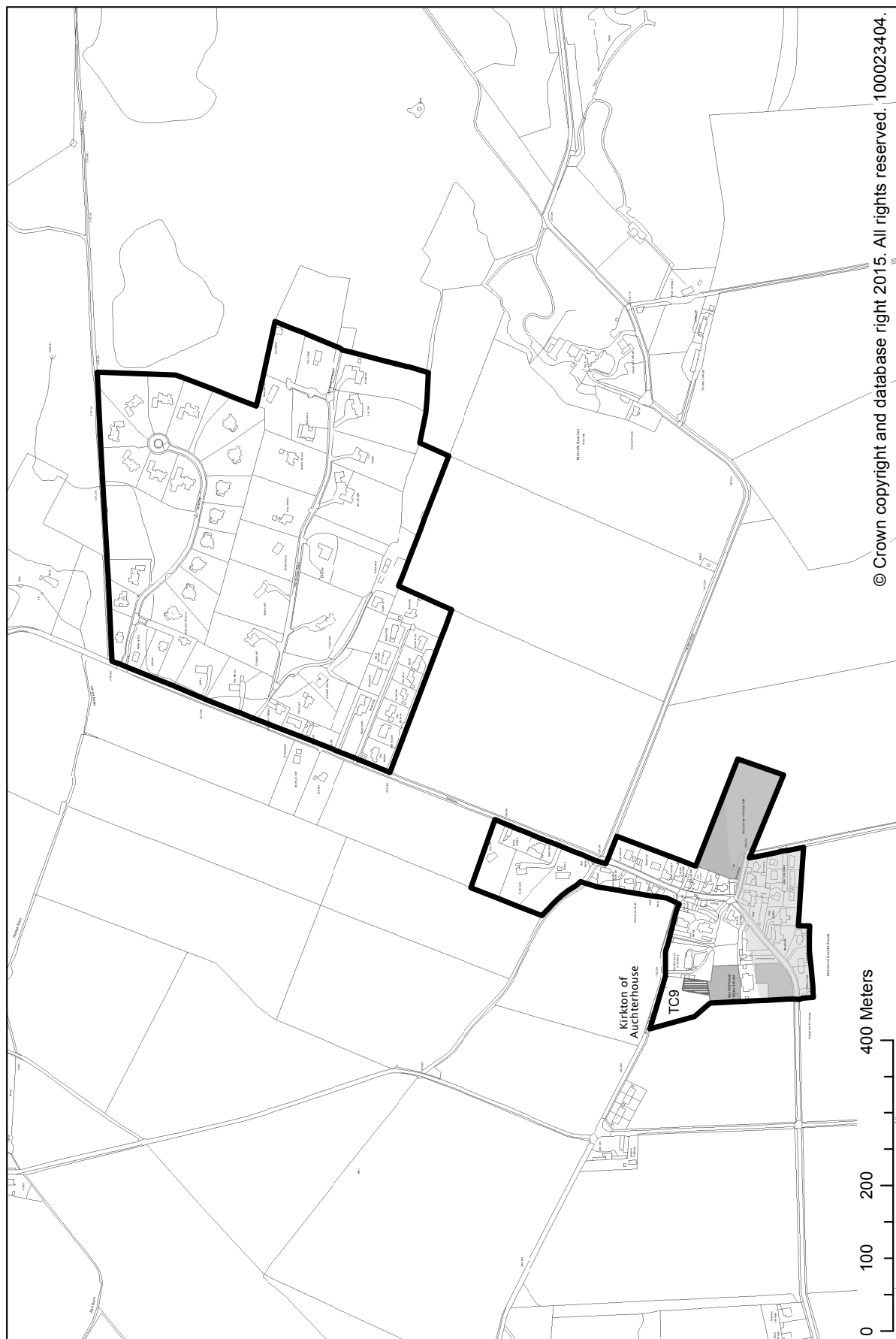
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Kirkinch



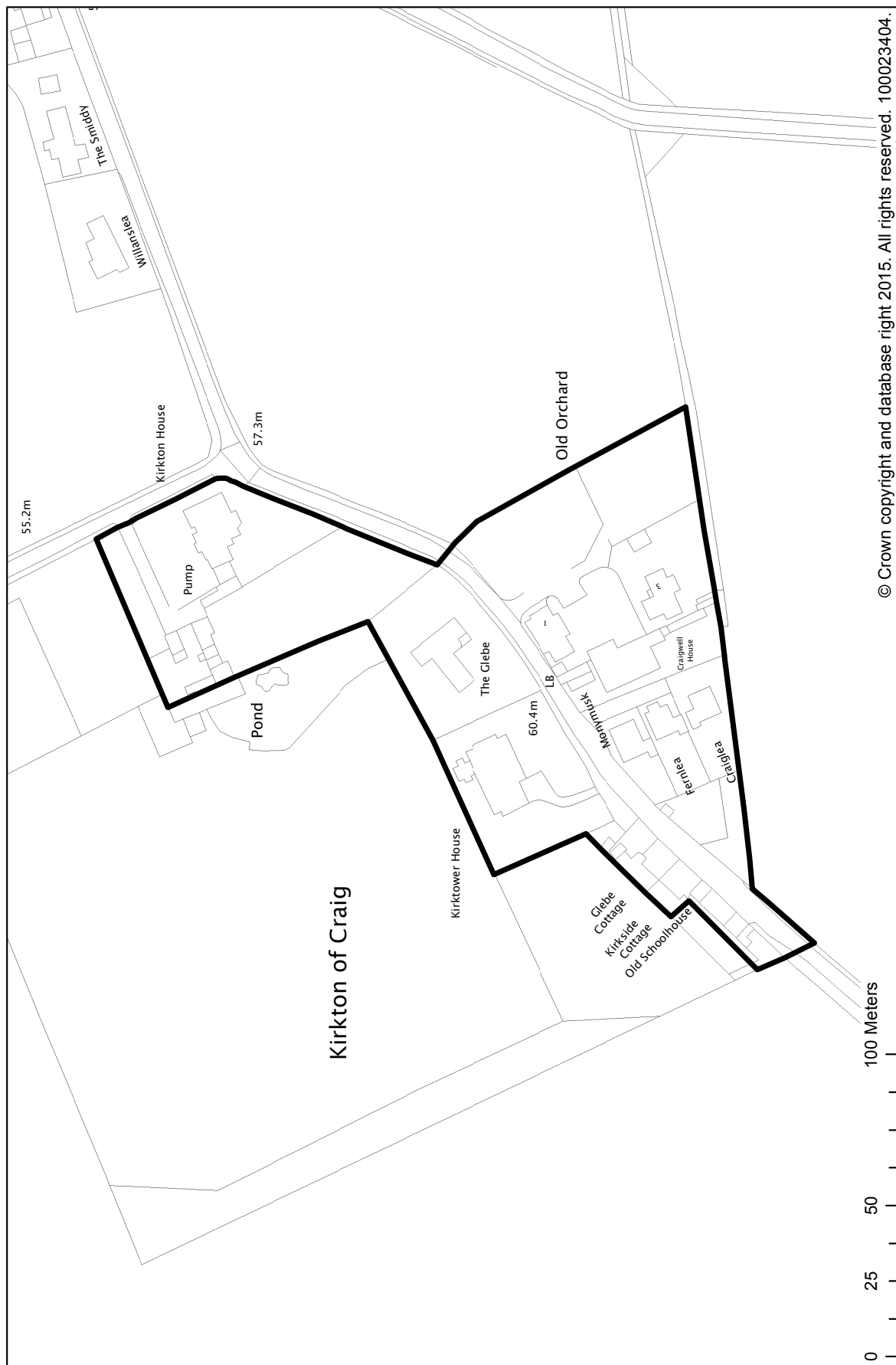
SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT BOUNDARY MAPS

Kirkton of Auchterhouse



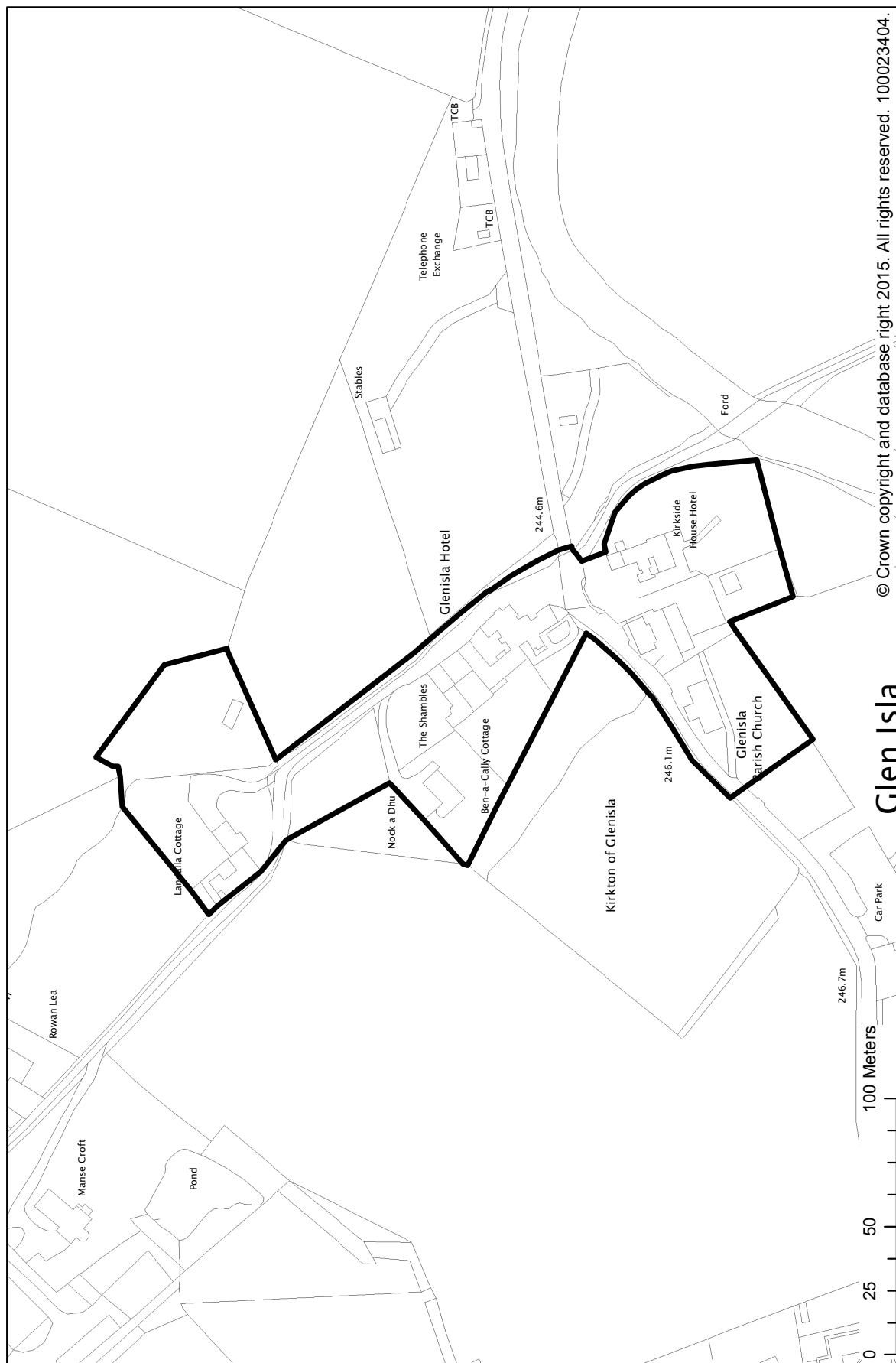
SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT BOUNDARY MAPS

Kirkton of Craig



SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT BOUNDARY MAPS

Kirkton of Glenisla

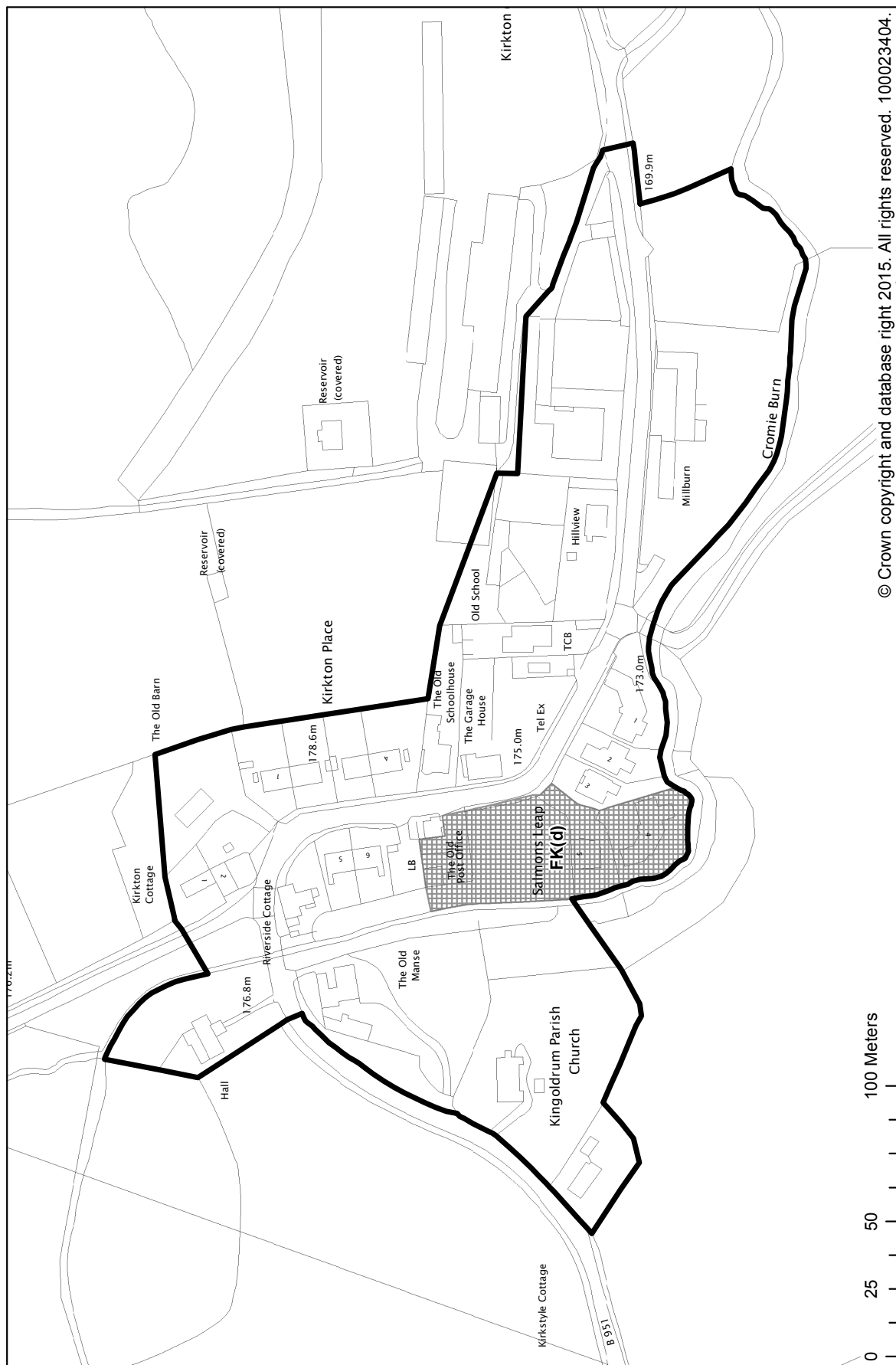


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Glen Isla

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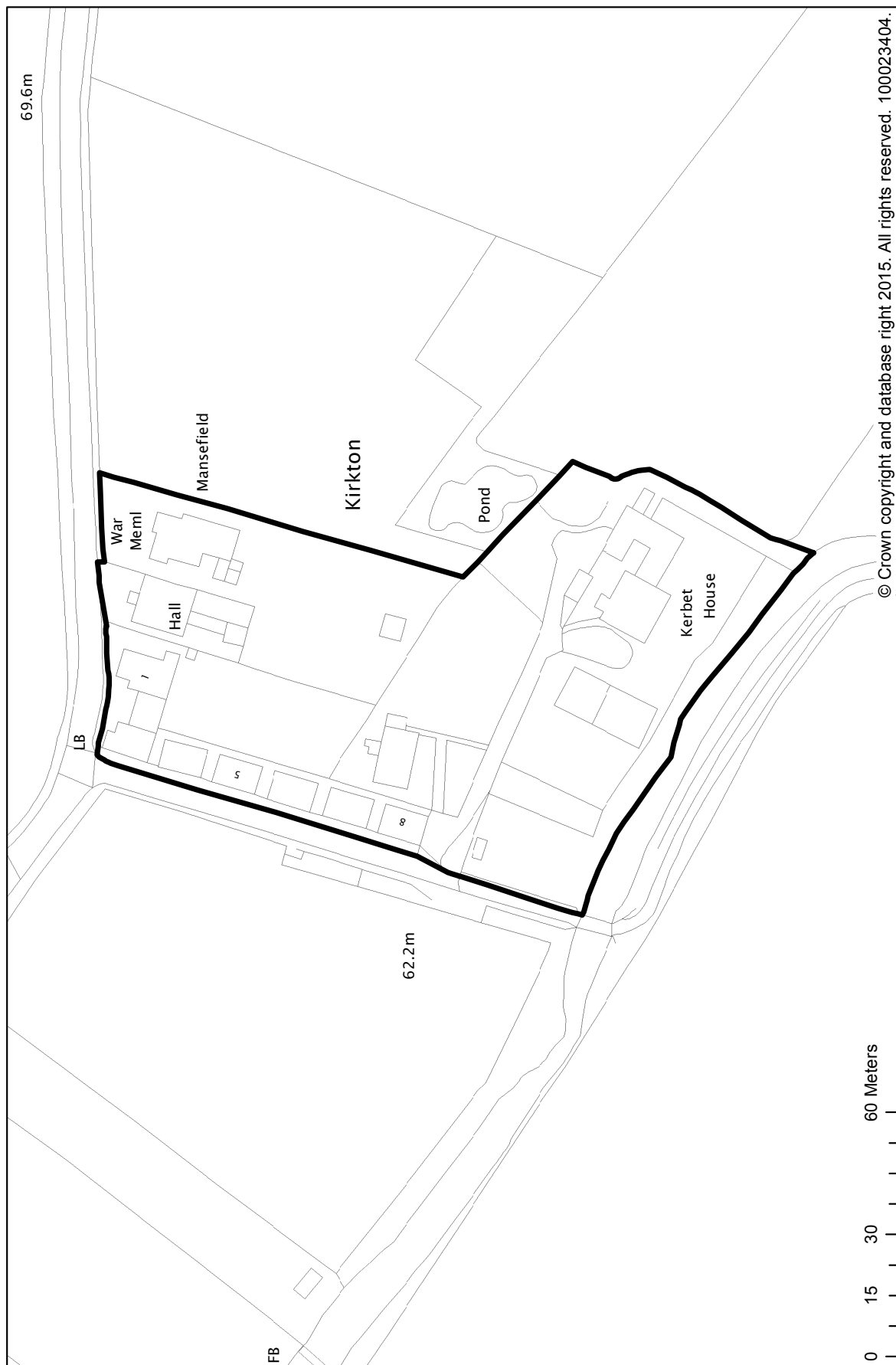
Kirkton of Kingoldrum



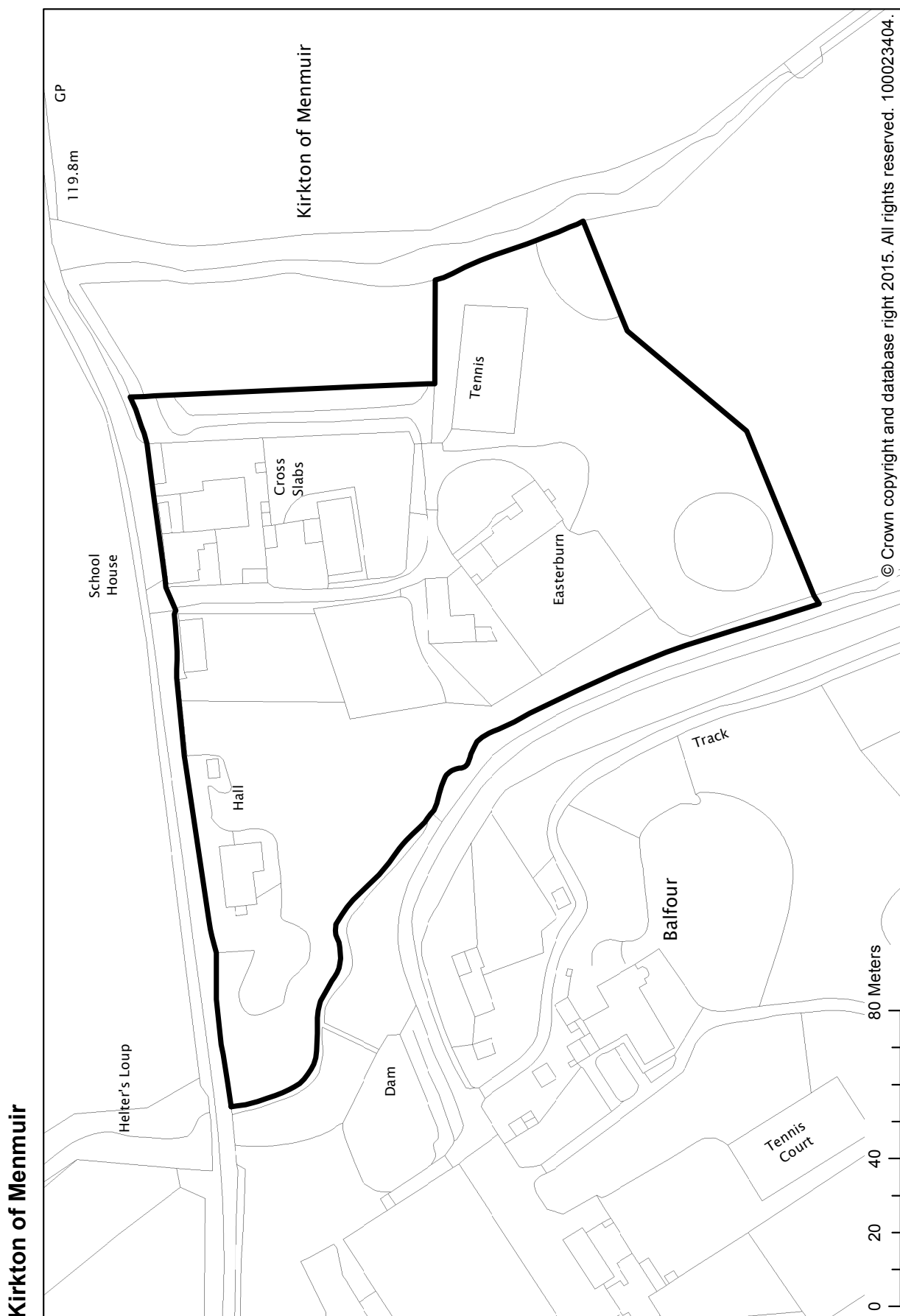
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Kirkton of Kinnettles

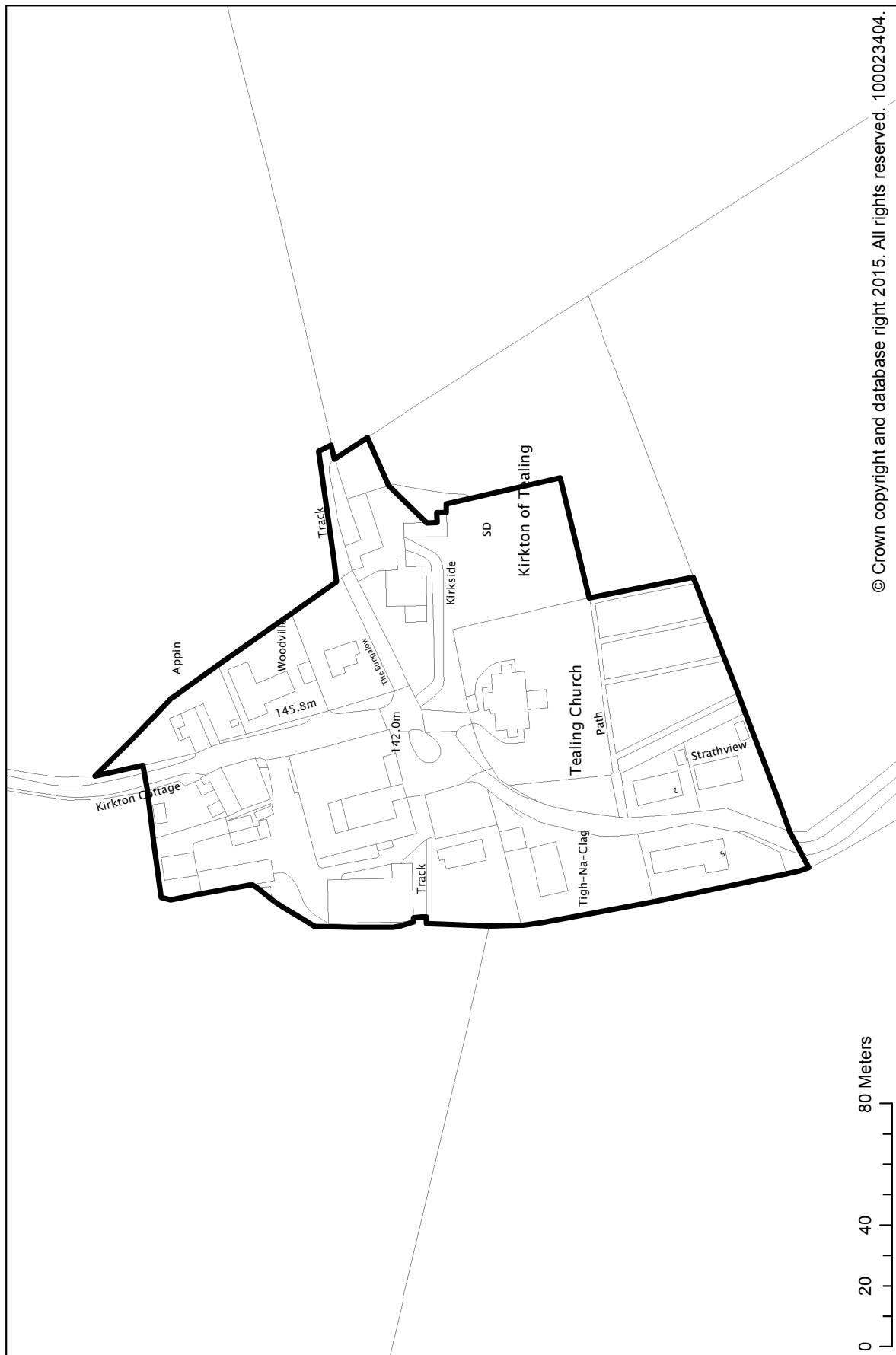


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SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT BOUNDARY MAPS

Kirkton of Tealing



SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT BOUNDARY MAPS

Letham Grange

Letham Grange, a large country estate north of Arbroath, was developed over a number of years as a major recreational and residential area comprising an hotel and leisure complex, two golf courses and sites for 140 houses located in dispersed groups throughout the estate. This development has been completed with the exception of 2 units as identified within the Angus Housing Land Audit 2014.

DEVELOPMENT STRATEGY

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

- supporting proposals which would provide for the long-term viability of the tourism and recreation facilities;
- protecting and enhancing existing residential amenity and environmental quality of the area;
- supporting proposals to reuse the Listed buildings and associated buildings; and
- additional housing development only being considered where it is required to cross-subsidise tourism and recreation development.

SPORT AND RECREATION

The golf courses contribute to the recreation and tourism resource of Angus. Proposals that support or enhance the recreational potential of Letham Grange will be supported where they are compatible with existing uses and do not adversely impact on the amenity and environment of the area.

LG1 : Letham Grange

Proposals which enhance or expand the tourism and recreation potential of the Letham Grange complex will be supported where:

- they are compatible with the existing land uses/activities and are not detrimental to the area's unique environment;
- they are compatible with the protection of the amenity of existing residential areas;
- they support the restoration of Listed Buildings and their setting;
- any reduction of the existing golf course provision is demonstrated to be necessary and that the remaining provision is viable; and
- links are made to the existing path/cycle network.

Limited housing development outwith the existing residential areas will only be considered where it **is** necessary to cross-subsidise development of tourism and recreation facilities within the complex.

Development proposals must be accompanied by supporting information including a Drainage Impact Assessment, Sustainable Drainage and Surface Water Management Plan, Flood Risk Assessment, Conservation Plan for the Listed Buildings and Transport Assessment as appropriate.

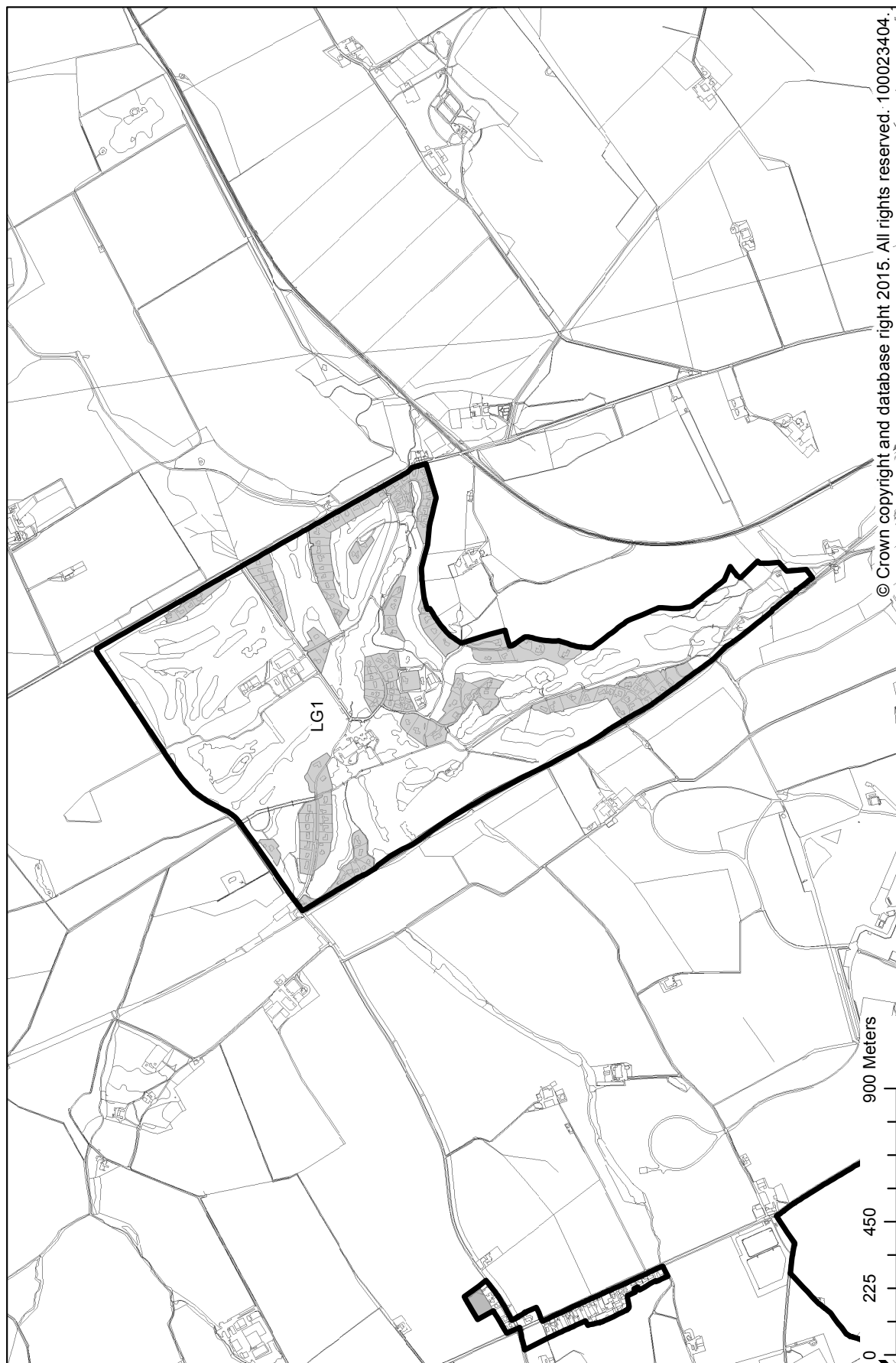
A TPO applies to part of the site and Tree and Bat surveys may be required to protect and enhance the biodiversity of the site and its contribution to the green network.

SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT BOUNDARY MAPS

LG1 SEA Implications									
Biodiversity Flora and Fauna	Population	Human Health	Soil	Water	Air	Climatic Factors	Cultural Heritage	Material Assets	Landscape
+/?	-/+	-/+	+	0	-	+	+	0/+	-/+

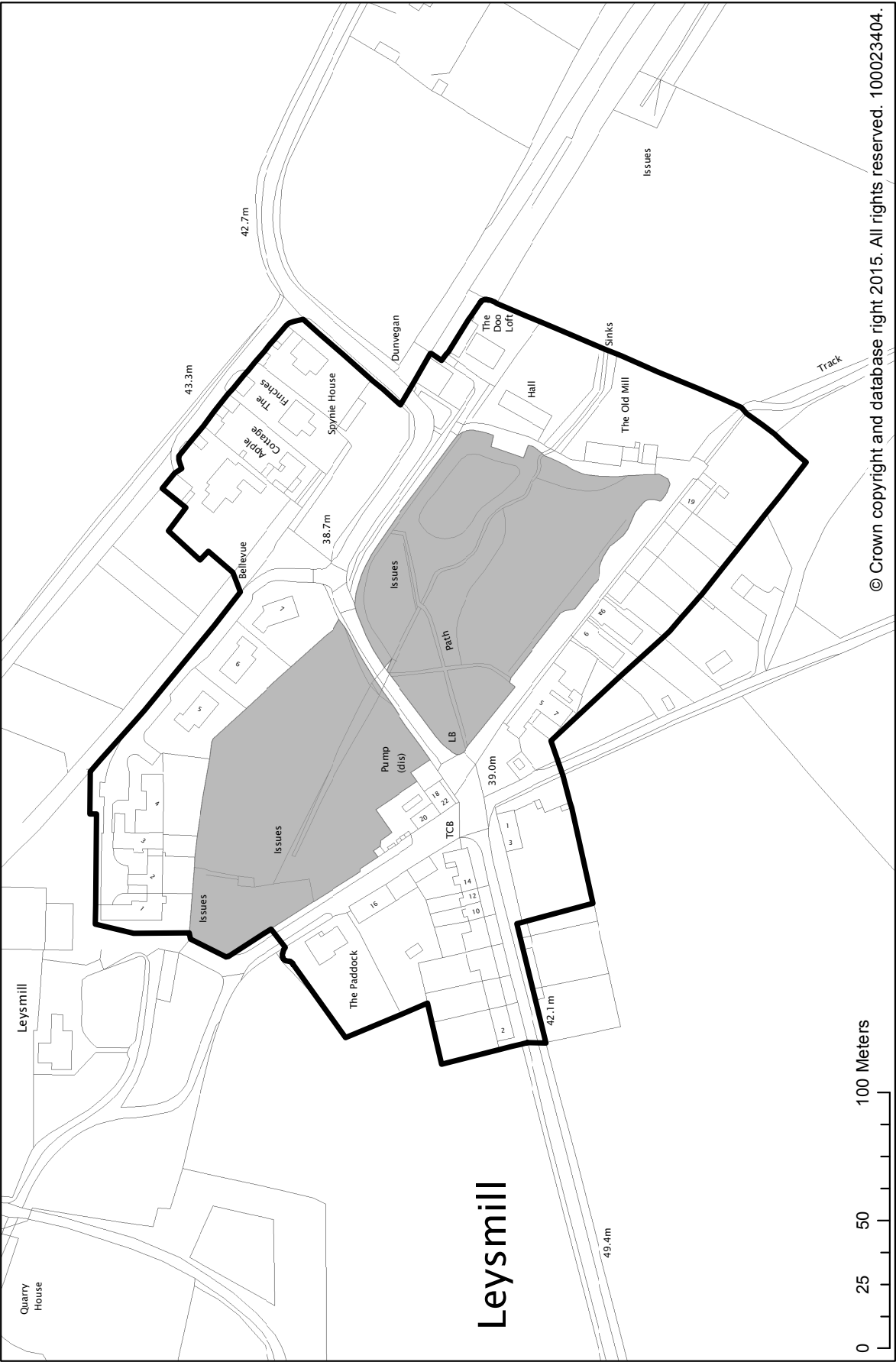
SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT BOUNDARY MAPS

Letham Grange



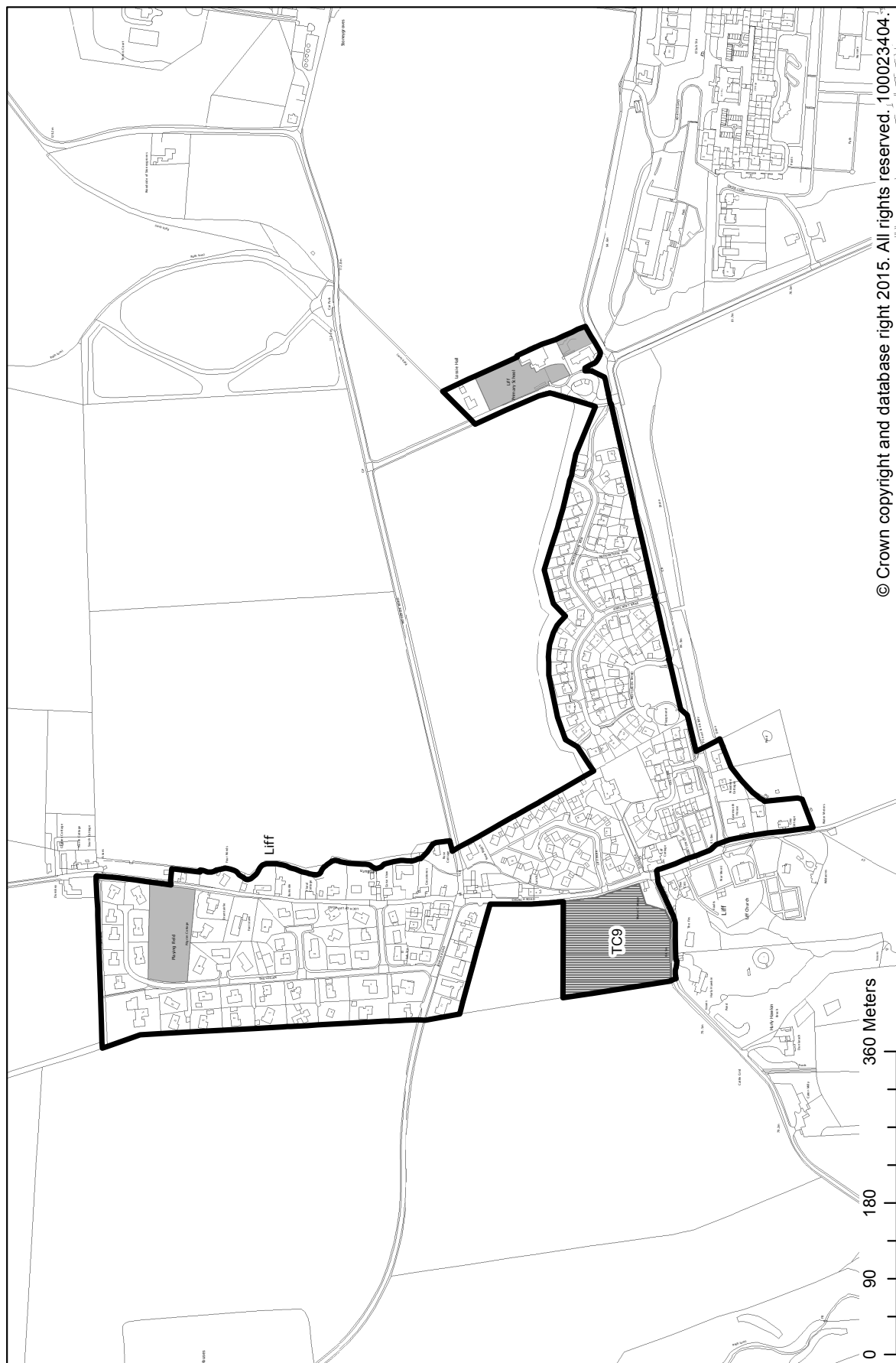
SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT
BOUNDARY MAPS

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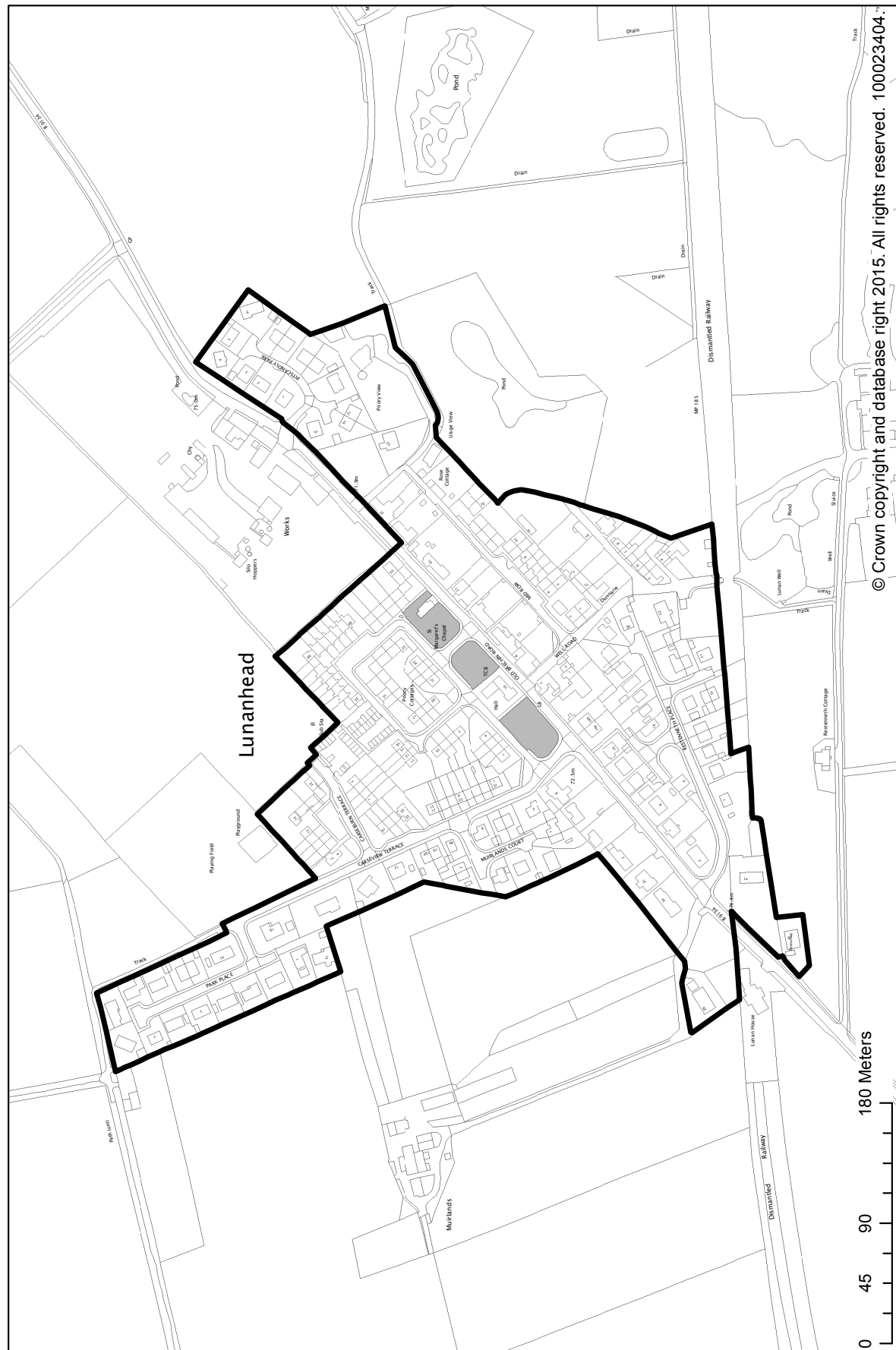


SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT BOUNDARY MAPS

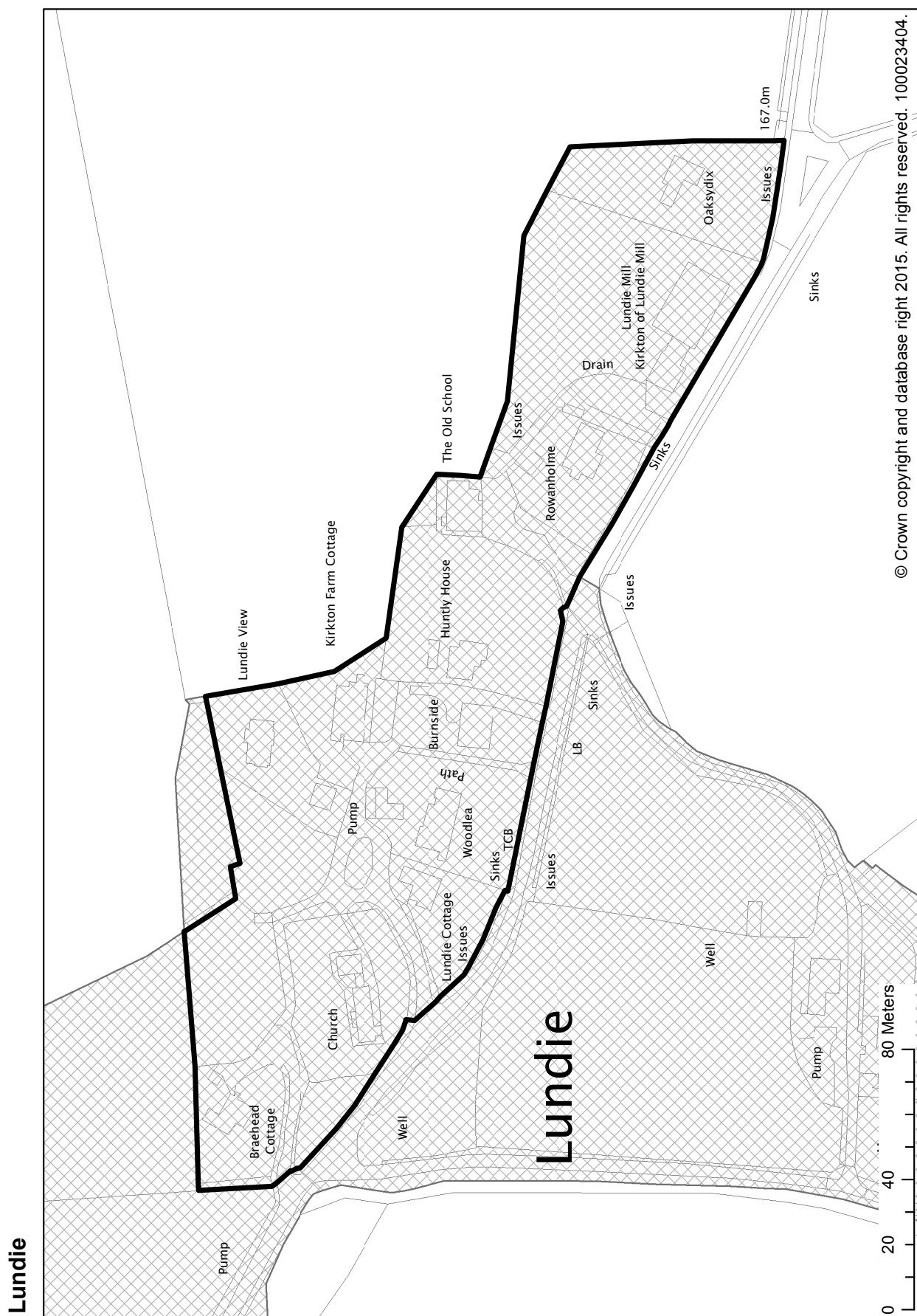
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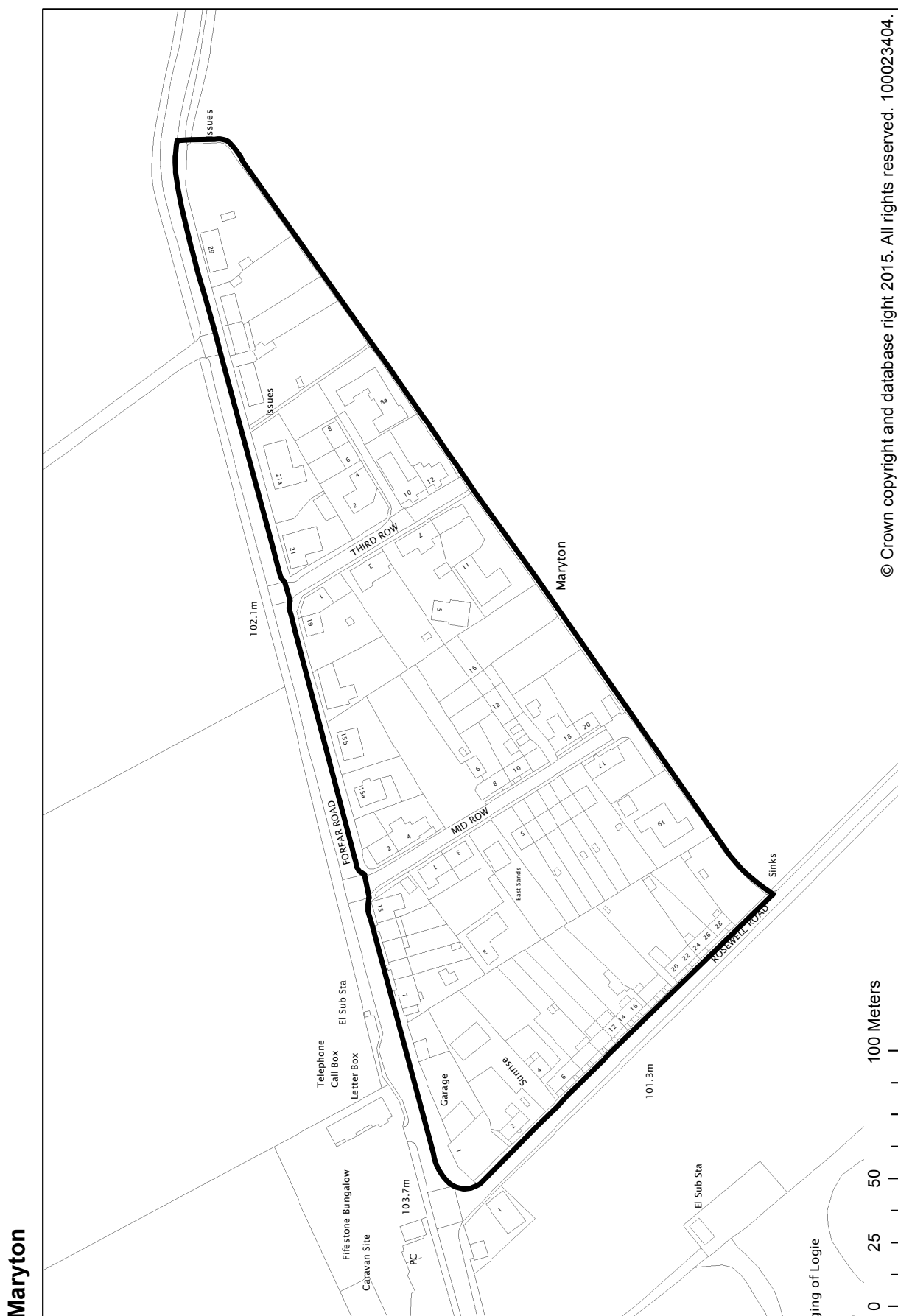
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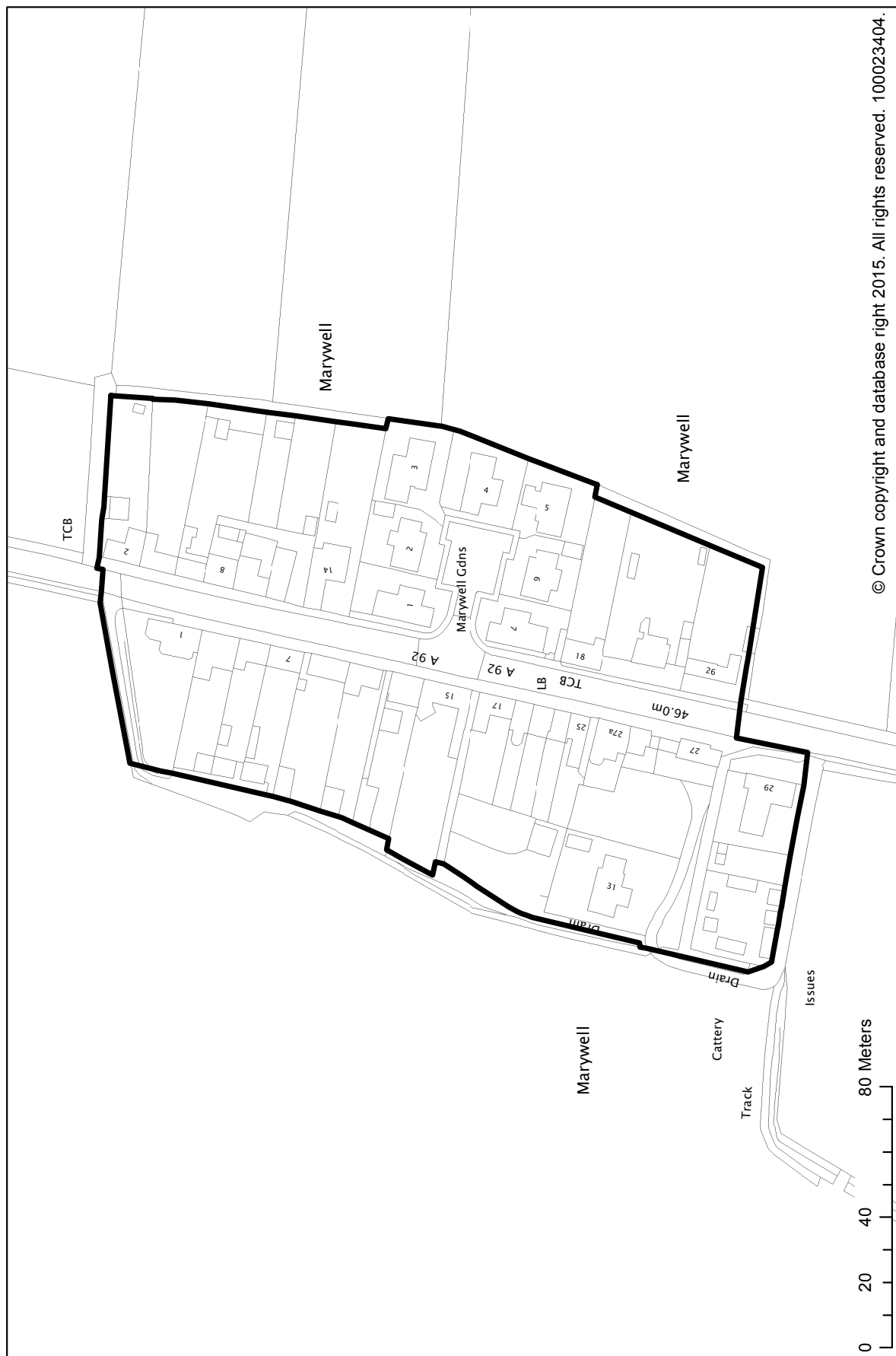
SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT BOUNDARY MAPS



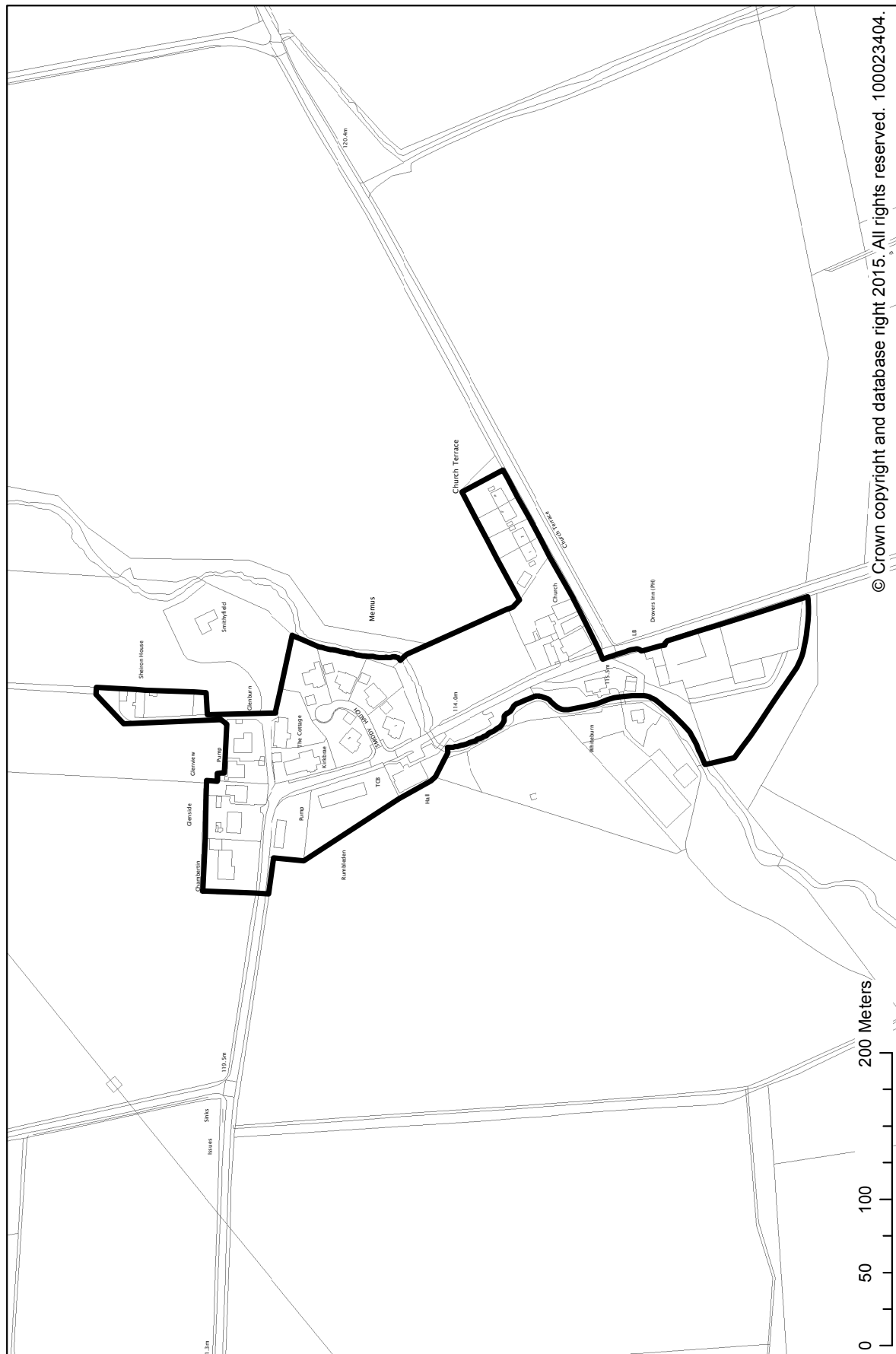
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SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT BOUNDARY MAPS

Marywell

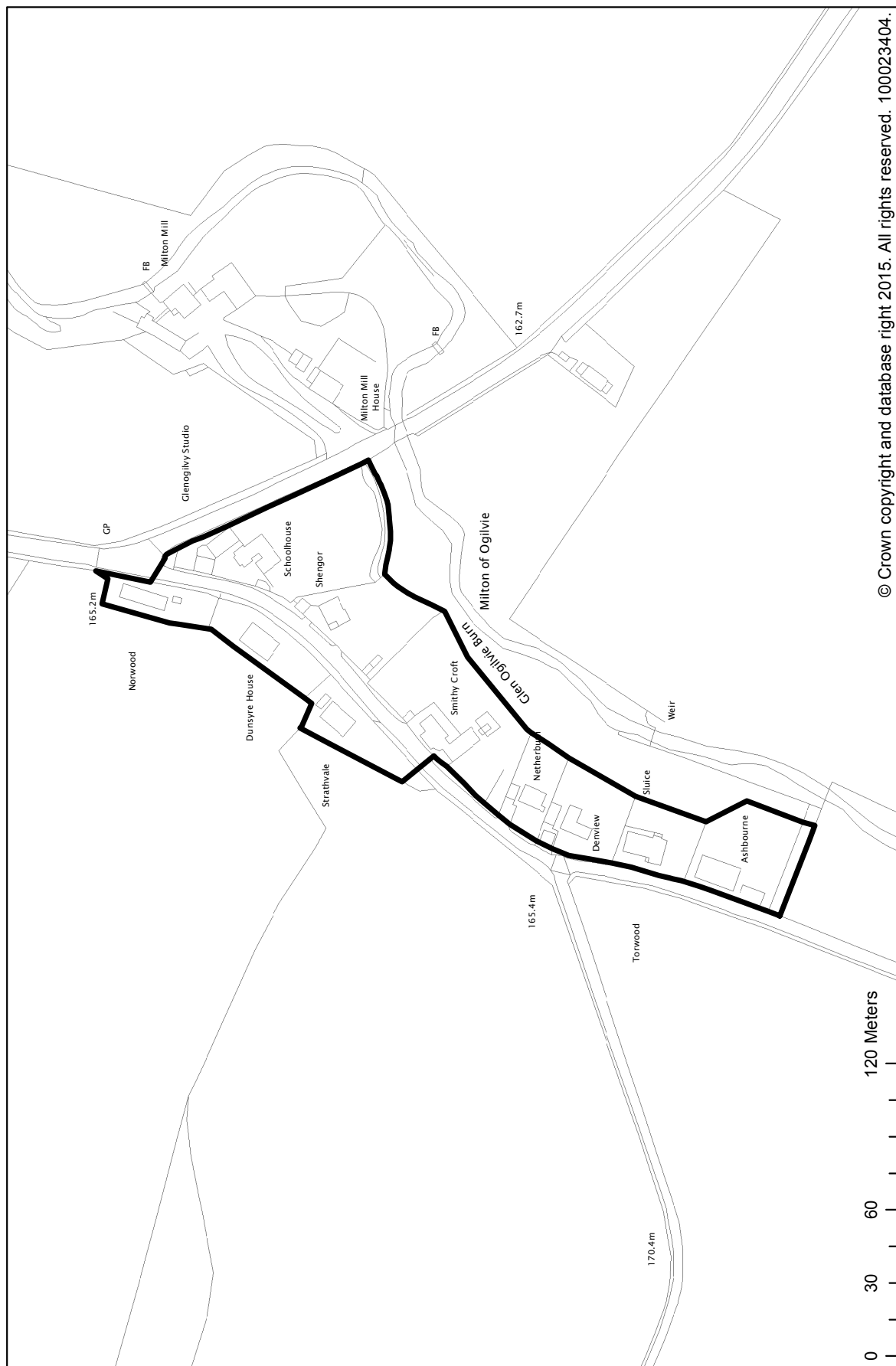


Memus



SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT BOUNDARY MAPS

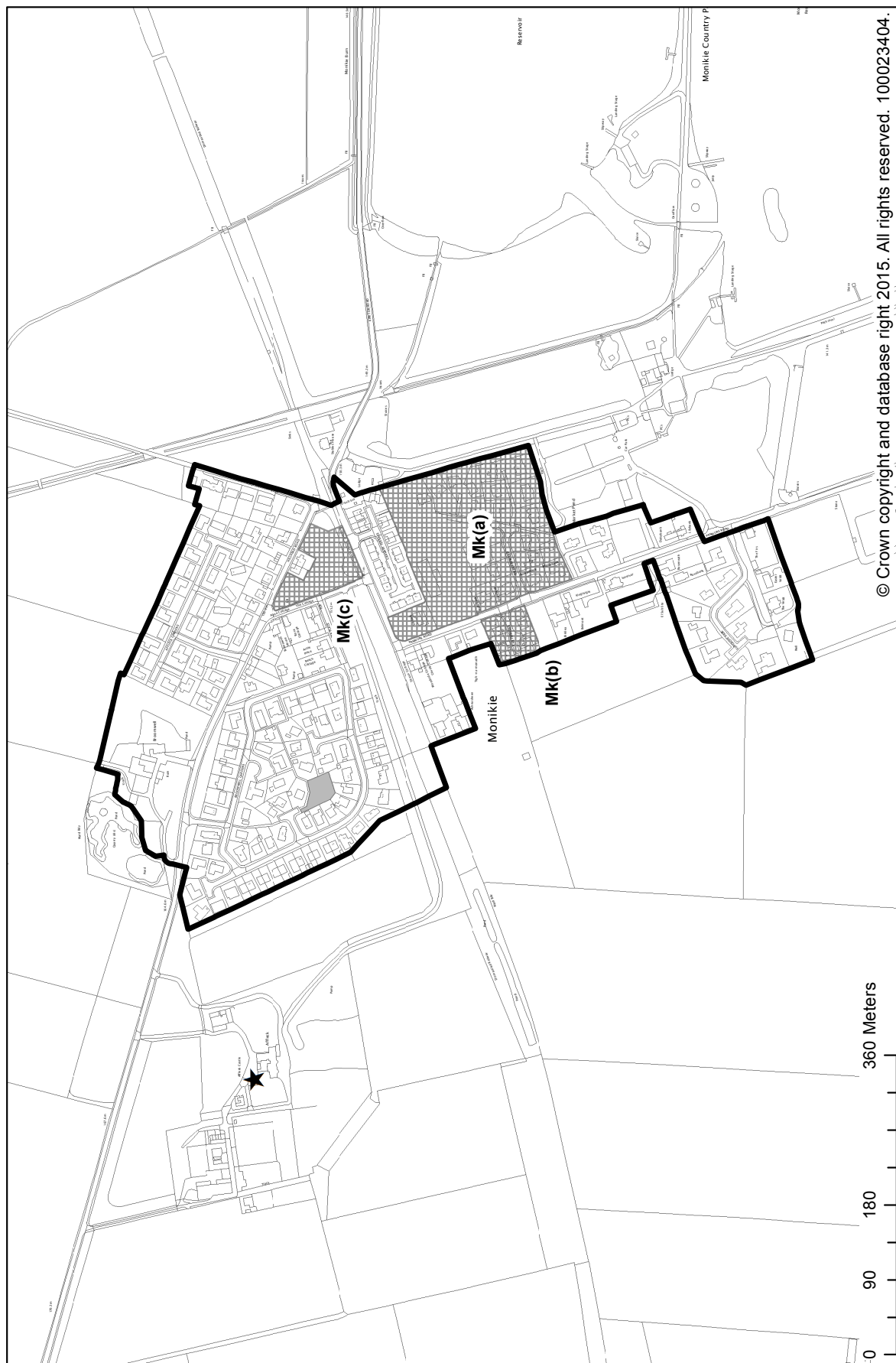
Milton of Ogilvie



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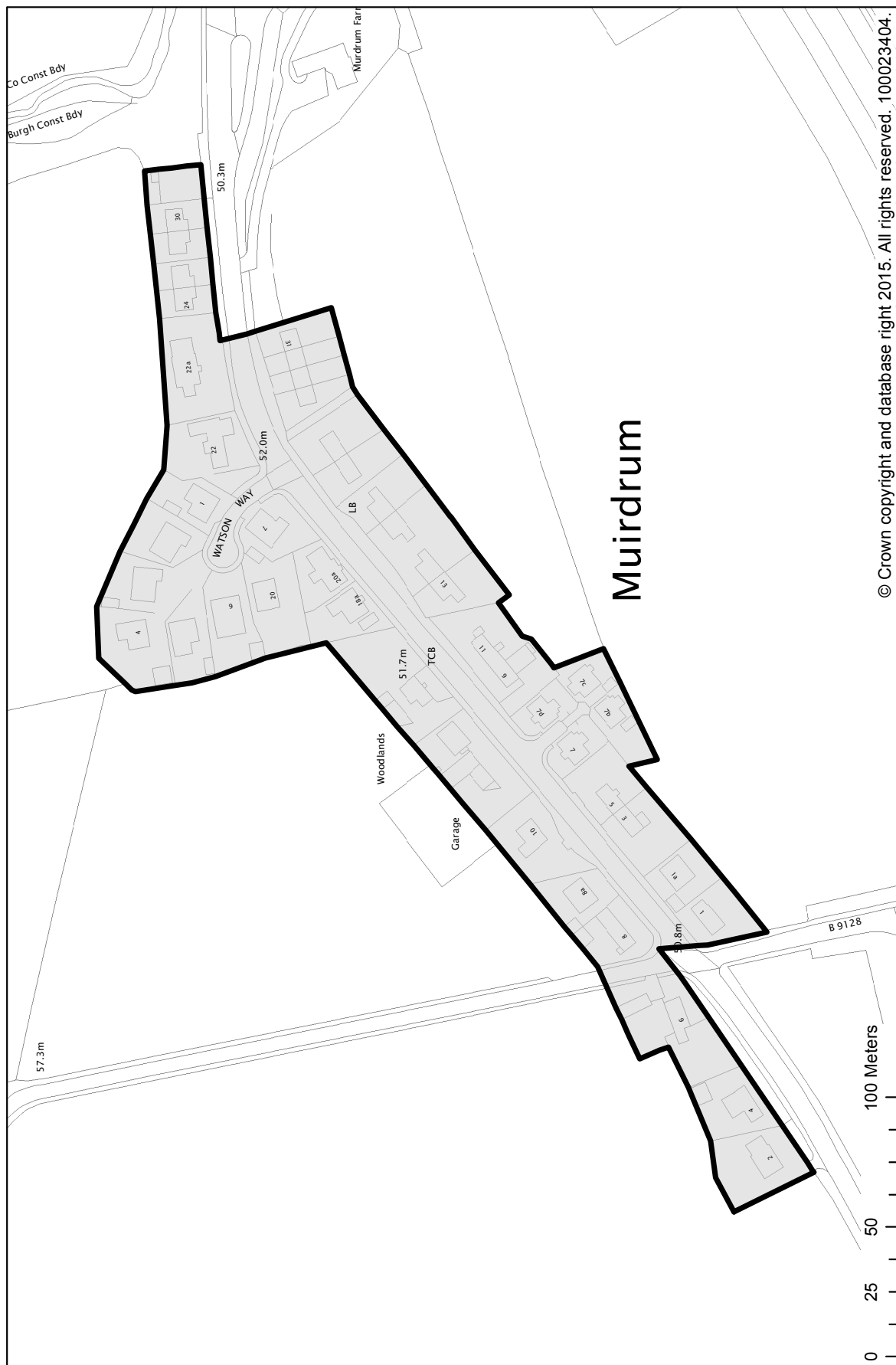
Monikie



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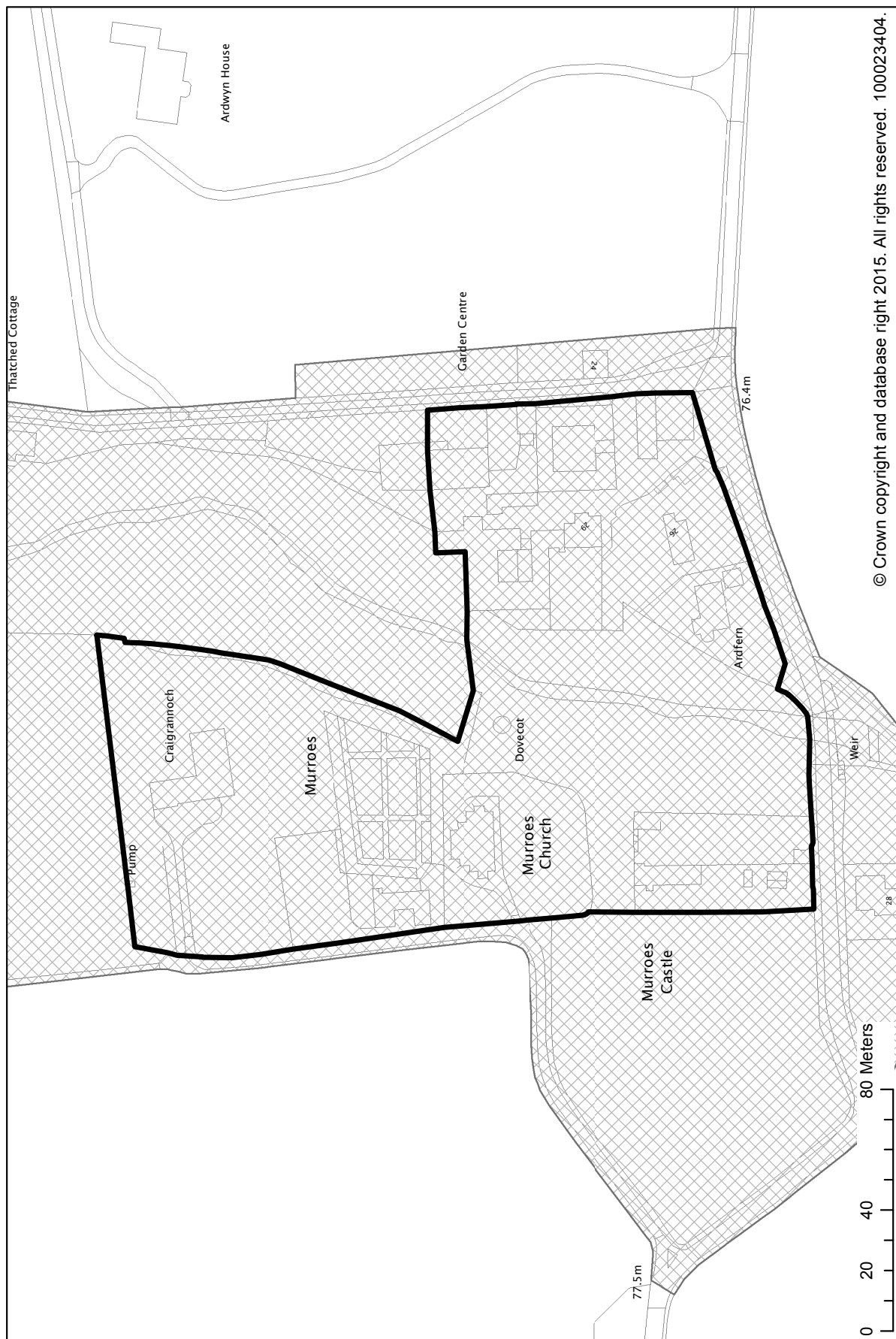
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Muir drum

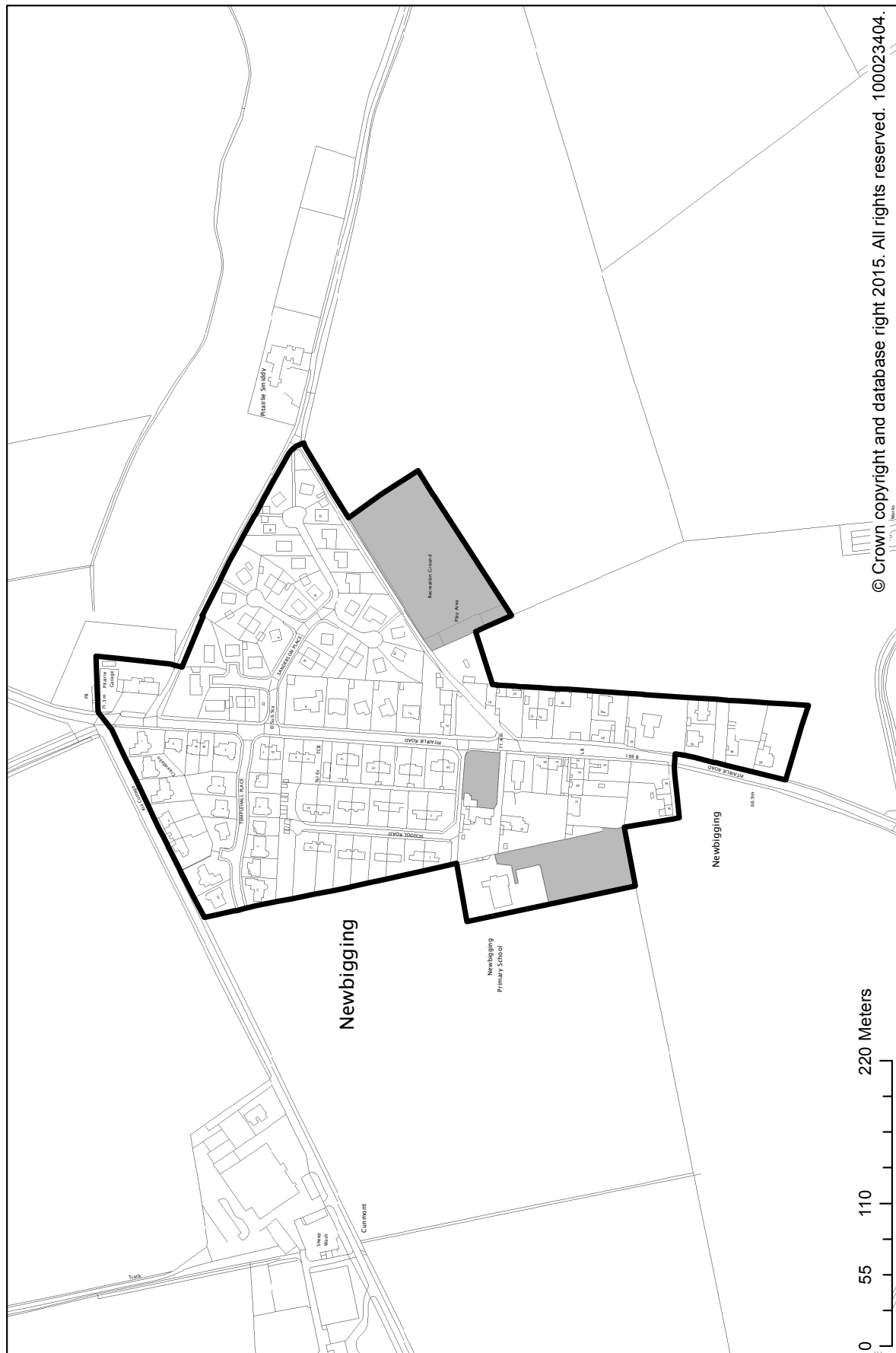


SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT BOUNDARY MAPS

Murroes

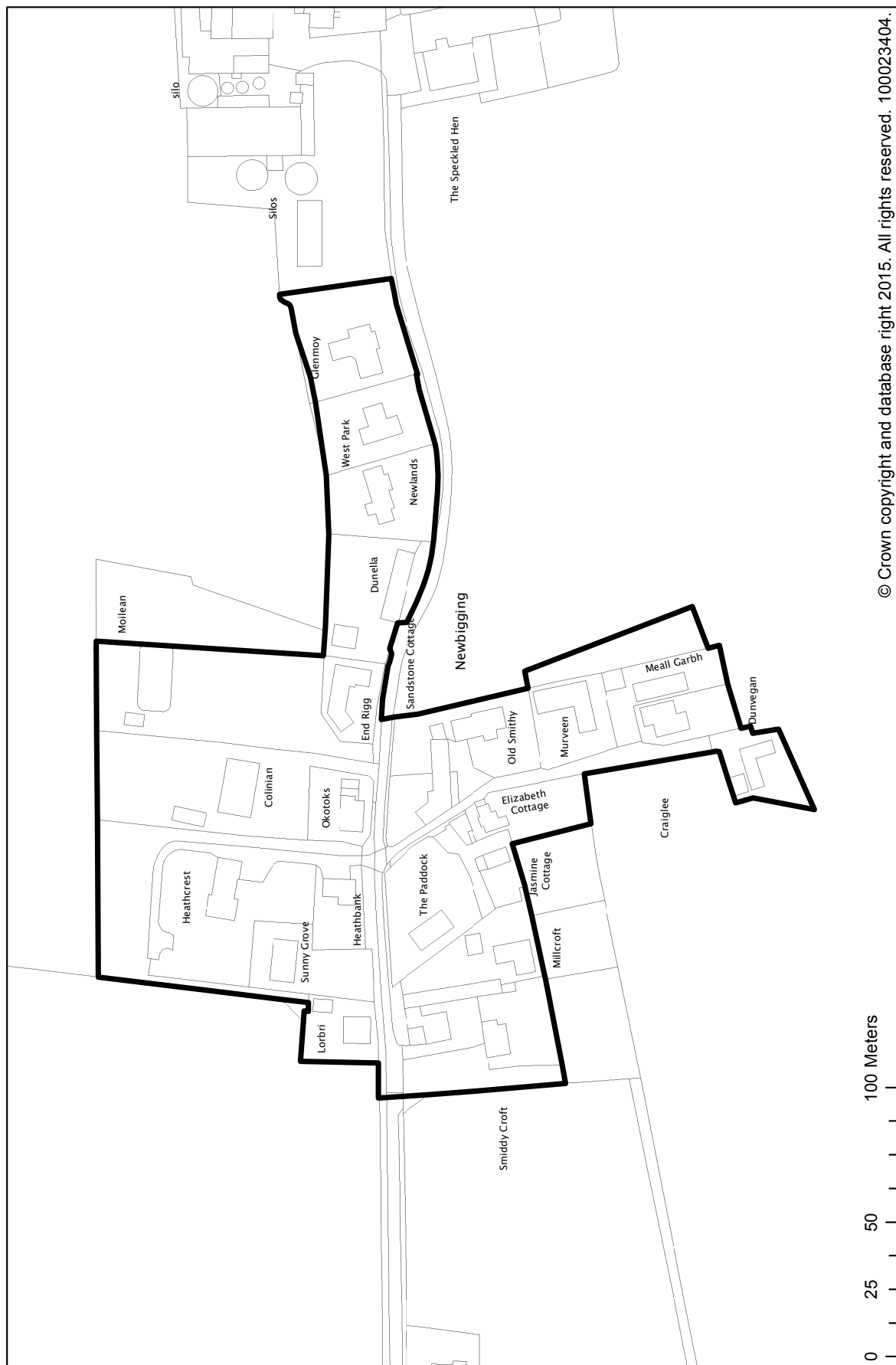


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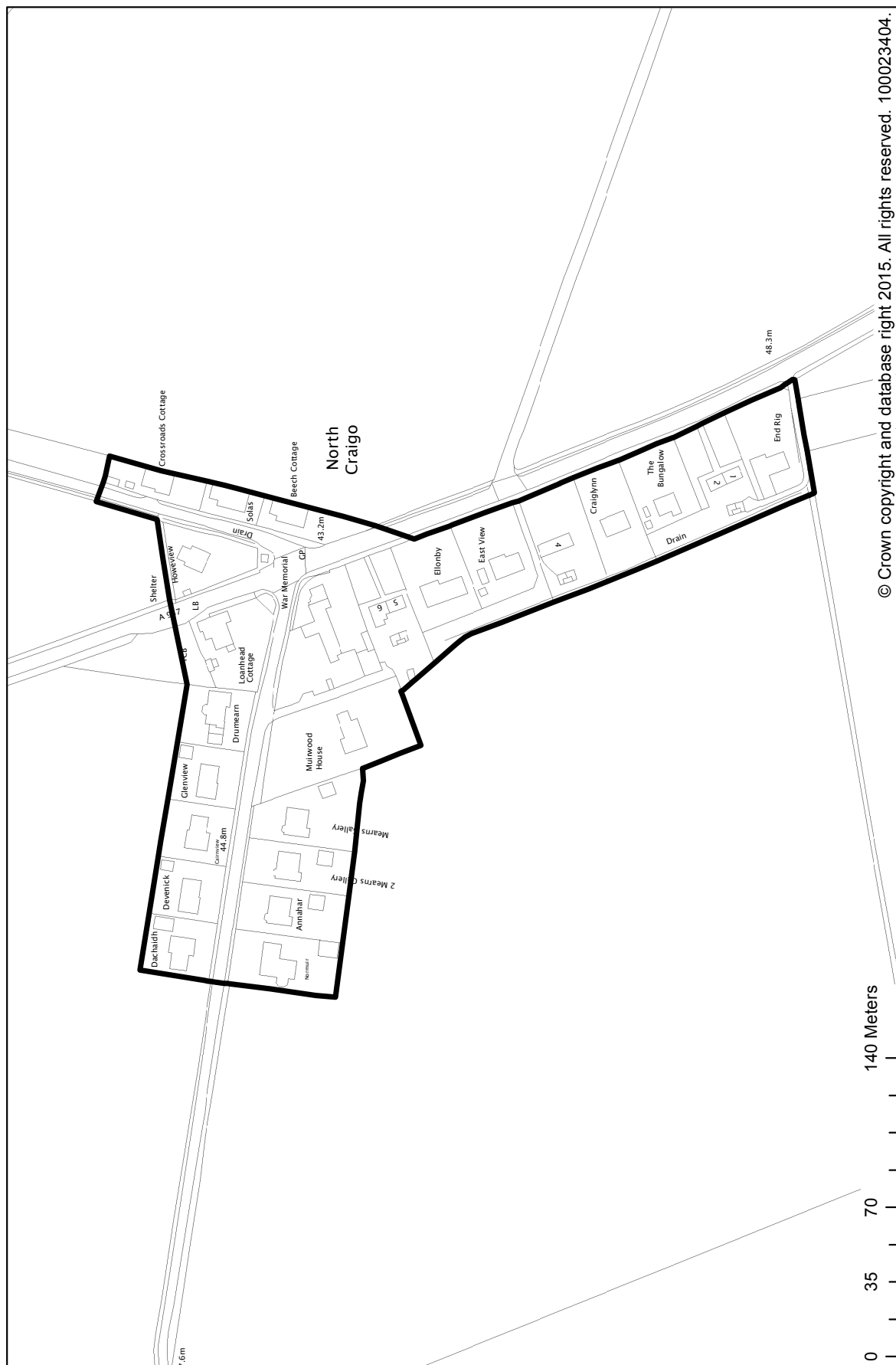
SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT BOUNDARY MAPS

Newbigging (by Tealing)



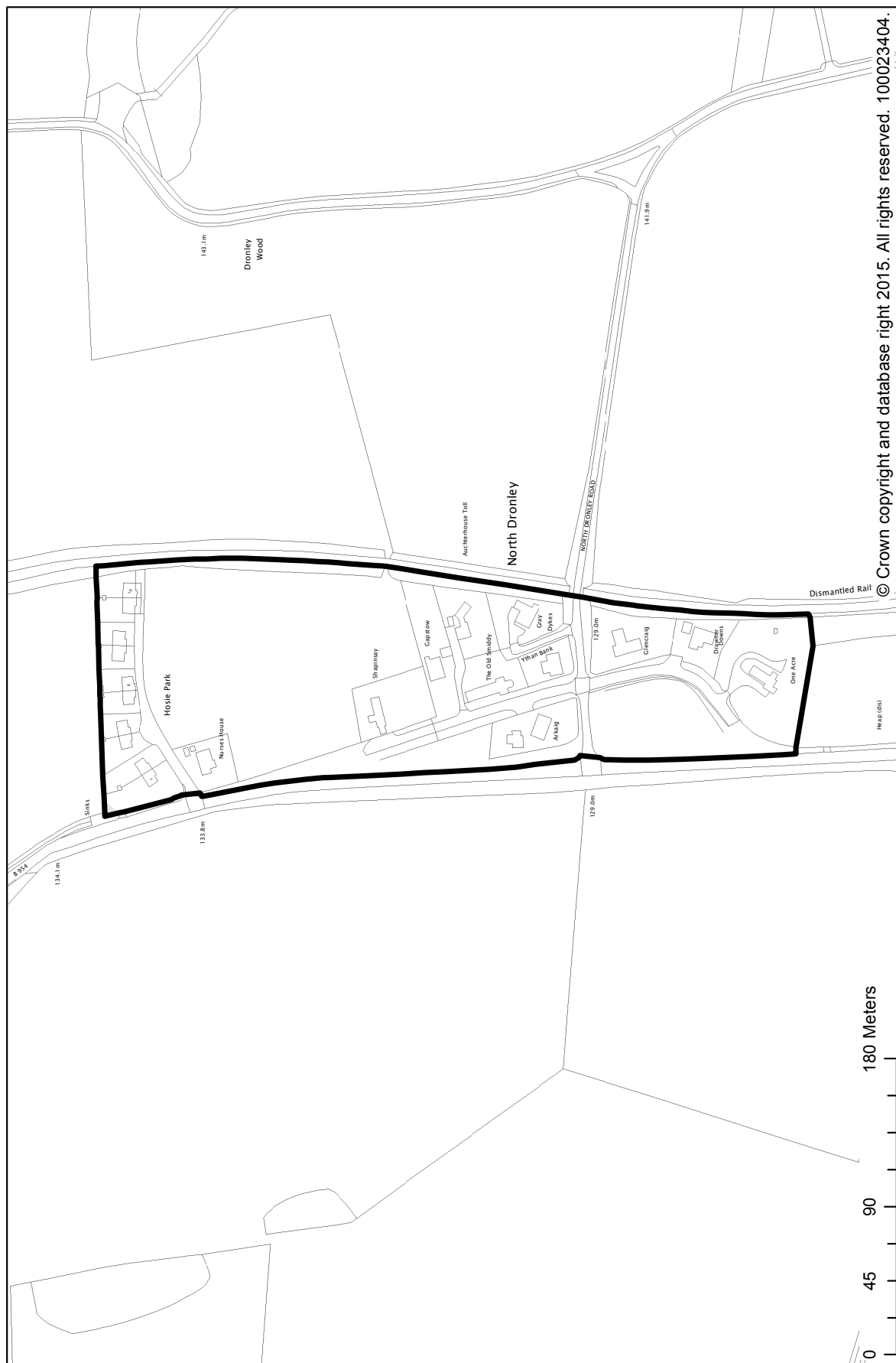
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North Craigo



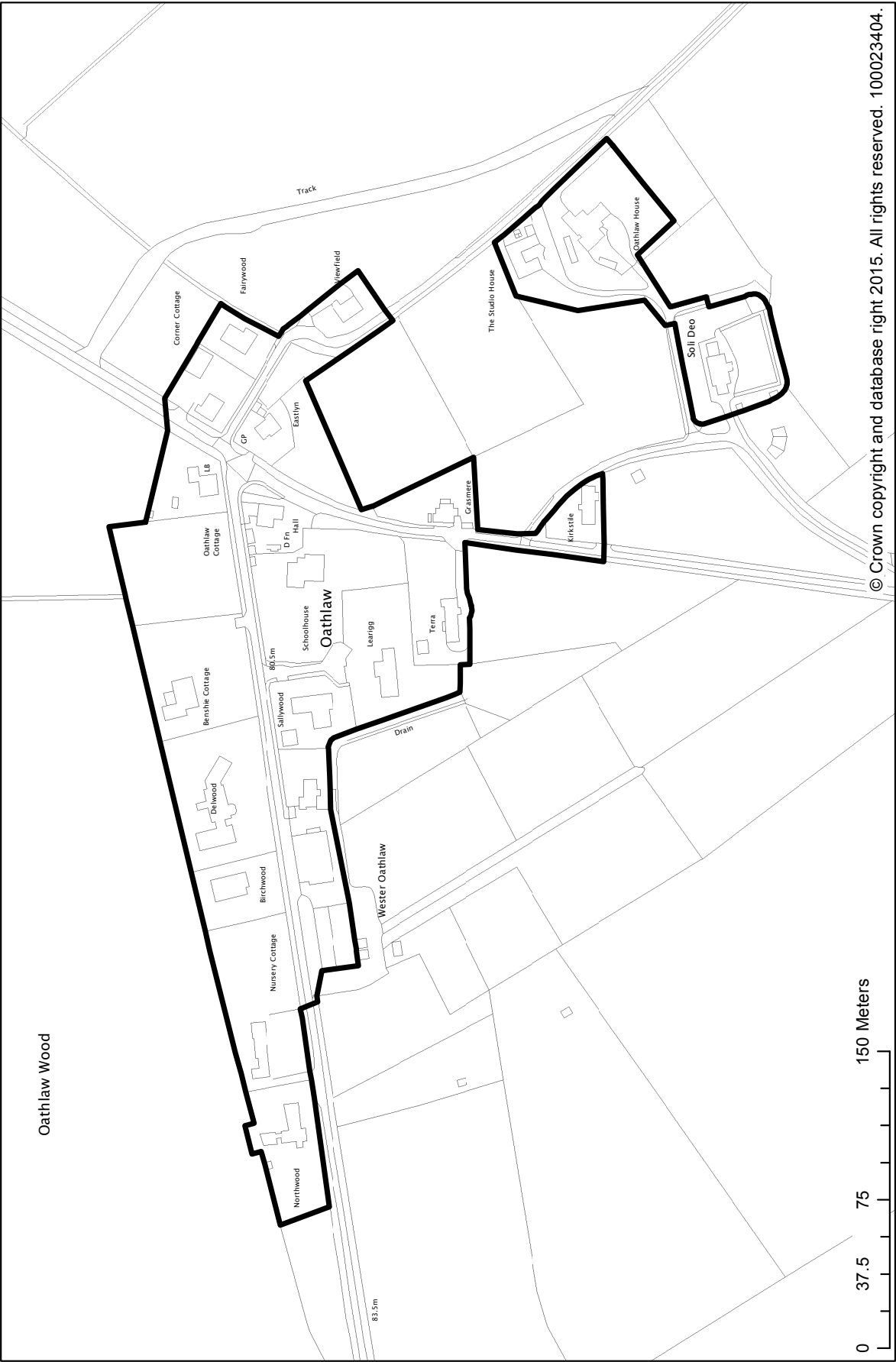
SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT BOUNDARY MAPS

North Dronley



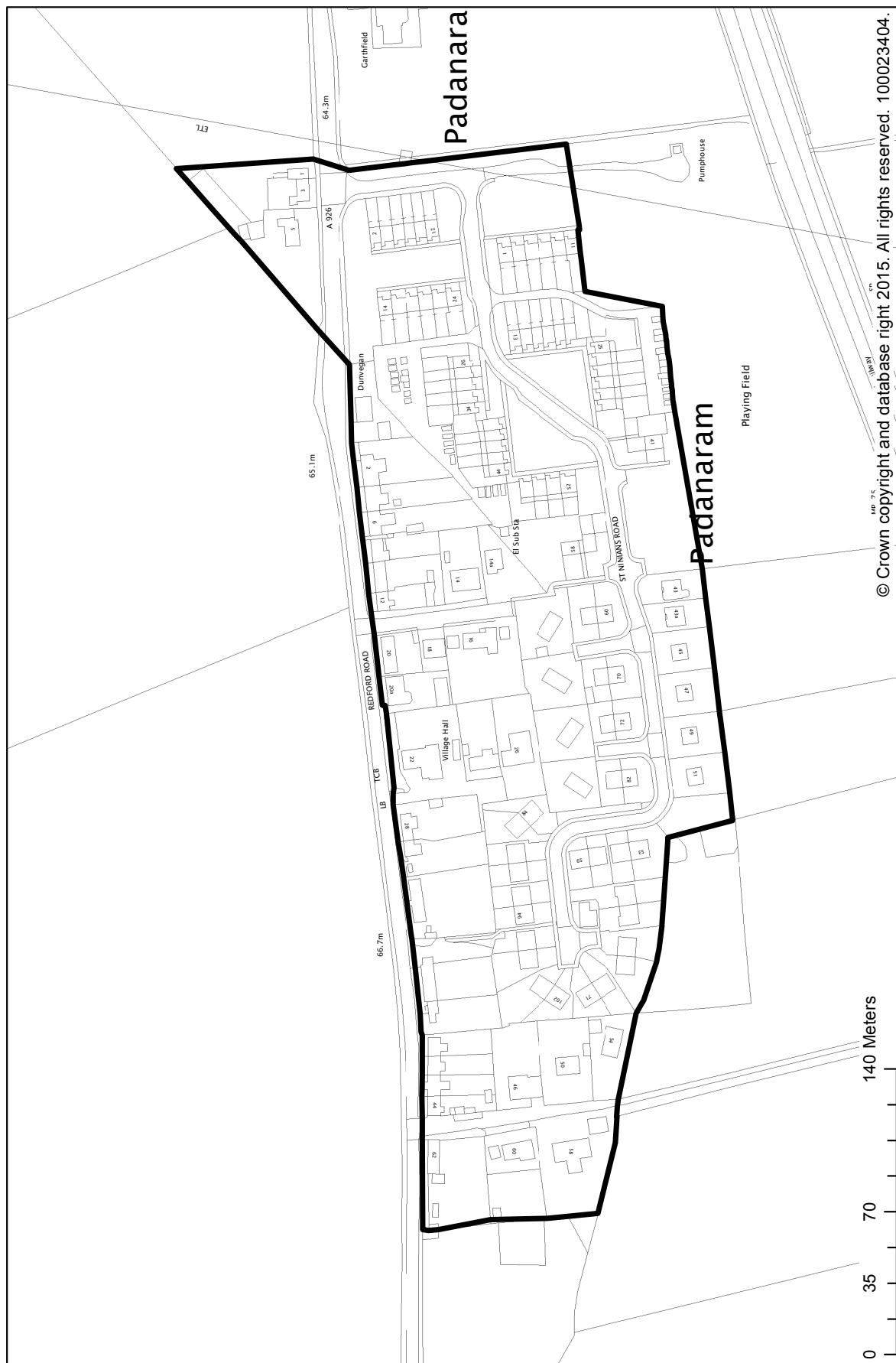
SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT
BOUNDARY MAPS

Oathlaw



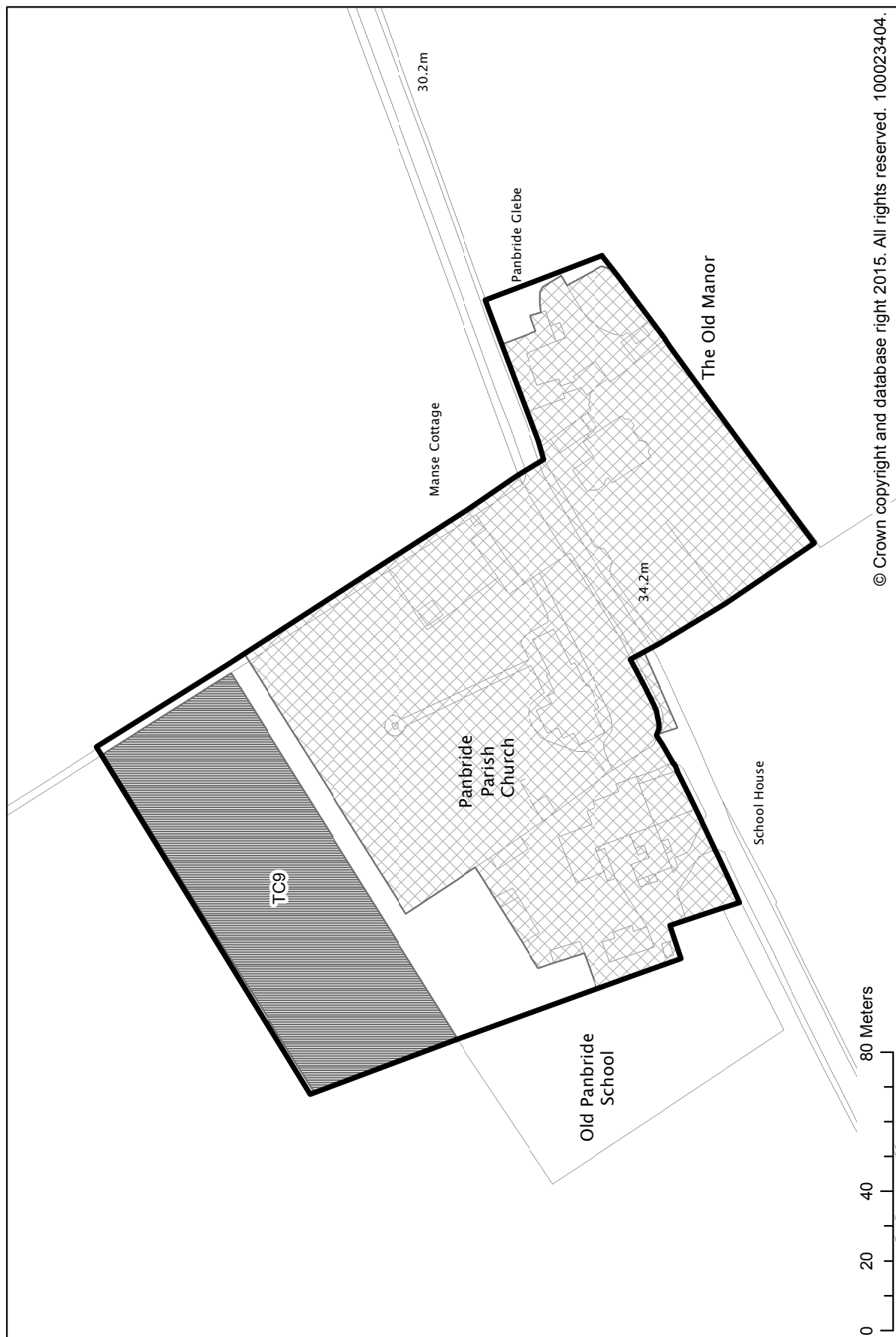
SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT BOUNDARY MAPS

Padanaram



SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT BOUNDARY MAPS

Panbride



SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT BOUNDARY MAPS

Piperdam

Located to the west of Muirhead on the south side of the A923, Piperdam comprises golf courses, designed around a loch and woodland setting, associated driving range and other facilities including restaurant/centre, swimming pool/spa, loch fishings, chalets and timeshare properties. Planning permission was also granted for the development of a maximum of 123 houses in three phases. This development has been completed with the exception of 1 unit as identified within the Angus Housing Land Audit 2014.

DEVELOPMENT STRATEGY

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

- Supporting proposals which maintain or enhance the recreational and tourism potential of the golf course and associated facilities; and
- Additional residential development at Piperdam will not be supported.

SPORT AND RECREATION

The existing recreational and tourism facilities at Piperdam, including golf courses, chalets, timeshare properties and other facilities, contribute to the recreation and tourism resources of Angus. Future proposals which consolidate and where appropriate expand the recreation and tourism potential of Piperdam will be supported where these are compatible with existing land uses and do not adversely impact on the amenity and environment of the area.

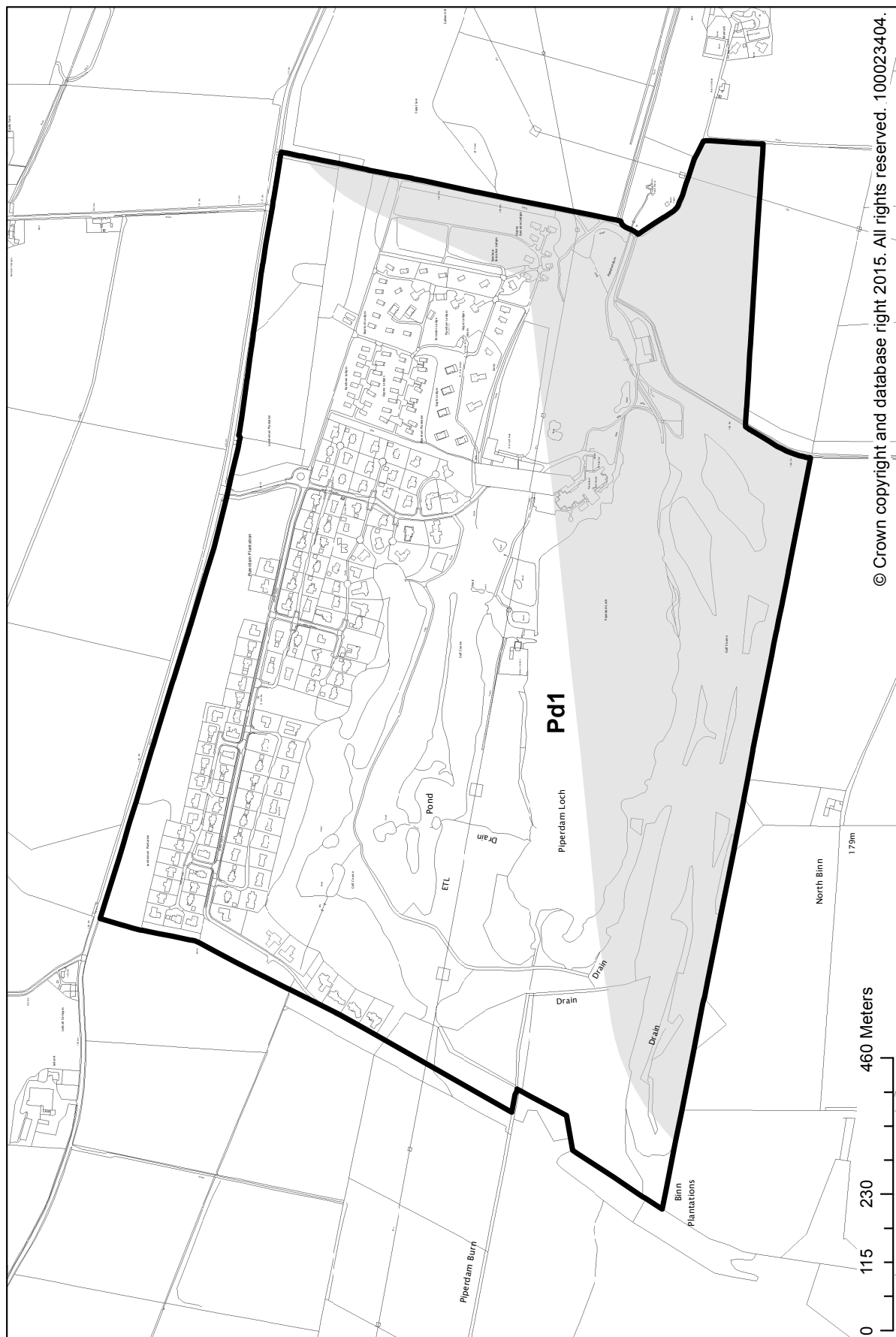
Pd1: Recreation Development

Proposals which extend the recreational and tourism potential of Piperdam, will be supported where they are compatible with the existing land uses/activities and are not detrimental to the area's setting and environment.

Pd1 SEA Implications									
Biodiversity Flora and Fauna	Population	Human Health	Soil	Water	Air	Climatic Factors	Cultural Heritage	Material Assets	Landscape
?/0	0	+/?	+/?	?	+/?	?	0/+	+/?	+/?

SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT BOUNDARY MAPS

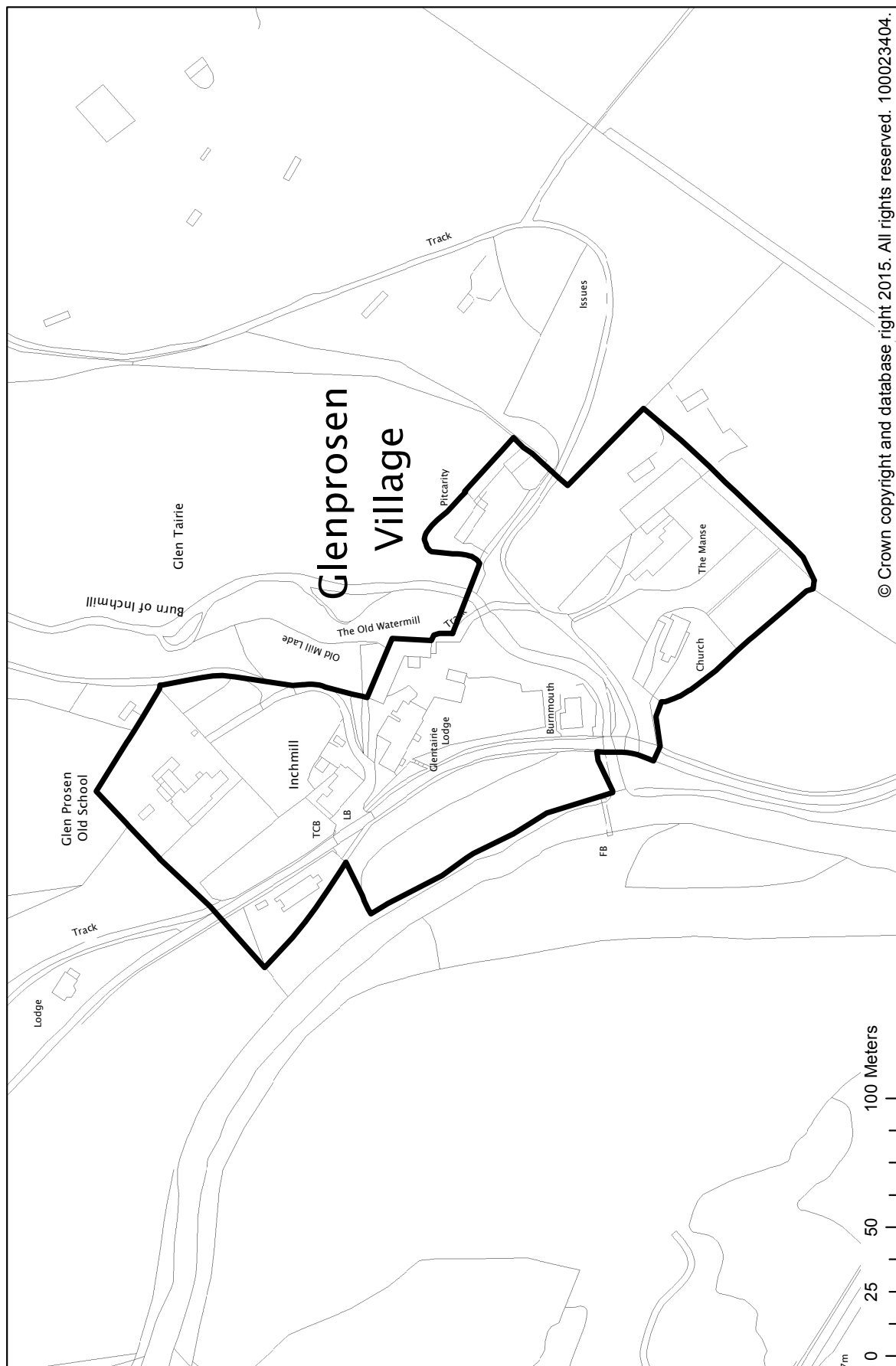
Piperdam



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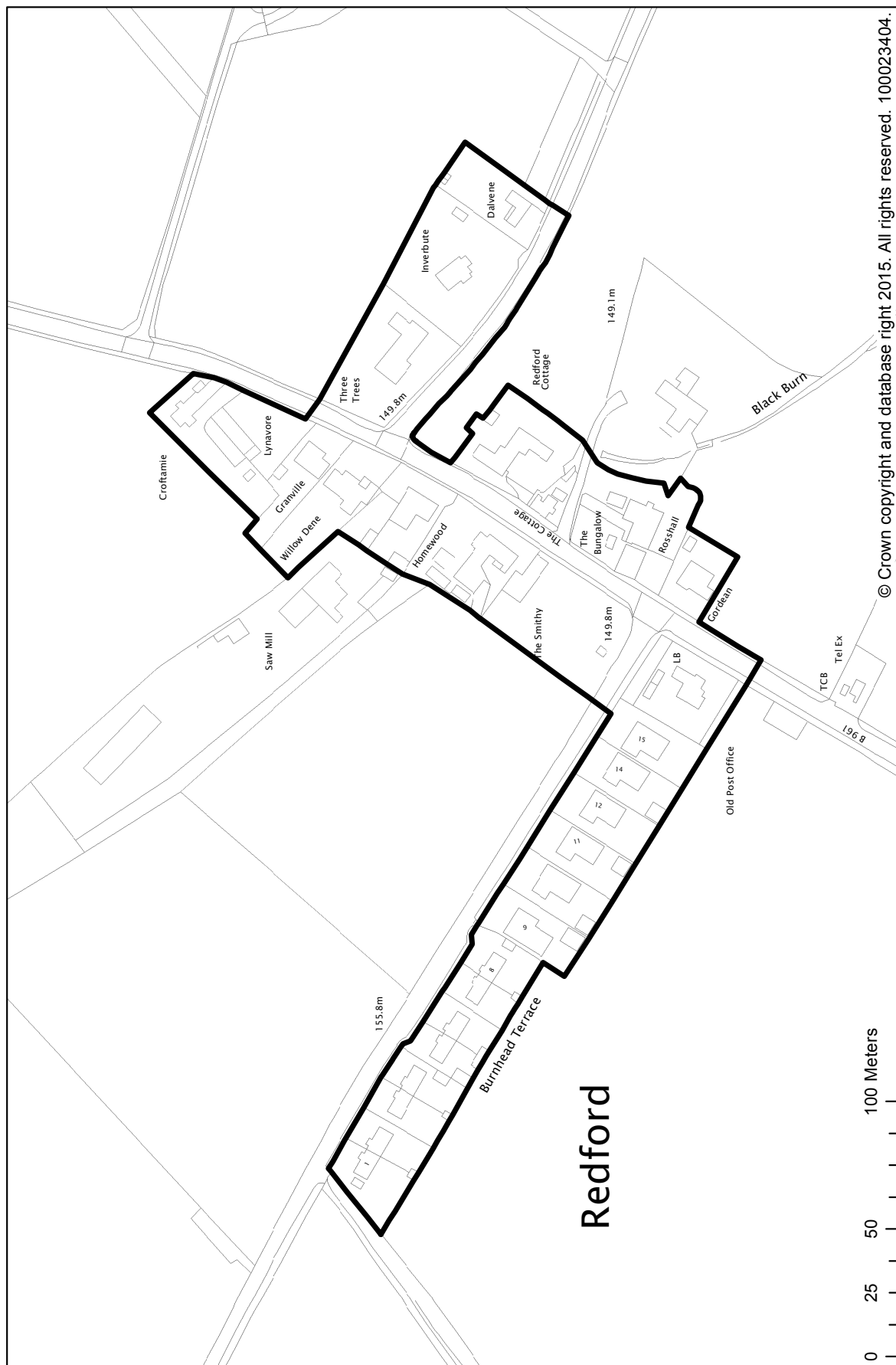
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Prosen Village



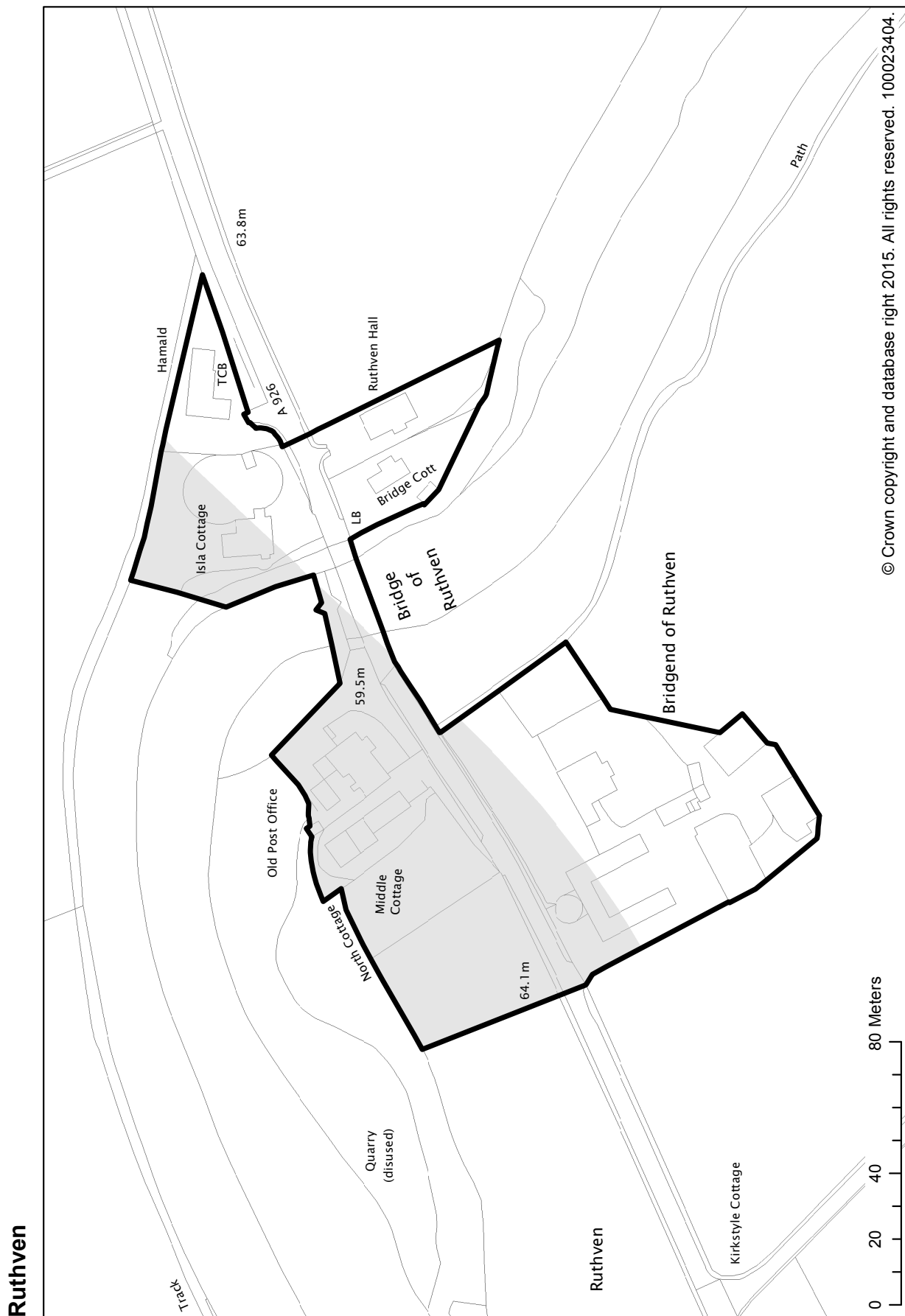
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Redford



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SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT BOUNDARY MAPS

South Kingennie



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Strathmartine Hospital

The Strathmartine Hospital Estate lies to the north west of Dundee and outwith the Dundee Core Area established by the TAYplan Strategic Development Plan. Although a small part of the estate currently remains in health care use the remainder of the site (17.5 ha) has been declared surplus to the requirements of the NHS Trust. The surplus buildings and landscaped grounds offer an opportunity for reuse and redevelopment for a range of uses, in the context of the development strategy and housing requirements for the South Angus Housing Market Area.

DEVELOPMENT STRATEGY

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

- Supporting the redevelopment of vacant underused and brownfield sites and buildings for an appropriate mix of uses; and
- Proposals for the comprehensive redevelopment of this site will be required to address issues including, retention of the existing listed building, primary and secondary school capacity, timing and phasing of development, landscape setting and existing tree cover, and public safety and security related to existing redundant structures.

OPPORTUNITY SITES

The following site provides an opportunity for redevelopment. Where proposals involve new housing development they will require to contribute towards meeting the provision of Policy TC3: Affordable Housing.

St1: Opportunity Site – Strathmartine Hospital Estate

The Strathmartine Hospital Estate provides an opportunity for reuse and redevelopment for a range of uses, including housing. Proposals for the comprehensive redevelopment of this site should include:

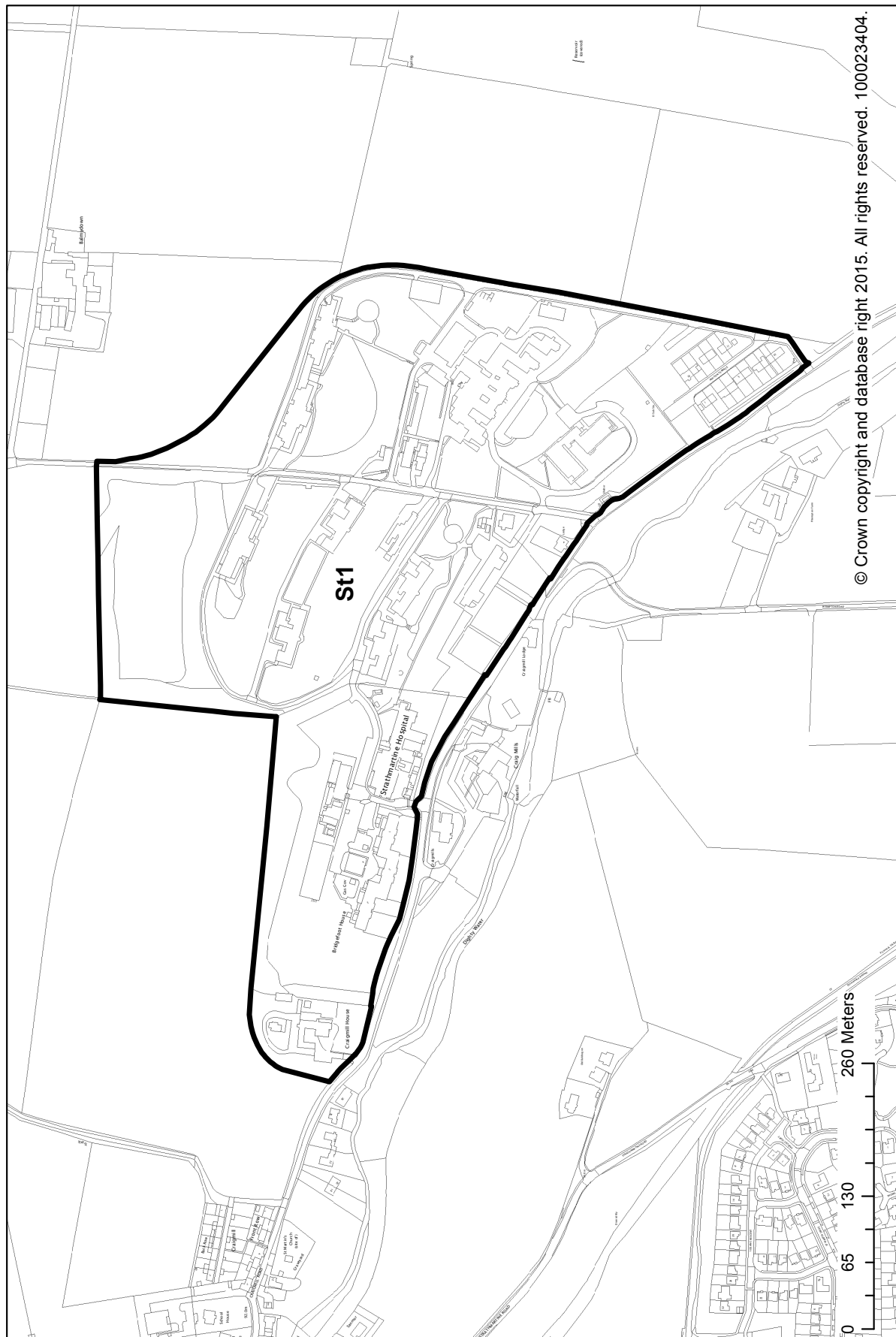
- **retention of the existing listed building;**
- **a Flood Risk Assessment;**
- **the timing, phasing and location of development;**
- **public safety and security related to existing structures;**
- **the retention of existing tree cover and hedgerows, enhancement of the landscape setting and biodiversity of the site; and**
- **provision for public access to the landscaped grounds for informal recreational purposes.**

St1 SEA Implications

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

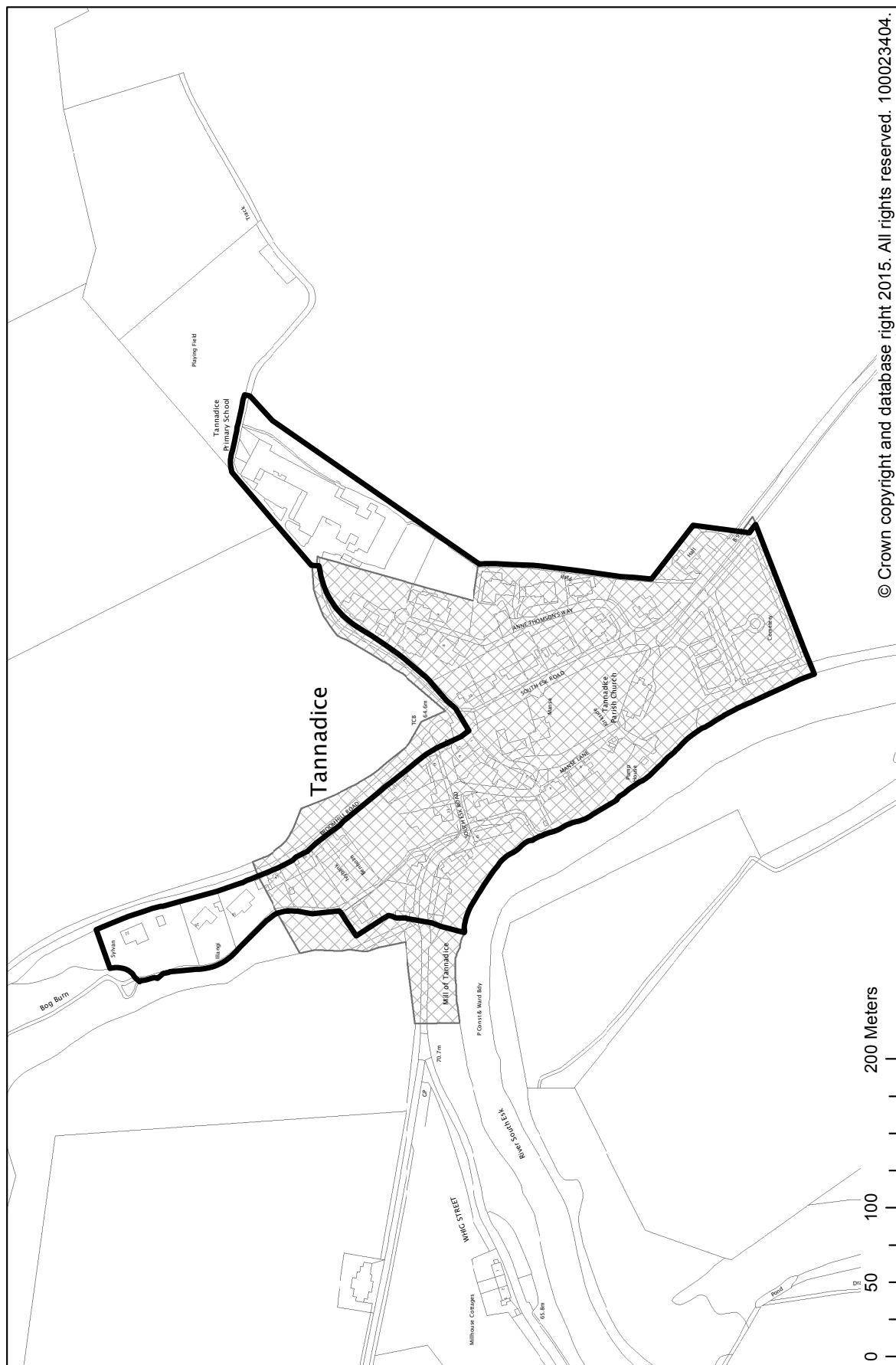
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Strathmartine Hospital



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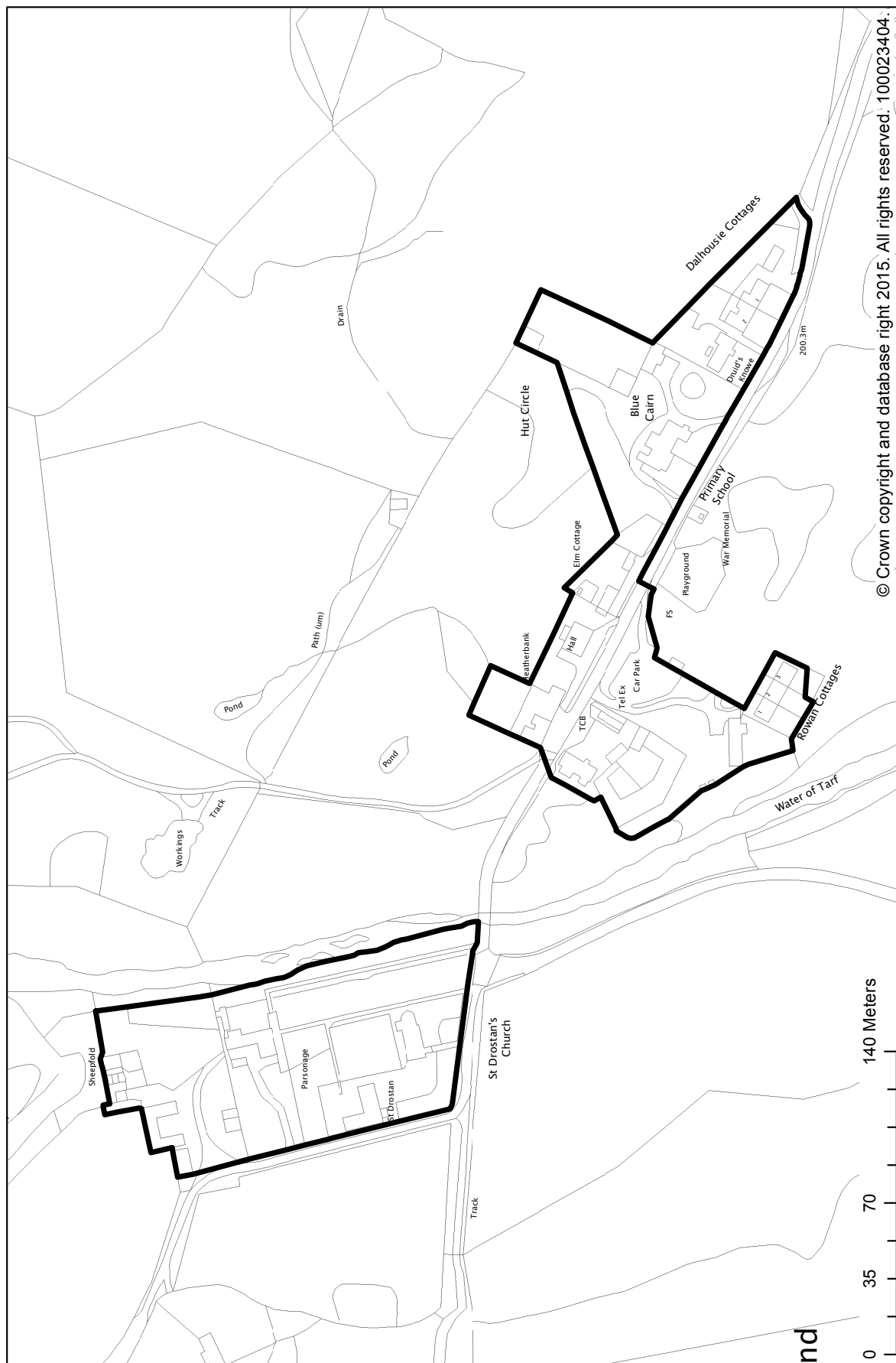
Tannadice



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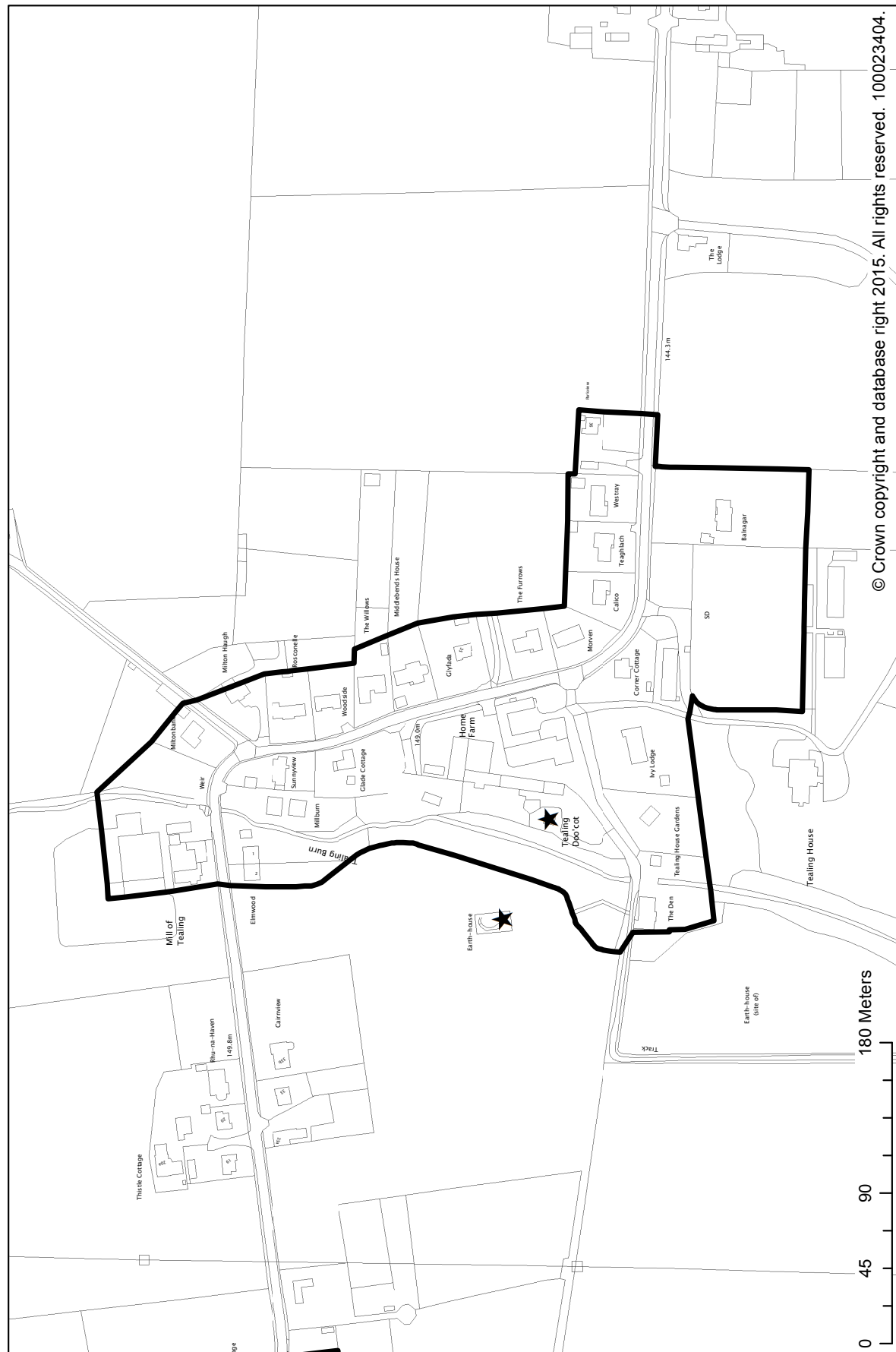
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Tarfside



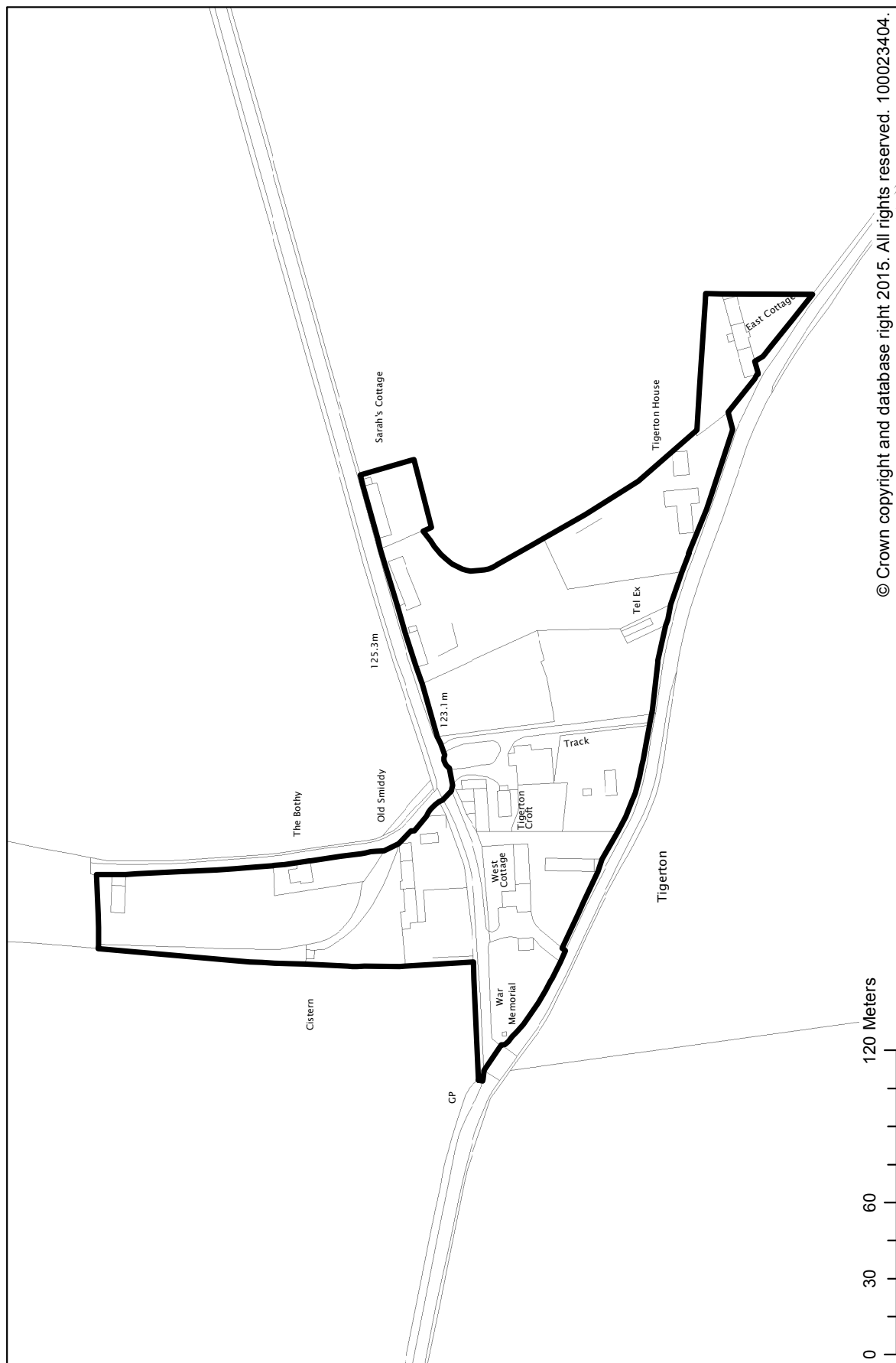
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Tealing

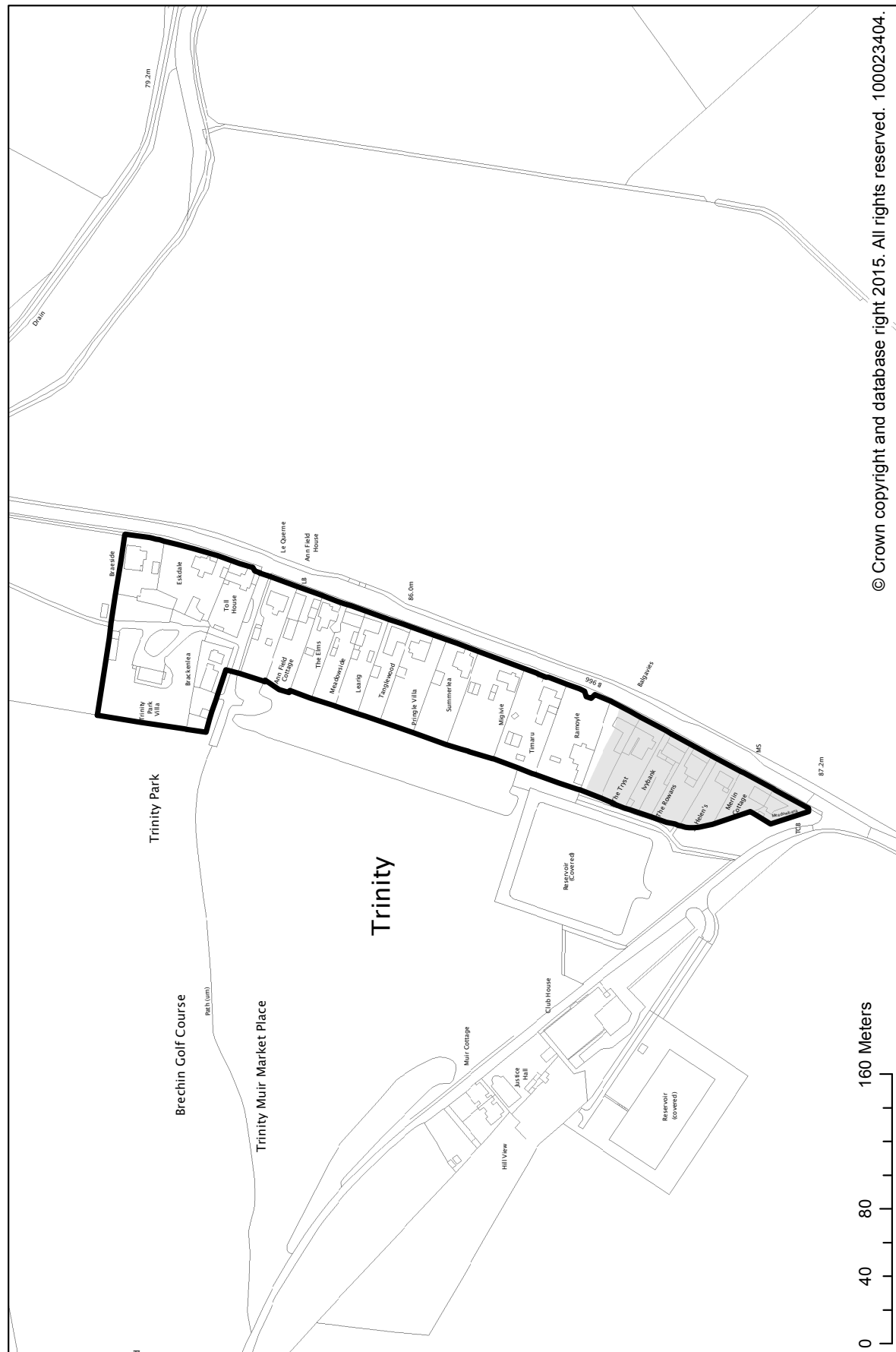


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Tigerton

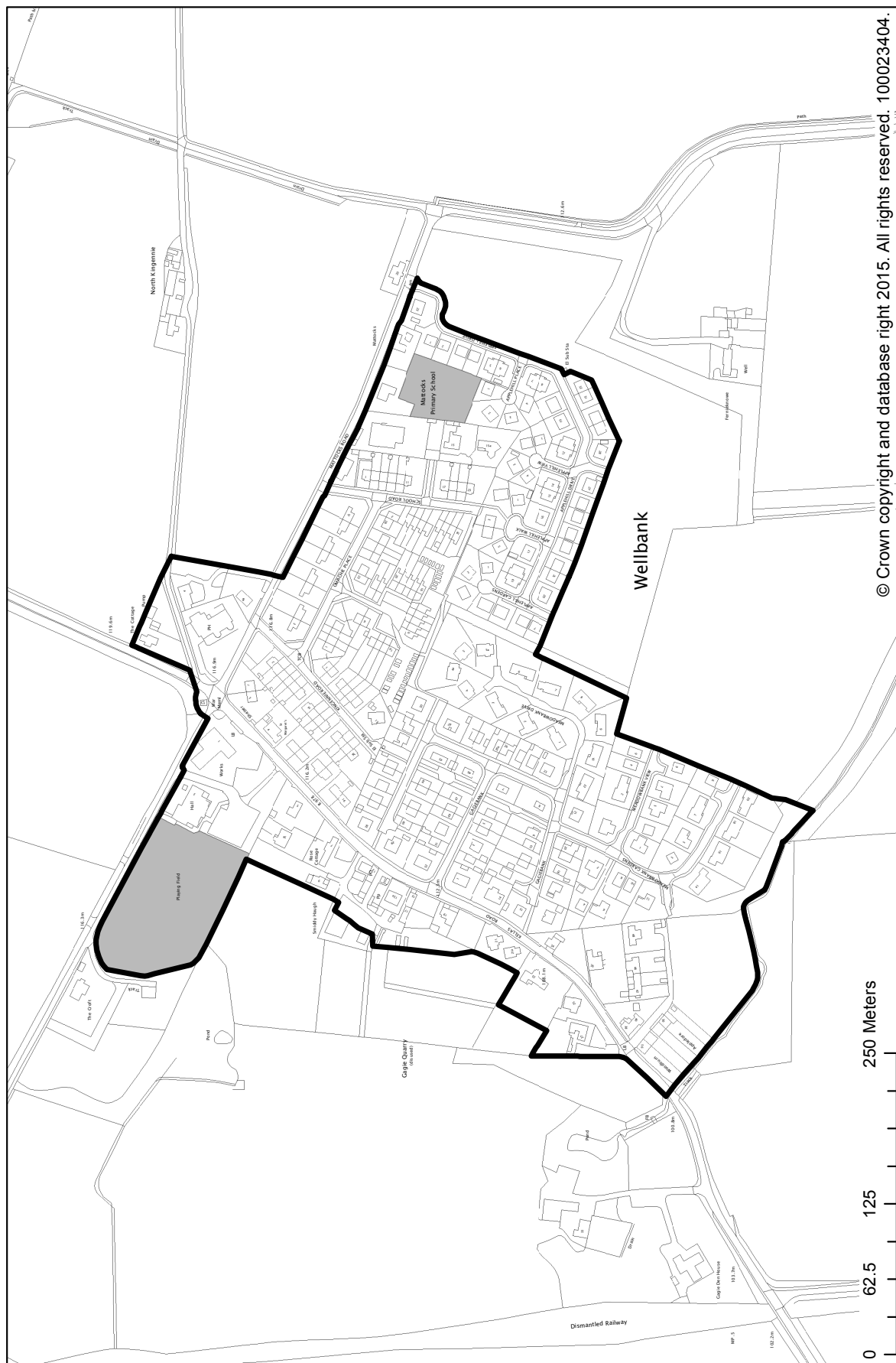


Trinity



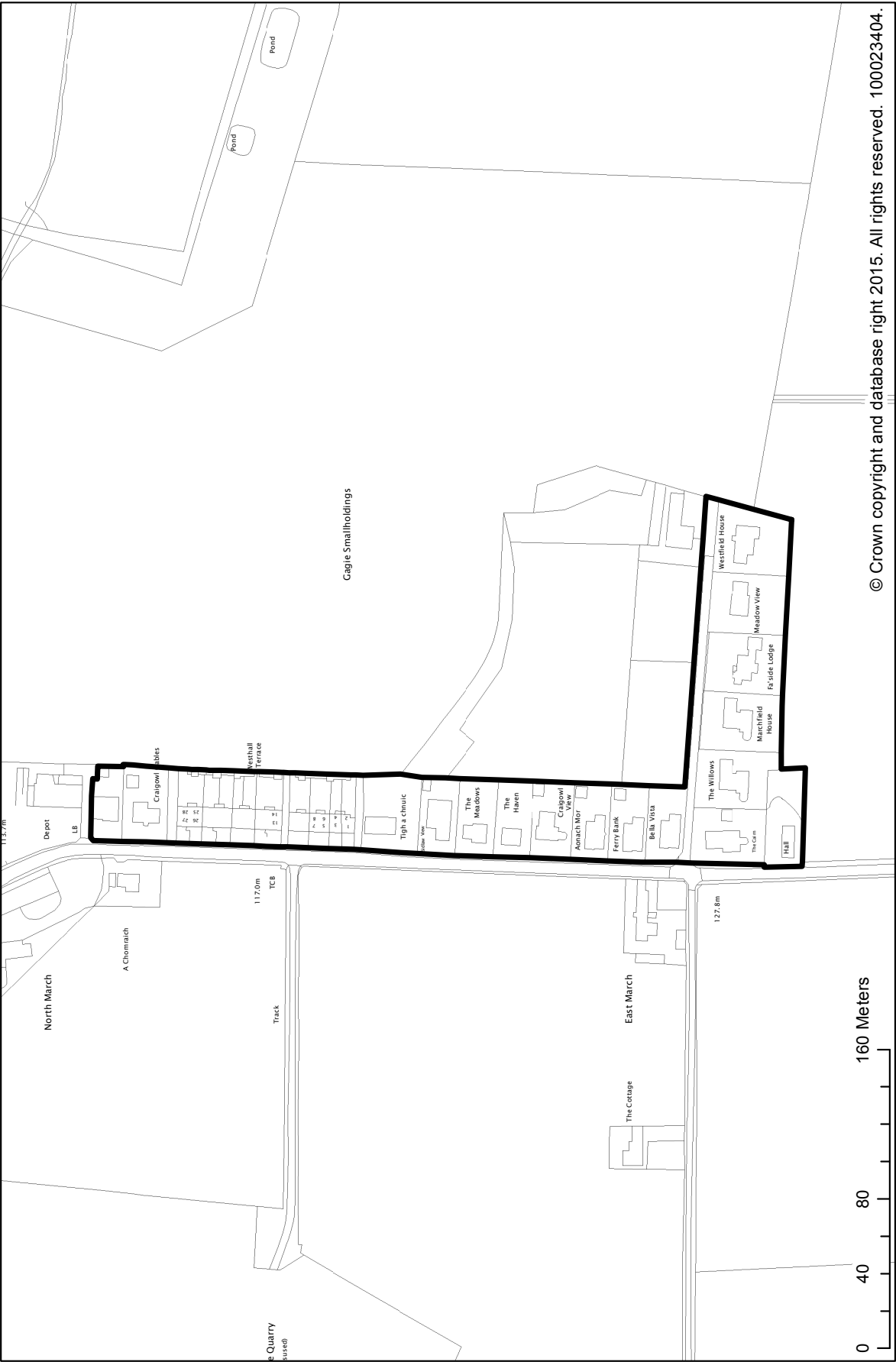
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Wellbank



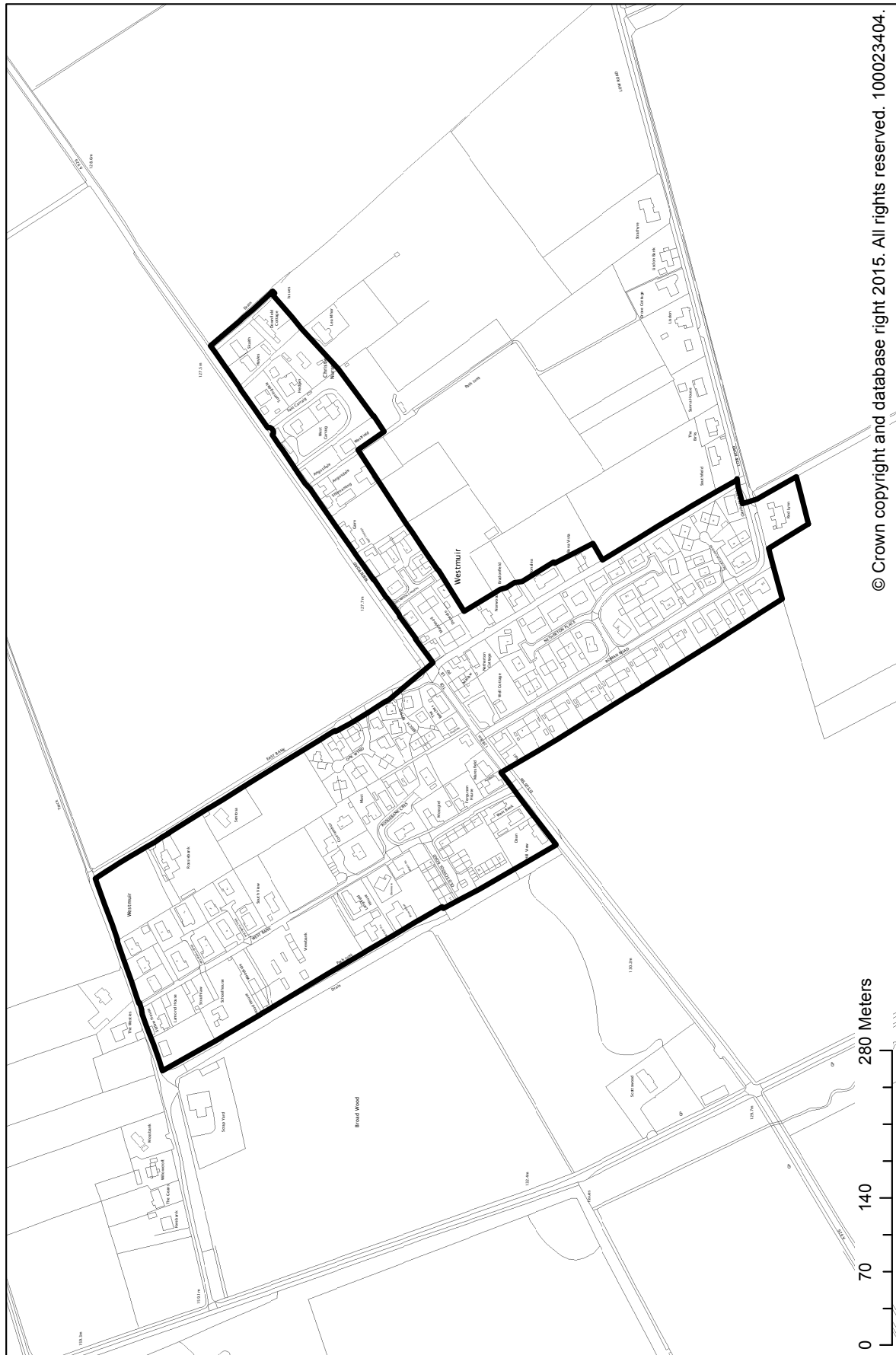
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BOUNDARY MAPS

Westhall Terrace



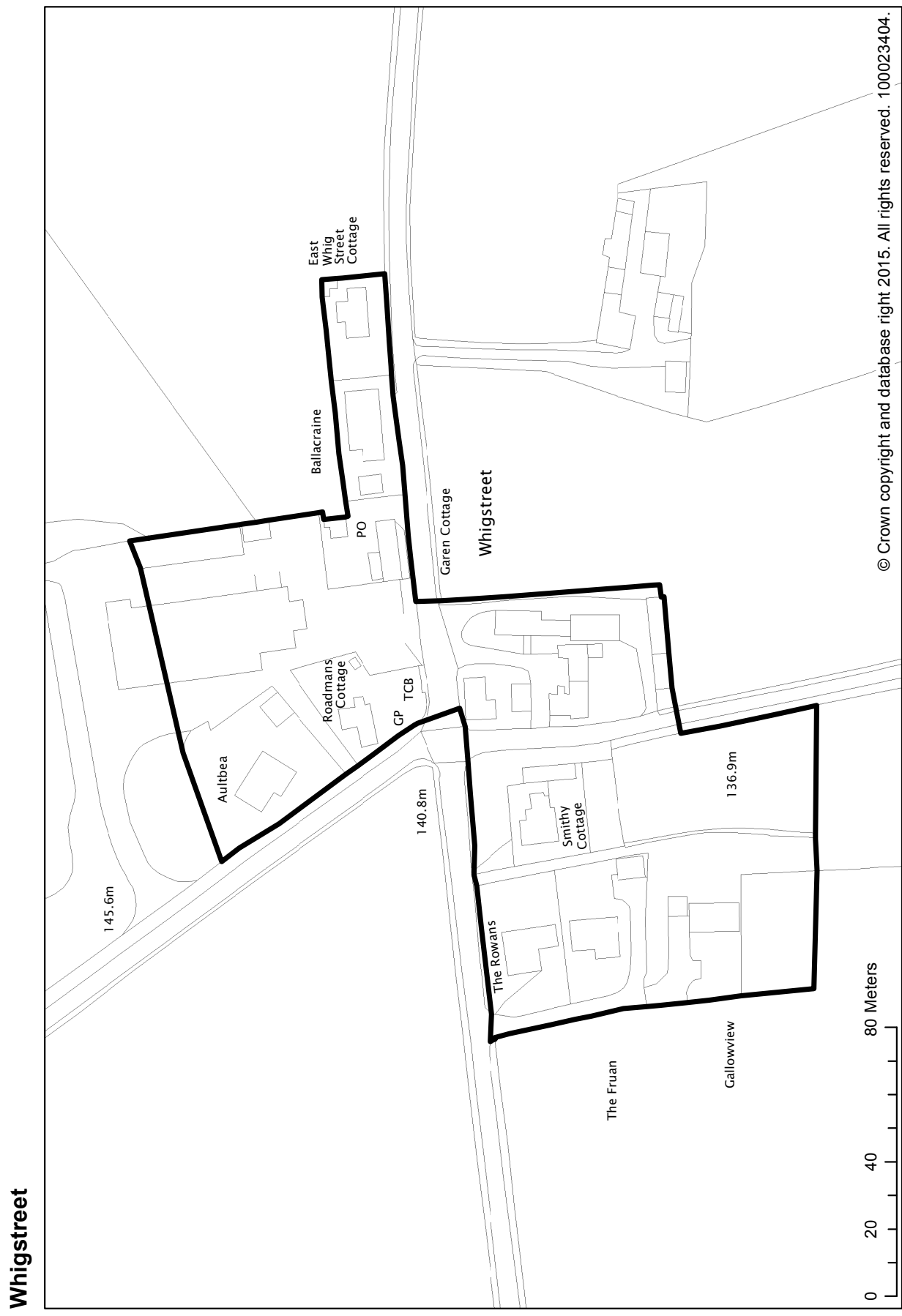
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Westmuir



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SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT
BOUNDARY MAPS



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Woodville

Woodville, located north of Arbroath to the west of the A933, is an area where urban uses are encroaching into the countryside on the fringe of the town and incrementally changing its character from countryside to suburban. The area is characterised by loose groupings of individual houses, smallholdings, a hotel, two caravan sites and scattered commercial and industrial premises (some of which are agriculturally based).

DEVELOPMENT STRATEGY

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

- restricting urban sprawl and resisting the increasing urbanisation of Woodville; and
- only considering development for essential worker housing or uses directly associated with agriculture or horticulture.

WOODVILLE DEVELOPMENT APPROACH

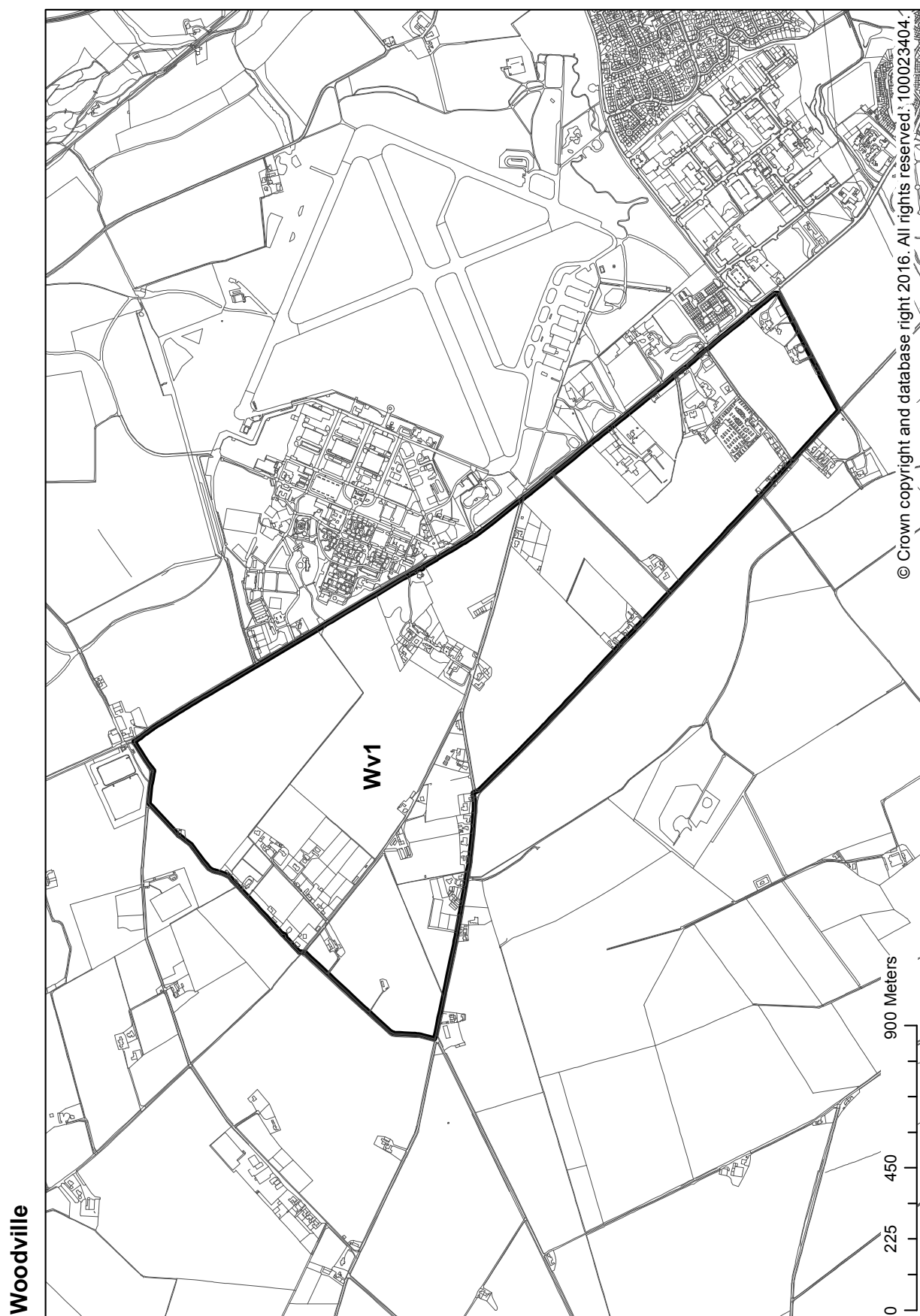
The Woodville area continues to experience pressure for the development of housing and other urban uses, and the Local Plan will resist development proposals which are to the detriment of its countryside character.

Wv1: Woodville Development Approach

Within the development boundary identified for the wider Woodville area, only proposals directly associated with agriculture or horticulture will be permitted. New housing will only be supported where it provides essential worker housing for established businesses.

Wv1 SEA Implications									
Biodiversity Flora and Fauna	Population	Human Health	Soil	Water	Air	Climatic Factors	Cultural Heritage	Material Assets	Landscape
+/?	0	+/?	0/+	?	0/+	?/-/+	0/+	?/+/-	0/+

SETTLEMENT STATEMENTS, VILLAGE DIRECTORY & DEVELOPMENT BOUNDARY MAPS



IMPLEMENTATION AND MONITORING

The ALDP sets out that the plan should be read in its entirety, as there may be policies in the Strategy, Policy Framework and Settlement Strategy that are relevant to any particular proposal. **Proposals will be expected to comply with all relevant policies within the plan.**

The following matrix has been provided to give some guidance for particular proposals as to which policies may be of relevance.

	Section	Policy	Development Type						
			Residential	Employment	Retail	Tourism	Leisure	Renewables	Waste
Strategy		DS1	✓	✓	✓	✓	✓	✓	✓
		DS2	✓	✓	✓	✓	✓	✓	✓
		DS3	✓	✓	✓	✓	✓	✓	✓
		DS4	✓	✓	✓	✓	✓	✓	✓
		DS5	?	?	?	?	?	?	?
Thriving and Connected	Housing	TC1	✓						
		TC2	✓						
		TC3	?						
		TC4						✓	
		TC5							
		TC6							
		TC7							
	Services	TC8	?	?	✓	?	?		
		TC9							
	Connectivity	TC10				?	?		
		TC11							
		TC12		?					
		TC13		?					
	Employment	TC14		✓					✓
		TC15		✓					
	Tourism	TC16	?	?	?	✓	✓		
	Town Centres	TC17		?	✓	✓	✓		
		TC18			✓				
		TC19		?	✓	✓	✓		
		TC20			✓				
Protected and Valued	Natural Environment	PV1	✓	✓	✓	✓	✓	?	?
		PV2	✓	✓	?	?	?	?	?
		PV3	✓	✓	✓	✓	✓	?	?
		PV4	?	?	?	?	?	✓	?
		PV5	?	?	?	?	?	?	?
		PV6	✓	✓	✓	✓	✓	✓	✓
		PV7	?	?	?	?	?	?	?
	Built Environment	PV8	?	?	?	?	?	?	?
	Heat and Energy Networks	PV9						✓	✓
		PV10	?	?	?	?	?	✓	✓
		PV11	✓	✓	✓	✓	✓	✓	✓
		PV12	?	?	?	?	?	?	?
	Water Environment	PV13	?	?	?	?	?	?	?
		PV14	✓	✓	✓	✓	✓	?	✓
		PV15	✓	✓	✓	✓	✓	?	✓
		PV16	?	?	?	?	?	?	?
	Resources	PV17	?	?	?	?	?	✓	✓
		PV18	✓	✓	✓	✓	✓		✓
		PV19							✓
		PV20	?	?	?	?	?	?	?
		PV21	✓	✓	✓	✓	✓	✓	✓

✓ - Policy applicable

? - Policy may be applicable

	Section	Policy	Development Type						
			Telecoms	Minerals	Householder	Gypsy / Traveller	Residential Caravans	Transport Facilities	Community Facilities
Strategy		DS1	✓	✓	✓	✓	✓	✓	✓
		DS2	✓	✓		✓	✓	✓	✓
		DS3	✓	✓	✓	✓	✓	✓	✓
		DS4	✓	✓	✓	✓	✓	✓	✓
		DS5	?	?		?	?	?	?
Thriving and Connected	Housing	TC1							
		TC2					?		
		TC3							
		TC4	✓		✓				
		TC5					?		
		TC6				✓			
		TC7					✓		
	Services	TC8							✓
		TC9							?
	Connectivity	TC10						✓	
		TC11						✓	
		TC12						✓	
	Employment	TC13	✓						
		TC14						?	
		TC15							
	Tourism	TC16							?
	Town Centres	TC17							?
		TC18							
		TC19							✓
		TC20							
Protected and Valued	Natural Environment	PV1	?	?		?	?	?	?
		PV2	?	?			?	?	?
		PV3	?	?		?	?	?	?
		PV4	?	?		?	?	?	?
		PV5	?	?	?	?	?	?	?
		PV6	✓	✓		✓	✓	✓	?
		PV7	?	?	?	?	?	?	?
	Built Environment	PV8	?	?	?	?	?	?	?
	Heat & Energy	PV9		?	?			?	
		PV10						?	?
		PV11		✓	✓	✓	✓	?	✓
	Water Environment	PV12	?	?	?	?	?	?	?
		PV13	?	?	?	?	?	?	?
		PV14	?	✓	?	?	?	?	?
		PV15	?	✓	✓	✓	✓	✓	?
		PV16	?	?		?	?	?	?
	Resources	PV17		?				?	
		PV18				✓	✓	✓	?
		PV19		✓				?	
		PV20	?	?	?	?	?	?	?
		PV21	✓	✓	?	✓	✓	✓	✓

✓ - Policy applicable

? - Policy may be applicable

It should be noted that the tables above provide a guide to the relevant policies. They are not intended to be comprehensive. Depending on the location, nature and scale of any proposed development, other policies of the ALDP may apply.

An action programme has been prepared in support of the ALDP. This document highlights the key actions required to implement the strategy, policies and proposals of the plan. The action programme highlights a range of partners who are to be involved in the various proposals and projects and timescales for carrying out each action.

The plan and action programme will be monitored and reviewed on a regular basis. An updated action programme will be published every 2 years and the ALDP itself will be reviewed every 5 years. This will involve the production of a Monitoring Statement at the outset, which will gauge the impact of the plan on the area and use population-wide indicators to consider how far the objectives and vision of the plan have been realised.

APPENDICES

Appendix 1 – Glossary

Appendix 2 – Developments Requiring a Transport Assessment

Appendix 3 – Housing Land Supply

Appendix 4 – Natural Environment Designated Sites

Appendix 5 – Letham Unadopted Roads Policy

Appendix 6 – Schedule of Land Ownership

APPENDICES

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Action programme: A document setting out how the planning authority proposes to implement the development plan providing details of who is to do what within a particular timescale.

Active modes of transport / Active Travel: These are forms of transport that do not involve the use of motor vehicles or trains. Typically, we mean to speak of walking and cycling.

Affordable housing: Housing of a reasonable quality that is affordable to people on modest incomes.

Allocation: Land that has been identified through the development plan for a specific use, such as for housing or employment.

Angus Community Planning Partnership: A group made up of representatives from public agencies, forming a partnership that is responsible for community planning.

Angus Local Plan Review (ALPR): The local plan that was adopted by Angus Council in February 2009.

Angus Landscape Capacity Study (2003): This study was undertaken in 2002 and 2003 to inform the assessment of development options for the Angus Local Plan Review. It provides a suitable baseline description of the landscape resource, together with individual assessments of potential development options.

Angus Local Housing Strategy: A document that provides Angus Council's strategic direction to tackle housing need and demand, and to inform future investment in housing and related services across the local authority area.

Angus Woodland and Forestry Framework 2011: A framework for forestry activities for 5-10 years (from 2011). It covers all of Angus, excluding the Cairngorms National Park.

Biodiversity: The variability in living organisms and the ecological complexes

of which they are part. This includes diversity within species, between species and of ecosystems (UN Convention on Biological Diversity, 1992).

Brownfield site: Land which has previously been developed. The term may cover vacant or derelict land, land occupied by redundant or unused building and development land within the development boundary where further intensification of use is considered acceptable.

Building Group: A group of at least 3 closely related existing dwellings or buildings capable of conversion for residential use. The building group will require to have a sense of containment.

Category 1 RSUs: These areas are generally non-remote areas with stable or increasing populations or where there are no services or facilities in need of support. In these areas new housing development outwith settlements should be restricted.

Category 2 RSUs: Primarily remote rural areas where limited new development outwith settlements may be appropriate in order to stem rural depopulation and / or support existing services.

Climate change: This refers to changes in the average weather (temperature, wind patterns, precipitation) experienced over a long period of time, typically 30 years.

Climate Change Adaptation: The adjustment in economic, social or natural systems in response to actual or expected climatic change, to limit harmful consequences and exploit beneficial opportunities.

Climate Change Mitigation: Reducing the amount of greenhouse gases in the atmosphere and reducing activities which emit greenhouse gases to help slow down or make less severe the impacts of future climate change.

Coast: Defined as Tayside Landscape Character Assessment classification 14a

coast with sand, 14b coast with cliffs and 15 lowland basin.

Commercial centre: The range of uses and physical structure of these centres distinguishes them from town centres. They have a more specific focus on retailing or on retailing and leisure uses. Examples of commercial centres include out-of-centre shopping centres, commercial leisure developments, mixed retail and leisure developments, retail parks and factory outlet centres.

Community Facilities: Facilities such as schools, healthcare, libraries, museums, halls and leisure that are important assets that play a key role in terms of sustainability and the health and wellbeing, social, educational, spiritual, recreational, leisure and cultural needs of the community.

Community Planning: This is the statutory process for the planning and delivery of public services, including making policy for the long term, and encouraging change and improvement.

Core paths: Core paths form the basic framework of paths, linking with other access provision. The core paths network as a whole should provide access opportunities for the full range of access takers, including walkers, cyclists and horseriders, of varying abilities.

Core Retail Area: The core of the central shopping area is typified by its concentration of key multiple retailers and other prominent comparison outlets.

Countryside: The area outwith any defined development boundaries.

Cumulative impact: Impact in combination with other development. That includes existing developments of the kind proposed, those which have permission, and valid applications which have not been determined. The weight attached to undetermined applications

should reflect their position in the application process.

Developed Coast: The area within development boundaries which lies wholly or partly within the defined coast and is subject to all other relevant local plan policies.

Development Boundary: Provide a definition between built up areas and the open countryside and may include peripheral areas of open space important to the settlement's setting and character. Defined to protect the landscape setting of towns and villages and prevent the uncontrolled spread of development.

Development Plan Scheme: A document that sets out the planning authority's programme for preparing and reviewing a local development plan or strategic development plan. It also includes a participation statement that states when, how and with whom consultation on the plan will take place. This document is reviewed annually.

Drainage Impact Assessment: This is an assessment of the potential impacts on the existing drainage network (drains and sewers) that may be expected from a proposed development. It is used to establish what mitigation would be required to acceptably accommodate the development.

Effective supply of housing land: This is housing land which is free or expected to be free of development constraints in the period under consideration (e.g. for the ALDP: 2016-2026) and would therefore be available for the construction of housing.

Environmental report: This is a document which identifies, describes and evaluates the likely significant effects on the environment of implementing a plan or programme. It is required as part of an impact assessment such as the strategic environmental assessment which has been undertaken on the ALDP.

Essential worker: A full time worker required by the operational needs of a farm or rural business to live in close proximity to their place of work for reasons of security or animal welfare or similar.

Flood risk: The combination of the probability of a flood and of the potential adverse consequences, associated with a flood, for human health, the environment, cultural heritage and economic activity.

Gap site: the space between the curtilages of two houses, or between the curtilage of one house and a metalled road (i.e. a stone surface with a hard, crushed rock or stone surface as a minimum) or between the curtilage of one house and an existing substantial building such as a church, a shop or a community facility. The site should have established boundaries on three sides.

Greenfield site: These are sites which have never previously been developed, or that were derelict but have now been fully-restored and brought back into active or beneficial use for agriculture, forestry, environmental purposes or outdoor recreation.

Green infrastructure: Includes the “green” and “blue” (water environment) features of the natural and built environments that can provide benefits without being connected. Green features include parks, woodlands, trees, play spaces, allotments, community growing spaces, outdoor sports facilities, churchyards and cemeteries, swales, hedges, verges and gardens. Blue features include rivers, lochs, wetlands, canals, other water courses, ponds, coastal and marine areas including beaches, porous paving and sustainable urban drainage systems.

Green network: Connected areas of green infrastructure and open space that together form an integrated and multi-functional network.

Housing demand: Households who are able to buy or rent the quality/type of

housing which meets their needs and desires.

Housing land: This is land which is or can be made available for the development of new homes. Housing land may either be effective or constrained, but will only contribute towards meeting the housing requirements if it has been judged to be effective.

Housing Land Audit: This is a document that provides a factual statement of housing land supply for a particular area, such as the Angus Council area. In Angus, only sites with a capacity of five or more new homes are included. It is prepared and updated annually and is used to monitor the availability of effective housing land against the requirements of the development plan.

Housing market area: Geographical areas which are relatively self-contained in terms of housing demand, i.e. a large percentage of people moving house or settling in the area will have sought a dwelling only in that area.

Housing need: Households lacking their own housing or living in inadequate or unsuitable accommodation, who are unlikely to be able to meet their own needs in the housing market without some assistance.

Housing Need and Demand Assessment (HNDA): This is an assessment of the need and demand for housing within particular housing market areas, which provides the evidence base for defining housing supply targets and allocating land for housing.

Housing land requirement: The number of new homes to be built over the plan period, increased by a margin of 10 to 20% to ensure a generous supply of land for housing. This can be met from a number of sources including sites from the established supply which are effective or expected to become effective in the plan period, sites with planning permission, proposed new

land allocations and a possibly a proportion from windfall development.

Housing supply targets: A policy view of the number of homes that will be delivered in each housing market area over the period of the local development plan and local housing strategy, taking into account wider economic, social, environmental factors, issues of capacity, resource and deliverability, and other important requirements.

Infrastructure: In broad terms, this covers the facilities that are required to allow development to take place. Typically, we mean to speak of roads, sewers, waste water treatment works, schools, open space, bus stations and bus stops, park and ride facilities, and/or waste management centres. Community infrastructure might also include libraries, community halls and even shops.

Local convenience shop: retailing drinks, tobacco, newspapers, magazines, food and confectionary which are purchased regularly for relative immediate consumption and measure 500 m² gross floorspace or less and are located outwith defined town centre boundaries as identified within the Proposals Maps.

Local Development Plan (LDP): A document prepared by a planning authority, which provides a spatial strategy for the future development of land at the local level, including details of policies and proposals for the future use of land. It is prepared for a particular geographical area and must be consistent with the strategic development plan that also covers that area.

Main issues report (MIR): A document prepared by a planning authority, which must set out general proposals for development in a particular area, and in particular on where development should and should not occur. It must also set out reasonable alternative sets of proposals.

National planning policy: National planning policy is set out through documents prepared by the Scottish Government, including the National Planning Framework 3, Scottish Planning Policy, Designing Places, Designing Streets and a range of guidance on implementation that is contained within documents known as Planning Circulars. Taken together, these documents will help to inform the content of the ALDP.

Open Space: Space within and on the edge of settlements comprising green infrastructure and / or civic areas such as squares, market places and other paved or hard landscaped areas with a civic function. Detailed typologies of open space are included in PAN65.

Opportunity site: These are brownfield sites that may be or may become available for redevelopment for appropriate uses (e.g. housing or employment). Given uncertainties related to the timing of release of such sites and the range of potentially suitable uses, they are not counted towards meeting development plan requirements until planning permission has been granted.

Out of centre: A location that is clearly separate from a town centre but within the urban area, including programmed extensions to the urban area in approved or adopted development plans.

Out of town: An out of centre development on a site or on land not clearly within the current urban boundary.

Outdoor sports facilities: Uses where sportscotland is a statutory consultee under the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, which establishes 'outdoor sports facilities' as land used as:

- (a) an outdoor playing field extending to not less than 0.2 hectares used for any sport played on a pitch;
- (b) an outdoor athletics track;

- (c) a golf course;
- (d) an outdoor tennis court, other than those within a private dwelling, hotel or other tourist accommodation; and
- (e) an outdoor bowling green.

Prime quality agricultural land: This is agricultural land identified as being of Class 1, 2 or 3.1 in the land capability classification for agriculture as developed by the Macaulay Land Use Research Institute

Principal settlements: These are the settlements that have been defined by the TAYplan Strategic Development Plan as the places where most of the region's people, jobs, services and facilities are already located, offering the best ability to access these by a range of transport modes.

Public Interest: Development that would have benefits for the wider community, or is justifiable in the national interest. Proposals that are solely of commercial benefit to the proposer would not comply.

Retail impact assessment: An assessment undertaken for an application for retail use on the impact of the proposal on the vitality and viability of existing centres within the catchment area of the proposed development. The assessment includes the likely cumulative effect of recent permissions, developments under construction and completed developments.

Reasonable market price: A price considered to reflect location and current market conditions.

Reasonable period: The period considered reasonable for marketing purposes will be determined by location and use and current market conditions. This will vary in each circumstance, but as a default should be considered to be around 6 months.

Roadside Services: These are facilities provided primarily to meet the reasonable

needs of travellers. The scale of provision should be consistent with these needs and can include the following: facilities accessible to disabled people; free short-term parking for both commercial and private vehicles; fuel; free toilets; picnic areas with tables; telephones; catering; retail (provision limited to a single unit of up to 200 sqm net floorspace to meet the reasonable needs of travellers only); tourist information; cash dispenser and overnight accommodation.

Rural area: The area outwith the development boundaries of the seven towns in Angus.

Rural service centre: These are some of the largest villages in Angus, which have a range of important services and facilities (such as primary schools, doctors' surgeries, shops, public transport stops) and are capable of accommodating additional development over the Angus LDP period.

Rural Services: Services in the rural area that provide a valuable local community function such as local convenience shops, hotels, public houses, restaurants and petrol stations.

Rural Settlement Units (RSUs): Geographical areas loosely based on primary school catchment areas.

Scheduled Ancient Monument: This is a monument of national importance for the sake of conserving cultural heritage, as designated by Scottish Ministers.

Sequential approach: In relation to town centre uses, the first preference should be for town centre sites, followed by edge-of-centre sites, and only then out of centre sites in locations that are or can be made easily accessible by a choice of means of transport.

Shoreline Management Plan: This is a document that acts to co-ordinate the approach taken within Angus towards managing coastal erosion and the

problems that are associated with it. The original Shoreline Management Plan outlines the risks to people and the environment from coastal erosion and flooding and identifies preferred policies to manage these risks.

Single Outcome Agreement: This is an agreement between the Scottish Government and Community Planning Partnerships, which sets out how each will work towards improving outcomes for local people in a way that reflects local circumstances and priorities.

Small site: This is housing land that will accommodate less than five new homes.

Strategic development plan (SDP): This is a document prepared by a strategic development planning authority, which sets out a vision for a designated area and a broad spatial strategy that provides proposals for the development of land in that area.

Strategic environmental assessment (SEA): This is an assessment of the likely significant environmental effects of implementing a plan or programme, including any reasonable alternatives. The assessment process also involves the production of an environmental report, which provides details of its findings.

Strategic Development Areas: These are large areas of land that have been identified for employment, housing or mixed-use development and will contribute individually to delivering the TAYplan Strategic Development Plan. They are identified in Policy 4 of the TAYplan.

Strategic Transport Network: Includes trunk roads and rail networks. Its primary purpose is to provide the safe and efficient movement of strategic long-distance traffic between major centres, although in rural areas it also performs important local functions.

Supplementary Guidance: This is a document that provides the details in

respect of policies or proposals set out in a strategic or a local development plan. Such guidance may be adopted as part of the development plan and may be prepared subsequent to the adoption of a strategic or a local development plan.

Sustainable Development: Development that meets the needs of the present without compromising the ability of future generations to meet their own needs. The Brundtland Definition. Our Common Future, the World Commission on Environment and Development, 1987

The TAYplan Strategic Development Plan: This is the strategic development plan that covers the Angus Council area (excluding the Cairngorms National Park). It sets out policies and proposals for the development and use of land for the period 2012-2032.

Tourist accommodation: includes hotels, guest houses, new build bed and breakfast accommodation, caravan and camping sites, wigwams, yurts, huts, bunkhouses and self-catering cottages, chalets and cabins

Tourist related facilities: specific places or points of visitor interest, including natural, built and cultural heritage features which attract people to the area, increase the length of people's stay and increase visitor spending

Town centre: This term covers the central areas of the Angus towns, which provide a broad range of facilities and services and which fulfil a function as a focus for both the community and public transport. The precise boundaries of this area are determined by the development plan. The term excludes retail parks, neighbourhood centres and small parades of shops of purely local significance.

Town centre Impact assessment: An assessment undertaken for an application for a town centres use on the impact of the proposal on the vibrancy, vitality and viability of existing centres within the

APPENDIX 1 - GLOSSARY

catchment area of the proposed development. The assessment includes the likely cumulative effect of recent permissions, developments under construction and completed developments.

Town centre uses: Uses which attract significant number of people, including retail and commercial leisure, offices, community and cultural facilities.

Travel Plan: a scheme introduced by employers to reduce the level of travel demand and implement mode sharing.

Undeveloped Coast: Defined coast outwith settlement boundaries and subject to all other relevant local plan policies, includes areas subject to significant constraint and unspoiled coast as defined in SPP (2014).

Urban capacity study: This is a study that assesses the opportunities for further housing development within existing development boundaries, focusing on previously developed land and the conversion of existing buildings.

Use Class: defined within the Town and Country Planning (Use Classes) (Scotland) Order 1997.

Vibrancy, vitality and viability (retail):
Vitality is a measure of how lively and busy a town centre is. Viability is a measure of a centre's capacity to attract ongoing investment for maintenance, improvement and adaptation to changing needs. Together these measures give an indication of the health of a town centre.

Water environment: all rivers, lochs, estuaries, groundwaters, wetlands and coastal waters (out to 3 nautical miles).

Water quality: Water Quality takes account of all impacts (physical, polluting and otherwise) as well as the fish, plant and other life that inhabits it, this is defined in terms of "ecological status" for surface water bodies (ranging from High, Good,

Moderate, Poor to Bad) and "status" for groundwaters (either Good or Poor).

Windfall site: Sites which become available for development unexpectedly during the life of the development plan and so are not identified individually in the plan.

APPENDIX 1 - GLOSSARY

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APPENDIX 2 – TRANSPORT ASSESSMENT

GUIDANCE ON DEVELOPMENTS REQUIRING A TRANSPORT ASSESSMENT

A Transport Assessment will require to be submitted for all development proposals which fall at or above the size thresholds set out below.

USE	SCALE
Retail	1,000 sq.m Gross Floor Area
Cinemas and Conference Facilities	1,000 sq.m Gross Floor Area
Leisure Facilities	1,000 sq.m Gross Floor Area
Business/Office	2,500 sq.m Gross Floor Area
Industry	5,000 sq.m Gross Floor Area
Distribution and Warehousing	10,000 sq.m Gross Floor Area
Hospitals/Health Care Facilities	2,500 sq.m Gross Floor Area
Education Facilities	2,500 sq.m Gross Floor Area
Stadia	1,500 seats
Housing	100 dwellings

Please note that the above list is not exhaustive. Angus Council may also in appropriate circumstances request a Transport Assessment for development which does not exceed the above thresholds

APPENDIX 2 – TRANSPORT ASSESSMENT

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APPENDIX 3 – HOUSING LAND SUPPLY

	Sites with Planning Permission or Under Construction (Housing Land Audit, April 2014)	No. of Units	Sites Previously Identified by Angus Local Plan Review			Allocated Sites					
			First Phase (2016-2021)	No. of Units	Second Phase (2021-2026)	No. of Units	First Phase (2016-2021)	No. of Units	Second Phase (2021-2026)	No. of Units	
EAST ANGUS HMA											
Arbroath											
	A(a) Montrose Road	280						A1 :Crudie Acres, East Muirlands Road	100	A1: Crudie Acres, East Muirlands Road	130
	A(b) Springfield Terrace, Abbeybank House	9								A2: Crudie Farm, Arbriot Road West	120
	A(c) Cliffrun	1									
	A(d) Ernest Street / Palmer Street	75									
	A(e) Cairnie Loan, The Cairnie	20									
	A(f) Viewfield Hotel	21									
	A (g) Alexandra Place, Arbroath Lads Club	6									
	A(h) Roy's Auto, 32-38 Dishlandtown St	13									
	A(i) 15-29 Noran Avenue	7									
	A(j) Bank Street, Inverpark Hotel	12									
	A(k) Wardmill Road / Andrew Welsh Way	51									
	A(l) Baltic Mill, Dens Road *	39									
	Sub total	534		0		0			100		250
Landward											
Frackheim											
Inverkeilor											
	Ik(a) Lunan Avenue/ Kirkton Farm *	9	Fk1 : South of Gardyne Street	50	Fk1 : South of Gardyne Street	30					
	Ik(b) Railway Field 1 & 2	30									
	Ik(c) North Mains of Ethie	5									
	Ik(d) Boghead Farm Steading	9									
Leitham Grange	LG(a) Leitham Grange	2									
Other	ARB(a) Kirkbank, Auchmithie	16									
	ARB(b) Greystone, Camyllie	5									
	ARB(c) Cotton of Colliston	1									
	ARB(d) Denside Farm	7									
	ARB(e) Kinnells Mill Farm Steading	8									
	Sub total	92		50		30		0	0		0
East Angus HMA Total		626		50		30		100			250

APPENDIX 3 – HOUSING LAND SUPPLY

	Sites with Planning Permission or Under Construction (Housing Land Audit, April 2014)	No. of Units	Sites Previously Identified by Angus Local Plan Review				Allocated Sites			
			First Phase (2016-2021)	No. of Units	Second Phase (2021-2026)	No. of Units	First Phase (2016-2021)	No. of Units	Second Phase (2021-2026)	No. of Units
NORTH ANGUS HMA Brechin	B(a) Bearehill / Rosehill	22	B1 : Dublon Farm	125	B1 : Dublon Farm	125				
	B(b) St Andrew Street, Townhead Nursery	3								
	B(c) 59 Clerk Street	9								
	B(d) Park Road	8								
	Sub total	42		125		125		0		0
Montrose	M(a) Brechin Road (Phase 1)	15	M1: Brechin Road	150	M1: Brechin Road	150	M2: Rosemount Road, Hillside	65	M3 : Sunnyside Hospital, Hillside	125
	M(b) Hill Place	10					M3 : Sunnyside Hospital, Hillside	140		
	M(c) Croft Road	2								
	M(d) Wishart Gardens	6								
	M(e) Lower Hall Street	7								
	M(f) Bridge Street	5								
	M(g) Waldron Road, Former Drexel Workshop	29								
	M(h) Broomfield Road	5								
Sub total	79		150		150		205		125	
Landward Edzell Other	E(a) East Mains Farm	13					E1: East of Duriehill Road	50		
	BM(a) Muirton of Ballochry	1								
	BM(b) Glenskinnock Farm	6								
	BM(c) Mains of Farnell	5								
Sub total	25		0		0			50	0	0
North Angus HMA Total		146		275		275		255		125

APPENDIX 3 – HOUSING LAND SUPPLY

		Sites Previously Identified by Angus Local Plan Review			Allocated Sites		
	Sites with Planning Permission or Under Construction (Housing Land Audit, April 2014)	No. of Units	First Phase (2016-2021)	No. of Units	Second Phase (2021-2026)	No. of Units	No. of Units
SOUTH ANGUS HMA Carnoustie and Barry	C(a) Victoria Street, Former Maltings	62					
	C(b) 2 Burnside Street	7					
	C(c) 108 High Street	7					
	C(d) Balmachie Road	5					
	C(e) West Path, Camus House	16					
	C(f) Unit 1, 2 North Brown Street	8					
	C(g) Former Manse, Barry	4					
	Sub total	109		0		150	100
Monifieth	Mf(a) Milton Mill	50				Mf1: Ashludie Hospital 130	
	Mf(b) Former Nursery, Victoria Street	5				Mf2: Land West of Victoria Street	150
	Sub total	55		0		330	150
Landward Newtyle							
Wellbank	Wb(a) Kingennie Fishings 2	5				N1: Land North of Coupar Angus Road	
	Wb(b) Shank of Omachie	160				N2: Land North of Eassie Road	
Monkie	Mk(a) Granary Site (part)	13					
	Mk(b) The Fiddlers, Pannure Road	1					
	Mk(c) Hillhead Road	5					
Other	SA(a) Pipedam	1					
	SA(b) Dronley Road, Jungle Kids, Birkhill	3					
	SA(c) Baldovan House, Strathmartine	6					
	Sub total	194		0		50	0
South Angus HMA Total		358		0		530	250

APPENDIX 3 – HOUSING LAND SUPPLY

		Sites with Planning Permission or Under Construction (Housing Land Audit, April 2014)	No. of Units	Sites Previously Identified by Angus Local Plan Review			Allocated Sites			
				First Phase (2016-2021)	No. of Units	Second Phase (2021-2026)	No. of Units	First Phase (2016-2021)	No. of Units	Second Phase (2021-2026)
WEST ANGUS HMA Forfar		F(a)Turbeg Farm	3	F2 : Gowanbank	60		F3 : Turbeg	175	F3 : Turbeg	125
		F(b) New Road	16						F4: Westfield	300
		F(c) Wester Restenneth	136							
		F(d) Dundee Road	120							
		F(e) Slatefield Rise (Phase 2)	7							
		F(f) Queen Street Pavilion	14							
		F(g) Roberts Street	22							
Kirriemuir	Sub total		318		60	0		175		425
		K(a) Westfield/Lindsay Street/Sunnyside	38				K1: Land South of Beechwood Place	50	K1: Land South of Beechwood Place	50
		K(b) Sunnyside	35							
		K(c) Hillhead	1							
		K(d) Platten, Brechin Road	1							
		K(e) 19 Glengate Hall	9							
		K(f) Pathhead Nursery, Forfar Road	1							
Landward Letham		K(g) Former Workshop & Yard, Cortachy	33		0	0		50		50
	Sub total		118							
		L(a) 16 Guthrie Street	2	L2: Jubilee Park	30		L3 : Land Between Blairs Rd & Dundee	20		
		L(b) East Hemming Street	15							
		K(a) Kingston Place *	23							
	Kingsmuir Glamis	G(a) Dundee Road	16							
	Other	FK(a) Damside, Netherton	3							
		FK(b) Jubilee Arms Hotel Motel, Dykehead	9							
		FK(c) Seggleden Farm, Inverarity	3							
		FK(d) Kingoldrum Garage 2	8							
		FK(e) Over Ascreavie Farm	4							
		FK(f) Eassie Farm	5							
		FK(g) Balnabreich Steading	6							
		FK(h) Bellahill Farm	10							
West Angus HMA Total	Sub total		104		30	0		20		0
	Angus Total		1670		90	305		245		475
										1100

APPENDIX 4 – DESIGNATED SITES

Sites Designated for their Natural Heritage Value

Designation	Site Name (ALDP area only)	
Ramsar	Firth of Tay and Eden Estuary Loch of Kinnordy Loch of Lintrathen Montrose Basin	
SPA	Cairngorms Massif Firth of Tay and Eden Estuary Loch of Kinnordy Loch of Lintrathen Montrose Basin	
SAC	Barry Links Firth of Tay and Eden Estuary River South Esk River Tay	
SSSI	Auchterhouse Hill Balloch Moss Balshando Bog Barry Links Blackmire Hill mire Carrot Hill Meadow Craigs Of Lundie and Ardgath Loch Crossbog Pinewood Den of Airlie Den of Fowlis Den of Ogil Dilty Moss Dryleys Brick Pit Dun's Dish Easthaven Elliot Links Forest Muir Gagie Marsh Gannochy Gorge	Little Ballo Loch of Kinnordy Loch of Lintrathen Lochindores Long Loch Of Lundie Monifieth Bay Montrose Basin North Esk and West Water Paleochannels Red Craig Rescobie and Balgavies loch Restenneth Moss Rickle Craig to Scurdie Ness Rossie Moor Round Loch Of Lundie St Cyrus and Kinnaber Links Turin Hill Whitehouse Den Whiting Ness-Ethie Haven
LNR	Montrose Basin	
Inventory of Historic Garden and Designed Landscape	Airlie Castle Ascreavie Brechin Castle Cortachy Castle Craig House Dunninald Glamis Castle	Edzell Castle Guthrie Castle House of Dun House of Pitmuies Kinnaird Castle The Burn (part) The Guynd

APPENDIX 4 – DESIGNATED SITES

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APPENDIX 5 – LETHAM UNADOPTED ROADS POLICY

L1: LETHAM – UNADOPTED ROADS POLICY

The number of unmade and unadopted roads in Letham constrains development in the village. The roads in Letham have been inspected by Angus Council's Roads Service and the following comments set out the description of the current unadopted road, the potential for development on or adjacent to the unadopted road (subject to development proposals meeting other policies within the Local Development Plan) and the roads policy position regarding the possibility of development being accessed from the unadopted road network. In general, roads would be required to be brought up to full adoptable standard before development of adjacent land would be possible.

Road	Description	Potential for Development	Policy
A) Burnside Road	Nominal width 3m. No footways but fair to good condition with system of street lighting. Sub-standard visibility at junctions with Auldbar Road and Guthrie Street.	Potential demand for development at bowling club and village hall.	Redevelopment proposals may be acceptable but no new development will be permitted.
B) Guthrie Street (west)	Nominal width 2.75m. No footways but system of street lighting in place. Carriageway in a poor, deteriorating condition with west edge badly broken and potholing evident.	Significant potential for development in field on west side.	No new development permitted unless brought up to adoptable standard.
C) Guthrie Street (north)	Nominal width 4m narrowing to 2.9m towards east end. No footways or street lighting. Fair to poor condition but deteriorating with some infill to existing potholes. Sub-standard visibility at junction with Auldbar Road.	Significant potential for development in field on north side.	No new development permitted unless brought up to adoptable standard.
D) Drimmie Road	Nominal width 2.8m. No footways or street lighting but fair to good condition. Isolated potholes have been infilled and patching of carriageway carried out to a good standard.	Single plot development at either end.	No new development permitted.
E) Park Road (west)	Width varies. Footway on south side over half length. System of street lighting in place. Fair to good condition. However, severe potholing adjacent to Park Grove and edge break-up on south side. Visibility at junction with Auldbar Road acceptable.	Possible backland to north side and recreation park on south side.	No new development permitted.
F) Park Road (east)	No through road. Nominal width 3.0m. Good condition with wide, flat verges and system of street lighting.	Possible backland on north side and field to south side via narrow,	No new development permitted.

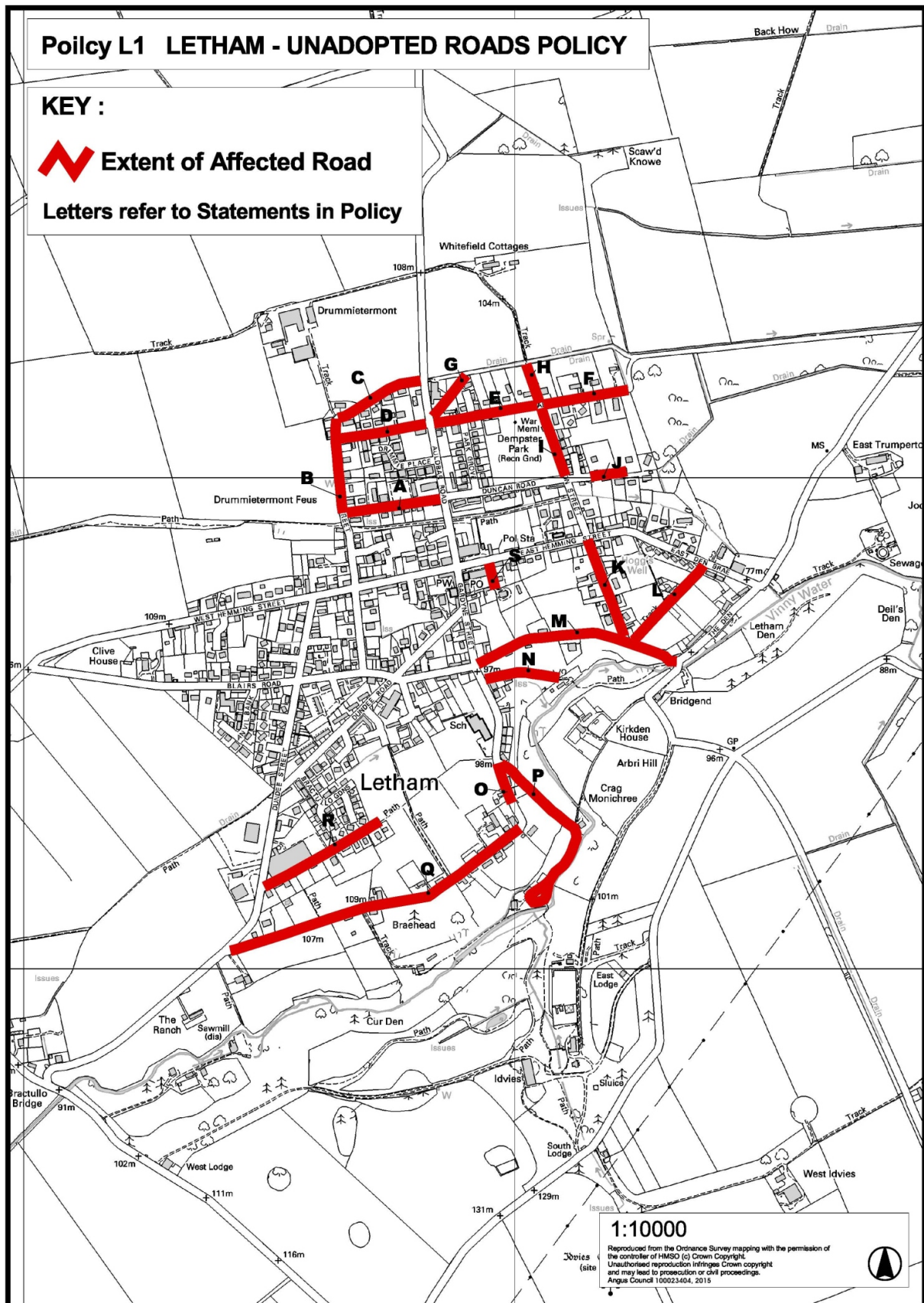
APPENDIX 5 – LETHAM UNADOPTED ROADS POLICY

	Single small pothole infilled.	unmade track.	
G) Auldbar Road (track)	No through road. Nominal width 4.75m. Unmade track with no street lighting.	Single plots on either side.	Limited new development permitted.
H) North Watson Street (north)	No through road. Unmade, unlit, narrow track with no street lighting or footways.	Possible backland on both sides and field to north.	No new development permitted.
I) North Watson Street (central)	Nominal width 4.0m. No footways but system of street lighting in place. Carriageway in a poor, deteriorating state with some potholing. Very poor condition at its junction with Duncan Road.	Recreation park on west side.	No new development permitted.
J) Duncan Road (east extension)	No through road. Nominal width 3.75m. No footways but system of street lighting in place. Very poor condition with extensive potholing.	Possible backland on both sides and at end.	No new development permitted unless brought up to adoptable standard.
K) Watson Street	Width varies from 6.75m at north end down to 3.75m at south end. Footway at north end, west side over short length. System of street lighting in place. Carriageway generally kerbed with wide, flat verges and in good condition.	Possible backland in field on east side and limited potential for individual infill.	Development permitted where supported by other policies of plan.
L) Greenhills	No through road. Nominal width 4.0m reducing to 3.0m at south-west end. No footways or street lighting. Good condition at East Den Brae end but deteriorates into unmade track beyond Fairies Knowe.	Extensive potential in fields on both sides.	No new development permitted unless brought up to adoptable standard.
M) East Blairs Road	Nominal width 3.0m. No footways and limited street lighting. Generally in fair to poor condition but some areas very poor with edge break-up and potholing. Steep gradient approaching The Den. Sub-standard visibility at junction with Gardyne Street.	Potential in fields on south side.	No new development permitted unless brought up to adoptable standard, including sightlines.
N) Lane at Braehead Road	No through road. Nominal width 2.0m. No footways or street lighting. Part surfaced track in poor condition with extensive edge damage and potholing. Turns into unmade track beyond existing housing with steep gradient	Extensive area in fields to both sides.	No new development permitted unless brought up to adoptable standard, including sightlines.

APPENDIX 5 – LETHAM UNADOPTED ROADS POLICY

	towards den. Sub-standard visibility at junction with Braehead Road.		
O) Braehead Road (east)	Nominal width 6.5m. No footways but lit. Very poor condition with edge damage and central rutting/potholing.	Extensive potential in field on west side.	No new development permitted unless brought up to adoptable standard.
P) Vinney Den	No through road. Surfaced at junction with Braehead Road but unmade narrow track over its majority. No footways or street lighting. Steep gradient towards den.	Limited due to ground levels.	No new development permitted.
Q) Braehead Road (west)	Nominal width 4.0m at east end narrowing to 3.0m at west end. No footways and only partly lit. Poor condition over majority of its length with large number of areas of rutting and potholing. Very poor condition at its junction with Dundee Street. Visibility at junction with Dundee Street acceptable.	Extensive potential in fields on both sides.	No new development permitted unless brought up to adoptable standard.
R) Woodside Road	No through road with two distinct sections. Nominal widths, 7.0m adjacent to factory and 3.75m beyond. No footways but lit. Good condition over first section but deteriorates into poor, unmade track beyond factory with extensive potholing. Sub-standard visibility on south side of junction with Dundee Street.	Extensive potential in fields at north-east end of road. Potential single plot infill on south side.	No new development permitted from Woodside Road. New development permitted via Jubilee Park and Bractullo Gardens.
S) Lane at The Square	No through road. Nominal width 4.0m. No footways or street lighting. Unmade track in poor condition. Serves 4 houses and workshop.	Limited potential for backland development.	No new development permitted unless brought up to adoptable standard.

APPENDIX 5 – LETHAM UNADOPTED ROADS POLICY



APPENDIX 6 – SCHEDULE OF LAND OWNERSHIP

Schedule of Land Ownership	
The following table outlines land in the ownership of Angus Council, as required by Section 15(3) of the Planning etc. (Scotland) Act 2006, which is affected by policies and proposals for development in the Proposed Angus Local Development Plan.	
Description of Land Owned by Planning Authority	Reference to Policies or Proposals in the Angus Local Development Plan which relate to the occurrence of development of the land
Wardmill / Dens Road, Arbroath	A3
Elliot Industrial Estate, Arbroath	A10
Arbroath Seafront (incl. Arbroath Harbour)	A11, A12
Western Cemetery, Arbroath	A13
Brothock Water	A15
Noran Avenue 15-29	A(i)
Brechin Cemetery	B7
Land at Cookston, Brechin	B8
West Path, Camus House, Carnoustie	C(e)
Shanwell Road Sports Ground,	C9
Former Chapelpark School, Forfar	F6
Former Music Centre, Prior Road, Forfar	F7
Forfar Swimming Pool	F8
Orchardbank Business Park, Forfar	TC10, F9
Newmonthill Cemetery, Forfar	F11
Forfar Loch	F13
Kirriemuir Cemetery	K3
Rosemount Road, Hillside	M2
Former Swimming Pool, Montrose	M5
Sleepyhillock Cemetery	M10
Former Primary School, Eastgate, Friockheim	Fk2
Jubilee Park, Letham	L2

Village Inset Map Key

SUBJECT POLICIES



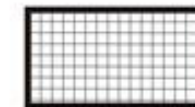
Development boundary

DS1

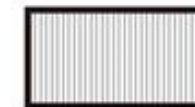


Pipeline Consultation Zones

PV21



Existing Housing Site (Appendix 3)



Land Reserved for Cemetery use

TC9



Conservation Areas

PV8



Scheduled Ancient Monument
(property in care)

PV8



Open space protection

PV2