

ANGUS COUNCIL

PLANNING AND TRANSPORT POLICY COMMITTEE

29 AUGUST 2002

SUBJECT: ANGUS LOCAL PLAN REVIEW – INITIAL CONSULTATION RESPONSES

REPORT BY DIRECTOR OF PLANNING AND TRANSPORT

Abstract: This report provides a synopsis of the responses to the initial publicity and consultation measures associated with the Angus Local Plan Review process and outlines the next steps towards preparation of a Consultative Draft Plan.

1 RECOMMENDATION

It is recommended that the Committee:-

- note the progress to date on publicising and receiving initial views on preparation of the Local Plan review;
- agree to hold a members' seminar(s) in due course to discuss initial drafts of the replacement Angus Local Plan prior to consideration of the Consultative Draft Local Plan by the Planning & Transport Policy Committee.

2 INTRODUCTION

- 2.1 The Planning & Transport Policy Committee at their meeting of 24 January 2002 approved the commencement of the review and roll forward of the Adopted Angus Local Plan and the publication of the Statutory Notice of Intention to Start Preparation of the Replacement Local Plan. The Committee also approved initial arrangements for the involvement of a range of stakeholders in the preparation of the Local Plan Review (Report No. 89/02 refers).
- 2.2 This report outlines briefly progress on the initial publicity and consultation measures, together with an indication of the main areas/topics, raised in response to this early stage of the Local Plan preparation process.

3 INITIAL PUBLICITY AND CONSULTATION

Formal Notice

- 3.2 The Statutory Notice indicating the Intention to Start Preparation of the Replacement Local Plan, together with notification of the availability of an information leaflet outlining the Local Plan process and some of the issues to be addressed by the replacement Plan, was published in all the Angus town based newspapers and in the Dundee Courier in successive weeks beginning on 6 and 13 March 2002.
- 3.3 In addition, copies of the information leaflet were made available at all Public Libraries and Access Offices and also published on the Council's Website.

Consultation

3.4 In addition to the Statutory Notice, various organisations and agencies with a potential interest in the replacement Local Plan were circulated with copies of the Statutory Notice and information leaflet and invited to submit comments. These included:-

- all Angus Community Councils;
- a wide range of local and national statutory and non-statutory agencies;
- adjoining Local Authorities;
- local estates, construction industry, planning and architectural practices.

4 RESPONSE

4.1 Arising from the various consultation measures, some 103 sources of written responses have been received as follows:-

Figure 1 : Sources of Comment

Source	Number
Land owner interests	56
National and Government organisations	16
Local interest groups	1
Other business/commercial interests	14
Individual public	12
Community Councils	3
Local Authorities	1
Total	103

4.2 From these various sources a wide range of comments (many covering multiple points of interest) have been submitted as summarised Figure 2. Around two-thirds of all comments were related to the promotion of land for development particularly around the towns and villages. Other major areas of interest related to policy development where respondents highlighted areas of particular interest or concern.

Figure 2 : Main Areas of Interest

Promoting land for development	70
Concern at environmental impact of development	7
Areas for policy development	23

Promoting Land for Development

4.3 The promotion of specific areas of land for development by landowners/developers was the main focus of comment with the level of interest varying across different parts of Angus. Further analysis of the comments received is outlined below by Housing Market Area but it must be stressed that at this early stage the identification of possible sites by landowners/developers should be viewed only as a broad

indication of potential areas of interest. In particular the identification of possible sites/uses by consultees at this stage will not necessarily result in their subsequent inclusion in the Consultative Draft Local Plan. Indeed some sites/uses may be in direct competition with one another while other opportunities may also exist which have not been specifically identified by current respondents to this first preliminary stage of the Local Plan preparation process.

Arbroath

- 4.4 Sites being promoted by consultees primarily for housing development in and around Arbroath included greenfield land at Montrose Road, adjacent to Hospitalfield House, Arbirlot Road West, Clifftown (two sites) and a small site at the former sewage works at Elliot. In addition, two sites either side of the Westway junction were promoted, one for food retail development and the other for retailing generally. In the landward area land at Auchmithie, Inverkeilor (four sites) Friockheim (two sites), Greystone and Forehills were all suggested for housing development by respondents.

Brechin and Montrose Area

- 4.5 One site (Unthank) was put forward for housing purposes at Brechin and there has been considerable interest from landowners/developers in the Montrose area. Major sites at Montrose Airfield and Charleton House grounds have been promoted by consultees for employment and business use. At Hillside the former Sunnyside Hospital estate and land on the eastern side of Marykirk Road have also been suggested for housing development by respondents. In the rural area sites for housing development have been put forward by consultees at Craigo Mill, North Craigo Village, Bankhead by Old Montrose and for a visitor/tourist attraction at Tayock Pottery. Investigation of the feasibility of extending the rail line from Bridge of Dun to Montrose was also raised by a respondent.

Forfar and Kirriemuir Area

- 4.6 Considerable interest has been expressed in the Forfar and Kirriemuir area. In Forfar, greenfield land all around the town has been suggested by various consultees for development particularly at Westfield and Little Mill, Turfbeg/Kirriemuir Road, Forfar North and East including Suttieside and Fledmyre. In the main, these have been put forward for housing purposes although in the case of Little Mill, Turfbeg/Kirriemuir Road, Forfar north and east – business and employment use on part of the sites has been promoted by the respondents. The latter suggestion also involves the construction of a major new road link around the north and eastern part of Forfar. Within the town, a greenfield area at Service Road/Fyfe Street has been suggested for business purposes and a brownfield site at Old Brechin Road promoted for housing redevelopment. Proposals for pedestrianisation and improvement of the town centre and establishment of an inner ring road have also been promoted as part of a submission by a consultee.
- 4.7 In Kirriemuir land has been suggested by various consultees for housing in the Northmuir area at Crawford Park and Hillhead; at Sunnyside, Herdhill/Martin's Park, Strathmore Avenue and in the Brechin Road (three sites).
- 4.8 In the landward area there has been interest expressed for housing at sites in Letham, Glamis, Ruthven, Balkeerie and Eassie (four small sites), Westmuir and Glencoull Mill, Tannadice.

Monifieth, Sidlaw and Carnoustie

- 4.9 As part of the wider Dundee Housing Market Area there has been considerable interest for development in the Sidlaw and Angus coastal area for housing development. In Carnoustie, greenfield land to the north and east of the town has been suggested by respondents particularly either side of Carlogie Road, and around Carlogie Hotel and Farm. In addition, interest has been expressed in a new golf course and also for a sports/recreation complex comprising football academy/rugby academy/golf academy/golf course. In Monifieth an extensive greenfield area at Victoria Street has been suggested for housing purposes. In the Sidlaws area, new housing sites have been promoted by various consultees at Piperdam, Lundie Village, Sidlaw Hospital, Auchterhouse, Liff (a small site within the village), Backmuir of Liff, Birkhill, Strathmartine Hospital, Emmock Road and a land parcel at Tealing.

Concern of Environmental Impact

- 4.10 Concern has been raised by several respondents over the impact of existing development and future additional housing allocations at Carnoustie and also in the villages of Letham, Liff and more generally the Dundee Western Gateway, Auchterhouse and Edzell. In addition the impact of development at Orchardbank Industrial Area, Forfar, on existing householders has also been raised. Comments about the generally high quality of the environment of Angus and the need to ensure that development does not spoil this quality were also highlighted by various consultees.

Policy Development

- 4.11 Several of the responses come from Government and national organisations and interest groups. Their comments tend to focus on reinforcing the need to consider various policy initiatives or interests in relation to natural heritage, flooding, shoreline management, renewable energy, transport and cycling facilities, and woodlands protection. Others, particularly by individuals raise various items of interest such as the policy on noisy sports, general housing policy, countryside housing policy and the need for quality in design, rural diversification, tourism and sustainability issues generally.

5 NEXT STEPS

- 5.1 The range of topics and points raised through initial consultation responses provide an early insight into areas of public interest that will require to be addressed by the Local Plan review. The bulk of the comments relate to the promotion of land for development with particular interest being generated in Forfar and communities in the coastal corridor.
- 5.2 It should however be stressed that the sites identified by consultees at this stage do not represent all the possible options to be considered in the assessment of possible development land for the towns and villages. In addition it should be noted that the Dundee and Angus Structure Plan sets the broad policy context for development (particularly in relation to the amount and distribution of housing land required for the Housing Market Areas in Angus). The Local Plan will further detail the land use development strategy, policies and proposals that meets this strategic framework and the needs of all Angus communities in a sustainable manner.

5.3 Work is progressing towards a consultation draft Local Plan document and the early issues raised by this consultation process provide an important contribution in taking this forward.

5.4 As the next stage in this process, it is suggested that a members' seminar(s) be arranged during the autumn at which time the initial drafts of the Plan strategy, policies, proposals and settlement statements can be presented for discussion by members. Following on from this a Consultative Draft Local Plan would be submitted to an appropriate meeting of the Planning & Transport Policy Committee for consideration and approval to publish and undertake the necessary public consultation.

6 FINANCIAL IMPLICATIONS

6.1 There are no financial implications arising from this report.

7 CONSULTATION

7.1 The Chief Executive, Director of Finance and Director of Law & Administration have been consulted in the preparation of this report.

8 HUMAN RIGHTS IMPLICATIONS

8.1 There are no human rights implications arising from this report.

9 CONCLUSION

9.1 The initial consultation exercise undertaken at the early stages of the Local Plan review process, has identified a number of issues of interest or concern to respondents which are now being considered as part of the preparation of a Consultative Draft Plan.

NOTE

No background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973, (other than any containing confidential or exempt information) were relied on to any material extent in preparing the above Report.

AA/GDP/KW
20 August 2002

Alex Anderson
Director of Planning and Transport