4 January 2013

Dear Sirs,

RESPONSE TO ANGUS MAIN ISSUES REPORT

Please find below a response to the Angus Main Issues Report (2012) (MIR) on behalf of Barratt East Scotland Limited (Barratt). Barratt have an interest in the land to the north and east of Monifieth and support the preferred direction of growth as outlined in the MIR and its long-term masterplanned development. In support of this strategy Barratt enclose an initial masterplan document as an appendix to their answers to questions 35-37 outlining how the proposed strategy could be taken forward, in consultation with the community, statutory and non-statutory consultees and Angus Council.

MAIN ISSUE 1: HOW SHOULD WE PROVIDE A GENEROUS SUPPLY OF HOUSING LAND ACROSS ANGUS?

Response to Q1: Do you support the preferred options for the LDP spatial strategy and its implementation, as shown in Tables 1, 2 and 3?

Barratt support the preferred option on Table 3 which proposes a policy in the Angus Local Development Plan (LDP) to seek developer contributions for any new infrastructure that would be required to deliver the LDP strategy, supported by supplementary guidance to identify or indicate the improvements to infrastructure provision and the level of contribution that may be expected.
Contributions towards development must satisfy all five of the policy tests set out in Circular 1/2010: Planning Agreements in terms of their necessity to make the proposed development acceptable in planning terms; serve a planning purpose; relate to the proposed development; fairly and reasonably relate in scale and kind to the proposed development and be; reasonable in all other respects. The LDP must recognise this requirement and set out policy which is consistent with this approach.

The use of a policy in the LDP to identify developer contributions is supported and the use of Supplementary Guidance to identify or indicate necessary improvements to infrastructure provision and the level of contribution that may be expected is welcomed, where such Supplementary Guidance must be prepared in consultation with the development industry in order that contributions and requirements can be identified at an early stage of development and provide much needed clarity. In addition, any LDP policy relating to developer contributions must maintain an element of flexibility in order to allow it to respond to site specific factors which may influence the deliverability of development.

Allocations for development within the forthcoming LDP should focus on locations which can deliver development to their full potential within the LDP period. Analysis of the housing market gives an indication of market demand, which is strong in areas such as Monifieth, which saw no greenfield land release through the Angus Local Plan Review (2009). Within such areas strong market demand is the most critical factor in delivery and the ability to overcome infrastructural issues. Priority should be given to allocating sites in locations where there is a realistic prospect of development occurring within a timescale to meet LDP requirements. Allocating additional sites in settlements where existing sites have failed to deliver due to market constraints would not represent a deliverable strategy. Similarly, due to their nature, development sites such as the approved Shank of Omachie in Wellbank for example are unlikely to make a substantial contribution to the housing completions in the near future despite the number of units envisaged.

Response to Q2: Would you support the implementation of a “Development Charge” system in Angus, so that public sector finances would be used to front-fund the development of infrastructure that is required to service new development, with costs being recouped once new homes/business premises are sold?

The use of public sector finances to front-fund the development of infrastructure, necessary to service new development, with costs being recouped once new homes/business premises are sold is supported in principle only where the charge relates to development in the specific locations where the infrastructure provides a necessary benefit to enable that development. Development in one area of Angus
should not be required to contribute to the forward funding of infrastructure to enable development elsewhere.

Response to Q3: Do you agree that new housing development on unallocated small and “windfall” sites should be considered as additional to new housing on allocated sites?

Yes. SPP emphasises that ‘infill sites within existing settlements can often make a useful contribution to the supply of housing land’ (para. 82) and they should be considered as new development over and above that allocated.

Response to Q4: Do you agree that the Angus LDP should not allocate land just to compensate for the possible failure of some sites to deliver new homes on expected timescales?

In his letter of 29 October 2010 the Chief Planner reiterates that the Scottish Ministers ‘continue to place a strong emphasis on the provision of new housing and therefore on maintaining a supply of land in the right places’, whilst ensuring a ‘generous’ supply of housing land is provided.

As part of a long-term strategy the LDP should identify phase 2 allocations at long-term development sites alongside a policy which permits these sites to be released for development prior to phase 2 following monitoring of completions, should other allocated sites become constrained and fail to deliver development within any plan period. This would permit early release of additional land for sites which demonstrate viability thereby maintaining an appropriate land supply and increasing confidence in the long-term direction of growth within the South Angus Housing Market Area.

Response to Q5: Do you agree that the housing land supply of the Angus LDP should be released in two phases during the 10-year plan period?

It is sensible to align the LDP housing phases with the housing supply targets of the Angus Local Housing Strategy and TAYplan with a target of 26,000 homes across the TAYplan area by 2024. TAYplan requires LDPs to allocate land ‘which is effective or capable of becoming effective’ to meet a 10-year housing land requirement, ensuring a minimum 5-year effective land supply at all times and the proposed LDP phases align with this. TAYplan aspires to the maintenance of a 7-year land supply by 2015 and the allocation of effective housing land, coupled with the inclusion of appropriate draw-down mechanisms for effective land in circumstances where housing allocations are constrained will achieve this.
Barratt would support an approach where if the Housing Land Audit shows less than 7 years effective land supply during the first LDP phase, or if a 5 year effective housing land supply is unlikely to be maintained, this should trigger the early release of land allocated for delivery in second phase of the LDP, 2019 – 2024, in locations in accordance with the TAYplan spatial strategy.

**MAIN ISSUE 2: HOW SHOULD WE PROVIDE FOR THE DEVELOPMENT OF NEW AFFORDABLE HOMES?**

**Response to Q6:** Do you agree with the preferred option of requesting a contribution towards meeting the calculated affordable housing needs from new housing sites?

Refer to response to Question 7 below.

**Response to Q7:** Do you think that any percentage affordable housing contribution should be lower than the national benchmark (25% of the total number of homes) in the first five-years of the Angus LDP (2014-2019), because of economic difficulties and uncertainties?

SPP sets 25% as a benchmark figure for the total number of units a site should contribute as affordable housing. SPP notes that this does not apply where a lower percentage can be justified by the Housing Need and Demand Assessment (HNDAs) and identified in the Local Housing Strategy and Development Plan.

PAN 2/2010 requires any percentage figure to be appropriate to the area and be fully justified by the HNDAs, but notes that the scope for and scale of contributions is dependent on a number of factors, including the vibrancy of the local housing market; it also acknowledges that as ‘land values vary across Scotland, so the capacity of developments to bear a range of costs will also vary’. Similarly PAN 2/2010 directs planning authorities to ‘have regard to financial obligations linked to particular developments, including any expectation that developers will contribute to infrastructure and supporting development such as schools or roads’.

Where it is demonstrated that a 25% contribution would impact on the reasonable viability of a development the LDP should allow for flexibility in the number of units and identify creative approaches to provision of affordable housing. Similarly, where a HDNA identifies a requirement below the 25% benchmark in an area it would be unreasonable to expect a developer to provide affordable housing to meet an artificial need.
MAIN ISSUE 3: HOW SHOULD THE ANGUS LDP INFLUENCE THE LOCATION OF NEW DEVELOPMENT?

Response to Q10: Do you agree with the preferred options that are shown in Tables 7 and 8 for determining the location of new development?

The preferred option in Table 7 proposes describing housing allocations as being ‘suitable for a mix of uses that are complimentary to housing’, where appropriate; site-specific guidance on the mix of house sizes and types would be provided for larger land allocations. The reasonable alternative proposes leaving site-specific discussions regarding mix of uses and house sizes to pre-application discussions and the planning application process.

Barratt are supportive of the indication that there would be scope to provide a range of development types on residential sites, where appropriate. Dictation of a prescriptive housing mix may however act as an artificial constraint on development where it does not allow flexibility to respond to prevailing market demand. Barratt would therefore urge caution against the inclusion of this level of detail within the LDP or, as is proposed, in supplementary guidance without detailed discussion in advance with the relevant developer on a site-specific basis. For large scale land allocations which require strategic coordination of land uses, site specific guidance should take the form of masterplans prepared by parties with an interest in the delivery of development of that site, in consultation with the community, the Council and its consultees.

MAIN ISSUE 4: HOW SHOULD OUR GREENHOUSE GAS EMISSIONS BE REDUCED?

Q11. Do you agree with the preferred options that are shown in Tables 9 and 10 for avoiding greenhouse gas emissions?

Table 9, para. 5.20 acknowledges that Building Regulations may change over the lifetime of the LDP and the requirements of any policy may be subject to change. Carbon emissions are strictly controlled through Building Regulations and planning policy should not seek to duplicate or impose additional controls on development in this respect, particularly given the additional demands on development viability sought throughout the planning process, including affordable housing and contributions to social, environmental and physical infrastructure.

In respect of Table 10, the installation of microgeneration technologies or low and zero carbon generating equipment should not be the benchmark for reduction of carbon emissions; passive methods of carbon reduction, such as insulation, orientation, design and materials are proven to be more effective in the long term and they require less maintenance by the individual householder. The manner of
achieving carbon reduction targets should not be a stipulation within any part of the LDP and its supplementary guidance.

**MAIN ISSUE 6: HOW SHOULD THE ANGUS LDP RESPOND TO THE INCREASED RISK OF FLOODING AND EROSION?**

Response to Q13: Do you agree with the preferred options that are shown in Tables 13 and 14 for dealing with the increased risk of flooding and erosion?

Barratt support the preferred option in respect of Table 13 which relies on up-to-date and site-specific assessment to be considered in determining the appropriateness of development. There is no difference between the SEA implications of either the preferred or alternative strategy; therefore the alternative strategy offers no benefit. Following consideration of up-to-date site-specific flood risk information any such areas could still be identified for the creation of habitat to be incorporated as part of a successful and sustainable landscape design within a development.

**MAIN ISSUE 7: HOW SHOULD THE ANGUS LDP HELP TO REALISE THE GOAL OF SUSTAINABLE PROSPERITY?**

Response to Q15: Do you think that it's necessary to have a long-term vision to guide specific improvements in each of the Angus town centres?

SPP sets out the context for town centres as being a 'key element of the economic and social fabric of Scotland, acting as centres of employment and services for local communities and a focus for civic activity, and (making) an important contribution to sustainable economic growth' (para. 52) SPP notes that town centres should be the focus for a mix of uses including retail, leisure, entertainment, recreation, cultural and community facilities, as well as homes and businesses.

Town centres in Angus have unique and diverse characters and a single policy for town centres would not be appropriate. Development in town centres inevitably involves the redevelopment of previously used or derelict land and buildings, with associated costs of remediation and reflecting the distinctive design of buildings within that town centre. Any guidance should be supplementary to the LDP, specific to each town centre and should be sufficiently flexible to accommodate opportunities for inward investment in a fragile economic climate.
MAIN ISSUE 8: HOW SHOULD THE ANGUS LDP HELP TO DEVELOP HIGH QUALITY PLACES?

Response to Q16: Do you agree with the preferred options that are shown in Table 19, 20 and 21 for the development of high quality places?

The preferred option in Table 19 proposes a consolidated policy addressing the six qualities of place set out in national guidance, supported where appropriate by supplementary guidance, including conservation area analysis, design guides, masterplans and briefs. This approach is supported in principle as whilst fundamental issues of design and qualities of place would be addressed in the LDP, having the detail of subject-specific supplementary guidance on design will allow guidance to be more flexible to individual sites and circumstances.

Whilst site-specific guidance such as masterplans and briefs can be written at the time of development by those with an interest in the site and in consultation with the community, Council officers, statutory and non-statutory consultees; supplementary guidance on generic issues such as conservation areas and design detail require to be prepared alongside the LDP to ensure that there is not an absence of design policy detail upon adoption of the LDP.

The preferred option set out in Table 20, para. 6.27 recognises that ‘green infrastructure is just one aspect of building attractive living places’ and Barratt support the approach to include the general requirements as part of the intended supplementary guidance on design and place-making. This will allow strategies to be informed by ‘living’ documents such as the forthcoming Open Space strategy, Core Path plan and site-specific Landscape and Visual Impact Assessments and landscape strategies. This will ensure strategic documents such as masterplans and development briefs consider the incorporation of landscape issues into a well-designed masterplan strategy, in consultation with individual communities.

Response to Q17: Do you think that more planning advice and guidance is needed on local design requirements?

The LDP should interpret the high-level considerations set out in Designing Places as distinctive to the Angus area and should provide for areas with distinctive character or areas at risk. Guidance regarding generic policy issues should be delivered through the LDP to ensure the seamless provision of policy guidance. Site-specific guidance should be provided in full consultation with parties involved in the delivery of development for that site as appropriate, for adoption during the plan period.
Response to Q18: Do you think that it's necessary to integrate new homes with other uses (such as offices, local shops and new community facilities)?

Barratt support SPP which sets out that new development should integrate successfully and create effective links with the surrounding urban fabric; new development should respond to the specific circumstances of the area in which it is proposed however and the scale, mix and type of development suitable for Angus settlements varies.

**QUESTIONS ON THE SETTLEMENT STRATEGIES**

**Carnoustie**

Response to Q27: Do you agree with the preferred option for the future development of Carnoustie?

Barratt do not support the preferred option nor the alternative options for development in Carnoustie. The MIR establishes that its preferred spatial strategy is to ensure that the TAYplan strategy of prioritising land within principal settlements (such as Monifieth and the rest of the Dundee Core Area) is not prejudiced by the allocation of new greenfield sites outside the development boundary. The scale and proportion of allocation proposed in the MIR for Carnoustie does not represent local growth.

Carnoustie is a Tier 3 settlement in TAYplan, with a role of accommodating a small share of development with a view to sustaining the settlement. The draft Dundee and Angus Housing Land Audit 2012 (draft HLA) identifies an effective housing land supply within Carnoustie, an established supply of 160 units, of which 71 units are constrained. Allocation of additional greenfield land will constrain the delivery of development on those allocated brownfield sites within the settlement boundary.

Response to Q28: Do you agree with the preferred option for the development of land in and around Carnoustie?

Barratt objects to both the preferred option and alternative options for the development of land around Carnoustie and has concerns regarding the prejudice of existing brownfield land within the settlement and the scale of growth in line with the TAYplan strategy.

Firstly, as set out above Carnoustie is a Tier 3 settlement in TAYplan; such settlements are to ‘accommodate a small share of the region’s additional development which is more about sustaining them’. The preferred and alternative options involve adopting a masterplanning approach for new development in and around Carnoustie, rather than sustaining the settlement, which directly contradicts
the TAYplan strategy of prioritising 'land release within principal settlements ahead of land elsewhere', which is 'integral to ensuring that the majority of growth is concentrated (in principal settlements).

Secondly, as mentioned above allocation of greenfield land when there is a surplus of undeveloped brownfield housing land within the settlement constrains the deliverability of development on these existing sites and again contradicts TAYplan's policy for the reuse of 'previously developed land and buildings (to make) the most efficient and effective use of land'.

Whist TAYplan allows for LDPs to 'provide for some development in settlements that are not defined as principal settlements' this is in locations 'where this can be accommodated and supported by the settlement'; and the MIR is explicit in highlighting Carnoustie’s inability to accommodate this scale of development without substantial long-term growth, which contradicts the strategy for development within a Tier 3 settlement.

Thirdly, as the MIR sets out, adopting a masterplanning approach requires bringing together different landowners, developers and the local community to establish a long-term vision for the future growth of the town. The number of interests involved in this strategy poses a very real threat to delivery of that strategy, particularly where upfront investment in infrastructure is required.

Monifieth

Response to Q35: Are there any other main issues for the Monifieth area that should be considered by the Angus LDP?

The lack of usable open space to serve the community was identified as a key issue affecting Monifieth in the Angus Local Plan Review (2009) and a lack of formal and informal green space and networks accessible to residents remains an issue.

Response to Q36: Do you agree with the preferred option for the future development of Monifieth?

Barratt supports the preferred option for development in Monifieth. The Angus Local Plan Review (2009) carried over land for 29 dwellings from the previous Local Plan and an opportunity for 25 dwellings as part of the redevelopment of Ashludie Hospital – which are scheduled for development in 2014 in the draft HLA following declaration of the site as surplus to requirements by NHS Tayside. Milton Mill was identified as opportunity site M2 and development of 60 units at this site is substantially progressed with only 46 units remaining. Monifieth therefore has a dearth of land for new development and has not seen any strategic scale
development for several plan periods. Identification of Monifieth as a Tier 1 settlement TAYplan provides the context for sustainable growth of the settlement, which can address matters such as town centre vitality, affordable housing need, housing mix and infrastructure issues.

The MIR highlights issues in Monifieth relating to community infrastructure which could be considered and addressed in line with a masterplanned strategy for long-term growth, with a view to improving existing facilities and services and incorporating outstanding requirements such as a recycling centre and upgrading of local infrastructure.

The MIR highlights that the shopping opportunities in Monifieth are largely restricted to everyday consumables like food and drink, reflecting the proximity of the town centre to the larger retail centres of Dundee. Masterplanned development which encompasses the preferred direction of growth, being both the Ashludie Hospital grounds and the land to the north and east of the settlement would allow improve connectivity around the town and increase the vitality of Monifieth Town Centre through increased population.

**Response to Q37: Do you agree with the preferred option for the development of land in and around Monifieth?**

Barratt supports the preferred option for development in Monifieth and have prepared an initial masterplan which should be read in conjunction with the response to this question.

The land to the north and east of Monifieth affords the opportunity to masterplan a long-term strategy for the growth of the community, incorporating community infrastructure, service infrastructure upgrades and a coherent open space strategy which recognises and respects long-range views and enhances green corridors and core paths. A masterplan for the land to the north and east of Monifieth also connects through to the Ashludie Hospital, allowing the redevelopment of this site to be considered alongside long-term strategic growth, taking cognisance of opportunities for connectivity and pedestrian and cycle linkages within the settlement.

The land to the north and east of Monifieth represents an ideal location for development which will attract high demand for housing and, being under the control of Barratt, the UK's largest house builder, delivery of the approved masterplan and investment in the associated infrastructure is assured. Barratt are committed to working with NHS Tayside in incorporating proposals for Ashludie Hospital and its grounds into a long term masterplan for the growth of a robust and sustainable community.
The LDP is required to promote a long-term vision for Angus settlements and in comparison, the development of the smaller area of land to the west would not promote a coherent strategy for growth and would not be of a scale to deliver any significant benefit to the existing settlement.

We trust that the above is in order, however should you require any further information regarding either the above or the initial masterplan document please do not hesitate to contact Catherine Thornhill at the above.

Yours Sincerely,

Catherine Thornhill
BLE (Hons) MRTPI
Associate

Enc. Monifieth North East Masterplan

cc: Mr C. Ross, Barratt East Scotland Ltd.
    Mr P. MacDonald, Optimised Environments Ltd.
fig. 01: Aerial view of Monifieth north east.

Monifieth Links
B962
A92
Monifieth Town Centre
Ashludie Hospital
Victoria Street
Angus Gateway Centre

© Google 2012. Digital Globe
## Contents

1. Introduction
   1.1 Purpose of the document pg. 5
   1.2 A Masterplan Approach pg. 5
   1.3 Document structure pg. 5

2. The study area
   2.1 The study area location pg. 6
   2.2 The study area pg. 6

3. Planning response pg. 8

4. Site Analysis
   4.1 Strategic Context pg. 10
   4.2 Monifieth Context pg. 10
   4.3 Understanding the Site pg. 18
   4.4 Study area setting pg. 24

5. Development Concept
   5.1 Analysis and Opportunities pg. 34
   5.2 Approach to development pg. 34
   5.3 Strategic Development Concept pg. 35
   5.4 Development Structure pg. 36

6. Summary pg. 39
fig. 02: Monifieth north east study area.
1. Introduction

1.1 Purpose of the document
This report has been prepared by Optimised Environments Limited, ‘OPEN’ on behalf of Barratt East Scotland Ltd. It promotes the allocation of land to the north east of Monifieth for the purpose of the long-term sustainable growth of the town in support of preferred option for Monifieth identified in the Angus Council Main Issues Report (MIR).

Barratt control approximately 86 hectares of land to the north east of Monifieth (the study area) and has appointed OPEN, as part of multi-disciplinary design team to explore the potential for development in this location and to inform its representation to the Angus Council MIR.

Barratt welcomes the opportunity to engage with Angus Council to demonstrate how an appropriately designed and phased expansion of Monifieth to the north east would present the best option as to how the Local Development Plan (LDP) could respond to the main issues, which are:

- Scale of development to support the long term sustainable growth of the town.
- The scale of development would allow a long-term solution to be devised for making the necessary improvement to physical and community infrastructure.
- Development here would satisfy high demand for new housing addressing housing shortfalls.
- Development would integrate with existing public transport and path links and could include a site for park and ride facilities.
- Allows for the consideration for the regeneration of Ashludie Hospital as part of a realistic and financially viable approach to new development.
- Providing a site for recycling facilities and other community facilities.
- Providing opportunities for the provision of small scale employment related development.
- Protect and enhance the landscape setting of the town.

1.2 A Masterplan Approach
OPEN has been appointed to consider the land to the north east of Monifieth in the context of the long-term sustainable growth of the town. Following a master planning approach, which considers the study area in a comprehensive rather than a piecemeal and incremental basis, this approach emphasises landscape capacity, site appraisal, design quality, innovation and sustainability to achieve this.

The master planning approach will incorporate community and stakeholder consultation as a key part of the process, bringing together landowners, the developers, key stakeholders and importantly the local community to inform the proposals and help establish a long-term vision for the future growth of the town within and beyond the LDP period.

This document is intended to demonstrate the first steps of the master planning approach illustrating the potential for appropriate and sustainable development to the north east of Monifieth. The master planning approach culminates in a concept for the growth of the town and an indicative development proposal for the site to illustrate the landscape capacity to accommodate the phased growth of Monifieth.

1.3 Document structure
The document is presented in a number of sections to clearly establish how the opportunity for development at Monifieth can meet the aspirations of the Development Plan. The document is structured as follows:

- **Study Area**
  Introduces the study area location.

- **Planning Response**
  Establishes why development is appropriate and what it can offer the existing town. Describes why development to the north east of Monifieth would present the best option for how the LDP could respond to the main issues.

- **Site Analysis**
  Identifies and considers the regional, local and site issues that will shape and inform the location and form of development.

- **Development Concept**
  Presents the development concept and an outline development proposal to illustrate the potential for the sustainable growth of Monifieth to meet the aims of the LDP which will not adversely affect the landscape setting of the town.

- **Summary**
  Summarises the opportunities and benefits that the phased large scale development could provide and outlines the next steps in developing this through a master planning approach.

The document is intended to present a comprehensive illustration as to how an appropriate development solution to sustainable growth to the north east of the town can provide a valuable contribution to the growth of Monifieth whilst ensuring the landscape setting of the town is protected and enhanced.
2. The study area

2.1 The study area location

Monifieth is an attractive coastal town located within the south western edge of Angus almost at the border with Dundee City Council. It is the fifth largest settlement in Angus. The southern edge of Monifieth bounds the Tay and the town extends north, as far as the A92. The Angus Gateway Centre, or Ethiebeaton Retail Park, lies to the immediate north of Monifieth and the A92 and encompasses both retail and leisure activities. The western edge of Monifieth abuts the Dundee City Council boundary.

The study area, subject of this submission, is located within an area to the north and north east of Monifieth between the existing edge of the settlement, and the A92. The site encompasses some 86 hectares (212 acres) and part of which offers the most appropriate opportunity for planning the long term growth of the town.

2.2 The study area

The study area is currently used for arable farming, being predominantly Class 3.1 land. It lies outwith, but contiguous to the Monifieth settlement envelope as identified in the adopted Angus Local Plan Review (2009).

The study area is generally undulating falling to a shallow valley along the Monifieth Burn which passes through from the north west of the site to the south east corner. The northern part of the study area slopes up to the A92 and to the south slopes towards the built up area of Monifieth.

The study area is contained by defensible road boundaries. The A92 lies to the north connecting west to Broughty Ferry and Dundee and east to Arbroath. The B962, which runs through the eastern part of the site and Victoria Street to the west provide local access to the centre of Monifieth from the A92.

Established residential areas lie to the south and west. To the immediate south lies Ashludie Hospital and its grounds.
3. Planning response

3.1 Strategic Context - TAYplan
TAYplan 2012-2032 is the Strategic Development Plan which covers Dundee, Angus, Perth and North Fife; it sets out broad policies for the location of development over the next 20 years and how to shape better quality places by the location, design and layout of development from the outset.

TAYplan identifies two ‘Core Areas’ around Dundee and Perth as part of its strategy to focus the majority of development in the region’s principal settlements. Settlements within the Core Areas are classed as ‘Tier 1’ settlements and have the potential to accommodate the majority of the region’s additional development over the plan period. Settlements within the Dundee Core Area are: Dundee City, Dundee Western Gateway, Invergowrie, Monifieth, Tayport/Newport/Wormit and Birkhill/Muirhead.

The TAYplan spatial strategy requires the allocation of sufficient land within to ensure a generous supply of effective housing sites and to provide for flexibility and choice. TAYplan requires land capable of accommodating around 26,000 dwelling houses in the period 2012-2023 and around 17,400 dwellings in the period 2024-2032 to be identified within its area. To implement the strategy each local authority within the TAYplan area is required to prepare a Local Development Plan which sets out a planning policy framework for land use and development relevant to that area and identify land for development in line with the TAYplan strategy.

3.2 Local Context – Angus Local Development Plan (2014)
Upon its adoption in 2014 the Angus Local Development Plan (LDP) will replace the current Angus Local Plan Review (2009) and together with TAYplan will provide the policy framework for land use planning within the Angus area. As well as interpreting the TAYplan strategy, the LDP will take into account recent changes in national policy and guidance. To inform the preparation of the LDP, Angus Council published a Main Issues Report (MIR) in November 2012. The publication of the MIR and its subsequent consultation period represented a key stage in the LDP preparation process. Following the closure of the MIR consultation period the responses to the main issues identified and the settlement strategies proposed will be analysed and Angus Council will prepare a Proposed Local Development Plan for publication in summer 2013.

3.3 Main Issues Report (2012)
The MIR identifies what the Council consider to be the main land use issues affecting the Angus area and contains a number of options as to how the LDP should respond to these issues, through a settlement strategy and a range of policies.

As the majority of the Dundee Core Area is located within Dundee, the MIR sees Angus Council’s role as maintaining a development strategy for the edge of Dundee which is consistent with the Dundee LDP and the TAYplan emphasis on allocating land within settlements, prioritising the redevelopment of previously developed land. The MIR promotes development within the existing settlement boundaries and allows for limited greenfield releases in and around the Dundee Core Area.

Synopsis of Key Issues for Monifieth
Key issues for Monifieth are identified as:
- Education: Limited capacity at Seaview and Grange Primary Schools, capacity issues at Monifieth High School
- Lack of housing: shortfalls exist in the supply of both affordable and private housing, residents seeking to up or down-size must move elsewhere
- Employment: Following the closure of several firms in Monifieth many people work elsewhere
- Town Centre: Good mix of convenience and independent comparison shops serving the town, size reflects its proximity to larger town centres – possible retail leakage
- Community Infrastructure: Improved recycling facilities, new community facility and new cemetery required
- Water Infrastructure: Possible network constraints for wastewater (Hatton WWTW has capacity for 1244 dwellings; Clatto WTW has capacity for 2000 dwellings)

What does this mean for Monifieth?
Opportunities for new housing and small scale employment-related development within settlement during the LDP period (2014-2024) are identified as the continued redevelopment of the former Milton Mill and the redevelopment of Ashludie Hospital, which will become available for redevelopment within the LDP period. These sites are likely to be developed slowly until the economy improves, so in order to bring forward new homes and business premises to meet current needs and demands, the preferred option for development set out in the MIR proposes a long-term phased expansion to the north-east of Monifieth, in accordance with an agreed masterplan.
3.4 Preferred Option for Future Development in Monifieth

The preferred option for the future growth of Monifieth set out in the MIR adopts a masterplanning approach for new development within and around the town. A masterplan would be produced in collaboration with landowners, developers, the local community, third party bodies such as Scottish Water and Scottish Natural Heritage and Angus Council, to establish a long-term and common vision for the future growth of the town within and beyond the LDP period. This would incorporate the redevelopment of the Ashludie Hospital site to align with the TAYplan strategy to prioritise the development of sites within principal settlements and brownfield land.

The masterplan will set short, medium and long term goals for the phased development of the Ashludie Hospital site and sensitive development around the north-eastern fringes of Monifieth, with the A92 providing a definitive boundary. New development must incorporate a strategy for access, green corridors, open space and connectivity with the existing settlement. The MIR sees the establishment of a long-term phased vision as appropriate to bring forward new homes and business premises to meet current needs and demands, without prejudicing the TAYplan strategy.

3.5 North East Monifieth Masterplan

The long-term masterplanned development to the North East of Monifieth allows consideration of how the regeneration of Ashludie Hospital can be phased as part of a realistic and financially viable approach to new development. By managing future development in line with a common vision for the layout, broad design and overall distribution of new homes, a logical sensitive extension to Monifieth will be achieved, which considers the incorporation of areas for recycling and other community facilities as identified through collaboration with the community. Where appropriate there may be opportunities for the provision of small scale employment-related development to serve the needs of local businesses, where this does not prejudice the viability of the town centre.

Considering a large area of land will allow the incorporation of substantial areas of new landscaping such as tree belts, areas of woodland and open space to be provided, alongside extensive new path and habitat networks which would link this area through the Ashludie Hospital site and with other parts of the town. There is also some potential for linking new homes with the town centre by active modes of transport and for making connections with existing public transport routes along Broomhill Drive and Lorne Street.

The masterplanning approach proposed will also allow a long-term solution to be devised for making the necessary improvements to physical and community infrastructure, including to primary and secondary school capacity. Developer contributions would most likely be required to extend Monifieth High School, but there is some capacity at the Local Primary Schools to accommodate an initial phase of development.

In terms of Monifieth’s built heritage, the masterplan will allow the listed buildings at Ashludie Hospital to continue in active use and protect and enhance the small areas of archaeological interest which lie to the northeast of the town. There are no designated sites of natural heritage value within or adjoining the option area and future development could increase the biodiversity value of land at this location through the creation and extension of green networks.

The first step in preparing a masterplan is the detailed analysis of the site, the town, its character, history and its environs in terms of landscape, topography, biodiversity, long-range views, road and drainage infrastructure, community infrastructure and facilities and much more.
4. Site Analysis

4.1 Strategic Context

To fully understand how development could best be accommodated appropriately and sensitively within the study area it has been important to consider the context in which it is to be developed. The following section looks at the study area in the strategic context of the A92 corridor before focusing on the relationship with Monifieth and then more site specific considerations.

4.1.1 Regional location

Monifieth sits at a transition point between the urban conurbation around Dundee and the Angus landscape beyond. The western edge of Monifieth is so closely aligned with Dundee that it is perceived as an extension to the city, especially when travelling west to east along the A92. Monifieth is not seen in its entirety as it is generally a south-facing settlement which slopes down and away from the A92, and the defining features of the settlement are not visible from the road.

This perception of development leading out of Dundee is consolidated by the recent expansion to the east of Dundee at Linlathen and Balmossie and the westwards expansion of Monifieth particularly on the other side of the Dighty Burn. This is only then interrupted by the change in scale of buildings that are encompassed by The Angus Gateway and the views forward into the Angus landscape. Monifieth is still visible at this point too, with some housing close to the road and some further back amongst trees. Direct views are filtered to a degree by a slight embankment and by vegetation both along the road and amongst the development at the edge of Monifieth.

Perception of Monifieth from the east is influenced by the character of the landscape which is defined as "Coast with Sand" by the Tayside Landscape Character Assessment (LUC for SNH 1999). This landscape character type takes in the area east of Monifieth and is typified by being a links landscape, but has a hinterland of undulating agricultural land behind it. Whilst Monifieth is seen within the context of the sea- or Tay Estuary- in views from the east, when within the town there is a limited sense of being within a coastal settlement. This is due to a combination of topography, urban form and the mature belts of tree planting that are scattered through the town particularly around Hill Street, Crow Hill, Ashludie Hospital and Seaview Primary School. The exception to this is when within the south of the town, as levels drop and there are glimpses through to water. Even here, however, there is no great coastal panorama from the urban edge as views are interrupted by the railway line being on embankment.
4.1.2 Part of the A92 Corridor

The A92 Corridor

The study area is well defined to the north by the A92 road corridor connecting Dundee to Arbroath. The extended settlement form of the City of Dundee has and continues to have a direct influence on the character of this landscape along the road corridor including development opportunities and infrastructure projects such as the Angus Gateway Centre.

The settlement pattern and character along the A92 has been a key consideration in the location and form of development. The study area lies at a clear transition point, moving from urban to rural; views out to the countryside and Fife coastline open up across the study area.

The views to the urban edge of Monifieth and across to the Fife coastline from the A92 on approach to Dundee have been a key consideration. The topography and landscape setting offer the opportunity to ensure development will not adversely impact upon the views over the town and provide a development form that is responsive and 'fits' within the landscape.
4.1.3 Landscape Setting

The wider landscape setting generally has a south facing aspect and the general topography falls towards the sea, however, the land within the study area benefits from an undulating terrain focused around the shallow valley form created by Monifieth Burn. The landform slopes down towards the burn and falls away towards Monifieth opening up wide views out to the Fife Coastline.

The study area is affected by steep slopes in the North West corner and along the South Eastern edge.
View from the North East

The view shows the undulating nature of the study area with the steep slope heading down towards Monifieth Burn. The land rises to the northern boundary defined by the A92. The mature trees in the grounds of Ashludie Hospital gives a strong boundary to the northern edge of Monifieth.

View from the North West

This view from the Core Path alongside the A92 highlights the long distance views available across the study area and Monifieth to the Fife Coastline. The topography drops down to the Burn corridor in the foreground. The mature tree belts along the burn corridor and some of the fields boundaries are also prominent in the photograph as is the mature woodland setting of Ashludie Hospital.
4.2 Monifieth Context

4.2.1 Growth of Monifieth
The historic plans below illustrate how Monifieth has grown over the years, helping understanding the structure of the existing settlement, and in establishing the context for future growth.

Monifieth was originally established as a small village within the south of what is the current settlement area, on the banks of the Tay and consisted of a small grid of development adjacent to the railway. Monifieth Links to the east of the town has formed an integral part of the town setting from when it was a small village and continues to do so now as it has grown defining the south eastern edge.

The High Street was formed by what is now the A930, a main route connecting south Angus to Dundee. The town originally grew in a linear form parallel to the road in a grid form.

This industrial revolution and the railway led to significant expansion up until the first quarter of the last century. Development expanded the village into a town largely to the east but also up the slopes to the west and north. This originally took the form of a grid network with further development terraced on the sloping ground to the east.

Ashuldie Hospital was originally built as a private house in the early 1900s, set within landscape grounds to the north of the town and has been gradually enveloped within the form of the town as it has grown to the north.

Expansion slowed during the remaining part of the 1900s up until the 1970s and Monifieth underwent a second wave of rapid growth up until the early 2000s. This spread development onto the land to the north adjacent to the A92, producing the style of “housing estate” development typical of the time. Development also expanded to the east, again around a series of cul-de-sacs, and also crossed the Dighty Burn to the west and incorporated Monifieth High School.

Over the past 10 years significant improvement has been made to the A92, including new and improved roundabouts, a grade separated junction to the north east and new sections of dualled road. Further infill of the settlement area up to the improved road and new roundabout has taken place to the west. Improvement to the A92 has also led to the development of the Angus Gateway Centre to the north of the town.

4.2.2 Future Growth of Monifieth
The growth of Monifieth is shown on the plans which also demonstrate that future growth of the town is therefore constrained; Monifieth cannot grow further west as it already meets with the edge of the City of Dundee. To the south it is constrained by the railway line and the Tay, and the Golf Course lies to the immediate east. The only viable opportunity for the future growth of the town lies to the north and east.
4.2.3 Local facilities

Monifieth provides a range of local facilities. A modern health centre is located adjacent to Ashludie Hospital. A public library, local convenience shopping and a limited range of bars and restaurants can be found in Monifieth’s town centre. A number of leisure facilities are also available in the settlement, including a swimming pool, tennis courts and golf courses. The railway station lies to the south of Monifieth and it provides rail services north and south. The Angus Gateway is located to the north of Monifieth and provides private leisure facilities, hotel accommodation, retail outlets, visitor centre and employment opportunities.

4.2.4 Schools

The two primary schools and Monifieth High School are all located far from the proposed development area to the west of the Town. Both Grange Primary School and Monifieth High School are within the setting of the greenspace surrounding the Dighty Waters.

4.2.5 Public open space

There are few open spaces within and surrounding Monifieth, the largest of which is the open green space surrounding the Dighty waters to the West. There are also a few small greenspaces along the seafront, including a park and sports fields.
4.2.6 Connections

The Core Path Network

The Angus Core Path Plan illustrates the establishment of Core Paths and their linkages, and how these connect to the green space network including the coast, the Green Circular Cycleway, and National Cycle Route 1. The core paths identified provide good connections between the town, the Angus Gateway Centre, the rural hinterland to the east and the schools and landscape around the Dighty Water to the west. These are shown on the diagram opposite.

Cyclists and Equestrians

National Cycle Route 1 (NCN 1), known as the Coast and Castles Cycle Route, and the Dundee Green Circular Cycleway pass through Monifieth. NCN 1 is to the south of the town and the Circular Route is to the south and west. The crossing over the A92 to the east of the West Grange roundabout, from Monifieth, is a Pegasus crossing which provides equestrian, cycles and pedestrian crossing facilities. This was installed to facilitate movement of horses between stables on the north side of the A92 and Monifieth beach.

Public Transport

Monifieth benefits from being on the rail network; the railway station is located to the south of the town near the town centre and the beach. This is a service that operates between Dundee and Carnoustie calling at several stations in between. Train services are however currently limited with one train per day in each direction.

Monifieth is well served for buses, particularly the north of the town as the majority of services call in at the Angus Gateway, many starting or terminating there.

Strategic Road Network

Monifieth is bounded to the north by the A92 which gives the town good main access to the strategic road network, allowing access to the wider network of Central Scotland. This is the main route for trips north to Arbroath, Montrose, and east to Dundee.

Local Road Network

Monifieth itself is permeated by a network of local roads offering a wide range of connections to the town and further afield. Leading into the town from the A92 are Grange Road and Victoria Road which join the local road network leading toward Monifieth town centre and to the A930 which connects west-east to the south of the town.
### 4.2.7 Residential character and density

Study of surrounding residential character and analysis of local residential densities for reference and comparison for future development.
Area = 2.5  
Units = 53  
Net Density = 21 units/ha

Fig. 19: Residential character area on Alexander Drive  
Area = 1.6  
Units = 54  
Net Density = 33 units/ha

Fig. 20: Residential character area on Buddon Drive  
Area = 4.1  
Units = 87  
Net Density = 21 units/ha

Fig. 21: Residential character area on Ferry Road  
Area = 2.5  
Units = 53  
Net Density = 21 units/ha
4.3 Understanding the Site

4.3.1 Site Analysis
The MIR recognises the value of the landscape in not only providing an attractive setting to the town but also providing important ecological, hydrological and recreational resources that will need to be respected within any development. This section looks at the study area and its immediate surroundings aiming to identify the features and landscape elements that make the area distinctive and those features which will further help site development within the study area. The aim of this section is to identify the sensitivities and opportunities that exist within the study area, ultimately identifying character areas and preferred areas for growth.

The landscape is not protected by any designations which would restrict development across the area, however, it is acknowledged that the study area does contain valuable landscape features which will need to be retained and in turn enhanced as part of any future development strategy. These include the mature trees along field boundaries, areas of steep slopes, the burn corridor as well as historical features of note including the scheduled ancient monument at Ardestie Farm Cottages.

4.3.2 Site Topography
The wider landscape setting generally has a south facing aspect and the general topography falls towards the sea. Within the study area the topography is focused around the shallow valley created by Monifieth Burn which crosses the land holding in a west-east direction. The burn forms a low point through the centre of the site with the land from the edge of the town and from the A92 falling towards the centre of the site.

South of the B962 the land is flat, and of a different landscape character to that to the north. This southern sector lies within the Coast with Sand Landscape Type.

4.3.3 Site Hydrology
Monifieth Burn is the only water course within the study area. To the western end of the study area the burn is culverted before reappearing to the north of the A92. Where the burn is open it bisects the study area, aligned to form the field boundaries. In the centre of the site there is an area where the burn has been dammed for agricultural purposes and a small pond has been formed. From here the burn is again open continuing down the eastern edge of the study area.

The burn corridor forms a distinctive landscape feature within the centre of the site aligned by mature trees and dense riparian vegetation it provides an important ecological corridor within the site.

Due to the topography of the site area flooding is restricted to limited areas adjacent to the burn corridor, primarily to the south east of the site where the land is flatter. A full Flood Risk Assessment is being prepared to inform the masterplan.

4.3.4 Land Use
The land within the study area is maintained for intensive agricultural uses with a well-defined field pattern consisting of fence lines and hedgerows with mature trees and tree belts evident in small pockets.

To the south east of the study area an area of land is retained as a golf practice area associated with the adjacent Monifieth links.
4.3.5 Slope analysis

Slope analysis of the study area has identified a number of areas where the topography would need to be carefully considered within the development form.

Along the northern edge of the B962 the land rises sharply from the flat coastal land to the south, defining the two distinct landscape character areas. This escarpment defining the two landscape character areas is clearly identifiable of Figure 24 opposite. This steep slope will restrict the opportunity for development and access to the north into the study area.

The steep slopes around Ashbank define the eastern boundary and restrict views into the study area from the B962 on approach to Monifieth.

To the north west of the study area there is an area of steeper sloping ground crossing from the A92 to the corner of Ashludie Hospital. On entering the study area from Victoria Street to the west the land falls away steeply to the burn corridor. North of this area the land rises steeply to the A92.
4.3.6 Site features

Any development proposals should carefully consider the landscape quality and pattern that makes the site distinctive and which landscape elements should be considered as features within any site layout. Natural features can give a place its essential character, making it an interesting and attractive place to live. It is important that the local heritage of the area is identified and contributes towards the unique character of the site. Every effort should be made to incorporate these existing features of the landscape into the scheme, working around and protecting significant assets and areas of greatest landscape and environmental sensitivity. Reviving and respecting historic and cultural features, such as the field boundaries, the agricultural morphology, woodland stands and the views from the site provide opportunity to enrich the development and its spaces, linking it with its context.

The burn corridor

Monifieth Burn provides an attractive tree lined watercourse which crosses the study area and should be protected and enhanced to form a key feature within any future development. Combined with the topography the burn forms a natural boundary that could be enhanced to provide ecological and amenity value within the study area.

Field boundaries

Within the study area the landscape is given over to intensive agricultural uses with a well-defined field pattern (this has remained unchanged for over 150 years, see Figures 08-13) consisting of simple fence lines and hedgerows with mature trees and tree belts in small pockets often parallel to tracks or paths. The field boundaries provide a distinctive landscape pattern that should be retained and respected. The hedge and trees provide a character and quality to the landscape that should be retained and enhanced as part of any place making principles helping define a robust boundary to any future growth.

The path network

A number of formal and informal Path links around the edges and fields boundaries of the study area make it a popular walking area for the local community. The Angus Draft Core Paths Plan identifies a range of Core Paths and Path links running around and through the study area, these are identified on Figure 25 opposite. A Core Path runs from Ashbank Farm in the south east corner to the corner of Buddon Drive and north toward Ardestie Farm Cottages where it connects to the Core Path that runs parallel to the A92 providing a cycle link to Dundee. Various other Path links to the Core Paths exist along adopted footways at the B962, Ashludie Hospital and Victoria Street, all of which enhance the connectivity of the study area.
4.3.7 Views into site

View 1 looking south from Core path to north of site

View 2 looking south from Core path towards Monifieth

View 3 looking east from sub-station across site

View 4 from Buddon Drive looking north-east
View 5 across lower part of site, looking north

View 6 from north east corner of site looking south west towards Monifieth

View 7 looking north-east towards A92

View 8  north-west, taken from B962

fig. 26: View point locations and directions

© Google 2012. Digital Globe
4.4 Study area setting

Due to the landform sloping away from the A92 the key urban features of Monifieth cannot be viewed from the road and the edges and approaches of the town become of particular importance when considering the future growth of the town.

The A92

Due to the urban character of the A92 when travelling from Dundee east the perception is that Monifieth is part of the city. Beyond the Angus Gateway the views across the site to the south Angus countryside open up and the northern edge of Monifieth is viewed for the first time. The view across to rolling fields is of the wooded edge to Ashludie Hospital.

It is highlighted in the MIR “that the town can be appreciated as a distinct settlement from the north and northeast and that Monifieth has a strong visual edge along its northern boundaries. These characteristics are likely to be important in considering the options for future development.”

Viewed from the A92 when travelling west towards Dundee the edge of the town is viewed across rolling fields with views to the urban edge broken by mature tree belts. The existing urban edge sits on a high point of the south facing slope with the land to the north and east falling again towards Monifieth Burn.

Development should not be located on the higher ground adjacent to the A92 where it would restrict the long distance views across Monifieth to the Fife coast and east towards Carnoustie.

B962

A main approach connecting to Monifieth High Street this will be an important consideration for any development within the study area. The topography and mature trees currently restrict views to the edge of the town with Ashbank Steadings prominent on the approach to the town. Where development is located on the approach it will form a new edge to the town and any access to the north should form a ‘gateway’. The existing edge of the town where visible is defined by the back gardens of properties.

A930

The coastal route, A930 is lined by mature tree cover both to the north and the south of the road however, due to the topography any development to the north of the road would be very prominent in this coastal landscape.

Victoria Street

The main approach to Monifieth from the A92, the views to the study area and the northern edge of Monifieth are open and very clear. Initially travelling east there are important views across the site following the Monifieth Burn corridor to the Angus countryside beyond. Turning to face south the view is of the urban edge of the town.

Monifieth North (Ashludie)

The northern edge of the town to the study area is defined by the mature woodland edge of Ashludie Hospital. From the urban edge the study area slopes north towards Monifieth Burn. Further east the northern edge changes to a more urban form defined by Broomhill Drive and the back of the properties along the street.

Monifieth East

The eastern edge of the town is clearly viewed from within the study area or on approach to the town on the B962. Viewed from distance the mature tree belts act to break up the views to edge which is defined by the back gardens and rear of existing properties.
5. Development Concept

5.1 Analysis and Opportunities

Following analysis of the site area it is considered that this undulating landscape to the north east of Monifieth has the potential to accommodate an appropriate scale and form of development. The key features which will influence the shape and form of development within the study area include the following:

Setting

One of the main considerations in respecting the landscape setting of the existing settlement, is assessing the effect on existing views to and from the study area. Views across the study area from the A92 open up in certain locations, however, to the south of the burn corridor the undulating topography and woodland belts combine to add a sense of enclosure.

Flooding boundary

There are no major areas within the study area constrained due to flooding. A small area around Monifieth burn should be avoided to protect against flooding and provide the opportunity for enhancing the burn corridor as a landscape feature. The burn corridor creates a natural boundary to any potential development as well as creating an opportunity for a green link.

Topography

The undulating topography could help accommodate development and add character to the area. Steep slopes identified on the plan opposite within the study area would be need to avoided and could be integrated into the green space network.

Landscape Features

Every effort should be made to incorporate these existing features of the landscape into the scheme, working around and protecting significant assets and areas of greatest landscape and environmental sensitivity. Reviving and respecting historic and cultural features, such as the field boundaries, the agricultural morphology, woodland stands and the views from the site provide opportunity to enrich the development and its spaces, linking it with its context.

Scheduled Ancient Monuments

There are two Scheduled ancient monuments which will need to be protected, one of which lies to the northern edge at near Ardestie Cottages and the other which lies outside of the study area near Ashbank. The one within the study area is located on an area of steeper ground next to the A92 which would not be considered as suitable for development.

Existing buildings

Surrounding buildings would need to be considered especially Ashbank steadings which lies within the study area as well as the direct relationship of the development to the eastern edge of Monifieth.

The two main connecting routes of the A92

The two main entrance routes to Monifieth connecting to the A92 provide logical perimeters to any potential development.

Connection to Monifieth

As well as the two main connections from the A92 there is great potential to connect to Monifieth along the extent the existing edge creating an integrated and permeable expansion of the town.
5.2 Approach to development

The three main principles in approaching development are, Integration to Monifieth, creating a landscape corridor, and ensuring the development is a connected expansion of Monifieth.

Integration
Integration of the development to the existing town will be a driving principle. Pedestrian and vehicular connections to Monifieth should be maximised to ensure any new development presents an extension to the town and not an isolated suburb.

Landscape corridor
The landscape setting of the study area is rich and varied and as such presents the potential capacity to accommodate new development on the edge of Monifieth. To further ensure any new development ‘fits’ within the landscape the form of development must be responsive to the existing landscape structure, utilising the topography, mature tree belts and other landscape features to create an interesting development form rich in character.

A landscape corridor should be developed to the north and east of the development roughly along the alignment of the Monifieth Burn to create a robust and well defined edge to the town. The landscape corridor would act to protect long distance views to the Fife Coast and south Angus to the east as well as creating a connected green link around the development. The landscape corridor could also offer much lacking public open green space for the community as well as offering access to the wider landscape.

Development
Development to the north east of Monifieth could provide an opportunity for the sustainable long term growth of the town. Viewed as an expansion to the existing town and not a ‘bolt on suburb’ it would seek to integrate positively along the existing edge of the town including the boundary with Ashludie Hospital.

The development will be informed by the existing patterns and structure created by elements such as the burn corridor and field boundaries and the character of existing residential areas creating a strong relationship to the surroundings.

Ultimately the development will aim to enforce the two previous principles of integration and the creation of a connected landscape corridor, ensuring that the development presents a permeable and appropriate expansion of Monifieth.
5.3 Strategic Development Concept

One of the guiding principles presented in siting development to the north east of Monifieth is to protect and enhance the landscape setting of the rural edge of Monifieth.

The landscape has the capacity to accommodate a new form of development - integrated with the enhanced landscape structure which would in turn create a new edge to the extended settlement. The edge should be defined by the landscape corridor set along and around Monifieth Burn where the views could be protected and the edge to development could be softened to integrate with areas of public open space.

Further to protecting the landscape setting the existing topography and landscape structure established here could provide the key character forming elements that tie the whole development structure together, offering a consistent and coherent identity across the site.

The ‘green corridor’ and a network of spaces within the development could perform multiple functions such as integrating Monifieth and the development through new areas of public open space, providing enhanced routes for core paths, providing space for Sustainable Urban Drainage Systems (SUDS) and providing much needed recreational and amenity spaces for the wider community. The landscape corridor could provide a variety of public spaces from the Angus Gateway to the Monifieth Links connected by Monifieth Burn. The landscape corridor also presents the opportunity to define ‘gateway’ spaces on the main approaches to Monifieth along the B962 and Victoria Street.

The plan opposite illustrates how the landscape structure could be developed to accommodate development at Monifieth north east, integrating existing landscape features in particular existing Monifieth Burn with the creation of new public space, path links and SUDS.
5.4 Development Structure

The outline Development Framework illustrated opposite has been developed to demonstrate some of the design principles that would be developed further in the preparation of a masterplan. The plan integrates the design principles of land-use, landscape and transport to create a place that is attractive to live in, easy to get around and well connected with the existing community.

The plan does not represent a fixed proposal but a concept as to how development in this area could address the issues identified in the MIR.

The outline Development Framework has been developed following a master planning approach, a result of thorough analysis of the site and its context. Through a design process that has involved landscape and visual analysis a development form is presented that seeks to address the issues identified in the MIR, protecting and enhancing the landscape setting of the north east edge of Monifieth. The development form retains and capitalises on the existing features of the area such as Monifieth Burn to create a ‘sense of place’ and provide a connection to the context.

The scale of development would allow a long term solution to be devised for making the necessary improvements to physical and community infrastructure. Phased development in this location would not only provide much needed private and affordable housing but also offer the opportunity to provide a number of additional facilities such a site for a new primary school, areas for mixed use development, areas of public open space and other community facilities. An integrated network of streets and paths would ensure these facilities would benefit the existing community as well as providing links for the new community back to the town centre.

Although outwith the study area, the proximity of development could also help facilitate the regeneration of the adjacent Ashludie Hospital site as part of a wider development strategy.

The landscape structure of development in this location could provide a valuable resource for not only the proposed residents but also the existing residents of north Monifieth. There is currently an under provision of accessible open space within the town which development in this area could help address.

Development in this location could also provide a good location for a park and ride facilities. Close to the A92 and the Angus Gateway Centre, development in this location could integrate public transport proposals with land-use proposals and an extensive network of paths connecting the existing and proposed communities.

It is not envisaged that development in this area would happen all at once and the Development Framework is intended to present an integrated structure of streets, spaces and development areas that could be phased to ensure the town can grow in a logical and sustainable manner.
6. Summary

6.1 The Sustainable Long-term Growth of Monifieth

This initial outline Development Framework document has been prepared following analysis of the physical characteristics of the site and its environs to provide an initial framework within which a more detailed masterplan vision for the sustainable long-term growth of Monifieth can take shape. Development will occur over a number of years and in phases which work with the existing fabric of Monifieth to deliver both homes and services to new and existing residents.

6.2 Community Benefits

The increase in population will bring benefits of improved and increased infrastructure, service provision and community facilities and increase vitality and viability of Monifieth town centre.

6.3 Taking the Masterplan Forward

This initial Development Framework document outlines the framework within which the sustainable growth of Monifieth can take shape and the next stage is to fully engage with the community to gather their views as to how their settlement should grow. In tandem engagement with service providers such as Scottish Water, Scottish Natural Heritage, SEPA and Angus Council departments, including Education and Infrastructure Services will further inform the level of infrastructure required within the community and the capacity to accommodate development and the phased delivery of improvements. Continued engagement with NHS Tayside will fully investigate the scope for sensitive redevelopment of the Ashludie Hospital site and form the basis of a structured and coherent masterplan framework.

Fig. 32: Aerial View of Monifieth

© Google 2012. Digital Globe