Angus Local Development Plan: Proposed Plan

Policy and Site Specific Submissions on behalf of Laura Conway:

- Land North of Dundee Road, Arbroath

April 2015
Contents:

1.0 Introduction
2.0 Company and Site Intentions
3.0 Site Description
4.0 Planning Context
5.0 Site Proposals

Appendix 1: Site Summary

Site Plan
1.0 Introduction

1.1 We welcome the ongoing consultation on the Angus Local Development Plan which sets out, amongst other matters, the future planning strategy for Arbroath.

1.2 Whilst understanding the need to consider possible greenfield expansion of the town, there is of course an ongoing need to reappraise, where necessary, the existing uses and appropriate re-use of sites within the settlement boundary itself.

1.3 One such opportunity exists at the site of Presentation Products, Dundee Road, Arbroath where the current employment use lies somewhat incongruously between a mixture of residential, retail and commercial uses and physically separate from the main Elliot Industrial Estate.

1.4 We therefore lodge these representations to suggest an alternative allocation for the land through the emerging Local Development Plan.

1.5 Arbroath is the largest town in Angus and in addition to being an important manufacturing, retail and service centre, it is also a popular holiday resort with attractions including the beach, harbour/marina and the historic Abbey. The emerging Plan recognises this and that diversification of the local economy and ongoing regeneration remain important planning objectives for the town.

1.6 The existing supply of employment land at Kirkton and Elliot industrial estates can more than meet immediate employment needs, with an additional site allocated in the Plan to ensure that a marketable supply is maintained throughout the plan period. Importantly, taken as a whole, Angus Council acknowledge that there is more than sufficient local supply of employment land to meet the TAYplan requirement.

1.7 It is widely acknowledged that the rate of development on the established employment allocations has reduced although there has been significant alternative but appropriate investment in the town particularly through leisure, housing, commercial and retail uses and the Proposed Plan should be amended to facilitate the opportunity for such alternative uses on the subject land.
1.8 In summary, redevelopment of the subject land accords with the emerging Plans stated strategy for Arbroath in that it:

• Supports the redevelopment of a vacant, underused and brownfield site within the town boundary;
• Identifies a site that is effective or capable of becoming effective within the plan period to accommodate a mix of new housing development; and
• Enhances Arbroath’s wide range of visitor assets through appropriate redevelopment of a key gateway site.
• Provides the opportunity of an attractive and accessible residential environment for family households to reside within the town; households that traditionally would have resided to the west of Arbroath.

2.0 Company and Site Intentions

2.1 Established in 1964, Presentation Products moved to their current 130,000 sq ft facility in April 2004. The Company is the leading independent provider of one-stop-shop packaging and sourcing solutions and specialises in the design and supply of premium packaging to the spirits industry and composite gift packs to leading retailers.

2.2 Angus Council are of course aware that the Company has recently been sold although the site remains in separate private ownership. The current lease has less than 2 years to run and the new company owners have indicated that they will be seeking alternative premises. We understand that Angus Council are currently assisting in the search for new premises.

2.3 The site will therefore become vacant within the next 24 months and with the predominance of readily available employment land within Arbroath and throughout Angus and the age of the site buildings, it is highly likely that unless alternative uses are permitted the site will remain vacant.

3.0 Site Description

3.1 The subject land is located approximately 2.0km to the west of Arbroath town centre and is currently identified within the Angus Local Plan Review 2009 as contributing towards the employment land supply and any reuse would be categorised as ‘brownfield’.
3.2 The site extends to approximately 3.0ha and access is taken from the A92 Dundee Road, which also forms the southern boundary of the site. Dundee Road is of course the main western entrance into Arbroath and the site is therefore in a key ‘gateway’ position.

3.3 The site is bounded to the north by the natural landform of the raised beach beyond which lies the main Elliot Industrial Estate and this raised landform provides valuable shelter for the site from the northern elements. The Elliot Industrial Estate is accessed separately from the Westway (A933) and there is no vehicular access between the two sites.

3.4 To the east of the site is the ‘Westway/Dundee Road Retail Park’, again accessed from the Westway (A933). The retail park includes uses such as ASDA, McDonalds, KFC, Pets at Home and Halfords.

3.5 The western boundary of the site is characterised by the access road leading from the A92 Dundee Road, a number of residential properties and the neighbouring Elliot Residential Caravan Park which consists of a large number of permanent residential mobile homes which are not restricted by occupancy condition. The subject land could also therefore form a suitable residential environment if permitted for such purpose.

3.6 In summary, the site is therefore located within an area of mixed use and could indeed be an extension of the retail park, albeit with its own independent vehicular access or redeveloped for residential purposes.

4.0 Planning Context

4.1 The site is currently identified within the Angus Local Plan Review 2009 as ‘Employment Land supply – Policy SC16’.

4.2 The purpose of this policy is to ensure a 5-year employment land supply, i.e. within Arbroath there is a requirement for a minimum of 10 ha, at all times. As such, Elliot and Kirkton Industrial Estates are identified as land areas that should be kept in such use to maintain employment opportunity and supply. It is material however that employment land allocation ‘A11’ which identifies the allocation of an additional 21ha of employment land directly to the west of the Elliot Industrial Estate has not yet been taken up/developed.
4.3 This would tend to suggest that through the emerging Local Development Plan, the opportunity should be taken to review employment land uses peripheral to the Elliot Industrial Estate. In particular there is the opportunity for regeneration of this site, thereby improving the gateway entrance to the town and providing for a more attractive land use and building[s].

4.4 The emerging Local Development Plan identifies key issues for Arbroath such as how Arbroath can best take advantage of improved accessibility to Dundee through the trunk road network and how to develop opportunities that continue the physical regeneration of the town.

4.5 This review of the local development strategy must therefore, amongst other matters, encourage the ongoing redevelopment of underused brownfield sites within the built up area.

4.6 It is therefore important that Angus Council work in Partnership with interested parties to promote and develop opportunities which sustain the role and key functions of the town while safeguarding character, environment and historic value.

5.0 Site Proposals

5.1 Within successive Local Plans, Angus Council have identified “Opportunity Sites” where it is recognised that there may be more than one use or a mix of uses appropriate for a site or area of land.

5.2 The frontage to the subject land and neighbouring uses on Dundee Road presents a mixed use area in a variety of ownerships and offers the opportunity for regeneration for one or more uses, including business, commercial, leisure and residential. Any development proposals would require to be accompanied by a Masterplan demonstrating the mix of uses and how the proposals will take account of the existing neighbouring activities.

5.3 Two relevant comparators can be found locally at Panmurefuiled Village, Broughty Ferry and Angus Gateway where a variety of uses abut and sit complimentary to each other as a cluster.
5.4 We therefore request that the subject land is identified within the Proposed Angus Local Development Plan as an Opportunity Site allocation and respectfully suggest the following wording.

Proposed new allocation within the Local Development Plan:

Land at Dundee Road, Arbroath:

3.0ha of land at Dundee Road, Arbroath provides an opportunity for a number of uses including Class 1 (Shops), Class 3 (Food and Drink), Class 7 (Hotel), Class 8 (Residential Institutions), Class 9 (Houses), Class 10 (Day Nursery), Class 11 (Assembly and Leisure), where they are compatible with surrounding activities.

Vehicular access will be from Dundee Road. A landscaping scheme incorporating new tree planting at this important entrance to Arbroath will be required as an integral part of the proposals for the site and should address both the frontage and the change in levels to the rear of the site.

1 Town and Country Planning (Use Classes) (Scotland) Order 1997.
Appendix 1

Site Summary:

Site Name: Presentation Products, Arbroath
Site Address: Dundee Road, Arbroath, DD11 2PT
Site Access: Dundee Road
Site Size: 3.0 ha (approx)
Current Use: Design, manufacturing and distribution of packaging and gift solutions
Has the site previously been developed: Yes
Proposed Use: Various as outlined above

Potential Development Constraints:

- Access: Satisfactory access for the proposed use can be achieved from Dundee Road
- Ground Contamination: No known constraint
- Flooding: No known constraint
- Trees/Woodland: No constraint
- Wildlife/Habitat: No known constraint
- Archaeology: No known constraint
- Drainage: No known constraint
- Water Supply: No known constraint
- Ownership: No constraint
- Right of Way/Core Path: Core Footpath 3344 traverses the northern boundary of the site and core footpath 3175 passes along the site entrance and links Dundee Road with the countryside to the north. Other connections can be made to adjoining adopted roads and footways which form part of the wider network
- Other: No known constraints

Infrastructure/Services:

- Water: Available
- Drainage: Available
- Electricity: Available

Proximity:

- Path/Cycle Network: As described above and adjacent to site on adopted roads and footways
- Bus Stop: adjacent to site
- Train Station: approximately 2 km

Availability for Development: Within 0-5 years.