1. The ‘Cathedral City’ of Brechin functions as an employment, commercial and service centre for north Angus. The town contains a number of attractive and distinctive areas including its characterful town centre, the Cathedral precinct with its round tower and lanes, St Ninians Square and the Caledonian Railway Station.

2. The first Angus Local Plan encouraged economic regeneration and inward investment by providing opportunities for business, leisure, tourism and housing together with environmental improvement of the town centre. This Local Plan maintains this approach and continues to support and build upon measures aimed at improving the attractiveness of the town for inward investment. This includes the provision of attractive and well located sites for housing to the west of the town, developing the potential for recreation and tourism and promoting the regeneration and improvement of vacant and underused sites. Further improvement of the town centre environment remains a key focus of the strategy. Angus Council will seek to establish a Townscape Heritage Initiative for Brechin to facilitate the restoration, repair and reuse of historic buildings within the central area of the town.

KEY ISSUES

3. The main issues affecting Brechin include:-

- how to encourage and improve the vitality and viability of the town centre;
- how to encourage the regeneration of vacant and underused buildings and land;
- how to fully build upon measures already in place aimed at improving the attractiveness of Brechin for inward investment.

DEVELOPMENT STRATEGY

4. The Development Strategy for Brechin seeks to:-

- provide for a range of housing development by releasing greenfield land on the west side of the town and promoting the use of available brownfield land;
- support measures which will regenerate the town centre and enhance its historic character and general environment;
- improve the environment by encouraging urban renewal of vacant and underused sites;
- support the potential for recreation and tourism development by reserving a site in the west of Brechin for improved visitor accommodation as part of the existing gateway facility.
- integrate recreational open space in association with the release of new land for housing development in the west of the town.
HOUSING

EXISTING SITES

5. The existing housing land supply, comprising sites with planning permission or under construction as identified in the Housing Land Audit June 2004, is shown in Table 1.

NEW ALLOCATIONS

6. Table 2 summarises new allocations of housing land which will contribute towards meeting the Structure Plan allowances to 2011.

**B1 : Housing - Dubton Farm**

Approximately 29 ha of greenfield land in the west of Brechin at Dubton is allocated for residential development together with significant areas of landscaping and public open space.

An initial phase of 100 units will be released within the plan period. The scale of further land release in the period beyond 2011 will be determined by a future Local Plan. Proposals should be in accordance with the development brief which will be prepared for this site which will include details of the following requirements:

- structural landscaping within and around the periphery of the site, including the provision of community woodland adjacent to the A90(T) to provide effective noise mitigation, define development areas and help to integrate new development into the existing landscape framework and adjacent built up area;
- access to be taken directly from the A935 and Pittendriech Road;
- provision for public transport and linkages for pedestrians and cyclists throughout the whole site and to key public places such as schools, the town centre, community woodland areas, Brechin Business Park and visitor attraction to the west;
- developer investment to upgrade off site sewers;
- noise impact assessment focusing on the A90(T) and Brechin Business Park to the west;
- provision of associated community facilities;
- 25% of the capacity of the site should provide LCHO affordable housing.
B2 : Housing - Andover School, Nursery Lane

0.83 ha of land at the former Andover School comprising the existing stone building and adjacent ground is allocated for around 20 dwellings. The school building is Category B listed and will require to be retained. Proposals to convert the school building to housing must comply with Policy ER15 of the Local Plan (page 78). Whilst there is potential for housing to be built within adjacent ground to the south and north of the school, proposals must comply with Policy ER16 (page 79). The site is surrounded by a stone boundary wall which will require to be retained as part of any development proposals. (Full planning permission granted July 2004 to convert the school building to 10 flats/1 house, and outline planning permission granted July 2004 for 10 houses in adjacent ground).

REGENERATION PROJECT

7. The Queens Park Housing Estate has been identified as appropriate for regeneration to provide a wider choice of mixed tenure housing through demolition of the existing flats and the construction of new dwellings. Opportunities for environmental improvement including landscaping and boundary treatment will also be promoted to enhance the entrance to the town.

B3 : Regeneration - Queens Park

2.0 ha of land at Queens Park, provides an opportunity for redevelopment to provide around 35 dwellings including private and social rented accommodation and children’s nursery. Development proposals should seek to address the north east and north west corners of the site which are highly visible on the approach to and from Brechin. (Outline planning permission granted September 2004).

OPPORTUNITY SITES

8. There are a number of sites in Brechin that provide opportunities for redevelopment. Where proposals involve new housing development they will require to contribute towards meeting the provisions of Policy SC9: Affordable Housing (see page 33).

B4 : Opportunity Site - Albert Place

0.22 ha of land at Albert Place provides an opportunity for re-use/redevelopment to provide around 10 dwellings. The site is partly vacant and partly in industrial use, and its redevelopment is dependent upon the whole site becoming available. Proposals for the comprehensive redevelopment of the whole site will be required taking account of the guidance in Angus Council Advice Note 6: Backland Housing Development.
B5 : Opportunity Site - Scott Street, Goods Yard

2.4 ha of land at Scott Street provides an opportunity for redevelopment for around 70 dwellings. A comprehensive landscaping scheme will be required to enhance the amenity of the area and provide a buffer to the railway line.

B6 : Opportunity Site - Witchden Road, Former Gas Works

0.6 ha of land at the former gas works site provides an opportunity for redevelopment for a variety of uses including residential or business use (Class 4*) subject to a site investigation being undertaken to assess potential land contamination and the satisfactory completion of any remediation works.

*As defined in the Town and Country Planning (Use Classes) (Scotland) Order 1997.

B7 : Opportunity Site - Southesk Street/Commerce Street

The vacant site fronting onto the east side of Southesk Street provides opportunity for redevelopment for alternative uses compatible with the surrounding area including office/business use (Class 4*). The wall forming the boundary with Southesk Street is Category B listed and will require to be incorporated into development proposals.

*As defined in the Town and Country Planning (Use Classes) (Scotland) Order 1997.

TOWN CENTRES AND RETAILING

9. Building upon previous environmental improvement schemes and in support of a wider regeneration strategy for the town, Angus Council will seek to establish a Townscape Heritage Initiative within the historic centre of Brechin.

B8 : Town Centre Improvements

Angus Council will support appropriate initiatives including the establishment of a Townscape Heritage Initiative for the improvement and/or redevelopment of buildings and sites within Brechin Town Centre where they support and enhance the area’s retail and service function.

SPORT AND RECREATION

B9 : Community Woodland - Cookston

Approximately 7.3 ha of land adjacent to the A90(T) at Cookston is allocated for community woodland and recreational open space. All woodland areas should principally comprise native species.

B10 : Open Space Area - Cookston

4.9 ha of land on the west side of Cookston Road, adjacent to the A90(T), is allocated for recreational open space to complement the use of the existing community woodland for recreational activity.
TOURISM

B11 : Hotel/Travel Lodge Development - Dubton Farm

1.5 ha of land in the west of Brechin, north of the A935, is allocated for a hotel/travel lodge (Class7*) use. The site is located on the main approach to Brechin and is set in an attractive landscape adjacent to the Brechin Business Park. Development proposals including boundary treatment should seek to reflect the traditional design and established landscape characteristics of the area.

*As defined in the Town and Country Planning (Use Classes) (Scotland) Order 1997.

COMMUNITY FACILITIES AND SERVICES

B12 : Brechin Cemetery Extension

0.6 ha of land adjacent to the existing Brechin Cemetery is reserved to provide future cemetery facilities.

ENVIRONMENT AND RESOURCES

9. Following an appraisal of a range of potential options for a Flood Prevention Scheme in Brechin, Angus Council will promote the construction of defences along the north bank of the River South Esk as the preferred option. Public consultation on the nature and design of the scheme will be undertaken as it progresses towards the planning application stage and as part of the planning application process.

B13 : Brechin Flood Prevention Scheme

Angus Council will promote the construction of defences along the north bank of the River South Esk as the preferred Flood Prevention Scheme for Brechin.

B14 : Brechin Flood Risk Areas

Development proposals in relevant parts of Brechin subject to potential flood risk will be assessed in accordance with Policy ER28 having particular regard to:

- the stage reached in the planning, design and construction of proposed flood defence measures, including the form and alignment of various sections of defence works along the north bank of the River South Esk;
- opportunities for incorporating and extending cycleways and footpaths in association with flood defence works; and
- applying measures in sensitive areas downstream of the A933 Brechin Bridge aimed at reducing the intensification of development and promoting biodiversity.
Brechin (Inset Map 2)

This Proposals Map should be read in conjunction with the Written Statement.
Brechin settlement
statement
chapter
Central Area
Inset Map
02 5 5 0
Metres

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Development in
existing built up areas
Policy S1

Environment
Policies ER12, 14,
21

Conservation area

Ancient monuments
(in care of Scottish Ministers)
Policy ER18

Town Centres & Retailing
B1
Policies SC23, 25 & 26

Core retail area
Policy SC24

Sport & Recreation

Open spaces protection
Policy SC32

Community Facilities & Services
School facilities
Policy SC38

community use

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Policy SC30

Policy SC27

Policy SC29

Policy SC31

Policy SC33

Policy SC34

Policy SC35

Policy SC36

Policy SC37

Policy SC39