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

2. The Dundee and Angus Structure Plan (approved 2002) identifies Forfar as a focus for growth in Angus. In addition to a number of brownfield sites previously identified in the first Angus Local Plan which have still to come forward, there are further areas of land within the town which have now become available to accommodate residential development.

**KEY ISSUES**

3. The key issues for Forfar are:

- The need to identify appropriate sites to accommodate new housing development, in support of the Structure Plan strategy, whilst safeguarding the form and setting of the town;
- The promotion of the brownfield redevelopment sites for housing where appropriate;
- The resolution of the long standing drainage constraint affecting areas in the south and east of the town;
- The protection of the Strathmore Mineral Water Company ground water resource in West High Street from contamination;
- The protection of the landscape quality and recreational resources of open spaces and the associated path network around the town including Balmashanner and Forfar Loch County Park;
- The opportunity to maximise the advantages of grade separation of the junctions on the A90(T) providing safe and easy access to the transport network;
- The continued protection and enhancement of the character and function of the town centre as an attractive place to visit and as a service centre;
- The provision of marketable employment land and safeguarding other business and industrial sites in the town to provide for continued growth in the local economy.
DEVELOPMENT STRATEGY

4. The Local Plan development strategy for Forfar seeks to:-

- Continue to allow for redevelopment of brownfield sites, which will contribute to the regeneration of vacant and/or underused areas of the town.
- Identify a range of effective housing land allocations.
- Safeguard important landscape features from inappropriate development, including Balmashanner to the south and Forfar Loch Country Park to the north-west.
- Encourage a strong and lively town centre with shopping facilities to meet the area’s requirements.
- Support the development of land west of Orchardbank, towards the A90(T) for high quality business and employment uses, and provide for an extension to an existing employment site in the east of the town.
- Continue with the creation and maintenance of a recreational network, connecting open spaces and new development around the town.

GROUND WATER PROTECTION ZONES

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

F1 : Protection of Ground Water Resources

Large scale development proposals which involve the use of surface water soakaways must consider the potential impact on the ground water resource. In appropriate circumstances Angus Council will require developers to undertake an assessment of potential risk to ground water.

HOUSING

EXISTING SITES

6. Sites with planning permission or under construction as identified in the Housing Land Audit June 2004, are shown in Table 1.

<table>
<thead>
<tr>
<th>Existing Sites</th>
<th>Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>(a) Montrose Road</td>
<td>25</td>
</tr>
<tr>
<td>(b) Slatefield Farm</td>
<td>12</td>
</tr>
<tr>
<td>(c) Dundee Road</td>
<td>6</td>
</tr>
<tr>
<td>(d) Turfbeg Farm</td>
<td>21</td>
</tr>
<tr>
<td>(e) Victoria Street</td>
<td>6</td>
</tr>
<tr>
<td>(f) Roberts Street/</td>
<td></td>
</tr>
<tr>
<td>Prior Road</td>
<td>25</td>
</tr>
<tr>
<td>(g) Service Road</td>
<td>2</td>
</tr>
<tr>
<td>(h) Prior Road 1</td>
<td>5</td>
</tr>
<tr>
<td>(i) Prior Road 2</td>
<td>3</td>
</tr>
<tr>
<td>(j) North Street</td>
<td>6</td>
</tr>
<tr>
<td>(k) Manor Rise</td>
<td>7</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>118</strong></td>
</tr>
</tbody>
</table>

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SITES PREVIOUSLY IDENTIFIED BY THE FIRST ANGUS LOCAL PLAN

7. The sites summarised in Table 2 were previously identified in the first Angus Local Plan. This Plan continues the allocation of these sites for housing development, and where appropriate the wording of the proposal and/or the indicative yield from the site may have changed. Development may be dependant on the completion of Phase 3 of the Forfar Sewers Renewal Scheme which is indicated by Scottish Water for completion during 2005.

Table 2 : Sites from First ALP

<table>
<thead>
<tr>
<th>Site</th>
<th>Allocated</th>
</tr>
</thead>
<tbody>
<tr>
<td>F2 : Beechill Nursery</td>
<td>5</td>
</tr>
<tr>
<td>F3 : Green Street</td>
<td>20</td>
</tr>
<tr>
<td>Total</td>
<td>25</td>
</tr>
</tbody>
</table>

F2 : Housing - Beechill Nursery

1.4 ha of land is allocated for residential development of around 5 dwellings. The site must be accessed directly from Lour Road and development must safeguard trees within the site.

F3 : Housing - Green Street

1 ha of land at Green Street is allocated for residential development of around 20 dwellings. (Planning permission for 18 flats granted 30 September 2004)

NEW ALLOCATIONS

8. Table 3 summarises new allocations of housing land which will contribute towards meeting the Structure Plan allowances to 2011. The sites allocated are considered to have the potential to deliver attractive places to live in a range of locations across Forfar, meeting a variety of different housing needs. Taking account of the scale of the sites identified, the likely timescales within which development might begin and the issues that each of the sites must address, development of some sites is planned to come forward on a phased basis, with development expected to continue beyond 2011.

Table 3 : New Allocations

<table>
<thead>
<tr>
<th>Site</th>
<th>Allocated</th>
</tr>
</thead>
<tbody>
<tr>
<td>F4 : Wester Restenneth</td>
<td>150</td>
</tr>
<tr>
<td>F5 : Whitehills Nursery</td>
<td>100</td>
</tr>
<tr>
<td>F6 : Dundee Road</td>
<td>100</td>
</tr>
<tr>
<td>F7 : Gowanbank</td>
<td>60</td>
</tr>
<tr>
<td>F8 : Slatefield</td>
<td>5</td>
</tr>
<tr>
<td>Total</td>
<td>415</td>
</tr>
</tbody>
</table>

F4 : Housing - Wester Restenneth

20 ha of land at Wester Restenneth, between the Montrose Road and Brechin Road, is allocated for around 250 dwellings. A first phase of around 150 dwellings will be permitted in the period to 2011.

A comprehensive development scheme will be required for the whole site which should address the following:

- A full remediation statement will be required for the site.
- 15% of the capacity of the site to provide LCHO affordable housing.

Foul drainage arrangements for this site should be agreed in writing with Scottish Water.
### F5 : Housing - Whitehills Nursery

6.5 hectares of land at Whitehills Nursery is allocated for around 100 dwellings with a requirement for 15% of the capacity of the site to provide LCHO affordable housing. Vehicular access for a limited number of houses will be permitted from Fyfe Street, and the remainder of the site will be accessed from a new junction on to Prior Road. No through route for vehicles will be permitted between Fyfe Street and Prior Road, although emergency access should be provided.

### F6 : Housing - Dundee Road

5.4 ha of land at Dundee Road is allocated for around 100 dwellings. Proposals should include 15% of the capacity of the site to provide LCHO affordable housing.

### F7 : Housing - Gowanbank

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

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

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

Development will require to take account of the amenity of existing properties around the perimeter of the site and respect the cordon sanitaire associated with the operational landfill site to the east.

Foul drainage arrangements for the site should be agreed in writing with Scottish Water.

### F8 : Housing – Slatefield

Approximately 2ha of land at Slatefield is allocated for a high quality residential development of around 5 houses.

### F9 : Safeguarded Site – North of Turfbeg

17.6 ha of land north of Turfbeg is safeguarded for possible development of around 300 houses and related community facilities in the period beyond 2011.
OPPORTUNITY SITES

9. There are a number of sites in Forfar 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). Some sites are within an area affected by a drainage constraint, although it is anticipated foul drainage may be accommodated on a ‘like for like’ basis. A separate system for disposal of surface water will be required.

F10 : Opportunity Site - South Street

0.8 ha of land at South Street provides an opportunity for a high density development of town houses and flats. Proposals should provide for improved sightlines at the Strang Street/South Street corner through realignment of the building line and/or reduction in the height of the walls.

F11 : Opportunity Site - Forfar Infirmary

1.2 ha of land at Forfar Infirmary provides an opportunity for around 30 dwellings, business or community uses. The main vehicular access should be from Montrose Road. Pedestrian and cycle routes linking Montrose Road and Arbroath Road should be provided through the site. The existing boundary wall along the Arbroath Road frontage will require to be retained and incorporated into development proposals.

F12 : Opportunity Site - New Road

2.4 ha of land at New Road provides an opportunity for a mixed use redevelopment including an appropriate mix of housing, business, community uses or retailing which is complementary to the town centre. Development should take account of the character of the surrounding area, which includes listed buildings and a conservation area. Proposals should address St James Road, one of the main routes through the southern part of the town. Vehicular access will not be permitted from The Vennel.

F13 : Opportunity Site - St James Road

1.1 ha of land to the south of St James Road provides an opportunity for redevelopment for uses including housing, business or community uses; or an appropriate mix of these uses. Proposals should address St James Road, which is one of the main routes through the southern part of the town.

WORKING

SITES PREVIOUSLY IDENTIFIED BY THE FIRST ANGUS LOCAL PLAN

10. The first Angus Local Plan allocated land at Orchardbank for employment purposes. The construction of roads and infrastructure has commenced on site.
F14 : Working - Orchardbank

29.6 ha of land to the west of Orchardbank adjacent the A90(T) is reserved for a ‘Gateway’ development comprising business development (Class 4*), general industry (Class 5*), storage and distribution (Class 6*), a landscaped spine incorporating a public path, appropriate boundary treatment including landscaping, screening and mounding for noise attenuation, and roadside facilities including a travel lodge. Development should be in accordance with the approved Development Brief for the site. (Outline planning permission for a business park, roadside facilities and a travel lodge style hotel was granted 16 July 2004, detailed planning permission for infrastructure and landscaping was granted 8 June 2004).

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

F15 : Working – Carseview Road

4 ha of land at Carseview Road is allocated principally for general industrial development (Class 5*). There may also be scope for limited areas of business (Class 4*) development in the western part of the site. Access will be from Carseview Road and a landscaped buffer will be required along the northern and western boundaries.

TOWN CENTRES AND RETAILING

11. Forfar is a market town serving a large rural area, and the town centre provides for a range of uses including retail, business, office, other service activities and housing. Angus Council will support private sector initiatives for appropriate improvement and/or redevelopment in the town centre. This could include proposals to strengthen and enhance the area’s retail and service function, including mixed-use redevelopment and housing in upper floors.

COMMUNITY FACILITIES AND SERVICES

12. School facilities in Forfar are to be upgraded as part of the Carnoustie and Forfar Schools Public Private Partnership (PPP) Project, programmed for completion by July 2008. The proposals for Forfar are:

- a replacement two-stream primary school at Langlands within the existing site,
- upgrading and extension of Kirkriggs which will continue as a two-stream primary school, and
- a new-build two-stream primary school at Whitehills Nursery, Fyfe Street.

13. Completion of the PPP proposals for Forfar will result in existing primary schools at Wellbrae and Chapelpark, which are both listed buildings, becoming surplus to the Education Department’s requirements. Proposals for redevelopment or reuse of these sites will be required to take account of the amenity of surrounding areas and relevant policies of this Local Plan. The site at Lilybank which was formerly reserved for education purposes is surplus to requirements and is no longer reserved for development in this Plan.
F16 : Primary School – Whitehills Nursery

2 ha of land at Whitehills Nursery, Fyfe Street is reserved for the development of a primary school. (Outline planning permission granted 13 May 2005)

F17 : Newmonthill Cemetery Extension

1.7 ha of land to the south of Newmonthill Cemetery is reserved for long term cemetery provision. Access will be through the existing cemetery and no direct vehicular access will be permitted from Lour Road.

ENVIRONMENT

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

F18 : Balmashanner

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

F19 : Forfar Loch

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

Forfar Image Enhancement Proposals

15. Proposals for image enhancement are being developed by Angus Council for a variety of locations in Forfar. Projects include environmental improvements around the town centre and The Myre, and enhancements of the main approach routes into the town. These projects are expected to come forward during the life of the Local Plan.