1. Kirriemuir is a gateway community at the foot of the Angus Glens, providing a range of services and facilities to the wider area. The town has experienced significant housebuilding in the past, but since 1999 further development has been restricted due to issues at the Waste Water Treatment Plant. The Local Plan identifies sites for housing development largely to meet local needs which will be able to come forward when work is completed at the WWTP which creates capacity for further development.

2. Land previously identified to contribute towards meeting local employment needs has not come forward. In order to provide a marketable supply of employment land in the area the Local Plan allocates land at Forfar Road to accommodate local business development, well located for access to the A90(T).

KEY ISSUES
3. The key issues relating to the future development of Kirriemuir are:

- The need to resolve problems at the Waste Water Treatment Plant which constrain development in Kirriemuir and other settlements within the sewerage catchment area;
- The need to identify sites within and well related to the town to accommodate an appropriate level of new housing development;
- The protection and enhancement of the character and heritage of the town as a visitor attraction and “Gateway to the Glens”;
- Protection of the role of Kirriemuir as an important service centre to the surrounding rural area including the maintenance of shopping and other facilities;
- The need to identify a suitable site for a replacement health centre; and
- The need to ensure the continued provision of marketable land for employment uses.

DEVELOPMENT STRATEGY
4. The Local Plan Development Strategy for Kirriemuir aims to:-

- Identify appropriate land to continue to accommodate a range of housing developments to meet local needs;
- Give priority to the redevelopment of brownfield sites within the built-up area where possible;
- Provide well located employment land;
- Sustain a strong and lively town centre with shopping and service facilities to serve the wider area and visitors;
- Support the development of a replacement health centre;
- Encourage the development of visitor attractions in the Kirriemuir area.
DRAINAGE ISSUES

5. The ongoing drainage constraint affecting the Kirriemuir WWTP, which also serves Maryton and Westmuir, continues to have an effect on the level of development that can take place. It is expected that improvement works will take place at the WWTP which will be completed by January 2006, although available drainage for new development would only be confirmed following a review of the operation of the drainage system on completion of the improvement project. The drainage situation will be kept under close review during the life of this Local Plan, and Angus Council will continue to press Scottish Water to make the necessary investment to allow timeous resolution of this issue to allow Kirriemuir to accommodate new development.

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. The planning permission for development at Westfield/Lindsay Street is subject to a condition requiring confirmation of availability of a connection to the public foul drainage system from Scottish Water before development can take place.

Table 1: Existing Sites

<table>
<thead>
<tr>
<th>Site Description</th>
<th>Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>(a) Glengate</td>
<td>8</td>
</tr>
<tr>
<td>(b) Westfield/Lindsay Street</td>
<td>39</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>47</strong></td>
</tr>
</tbody>
</table>

SITES PREVIOUSLY IDENTIFIED BY THE FIRST ANGUS LOCAL PLAN

7. The site summarised in Table 2 was previously identified in the first Angus Local Plan. This Plan continues the allocation of this site for housing development, and where appropriate the wording of the proposal and/or the indicative yield from the site may have changed. New housing development in Kirriemuir will require to be connected to the public foul drainage system.

Table 2: Sites from First ALP

<table>
<thead>
<tr>
<th>Site Description</th>
<th>Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>K1: Shielhill Road</td>
<td>10</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>10</strong></td>
</tr>
</tbody>
</table>

K1: Housing - Shielhill Road

0.5 ha of land at Shielhill Road is allocated for around 10 dwellings, perhaps town houses or low-rise flats. Appropriate secure boundary treatment between the development and the primary school grounds will be required. *(Planning permission granted for 14 affordable housing units on 18 August 2005).*

NEW ALLOCATIONS

8. Table 3 summarises new allocations of housing land which will contribute towards meeting the Structure Plan allowances to 2011. New housing development in Kirriemuir will require to be connected to the public foul drainage system.

Table 3: New Allocations

<table>
<thead>
<tr>
<th>Site Description</th>
<th>Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>K2: Hillhead</td>
<td>80</td>
</tr>
<tr>
<td>K3: Sunnyside</td>
<td>40</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>120</strong></td>
</tr>
</tbody>
</table>
K2 : Housing - Hillhead

7.6 ha of land between Kinnordy Road and Shielhill Road is allocated for around 120 dwellings. A first phase of around 80 units will be permitted for development in the period to 2011.

Proposals should all be in accordance with the development brief which will be prepared for this site which will include details of the following requirements:

- vehicular access from Kinnordy Road. Access from Shielhill Road may be permitted if suitable arrangements can be agreed to relocate or redesign the drop-off/pick-up point for pupils of Northmuir Primary School;
- 15% of the capacity of the site to provide LCHO affordable housing; and
- proposals for suitable use and maintenance of the land not required for phase 1.

K3 : Housing - Sunnyside

2 ha of land south of site K(b) : Westfield/Lindsay Street, is allocated for around 40 dwellings.

Access will be taken from site K(b). Development will require to have regard to the edge of town location with appropriate landscaping, particularly planting along the western and southern boundaries. The benefits of the southerly aspect of the site should be reflected in an energy efficient layout and design.

WORKING

9. An area of land at North Mains of Logie was allocated in the first Angus Local Plan to provide opportunities for local business development. This site has not come forward for development and in order to provide a marketable supply of employment land in Kirriemuir to meet Structure Plan requirements, a new site for a business park has been identified at Forfar Road. The site at North Mains of Logie is not continued in this Local Plan. New employment land development in Kirriemuir will require to be connected to the public foul drainage system.

K4 : Working – East Muirhead of Logie, Forfar Road

4 ha of land west of Maryton and south of Forfar Road is allocated for Class 4* (business), Class 5* (general industry), and Class 6* (storage and distribution) uses. Vehicular access should be from Forfar Road. Landscaping and other boundary treatments will be required to take account of the location of this site on the edge of the town and provide an appropriate high quality visual entrance to the town in keeping with the character of Kirriemuir.

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

**K5 : Kirriemuir Cemetery Extension**

0.8 ha of land to the southeast of the existing cemetery is reserved for future cemetery purposes.
Conservation area Policies ER 12, 14, 21
Environment

For reference purposes only. No further copies may be made. Based upon the Ordnance Survey mapping with the permission of the controller of HMSO (c) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Angus Council 100023404, 2008.