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3. Arbroath Landscape Capacity Study

3.1 Landscape Assessment

Natural Heritage Zone (SNH 2002):

Eastern Lowlands

Regional Landscape Character Type (LUC 1997):

Coast with Sand

Coast with Cliffs

Dipslope Farmland

Landscape Character Unit (LUC 1997):

Elliot

Auchmithie

SE Angus Lowland

3.1.1 Landscape Character Assessment

The landscape and visual analysis is shown on figure 3.1.

On the coast Arbroath joins together two landscape character types, Coast with Sand to the south and Coast with Cliffs to the north. Further inland the landscape character changes into Dipslope Farmland, an extensive area of lowland farmland dominated by productive predominantly arable land use with simple geometric field patterns. The Dipslope Farmland agricultural character is associated to the more exposed parts of the landscape on higher ground. This open landscape is interrupted by the wooded dens, green valleys with small rivers which run into the sea, through the centre of town, to the north-east and to the south-west. The largest of them, the Brothock Valley which contains the Brothock Water, is broad and flat towards its mouth but becomes narrower and steeper upstream towards St. Vigeans as it extends northwards. The only locations where woodland is found on the coast locally are where the dens meet the coast. However on the Dipslope Farmland woodland can be found in the policies of Seaton House to the east of Arbroath and on a smaller scale, larger houses to the north west of Arbroath to the west of Brechin Road.

Field sizes in the Dipslope Farmland historically have been larger than on either of the coastal character types. Whilst this remains the case to the west and north-west of Arbroath, the removal of a number of field boundaries on the coastal fields to the east of Arbroath has partly removed this distinction. Field boundaries are typically dykes and hedgerows. Pasture is limited to some fields mainly adjacent to the Dens and wooded valleys. Most of the exposed ground is used for arable farming. Recently the extensive use of poly-tunnels has become a visually dominating element of the rural landscape around Arbroath, including fields adjacent to the coast with sand and cliffs to the north and south of the town.

Both coastal character types of Arbroath have associated raised beaches. This geomorphologic feature was created at the end of the last ice age when the melting of the ice sheet allowed the land to rise creating a new shoreline seaward of the original shoreline. The original shoreline is clearly marked by an escarpment slope on the northern edge of Victoria Park and, perhaps less noticeably, through Elliot Industrial Estate.

Sites of Special Scientific Interest are designated on the coast both to the north and south of Arbroath. To the south on the Coast with Sand, Elliot links is designated for its botanical and entomological interest. To the north on the Coast with Cliffs, Whiting Ness to Ethie Haven is also designated for its botanical and entomological interest.

3.1.2 Landscape Setting

The landscape setting of Arbroath is formed by the valley of the Brothock water in which the town is set. Over time Arbroath expanded out of the valley onto the higher ground, and today its larger settlement area is bounded by the two wooded Dens, the Seaton Den to the north-east and the Den of the Elliot Water to the south-west.

South of the village of St Vigeans on the northern edge of Arbroath, the Brothock water joins with the Hercules Den Burn. The Hercules Den Burn enters Arbroath to the west, with its valley which has been preserved as a park and a floodplain, forming a corridor of green open space. This joins together with the Brothock water valley which has an associated green valley in the northern parts of town but not in the centre, where the river is a minor and more channelled feature, often inaccessible and obscured by urban development and infrastructure. The railway runs parallel to the Brothock Water along the bottom of the valley, dividing Arbroath in the middle.

Although the direct relationship of the townscape to the coast is limited to the harbour area, the 'Fit o the Toon', Arbroath peripheral residential area has expanded into close vicinity of the very scenic coastline along the Seaton cliffs.

The coastline close to the town is mostly dedicated to large recreational open spaces such as Victoria Park to the north-east and the Links and Low and High Commons to the south-west of the port area. To the north-east the town relates to the coast with large open parks, whereas to the south-west where the coast takes the shape of a beach, the town is separated from the coastal recreational spaces of Links and Low and High Commons and the golf course by the A92 and the railway. There are also larger scale commercial uses which are visually prominent along the A92.

The Seaton Cliff trail along the coast is one of the three large recreational corridors of high landscape value which link from the surrounding landscape into the town, such as the wooded valleys of the Brothock Water and the Elliot Water/ Kelly Den at Arbirlot.

Arbroath has almost merged with the old town and conservation area of St Vigean's to the north of it. The conservation area of the village of Arbirlot to the west has remained separate from Arbroath but linked by the Elliot Water/ Kelly Den to the town's southern entry.

Further inland the surrounding landscape is open and agricultural with some tree avenues, stonewalls and hedgerows in places but also large open featureless fields. Much of the urban edge bordering the Dipslope Farmland and coastal fields are fringed and repeat the jagged line of the previous agricultural field pattern. (See photos 3.1 to 3.5)

3.1.3 Settlement Form and Pattern

The earliest known habitation is believed to have been on the hill now occupied by the Eastern Cemetery. The Abbey was founded in 1178 and is situated on a spur of higher ground off to the east of the Brothock Water. Arbroath Abbey is the most prominent and famed historical features of the town, with the "Arbroath Eye" of the Abbey tower forming the iconic skyline landmark of the town. The medieval town grew around the Abbey following the landform land inward rather than spreading along the coast. The village of St Vigean's to the north of Arbroath formed around the same time at the ancient crossing point of the Brothock water.

In the nineteenth century, there was a rapid expansion of Arbroath due to the building of flax mills and canvas factories along the Brothock Water, which provided their water supply. The railway, which divides the town along the bottom of the Brothock Valley and separates the southern part of Arbroath from the coast, was introduced in the 1830's. The fishing industry thrived along with the town around the harbour, following the completion of the harbour in 1877, and the settling of Auchmithie fishing families at the 'Fit o the Toon', the newly built square in the harbour.

Arbroath has since expanded onto the higher ground to the east, west and north.

As the town expanded northward, built development has avoided the Brothock Valley as it narrows and its sides steepen. Instead, the higher ground framing the valley has been built up with the housing areas of Warddykes and Kirkton.

The historic village of St. Vigean's is also located in the Brothock Valley to the north-west of Arbroath and has almost merged with Arbroath today. The village which has seen little development in modern times is now designated as a Conservation Area.

The valley of the Hercules Den Burn, a tributary of the Brothock Water, has similarly remained free of built development and both valleys form a green corridor, a park network and floodplain within northern Arbroath and beyond. To the east the town has expanded over the hills at Hayshead and that occupied by the Eastern Cemetery onto the south and south eastern slopes of Dickmount Law.

Development to the east did not extend below the escarpment slope of the raised beach, leaving Victoria Park to be used as a vast recreational open space. To the west, development extends onto and below the raised beach at Elliot Industrial Estate, but does not extend coastward of the railway and the A92.

Despite extensive areas of recreational open space on the coast to the east and west, the urban area contains large areas of public open space within its boundaries. This is unique amongst Angus towns. Linear public open space with stretches of urban woodland along the Brothock Valley and Hercules Den give Arbroath a distinctive porous urban form with such links leading from close to the town centre to the open countryside.

There are no obvious characteristic street layout patterns in different parts of town, as in most areas the roads have been laid out responding to various urban and landscape constraints. Edges of the settlement towards the agricultural landscape are fringed, with development often filling in the rectangular boundaries of the surrounding field patterns.

3.2. Visual Assessment

Refer to figure 3.2 for key to photographs.

3.2.1 Views Out or Across Settlement

The most extensive and spectacular views out or across Arbroath are from Springfield Park. Situated on the high ground to the east of the Brothock Valley above the raised beach, Springfield Park affords views out to the sea and along the

coast particularly to the east. Panoramic views across Arbroath to the south-west, west and north-west also can also be gained from within the park.

The abundance of public open space on and close to the coast ensures that views out to, along the coast and out to sea are particularly important in Arbroath.

However much of the town is contained within the valley without distant views. Inland, views across Arbroath are possible from different locations on higher ground of the town such as Keptie Hill, the higher ground to the north-west and Bearfauld to the north-east. Views along the Brothock Valley can be gained from the public open spaces along its length.

3.2.2 Views of Settlement

The location of Arbroath on low ground surrounded by higher ground on its landward sides ensures that despite its relative size, Arbroath is not extensively visible from a distance. The most extensive distant views are from the north-west where the ground rises evenly towards Cairnconon Hill. East of Drummyellow on the C51, views of Arbroath are substantially screened by mature trees in the grounds of houses along the A933, in the Western and Eastern Cemeteries, in Springfield Park and to the north east of Arbroath at Seaton and Dickmont Law.

There are highly scenic views from the path on Seaton Cliffs. This path is part of the Angus Coastal Path and is Core Path 139. The route is also part of the Arbroath to Auchmithie Geodiversity Trail and Seaton Cliffs Nature Trail. Scenic views are also possible from the higher ground to the north-east such as the north-sea cycle route and the core paths around the Seaton area. From the beginning of the Nature Trail, the Brothock Valley is behind the hill upon which Springfield Park is located. Therefore, the location of public open space at both Victoria Park and Seaton Park together with the absence of development along the top of the raised beach scarp slope has historically restricted views of Arbroath to the two steeples protruding above Seaton Park. Limited development along the top of the scarp slope is visible but it has not affected the visual segregation of Victoria Park and Seaton Cliffs Nature Trail from the urban area.

3.2.3 Approaches

Approach from South-West via A92 (Dundee Road)

The vegetation of the Elliot Water/Kelly Den screens initial views of the town when approaching via the A92. The entry of Arbroath is marked by the view of the Elliot Industrial Estate Grain Silos which are a landmark that is visible over the woodland of the escarpment along the Elliot Burn. Arbroath becomes visible after passing the Elliot Bridge, there are some houses and a caravan park to the left side of the road at the bottom of the escarpment, just after Elliot House and the site of the former Bleach works. The railway footbridge indicates the presence of the railway line to the right of the road which separates Arbroath from the sea along this stretch. The dominance of the carriageway and lack of coherent urban pattern creates a moderately weak town edge. However the definite edge to the rural landscape is well defined by the Kelly Den and its woodland corridor. (See photos 3.6 & 3.7)

Approach from South-West via B9127 (Arbirlot/East Muirlands Road)

This approach is strongly characterised by open large scale agricultural farmland with some stone walls and hedgerows. The urban edge of Arbroath is not visible until after the high ground upon which Crudie Farmhouse sits.

Thereafter towards the south on the right hand side of the road, an edge of residential development can be seen facing onto the fields. The residential areas are on lower ground which allows for sea views above the town skyline.

The urban edge straight ahead to the left side of the road is formed by the Western Cemetery further along at this point it is screened by hedgerow trees. From this approach the town's edge appears asymmetrical and following the former field outlines, with highly visible development in the foreground to the right and fields and hedgerows to the left side of the road. The edge also lacks bounding landscape features and the houses and gardens face directly onto the open fields. (See photos 3.8, 3.9 & 3.10)

Approach from North-West via C51 (from Woodville Feus)

Approaching from the higher ground to the north-west, Arbroath is preceded by villages and small settlement groups. The landscape is very picturesque and scenic, even after Millfield there is still a rural character to the landscape, formed by hedges, stone walls and mature field trees. A large hedge screens the views onto peripheral urban development around the airfield.

To the south east there are views of the sea, Crudie Farm and the landmark of the Grain Silos at Elliot Industrial Estate. The edge of the town is defined by the wall of the Western Cemetery and its mature trees on the left hand side and the Hercules Den Burn to the right. When passing this point the frontages of the properties which face onto the fields along East Muirlands Road become visible. Hercules Den Burn together with mature trees around the substation forms a solid landscape boundary in this direction, preceding the urban edge along East Muirlands Road. (See photos 3.11 & 3.12)

Approach from North-West via A933 (Forfar Road)

The arrival in Arbroath is preceded by the Village of Colliston. After Colliston the security-fenced Condor Airbase marks the beginning of a long stretch of gradual transition from countryside to urban character. This stretch is accompanied by the large fenced area of the airfield, historic buildings, agricultural fields and a variety of more industrial and business uses, with an increasing amount of large enclosing trees along the road. The definite entry into town is marked by the Care Home before the crossing of the Hercules Den Burn. The Hercules Den and the Western Cemetery create a green and wooded edge to the town in this location. The gradual transition along an extensive peripheral urban stretch diminishes the perception of a well defined boundary to the settlement, with the Hercules Den Burn and Cemetery marking entrance to the fully urban area. (See photo 3.13)

Approach via U492 (from Mains of Letham)

This road approaches the Kirkton area of Arbroath from the north. It passes between the Condor Airbase and the valley of the Brothock Water. The landscape along this road is characterised by a very open and flat appearance. In a few locations where there is no screening by vegetation to the east, views across the Brothock valley become available. The town of Arbroath is not visible as the Kirkton area is located behind a screen of Alder trees. Kirkton Road is located along a ridgeline with the housing at Kirkton on the south facing slopes beyond. The ridgeline in combination with the field boundary trees, along the north side of Kirkton Road, form a well defined urban edge. (See photo 3.14)

Approach from North via C48 (from Letham Grange)

The location of St. Vigeans within the Brothock Valley limit views of the village until it is entered. Mature trees and favourable topography combine to create a strong visual edge. After passing through St Vigeans and its picturesque setting the road exits the valley to the east and enters Arbroath on the high ground by Brechin Road in the Warddykes area. (See photo 3.15)

Approach from North via A92 (Montrose Road)

After passing through the settlement of Marywell which precedes Arbroath from this direction, the landscape is very open with Dickmount Law rising to the left side of the road and distant views opening over the Brothock Valley and beyond towards the west. The entry to Arbroath is marked by a large roundabout after passing in between the former nursery with coniferous and cypress plantations to the right side and the Meadowbank Inn to the left side of the road. New residential development to the left is screened by an avenue of trees towards Dickmount Law and the edge of Warddykes only becomes clearly visible south of the roundabout. The edge of Arbroath perceived from this approach appears asymmetrical and lacks definition by landscape features at the residential settlement edge at Warddykes. The ribbon development, the Meadowbank, its car park and the plantation of a large evergreen cypress hedge create a suburban and enclosed character around this entrance, contradicting the open rural character of the surrounding landscape. (See photo 3.16)

Approach from North via C46 (Seaton Road)

The approach past Seaton Estate is very scenic with distant panoramic views over Arbroath and Brothock Valley opening up after passing through an enclosed stretch between the landform of Dickmount Law to the right and the stonewall and woodland of Seaton Estate. The large belts of woodland associated to the Seaton Estate form the current edge of Arbroath to the north of Cliffburn. The characteristic silhouettes of the clumps of large old trees around Seaton create a major landmark and landscape feature on the elevated ground around Seaton Estate. The end of Seaton Estate and the entry into Arbroath are marked by the end of the stone wall of the estate and houses on the left side of the road and sports pitches to the right side of the road. However the terrain north of the sports pitches is under construction and will be the extension of the new residential area north of Hayshead. This new residential area of Arbroath will be bounded by an existing avenue of mature trees south of Bearfauld. (See photo 3.17)

3.3 Detailed Analysis of Directions of Growth

Refer to figure 3.3 for key to directions analysed below.

3.3.1 South-West (Between Elliot River and B9127 East Muirlands Rd)

The Elliot Water within Kelly Den is a distinct landscape feature which bounds Arbroath's wider settlement area to the south, along with the raised beach escarpment that forms a continuing edge of high ground at the coastal end of the valley. The trees of the Kelly Den screen initial views of the town when approaching via the A92. The Elliot Industrial Estate and its grain silos are widely visible and landmark the edge of Arbroath.

The Kelly Den connects the Conservation Area of the scenic village of Arbirlot with the coast by a footpath along the river (Core Path 151). The Den is highly valued for its recreational and landscape value. Although in most parts views are contained within the Den, there are occasions where the path rises onto higher ground and views open onto the

agricultural setting of the Den. The open fields between the Den and Crudie Farm are not only part of the setting of the Den but also of the setting of the Conservation Area of Abirlot.

When approaching Arbroath via Arbirlot Road, the town is set on lower ground and tree crowns of the town's parks and glimpses of the sea above are visible. It is only after the hill at Crudie farm that the edge of town is clearly visible along the southern edge of the fields and up to the grain silos of Elliot Industrial Estate. The urban edge seen from here has weaknesses as it lacks landscape boundary features and seems incomplete with residential properties bordering open fields along the boundaries of former agricultural plots. An extension of the settlement could be beneficial to the creation of a better transition and a more permanent boundary of the town.

There is a continuous stone wall along Abirlot Road at the top edge of the field; however, development on the higher ground near Crudie Farm, extending up to the stone wall along Abirlot Road would be undesirable, as it would create a similarly abrupt town edge to the existing one described above. Also, buildings would be prominent in the foreground and obstruct distant views of the town and the sea. Instead, development should aim to create a permanent edge defined by landscape features such as a green buffer corridor between the wall along the road and the edge of the development aligned with the topographical contours on lower ground. This transitional space could be used for public amenity uses.

The development should aim to link into the existing green infrastructure along Geordie's Burn to the south and the Hercules Den Burn to the north, and try to compensate the lack of permeability of the neighbouring areas by forming direct links to the centre of town.

The hill at Crudie farm marks a topographical separation towards the area which is part of the setting of Abirlot Conservation Area and the Elliot Water Kelly Den. The area to the west of Crudie Farm is of much higher sensitivity to development as it is part of the setting of the Elliot River/Kelly Den and the Arbirlot Conservation Area. Therefore, it is considered that high capacity for urban extension exists on the lower ground closest to Timbergreens, with both capacity reducing northwards and westwards. There is considered no capacity around or to the west of the small hill upon which Crudie Farm is located.

3.3.2 West (Between B9127 East Muirlands Road and A933 Forfar Road)

The Hercules Den Burn together with topography and vegetation form a distinct landscape boundary in line with the edge of the Western Cemetery to the north and west, north of the East Muirlands Road.

Taking into account this boundary there is scope for development between the Cemetery and the current north-western edge of the residential area. The settlement could expand into the valley up to Hercules Den Burn without detrimental effects on the approach and setting of the settlement from the north-west. The electricity substation and the woodland around it would form a corner end-point of the settlement.

West of this edge the landscape character is very rural and open, with stone walls, some hedges, groups of trees and sea views from the C51 and the higher ground towards Cairnconon Hill.

Expanding the settlement uphill from Hercules Den Burn and further north than the cemetery boundary would merge Millfield with Arbroath, impact adversely on the rural setting of this approach road and obscure a structural landscape edge, formed by the Cemetery and Hercules Den Burn. Notwithstanding this, development in this direction would have less detrimental impacts than to the east of the C51, where it would impact not only on the rural setting of this approach but also obstruct sea views from the C51 road.

The green recreational corridor that the Hercules Den Burn forms to the west of the A933 (Forfar Road) could be extended with the introduction of paths along the existing Burn to the east of Forfar Road, along the cemetery wall and the continuation up to the electricity substation where it would join an existing path network. If these enhancements were to be part of a development, at least two footbridges and a narrow band of land on the north-side of the burn would have to be anticipated.

Generally, the open landscape to the north of the Burn forms an important part of Arbroath's rural setting. Due to more developed character when travelling along the A933 (Forfar Road), the area between the A933 and the C51 would not be considered as an area of high sensitivity, and would be generally considered as less sensitive than the area to the west of the C51. Nevertheless it forms an important part of the rural open scenery when approaching Arbroath on the C51 and part of the remaining openings to the countryside and the sea when approaching along the A933 (Forfar Road).

Overall, both landscape character and visual sensitivity increase from east to west, with high capacity for urban extension existing between the Cemetery and the electricity sub-station followed by the land adjacent to the A933 (Forfar Road), north of the Cemetery.

3.3.3 North-West (Between A933 Forfar Road and U492)

When approaching Arbroath via the A933 (Forfar Road) the stretch along the airfield is marked by high trees and larger more industrial structures with fencing to the left side of the road. This creates a long transitional stretch of a more enclosed peripheral-urban character with stretches of open fields on the west side.

The area on the eastern side of the Forfar Road is mostly occupied by the Condor Airbase and associated structures, such as the barracks in the north-west of the field. This airbase comprises an extensive area of flat ground with few existing landscape features and constraints. It is an area well enclosed and screened by trees towards the A933 (Forfar Road). The north-eastern edge of the airbase terrain has been urbanised with barracks which are now forming an outer edge to Arbroath towards the north-west.

To the east of the terrain, the U492 separates it from the high ground above the Brothock valley. The airfield does not occupy the whole area up to the U492. The landscape along the U492 is more open and rural, compared to the stretch along to the Forfar Road.

Close to the Forfar Road a large amount of screening vegetation and the presence of more industrial structures and buildings along with the absence of a distinct topography result in a low sensitivity to urban development and larger scale structures. Landscape character sensitivity increases towards the east along with the proximity to the Brothock Valley but also with the openness and visual exposure towards the higher ground on the other side of the valley and towards the hill of Dickmount Law. However, dense screening vegetation exists along the north-eastern edge of the U492 towards Brothock Valley. Large areas along the south-eastern part of the airbase have recently been planted with young deciduous trees, which could result in new stretches of deciduous woodland along Kirkton Road.

Whereas the north-west and west of the terrain between the A933 (Forfar Road) and the U492 has ideal conditions for the allocation of employment land, development on the east side (west of the U492) would be more suited to housing and smaller in scale in order to integrate sympathetically with the surrounding landscape. There would be opportunities to create a green landscape framework which visually and physically connects the new development with the green recreational corridor of the Brothock Valley and the existing town edge at Kirkton Road. This would also ensure a degree of visual enclosure or screening towards views from the east.

Development on the eastern side of the area that is framed by the Forfar Road and the U492 would only make sense as a second phase with lower impact development complementing higher impact development to the west along the Forfar Road. This capacity would only be considered to exist in conjunction with the development of the air base. In the eventuality of the air base being not available for development, the area would be considered to have no landscape capacity for development, due to the general openness and undeveloped character of the whole area.

3.3.4 North (Between U942 and C48)

The Brothock Valley runs from the north-west into the centre of Arbroath and is one of the characteristic landscape features the town. To the north of the town the Brothock Water is joined by the Hercules Den Burn and the Hercules Den from the west. North of Arbroath the valley is easily accessible from the town by means of the St Vigeans Nature Trail which runs along the river (Core Paths 124 & 145). The edge of Arbroath is marked by the village and conservation area of St Vigeans, where the landscape changes character from urban to rural and scenic.

To the north-west of Arbroath, the valley's setting is bounded by the U492 to the west and the C48 to the east, with the Brothock Burn and the railway running through the centre of the valley. The landscape is characterised by pasture and woodland along the burn and on the slopes.

The Brothock Valley is of highly valued for its landscape, scenic and recreational qualities and is part of Arbroath open space and green landscape corridor network. Being undeveloped and green is essential to the valleys scenic and rural qualities which provide a contrasting environment to the nearby urban areas of Arbroath. Therefore, the valley is of high sensitivity to development, with no capacity for settlement expansion. The upper edges of the valley, including the areas up to the U492 and C48 roads, extending up to the Tarrymill area, are also of high sensitivity to development as they are part of the setting of the valley and therefore also have a low capacity for urban development.

3.3.5 North-East (Between C48 and C46 Seaton Road)

The north-eastern edge of town at Warddykes lacks definition by bounding landscape features, with houses fronting onto an open field. The open field to the north of Warddykes is bounded to the north-west and north-east by tree belts, drainage channels and the former nursery along the A92 road. To the north-west, this area is bounded by the former Tarry House policies and their remaining woodland. Extending development out to these edges would create a more defined edge of Arbroath and align with the settlement edge to the east of the A92. There is therefore high capacity for development north of Warddykes.

Beyond this northern boundary there is relatively flat ground with few distinct landscape features, such as drainage channels. Development would protrude from the surrounding edges of town and compromise the open and exposed character of the landscape, obscuring the distant views to the west. Therefore capacity for urban development is considered to be low.

North of Hayshead the settlement has been expanded to align with the road and the field boundary to the north and now creates a more defined boundary. The landscape beyond this boundary to the east of Arbroath road steeply rises around Dickmount Law and the Cairn. Development on this landform would be very prominent and exposed, with the landform

of Dickmount Law acts as a backdrop for the town. Both landscape character and visual sensitivity increase from south to north. Correspondingly, capacity for development to the north-east of the current boundary, south of Dickmount Law decreases from low to no capacity from south to north.

3.3.6 East (Between C46 Seaton Road and the coast)

The landscape to the east of Arbroath is characterised by open rural landscape on rising ground with arable fields up to the edge of the cliffs. The current edge of town is defined by a woodland belt which connects the rural estate of Seaton House to the town and also forms a strong edge to the north of Clifftown. To the south-east development faces onto open fields, however this is on lower ground and therefore less widely visible.

The coastal stretch between Arbroath and Auchmithie is a very scenic and sensitive landscape which is highly valued for its biodiversity and geodiversity on a regional and national scale. Locally it is also a popular recreational area therefore has high landscape value. The agricultural landscape to the east of Arbroath forms an important part of the rural and exposed landscape character along the coast. It is also part of the landscape setting of Arbroath which is characterised by the town's skyline with the tower of the Arbroath Abbey on the lower ground which is framed by open fields, woodland and Seaton Estate occupying the higher ground. Development expanding onto the higher ground to the east of Arbroath would be widely visible. Given the exposure of the potential sites, modern development would dominate and adversely impact on the rural scenery around the cliffs and the setting of the town. Therefore, with landscape character, visual and landscape value sensitivity all considered to be high, there is considered to be no capacity for development in this direction.

3.4 Conclusion

The most sensitive landscape areas around Arbroath are the Brothock Valley to the north, the Seaton area between the cliffs and Dickmount Law, and the area directly adjacent to the Elliot River Kelly Den.

To the west, the high point at Crudie Farm represents a topographical boundary towards the area which is part of the setting of Arbirlot Conservation Area and the Elliot Water/ Kelly Den, both highly sensitive to development. The area to the east of Crudie Farm is not of high sensitivity and some development could be accommodated in the long term, however, development on the higher ground near Crudie Farm and the stone wall along Arbirlot road are undesirable. It would be desirable that any future development be restricted to lower ground and create a permanent edge defined by topography or other landscape features such as watercourses and vegetation.

The Hercules Den Burn together with topography and vegetation form a distinct landscape boundary in line with the Western Cemetery's edge to the north which creates scope for development on the plot between the Cemetery and the current western edge of the residential area. This would be an opportunity of adding a missing link to the Hercules Den Burn recreational green corridor and the countryside path network to the north-west of Arbroath, along with existing paths linking into town.

Development to the north of the Hercules Burn would be detrimental to the rural open character of the setting of Arbroath, the sea views from this approach road and dismiss the opportunity of creating a well defined edge that engages with the green infrastructure of the area.

The large amount of high screening vegetation and the presence of more industrial structures and buildings, along with the absence of a distinct topography results in a low sensitivity to urban development and larger scale structures on the western and northern parts of the air base, if it became available for development. This would create a high capacity for employment land along the east side of the Forfar Road. Capacity decreases towards the U492 and upper edge of the Brothock Valley. This capacity would only be considered to exist in conjunction with the development of the air base. In the eventuality of the air base being not available for development, the area would be considered to have no landscape capacity for development, due to the general openness and undeveloped character of the whole area.

The Brothock valley is of high landscape, scenic and also recreational value forming part of wider Arbroath open space and green landscape corridor network. There is no capacity for development in the Brothock Valley.

There is a high capacity for smaller scale housing development north of Warddykes, as extending development out to align with the settlement edge to the east of the A92 would create a more defined edge of Arbroath. North of Hayshead the landscape beyond the existing boundary rises to a mound around Dickmount Law and the Cairn. Development on this landform would be very prominent and exposed and highly detrimental to the setting of the town.

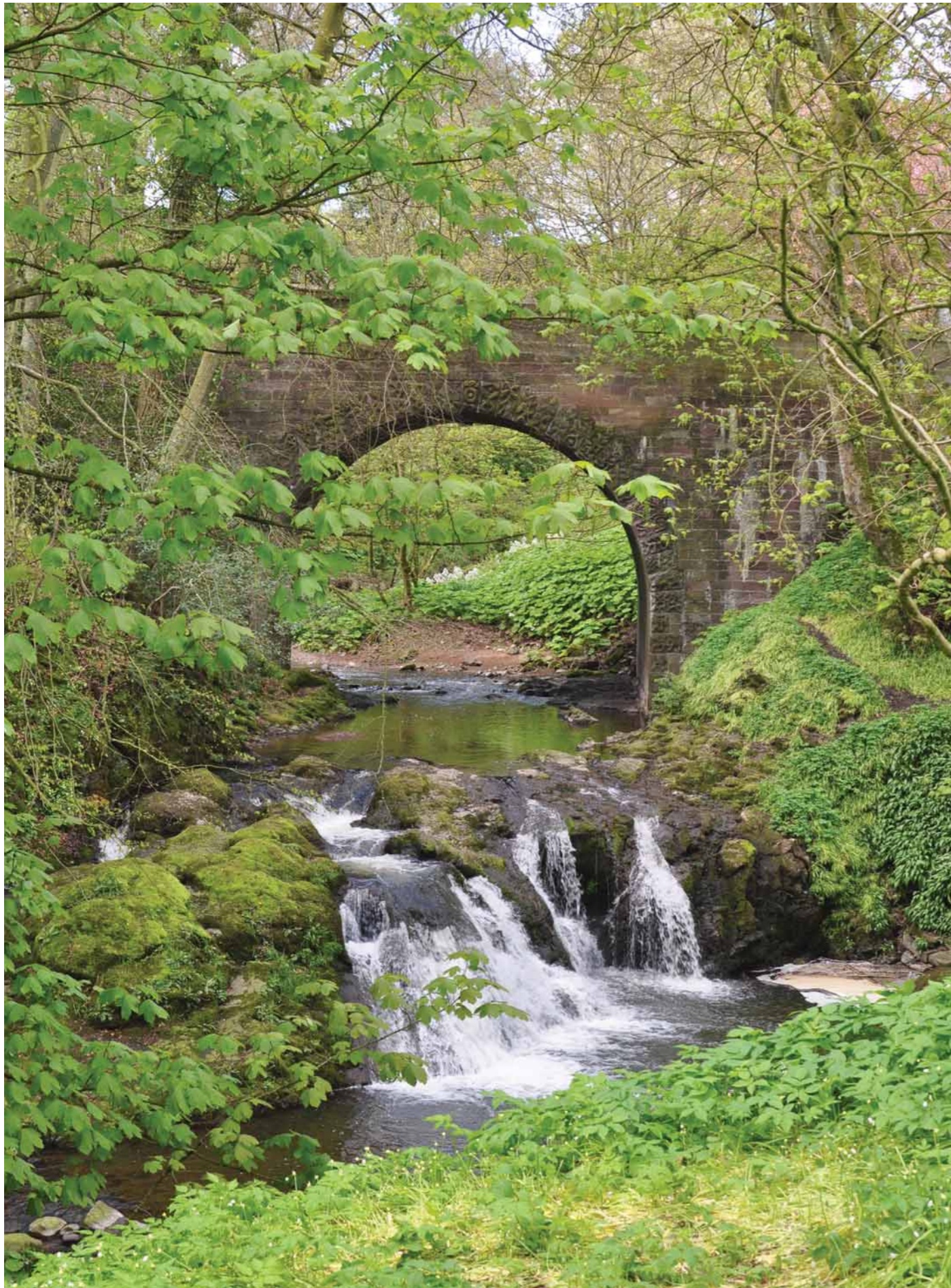
The locally and nationally highly valued landscape, scenic and recreational qualities of the Seaton Cliffs and associated coastal path would be adversely affected by development to the south of the Seaton Estate and the road between Arbroath and Auchmithie. Taking into account the landscape value along with the topographical conditions and exposure of the possible sites, there would be no capacity, and the lowest capacity within Arbroath overall, for development to the north and east of Clifftown and Victoria Park, in the area between Arbroath and Seaton house.



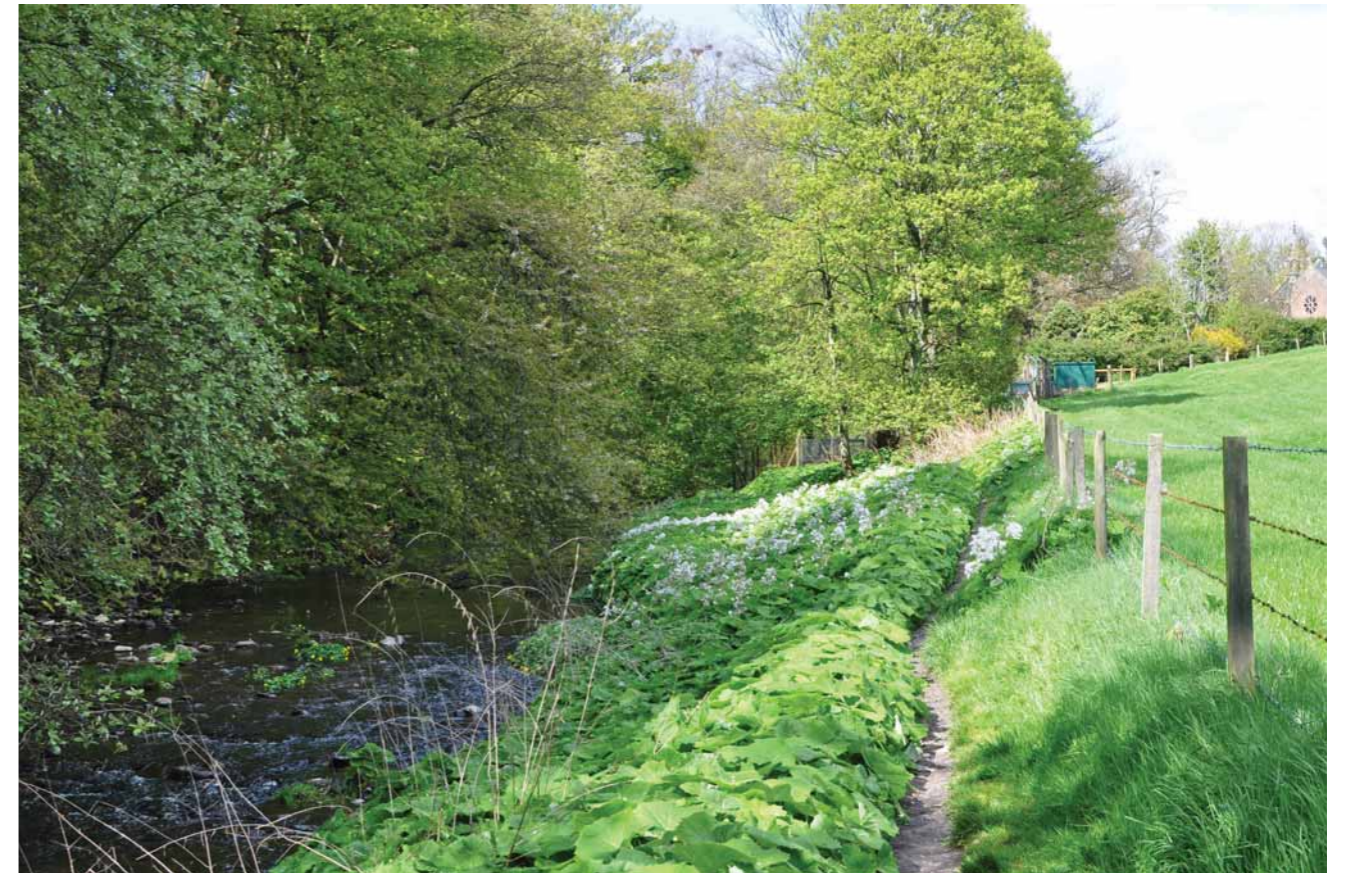
3.1 Arbroath from Seaton Cliffs ([click here to return to text](#))



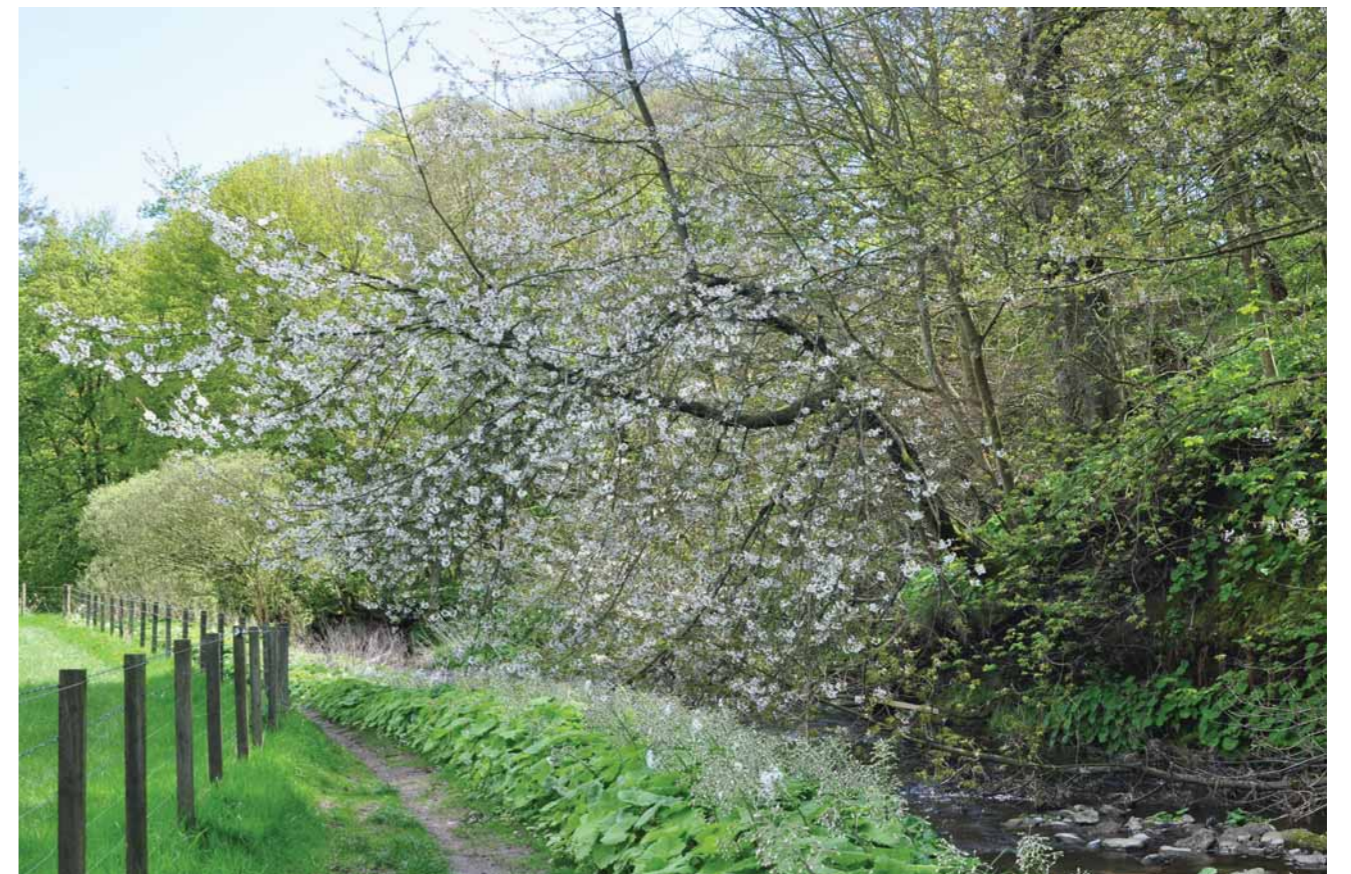
3.2 Arbroath from Elliot Nature Trail ([click here to return to text](#))



3.3 Elliot Nature Trail ([click here to return to text](#))



3.4 Elliot Nature Trail ([click here to return to text](#))



3.5 Elliot Nature Trail ([click here to return to text](#))



3.6 Approach from South-West via A92 (Dundee Road) ([click here to return to text](#))



3.7 Approach from South-West via A92 (Dundee Road) ([click here to return to text](#))



3.8 Approach from South-West via B9127 (Arbirlot / East Muirlands Road) ([click here to return to text](#))



3.9 Approach from South-West via B9127 (Arbirlot / East Muirlands Road) ([click here to return to text](#))



3.10 Approach from South-West via B9127 (Arbirlot / East Muirlands Road) ([click here to return to text](#))



3.11 Approach from North-West via C51 (from Woodville Feus) ([click here to return to text](#))



3.12 Approach from North-West via C51 (from Woodville Feus) ([click here to return to text](#))



3.13 Approach from North-West via A933 (Forfar Road) ([click here to return to text](#))



3.14 Approach via U492 (from Mains of Letham) ([click here to return to text](#))



3.15 Approach from North via C48 (from Letham Grange) ([click here to return to text](#))



3.16 Approach from North via A92 (Montrose Road) [\(click here to return to text\)](#)



3.17 Approach from North via C46 (Seaton Road) [\(click here to return to text\)](#)

Figure 3.1 Arbroath Landscape and Visual Analysis (click here to return to text)

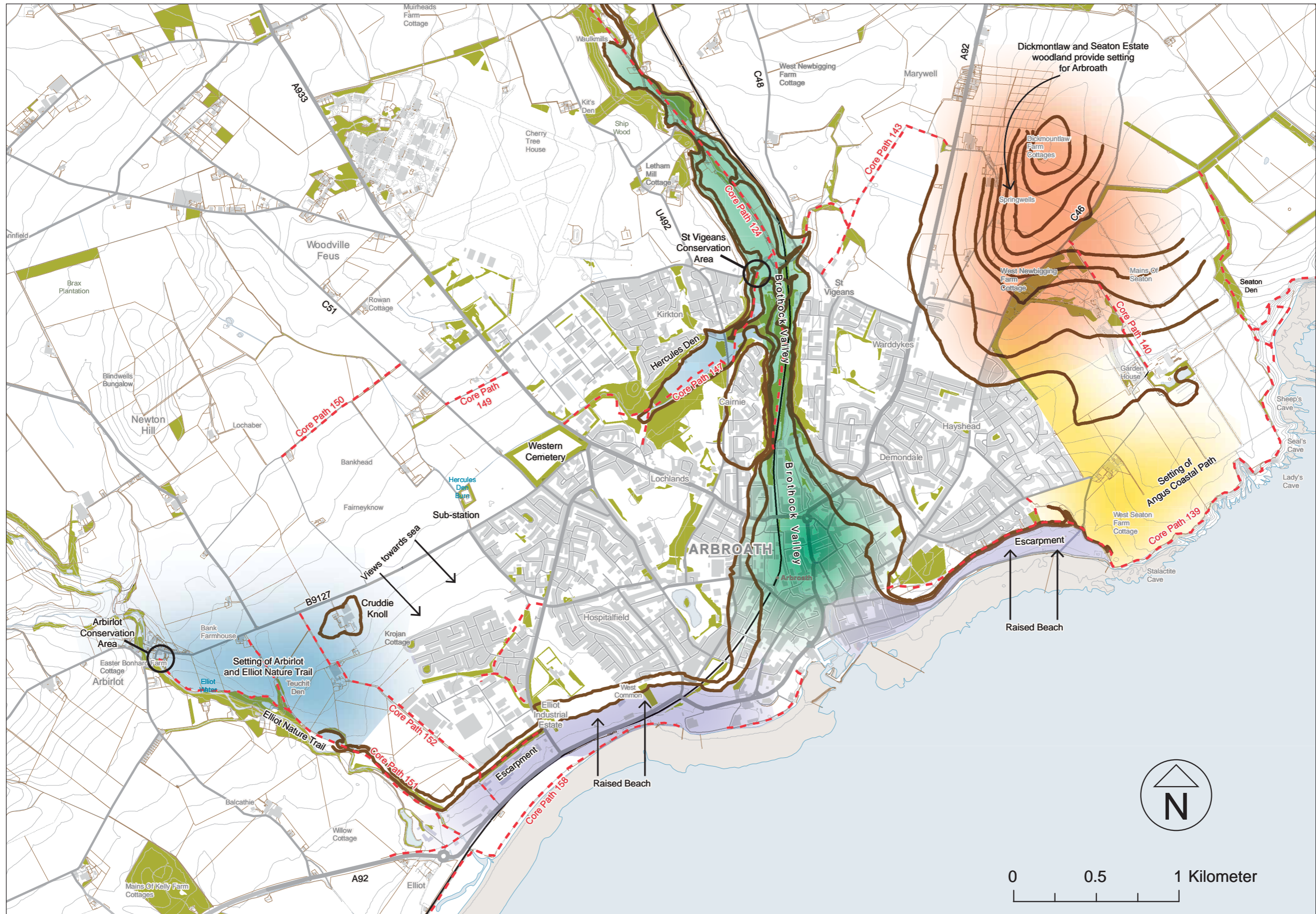


Figure 3.2 Arbroath Key to Photographs (click here to return to text)



Figure 3.3 Arbroath Key to Analysis of Directions of Growth ([click here to return to text](#))

