

LAUNCH EXHIBITION

OCTOBER 2023

# INTRODUCTION & WELCOME

Welcome to the first public exhibition hosted to provide an introduction to our development aspirations and intentions for Letham Grange. This is your chance to get involved and to shape the future vision for the site.

VIEW THE EXHIBITION AND HAVE YOUR SAY!

#### THE VISION FOR LETHAM GRANGE

Letham Grange will be a distinct community three miles north of Arbroath with the redevelopment of the Letham Grange Hotel and Spa, golf course and clubhouse as the centrepiece of a sustainable and characterful village with new homes to meet all needs and incomes, and opportunities for tourism, business creation, and growth. It will

fit sensitively into the Letham Grange landscape, complementing its existing heritage assets, and its existing residents, and make these areas better for wildlife and for people to enjoy through innovative environmental improvement.

ELEVATING Letham Grange to a level surpassing it's former glory

We intend to breathe life into Letham Grange – to the main house, to the golf course and landscape, and to the diverse range of historical buildings which add to the site's unique sense of place. As part of our plan to create a nationally recognized tourism destination we aim to complement the main building with a range of new accommodation and facilities.



CLEAR identity

Letham Grange will have a distinctive local identity including at its heart an attractive and functioning village centre within engaging public spaces.



SUSTAINABLE scale

Built at a scale which supports the necessary infrastructure to allow the community to function self-sufficiently on a day-to-day basis and meeting the housing and economic needs of the local area.



WELL-DESIGNED places

We envisage Letham Grange as a vibrant mixed-use community that supports a range of local employment types and premises, retail opportunities, recreational and community facilities.



WONDERFUL homes

Letham Grange will offer a wide range of high quality, distinctive homes. This includes affordable housing and a mix of tenures for all stages of life.



STRONG local vision &

Designed and executed with the engagement and involvement of the existing local community, and future residents and businesses. This should include consideration of how the natural and historic environment of the local area is reflected and respected.



INTEGRATED, forward looking & accessible

A Transport Plan that supports economic prosperity and the well-being of residents. This should include promotion of public transport links to Arbroath, walking and cycling, so that the neighbourhood is easy to navigate, and facilitate simple and sustainable access to jobs, education, and services.



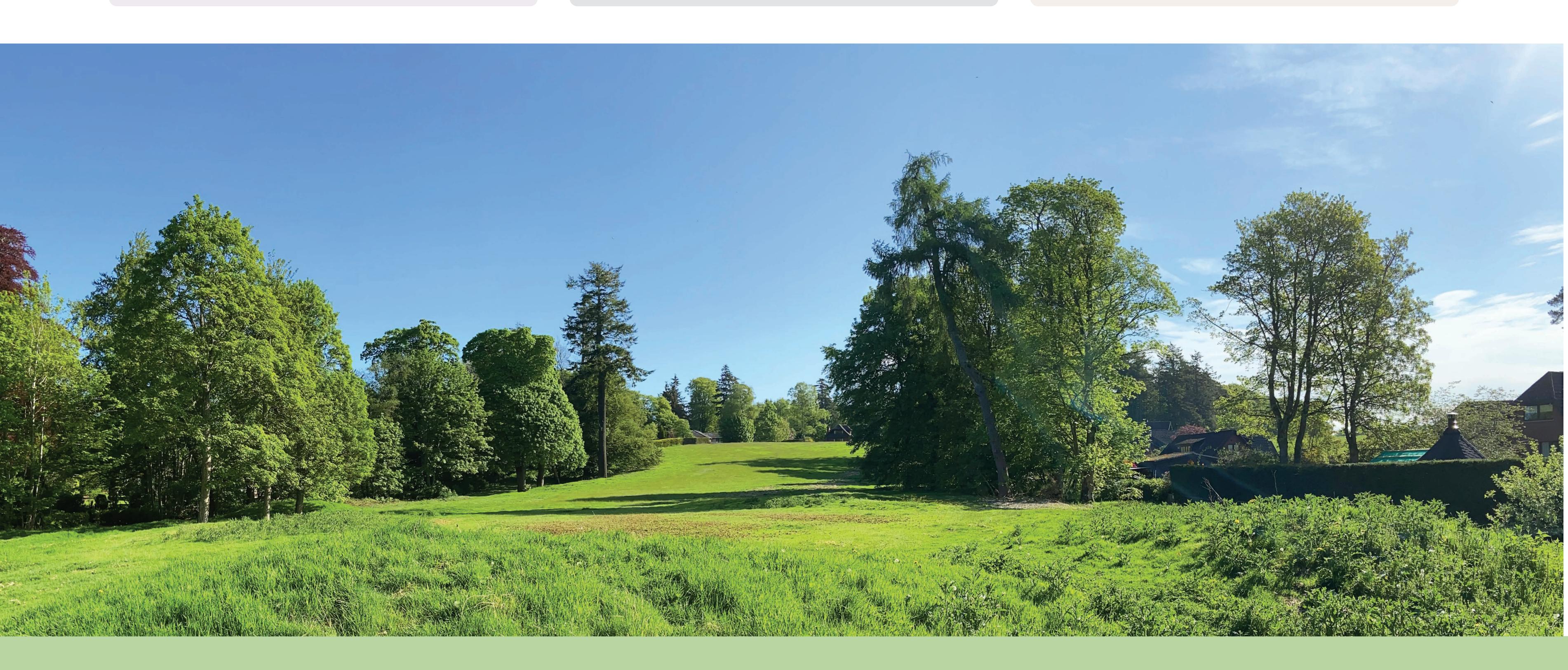
GENEROUS, accessible & good quality green & blue infrastructure

That promotes health, well-being, and quality of life, and considers opportunities to deliver environmental gains such as biodiversity net gain and enhancements to natural capital.



HEALTHY places

Letham Grange will be designed to provide the choices and chances for all to live a healthy life, through taking a whole systems approach to key local health & well-being priorities and strategies.





# BACKGROUND

Smartwill Investment Limited and their Consultant Team, are keen to work closely with the local community and other stakeholders to help shape the development of the Letham Grange proposals. This exhibition aims to:

- Summarise our aspirations for Letham Grange and our progress so far
- Outline the approach we are adopting
- Listen to the thoughts, concerns and aspirations of local people

Comments received will be recorded, assessed and shared with the design team who will then work up a Vision of Letham Grange. This will form the basis of an application that seeks Planning Permission in Principle for:

- The redevelopment of the Letham Grange Hotel and Spa
- The reconfiguration of the existing golf course and the creation of a new clubhouse
- Holiday lodges & bunkhouse accommodation breathing life into disused buildings
- New cafes and restaurants, leisure uses, business enterprises and shops
- Residential development, community facilities & public open spaces
- Landscape and biodiversity enhancement

It is anticipated that the planning application will be submitted in 2024.

#### OUR COMMUNITY ENGAGEMENT APPROACH

We approach our projects through a process of

UNDERSTANDING

ENGAGING &

CREATING

### UNDERSTANDING

the DNA of a

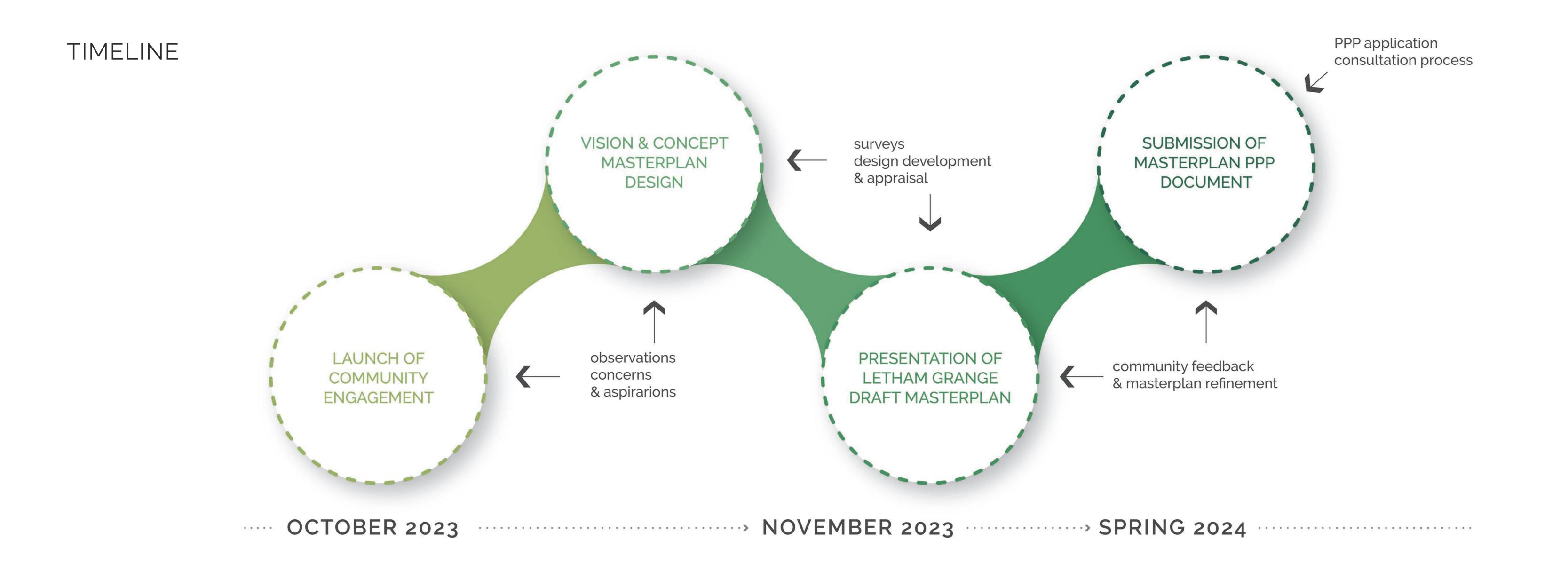
place and what makes it unique is fundamental to successful placemaking We will build the Vision for Letham Grange collaboratively

### ENGAGING

with the local community and stakeholders early in the process

#### CREATING

begins with the Vision and ends with physical interventions. Along the way there are many issues to resolve and many actions to co-ordinate



Smartwill Investment Limited and our Consultant Team are committed to engaging with local stakeholders and the wider community. During October and November, we will be holding public consultations to present the background information of the Letham Grange site and gather ideas on possible uses for the site and its relationship with the surrounding area.

Comments and feedback received will be passed to the design team

as they prepare a Vision and masterplan for Letham Grange. The community will be invited to comment on the Vision and again, these comments will be fed back to the design team as they develop the proposals through further consultation with stakeholders and the community. The final masterplan document and PPP application will be submitted to Angus Council for review in Spring 2024.



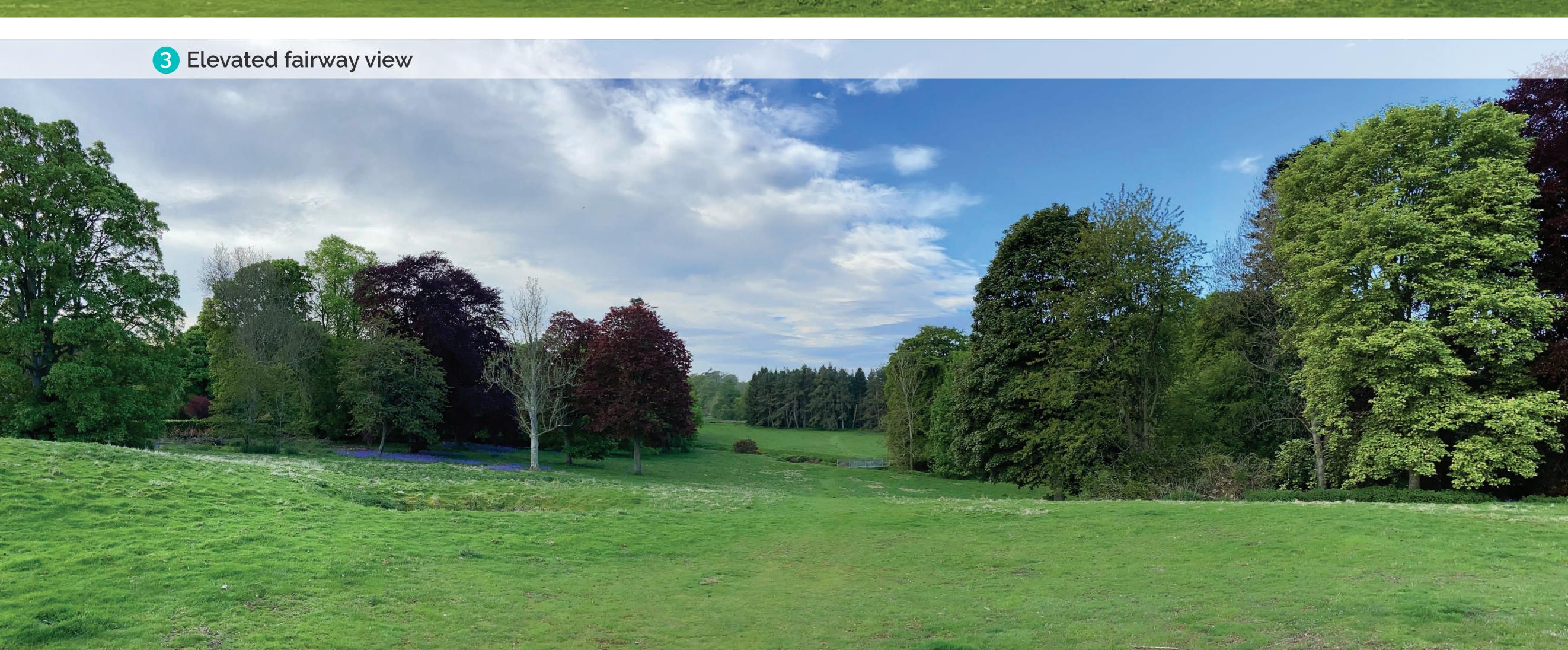






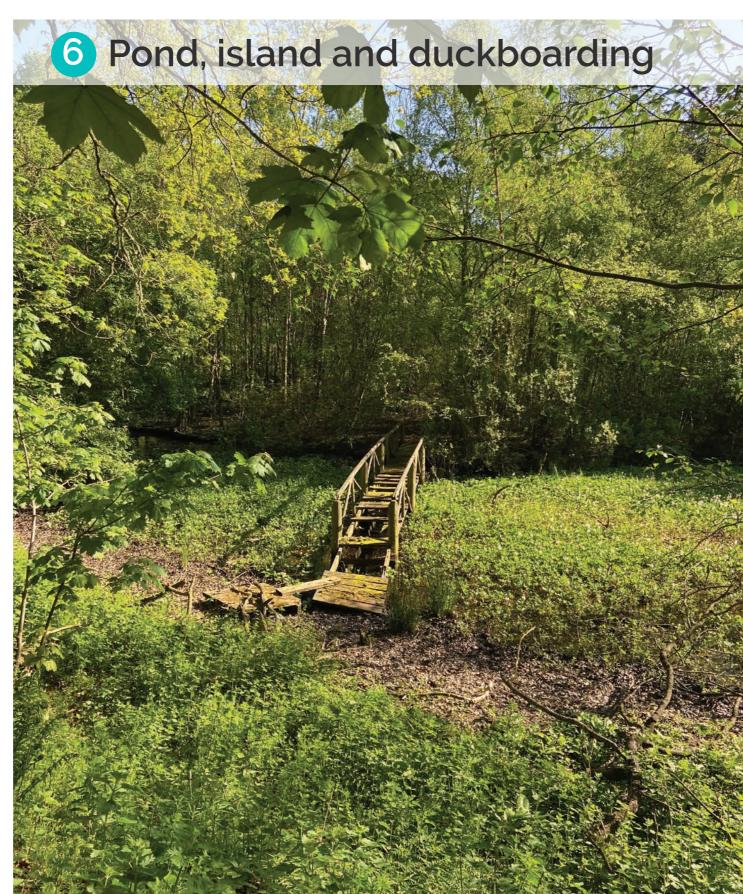




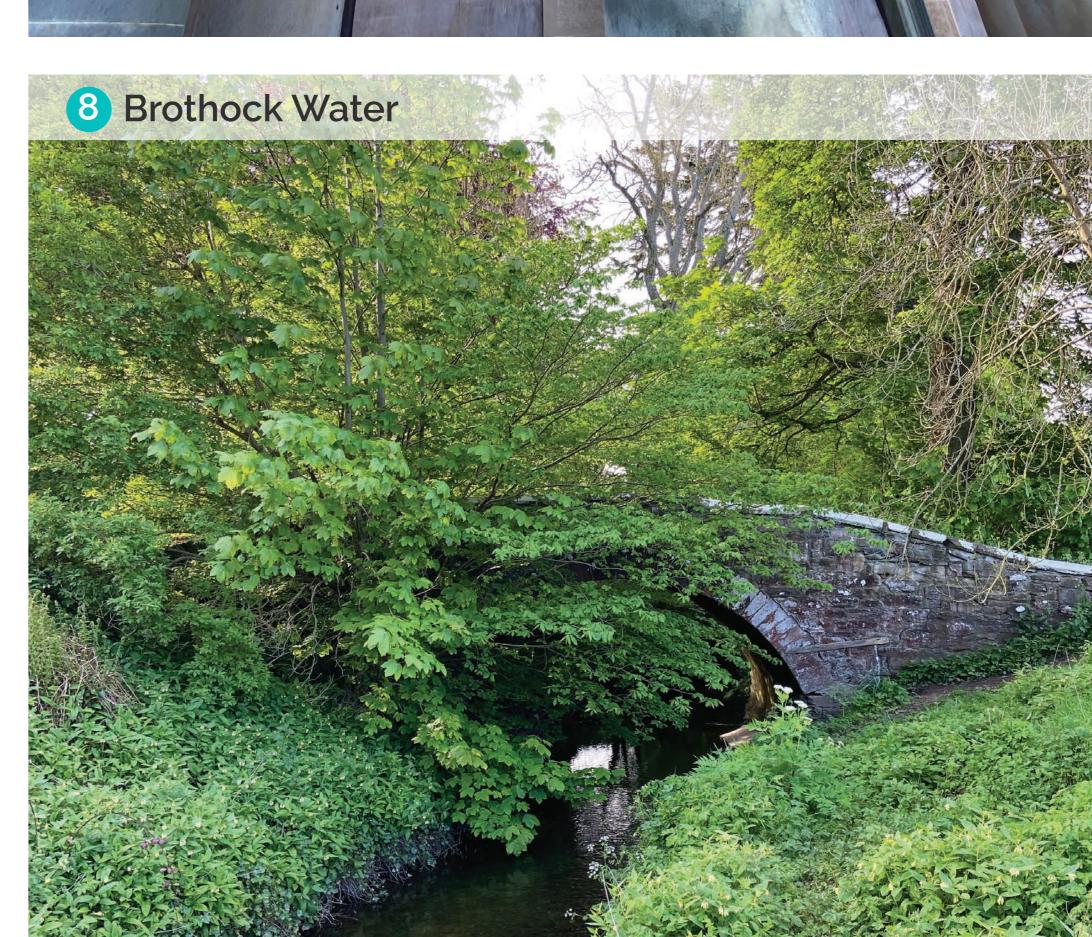


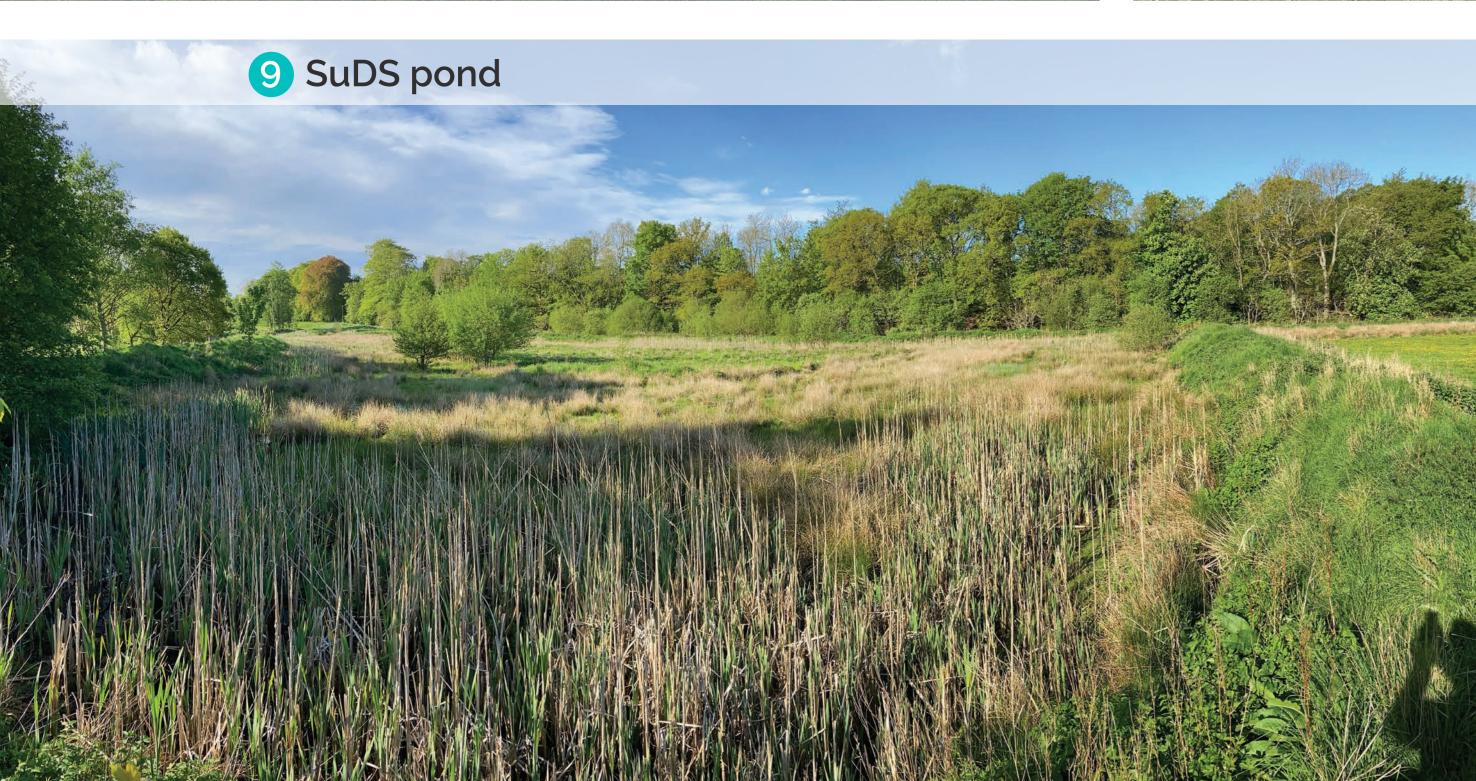














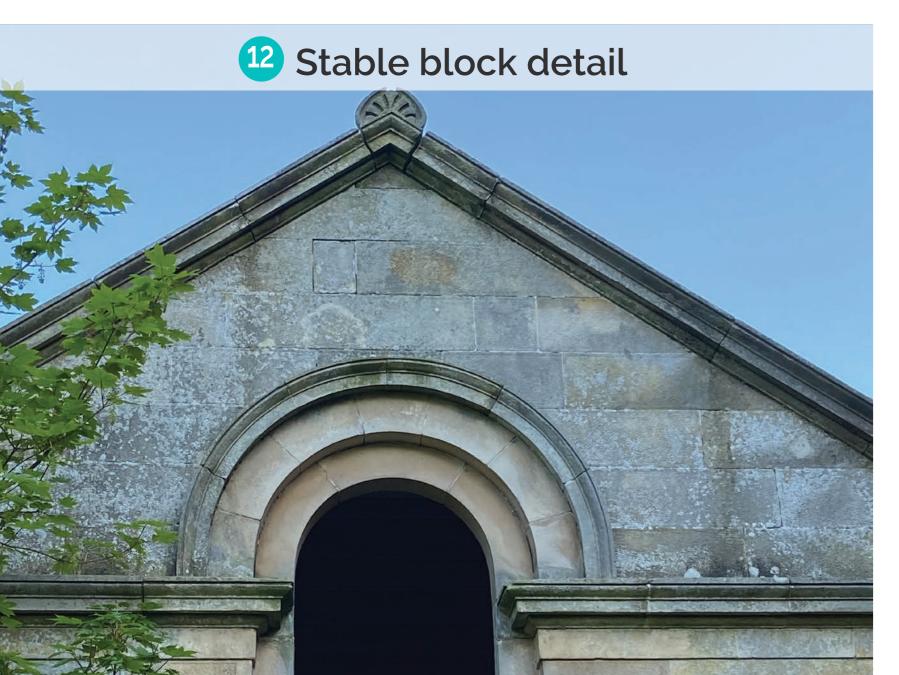


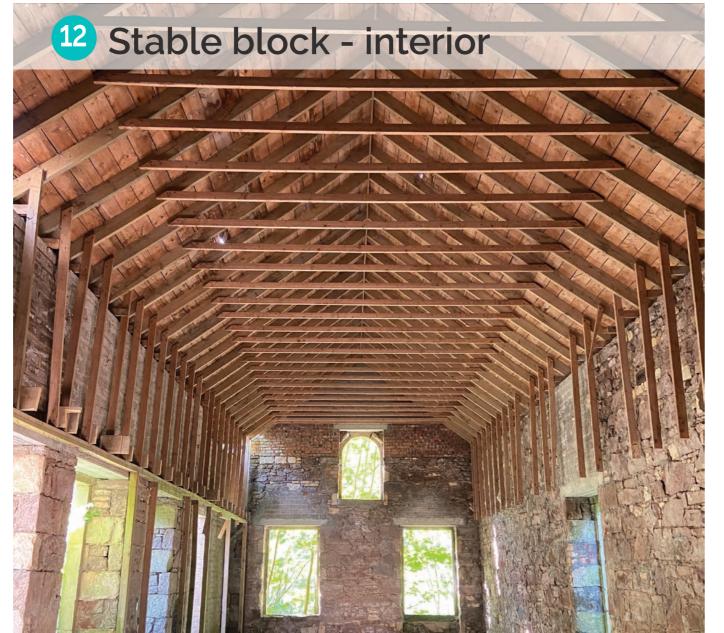


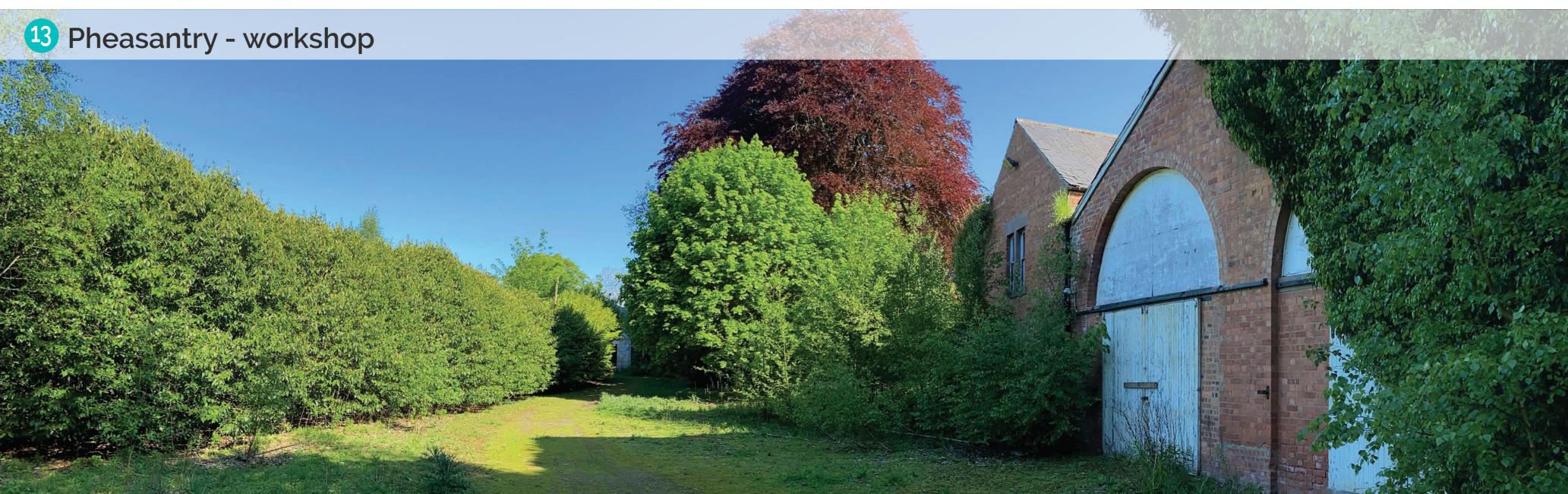


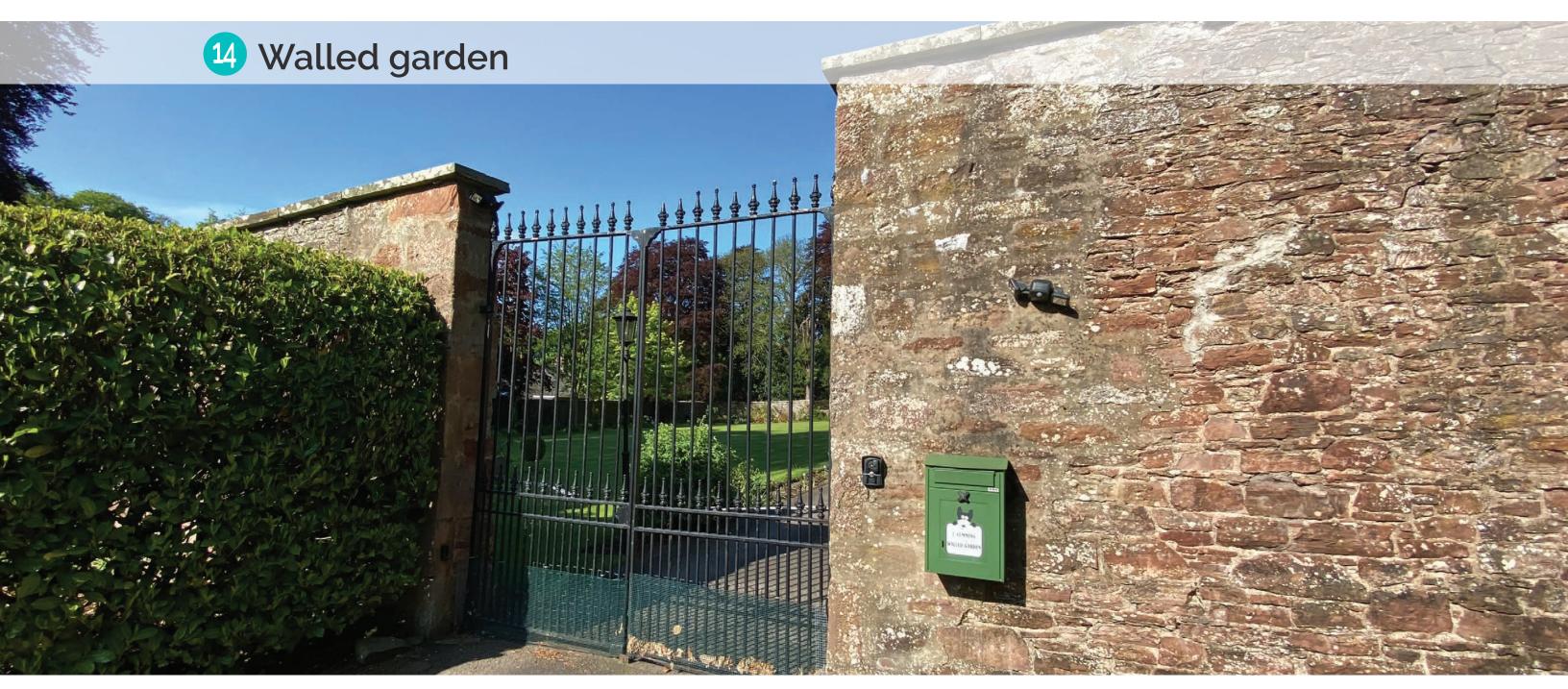


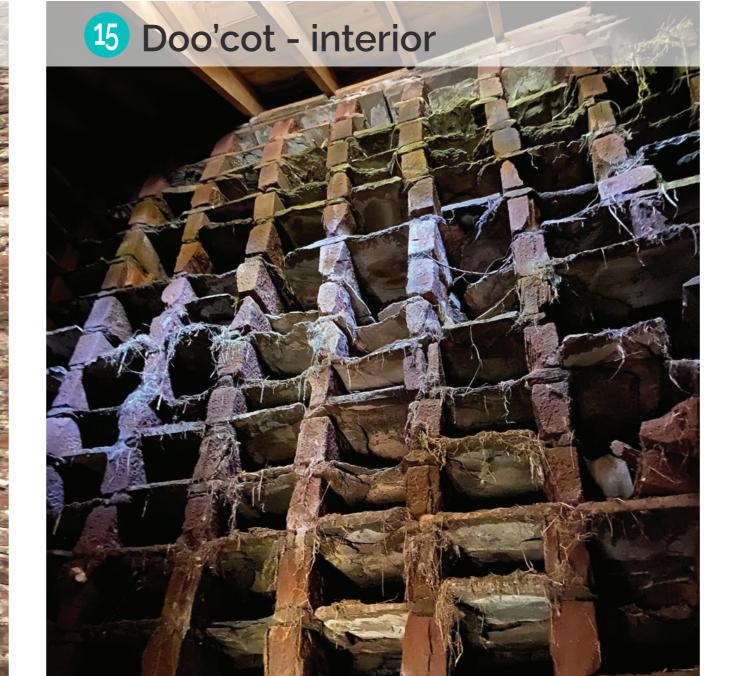






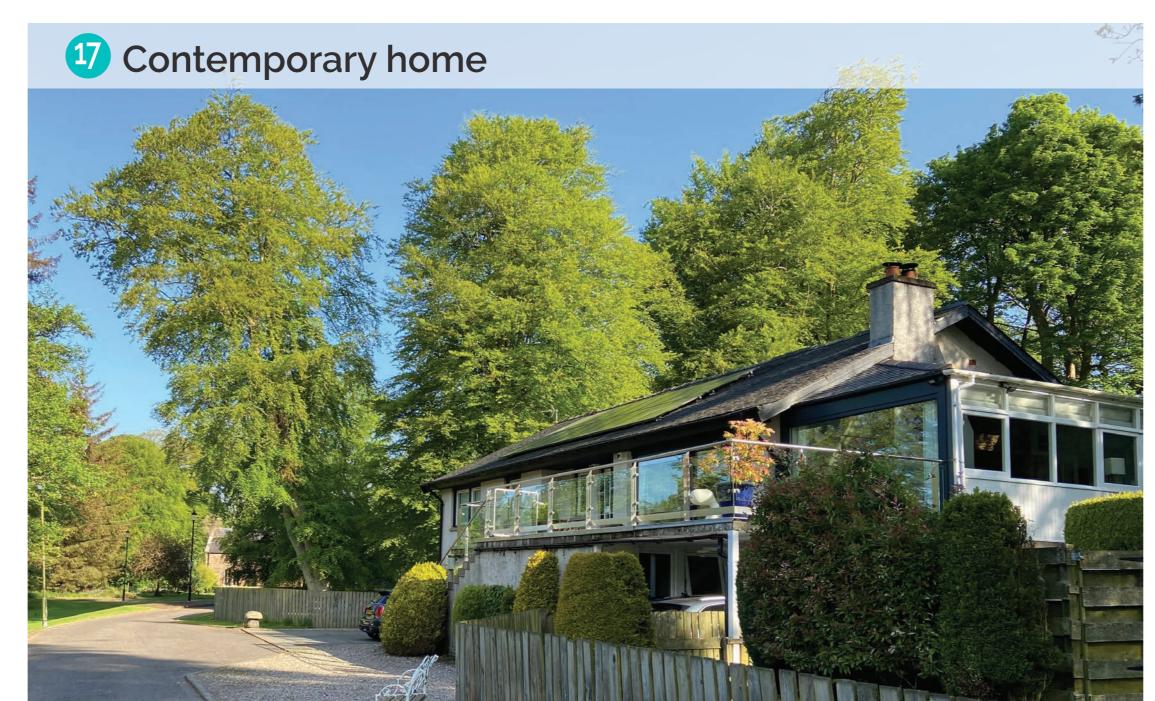


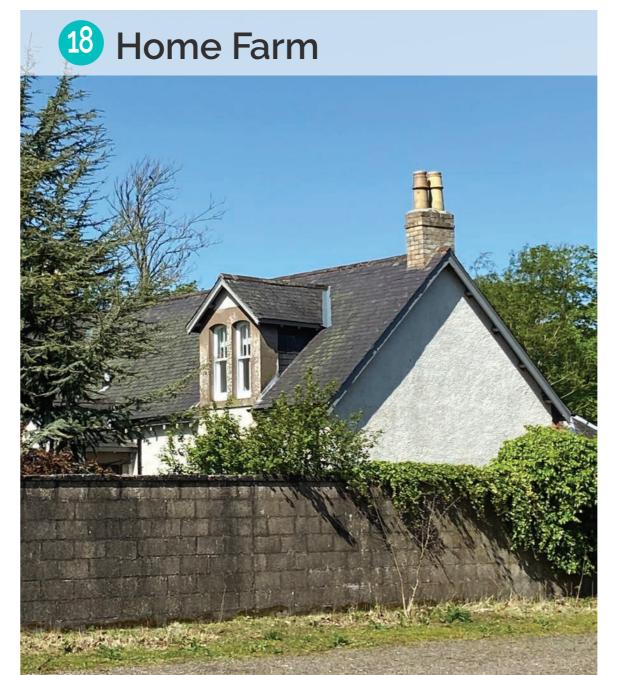


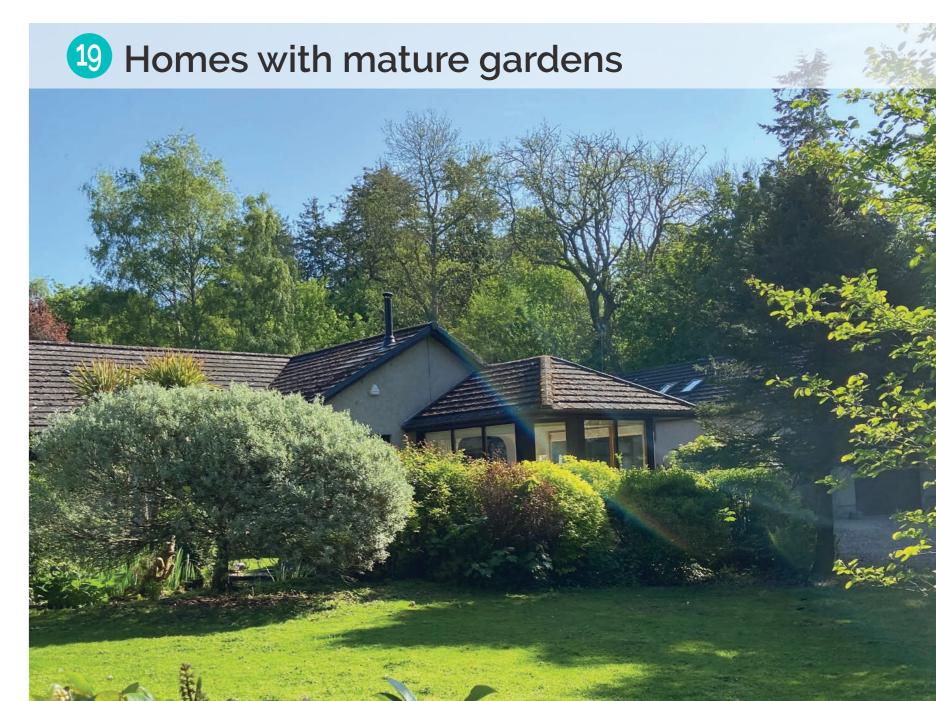


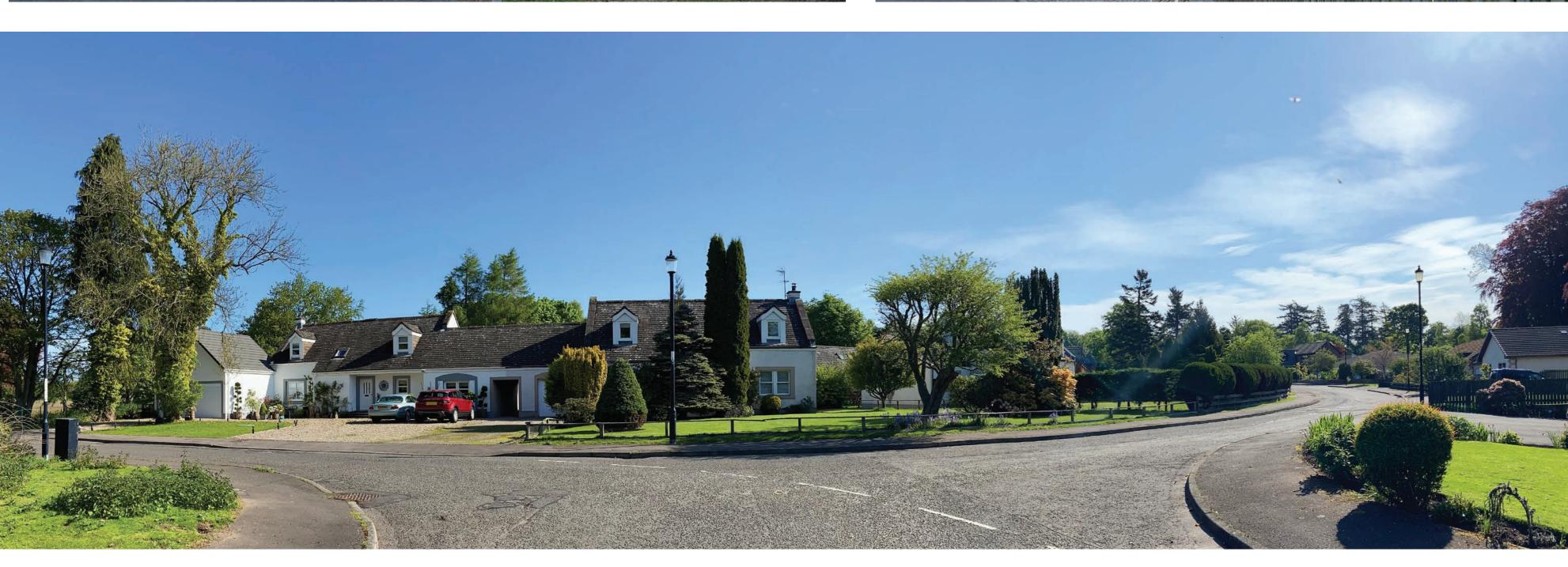


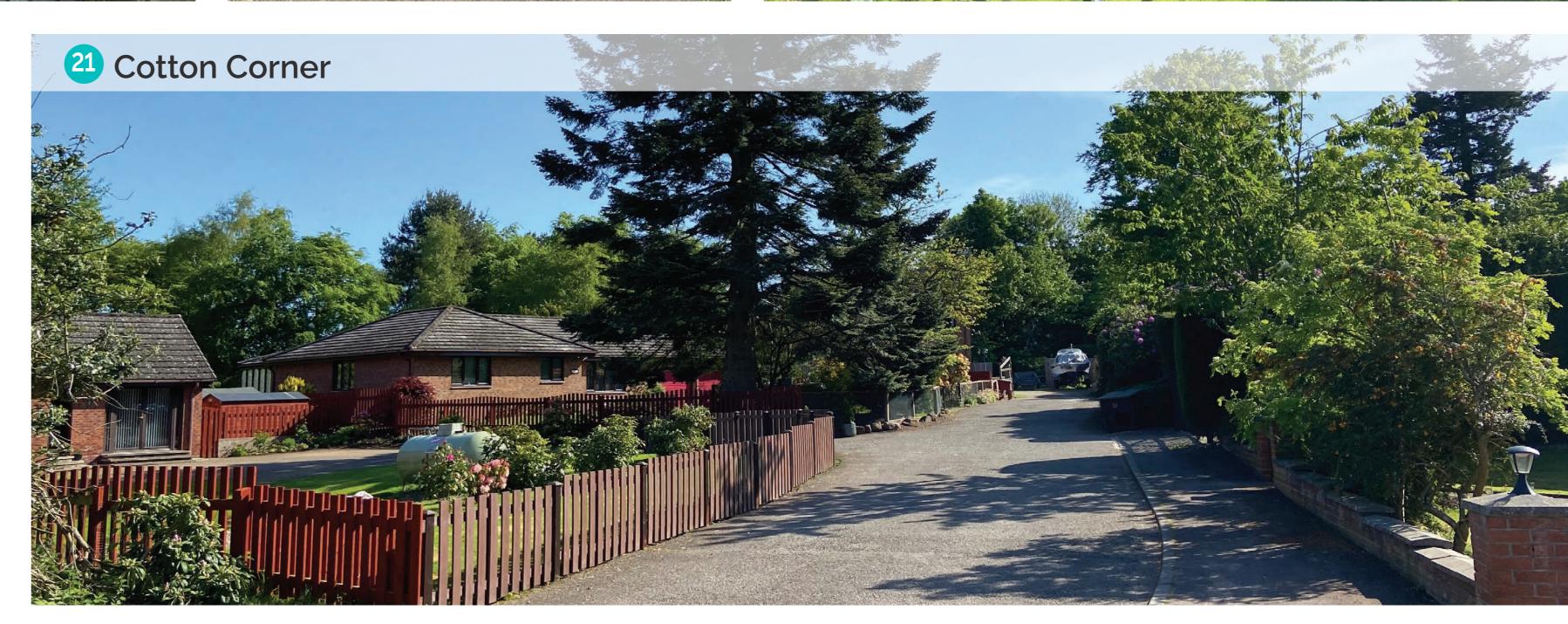


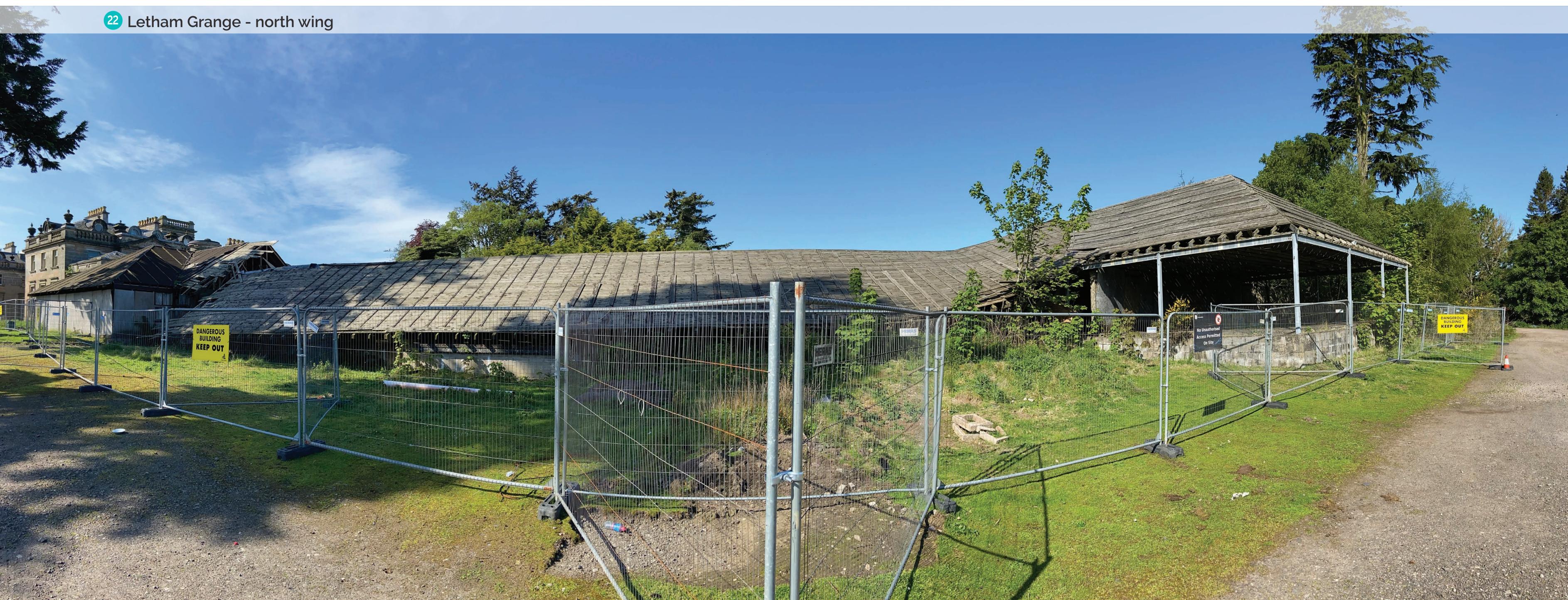








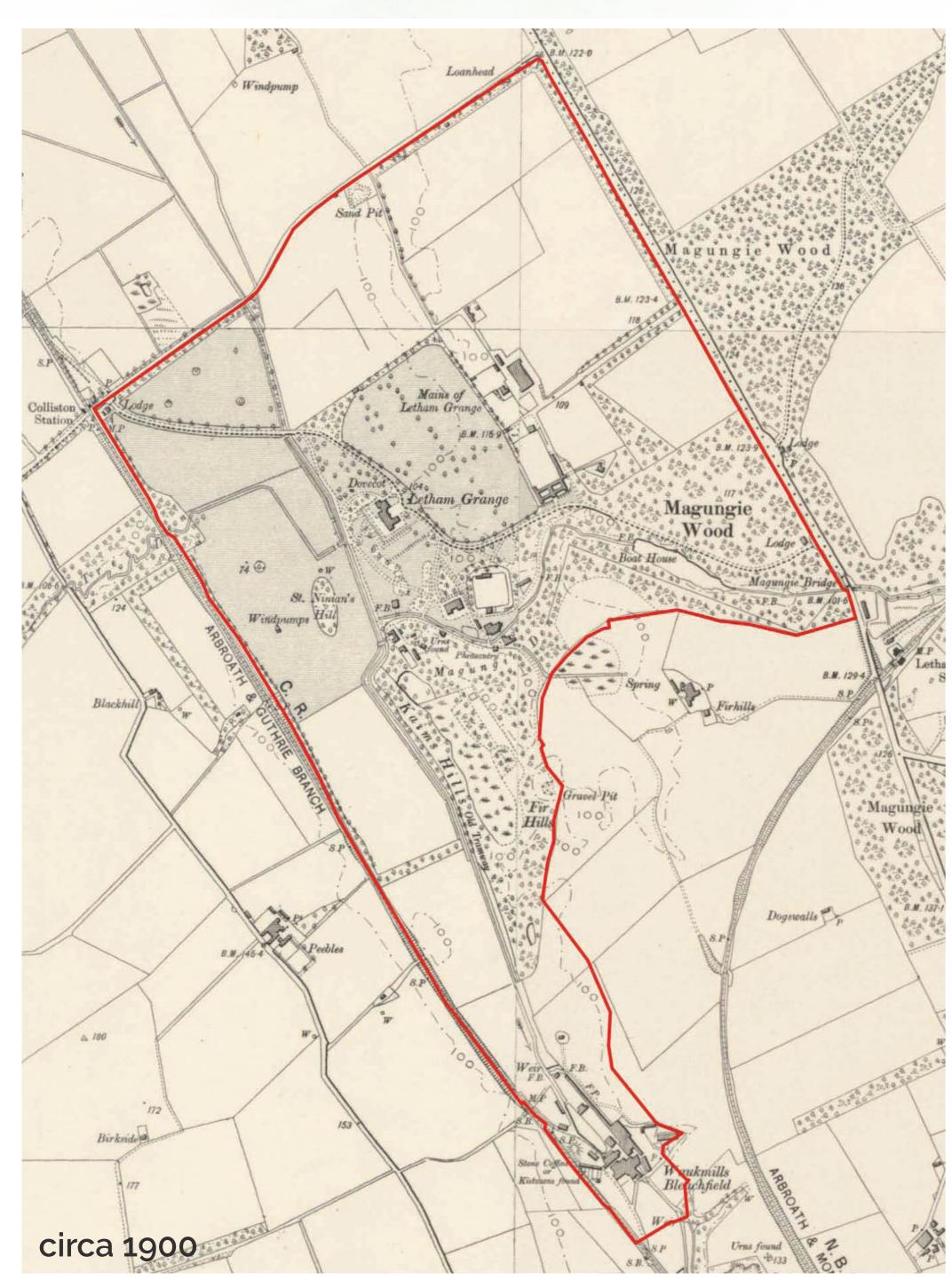




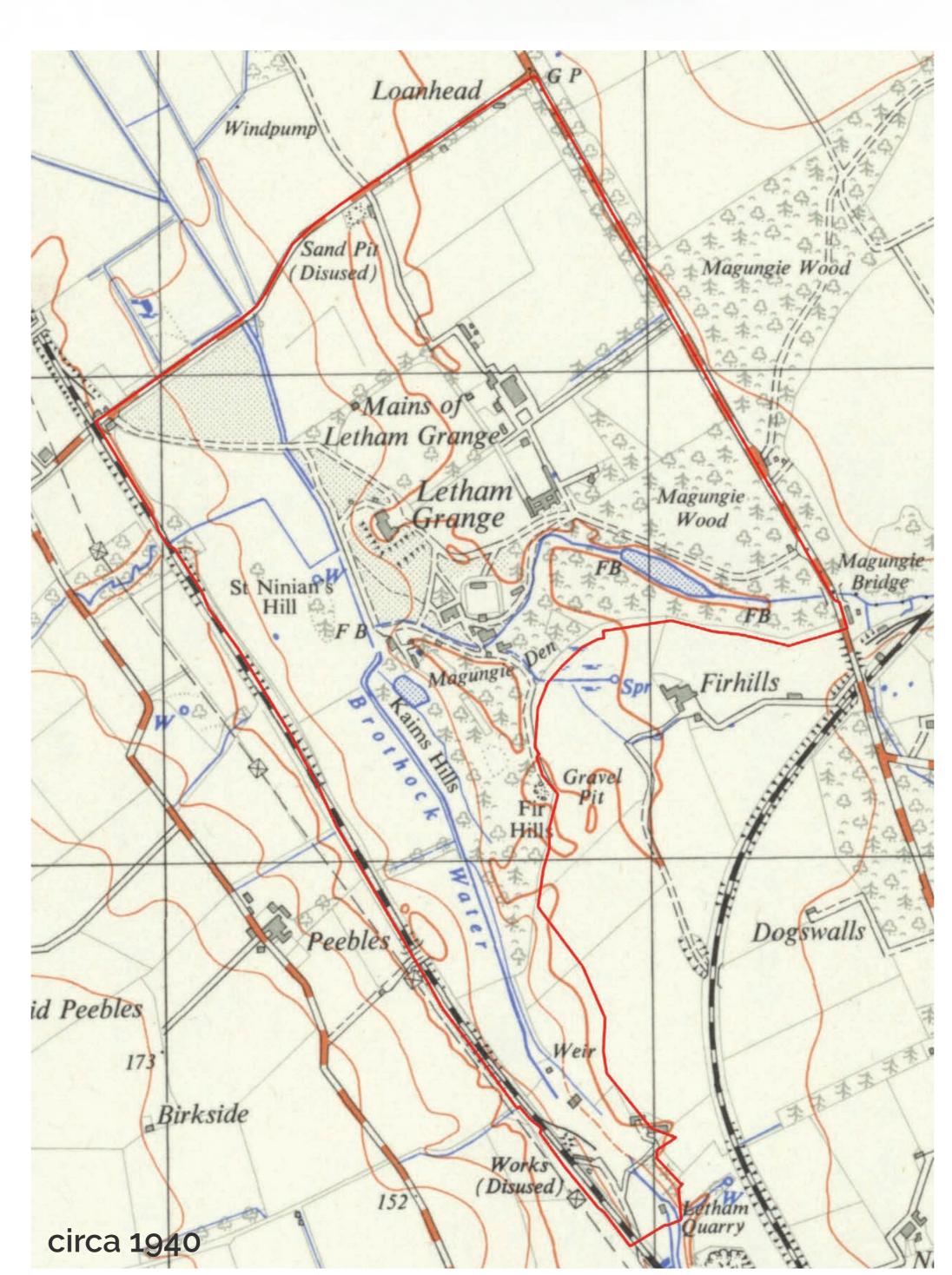


### UNDERSTANDING

EVOLUTION OF THE ESTATE



Letham Grange – a sandstone mansion designed by Archibald Simpson - constructed in 1830 and commissioned by John Hay - a former Provost of Arbroath, who had assembled the land which forms the estate. Later extensions to the main house, new greenhouses and stable block west of the walled garden circa 1888.



The estate has remained largely unaltered and intact in terms of site arrangement and historic character – however the mansion lay unoccupied for three decades following the death of last laird of Letham Grange who died in 1957.



Letham Grange operated as a country house hotel between 1987 and mid-2000s. The 'Old' golf course was constructed and opened in 1987 followed by the 'Glen' golf course in 1991. Sections of the grounds were sold off in lots and developed as private housing at around this time.

# PLANNING CONTEXT

The current planning context for Letham Grange is identified in the Settlement Statement of the Angus Local Development Plan 2016 (LDP). This states that: Letham Grange, a large country estate north of Arbroath, was developed over a number of years as a major recreational and residential area comprising an hotel and leisure complex, two golf courses and sites for 140 houses located in dispersed groups throughout the estate. This development has been completed with the exception of 2 units as identified within the Angus Housing Land Audit 2014.

# DEVELOPMENT STRATEGY

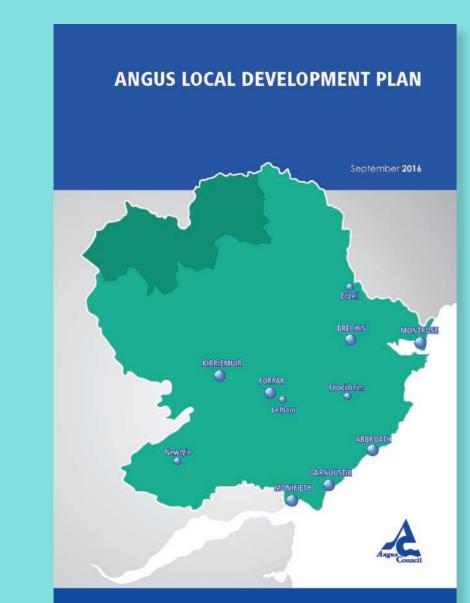
The development strategy for Angus is set out in the introduction to the ALDP, for

Letham Grange this means: • Supporting proposals which would provide for the long-term viability of the tourism

- and recreation facilities;
- Protecting and enhancing existing residential amenity and environmental quality of the area;
- Supporting proposals to reuse the Listed buildings and associated buildings; and additional housing development only being considered where it is required to crosssubsidise tourism and recreation development.

# SPORT AND RECREATION

The golf courses contribute to the recreation and tourism resource of Angus. Proposals that support or enhance the recreational potential of Letham Grange will be supported where they are compatible with existing uses and do not adversely impact on the amenity and environment of the area.



The LDP contains the following specific proposal for Letham Grange.

# LG1: Letham Grange

Proposals which enhance or expand the tourism and recreation potential of the Letham Grange complex will be supported where:

- they are compatible with the existing land uses/activities and are not detrimental to the area's unique environment;
- they are compatible with the protection of the amenity of existing residential areas; they support the restoration of Listed Buildings and their setting;
- any reduction of the existing golf course provision is demonstrated to be necessary and that the remaining provision is viable; and

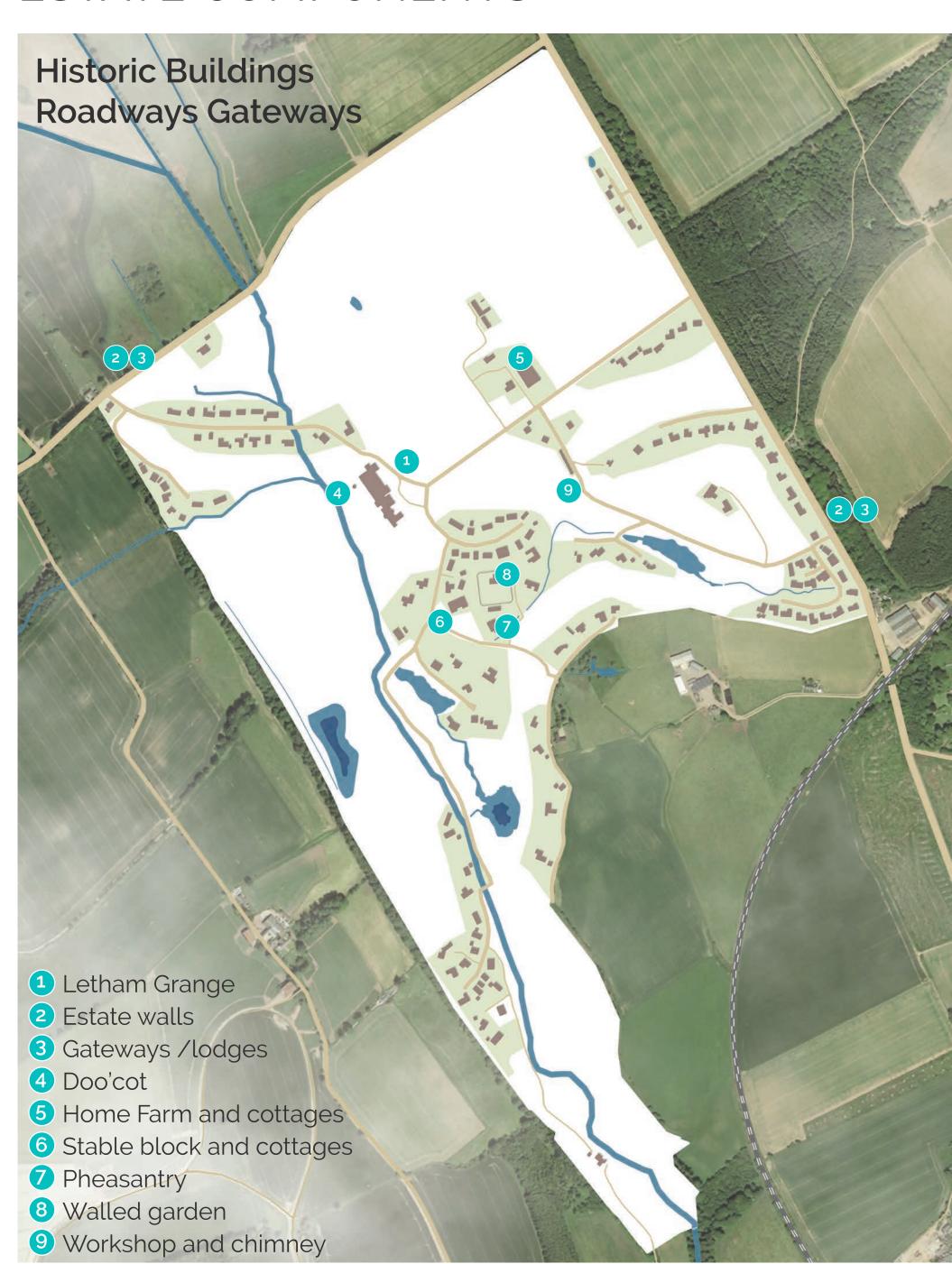
Limited housing development outwith the existing residential areas will only be considered where it is necessary to cross-subsidise development of tourism and recreation facilities within the complex.

Development proposals must be accompanied by supporting information including a Drainage Impact Assessment, Sustainable Drainage and Surface Water Management Plan, Flood Risk Assessment, Conservation Plan for the Listed Buildings and Transport Assessment as appropriate.

A TPO applies to part of the site and Tree and Bat surveys may be required to protect and enhance the biodiversity of the site and its contribution to the green network.

• links are made to the existing path/cycle network.

# ESTATE COMPONENTS



We will bring the historic buildings of Letham Grange into the heart of a sustainable new community - where appropriate to do so, breathing new uses and activities into existing but neglected structures. We will be respectful of existing residential neighbourhoods and their access roads and lanes to ensure the potential impact of any new development is minimised.



We recognise the beauty, quality and character of the existing landscape. Our design approach aims to preserve existing trees and water courses and employ this pattern of green and blue as the framework into which new development will be sensitively integrated.



A restored and enhanced Old Course will form the setting for Letham Grange Hotel and Clubhouse alongside existing the existing neighbourhoods within the estate. To preserve the sense of tranquillity within the estate we believe it important to consider carefully positioned new access points and routes to accommodate and minimise the impact of any new development.