

ANGUS LOCAL DEVELOPMENT PLAN

ACTION PROGRAMME

December 2016

List of abbreviations and Acronyms

AC	Angus Council
AC cl	Angus Council: Children and Learning
AC cp	Angus Council: Community Planning
AC ed	Angus Council: Economic Development
AC edp	Angus Council: Environment and Development Plan Team
AC hs	Angus Council: Housing Service
AC ps	Angus Council: Planning Service
AC pbs	Angus Council: Parks and Burials Service
ALDP	Angus Local Development Plan
CHMA	Centre for Housing Market Analysis
DCC	Dundee City Council
FC	Fife Council
HNDA	Housing Need and Demand Assessment
HS	Historic Scotland
LHS	Local Housing Strategy
LTS	Local Transport Strategy
NPF	National Planning Framework
PAN	Planning Advice Note
PKC	Perth and Kinross Council
RTS	Regional Transport Strategy
SDP	Strategic Development Plan
SDPA	Strategic Development Planning Authority
SEPA	Scottish Environmental Protection Agency
SEStran	South East of Scotland Transport Partnership
SNH	Scottish Natural Heritage
STPR	Strategic Transport Projects Review
Tactran	Tayside and Central Scotland Transport Partnership

Contents

Contents	3
1. Introduction	4
2. National / Strategic Actions	5
3. The Policy Framework	7
4. Delivering Development: Settlement Strategy Actions.....	14
Main Settlements	14
ARBROATH	14
BRECHIN	18
CARNOUSTIE & BARRY	20
FORFAR.....	23
KIRRIEMUIR.....	26
MONIFIETH.....	28
MONTROSE & HILLSIDE.....	29
Rural Service Centres	32
EDZELL.....	32
FRIOCKHEIM.....	33
GLAMIS.....	34
LETHAM.....	35
NEWTYLE.....	36

1. Introduction

This Action Programme, required by Section 21 of the Planning etc (Scotland) Act 2006, sets out how the Angus Council intends to implement the Angus Local Development Plan (ALDP).

The Action Programme, in accordance with legal requirements:

- Lists the actions required to deliver each of the Proposed ALDP policies, proposals and land allocations;
- Identifies who (organisation or person and partners) is to carry out each action; and
- Indicates the broad timescale to implement each action.

Actions and infrastructure needed to deliver the policies and proposals in the Local Development Plan, and to overcome known constraints are identified through the action programme to give confidence to key stakeholders, developers and funders.

Whilst not all actions have detailed programmes or committed funding, this is a working document and Angus Council will review it regularly (at least every two years from the date of adoption of the ALDP) to demonstrate the progress made by the Council and its partners in delivery and implementation.

The Action Programme has been prepared in consultation with and with input from relevant departments within Angus Council, key stakeholders, the Scottish Government and other organisations / individuals named in the document.

The Action Programme makes reference to a range of Supplementary Guidance. These documents are intended to be "statutory" Supplementary Guidance which will be prepared and consulted on in accordance with the Regulations. Where other titles are given to documents or pieces of work (for example: Development Brief, Implementation Guide, Planning Advice Note, Conservation Area Character Statement), these will provide non-statutory guidance.

2. National / Strategic Actions

ACTION	TIMING			FUNDING	PARTNERS	COMMENTS / PROGRESS
	1-5	5-10	10+			
Strategic Park and Ride/ Park and Choose facilities serving Dundee at: <ul style="list-style-type: none"> A90(T) Dundee North at Forfar Road A92 Dundee East at Monifieth 		✓		Transport Scotland, Tactran, Local Authorities, Developers	Transport Scotland, Tactran, Angus Council, Developers	Regional Transport Partnerships are to bring forward Park and Ride facilities. Detailed feasibility business case and design work being progressed by Tactran.
Action: A90(T) upgrade through or around Dundee			✓	Transport Scotland	Transport Scotland, Tactran (STPR Project 29), Angus Council, Dundee City Council, Perth & Kinross Council, TAYplan	STPR Project 29. Project highlighted in NPF3 and included within Tactran's RTS Delivery Plan 2008-2023. Transport Scotland and Tactran are seeking to progress appraisal work. This is being considered as part of the Tay Cities Deal.
Improving rail infrastructure and connectivity regionally and nationally (STPR Project 23: Aberdeen to Central Belt)			✓	Transport Scotland, Tactran, Angus Council, Dundee City Council, Perth & Kinross Council, ScotRail, Network Rail	Transport Scotland (STPR Project 23), Tactran, Dundee City Council, Perth & Kinross Council, Angus	<p>Rail service enhancements through the region are included in STPR Project 23: Aberdeen to Central Belt (Transport Scotland).</p> <p>The Tay Estuary Rail study provides further detail on the proposed</p>

					Council	<p>enhancements, identifying that interventions are technically and operationally feasible.</p> <p>Early actions include additional calls at Carnoustice and Monifieth and subsequent timetable changes.</p>
Improved road/ rail connectivity including intermodal regional rail freight facilities at Montrose	✓	✓		Angus Council, Montrose Port Authority, Transport Scotland Network Rail, Tactran, Tay Cities Deal	Angus Council, Network Rail, Transport Scotland	<p>Included in Tactran's RTS Delivery Plan 2008-2023.</p> <p>The South Montrose Consultancy Study is now complete. Proposals for road realignment being implemented. Infrastructure requirements for North Angus being considered as part of the Tay Cities deal.</p>

3. The Policy Framework

Information on the actions to support the implementation of policies within the Plan are set out in the table below.

OUTPUT	ACTIONS	PURPOSE AND LDP LINK	TIMESCALE	RESPONSIBILITY & FUNDING (if applicable)	PROGRESS & INITIAL ACTIONS
Development Boundaries Review	Undertake development boundaries review.	Policy DS1: Development Boundaries and Priorities Undertake review of development boundaries in preparation for LDP2 to review their purpose and the approach.	2017/18	<ul style="list-style-type: none"> • AC edp • AC cp • SNH • Local Communities 	Work underway to scope the detail of the development boundary review and prepare methodology.
Supplementary Guidance: Design Quality and Placemaking	Redraft and publish Supplementary Guidance	Policy DS3: Design Quality and Placemaking Provide detail on the requirements for developers and approach expected in relation to design.	By Summer 2017	<ul style="list-style-type: none"> • AC edp • AC ps • Developers 	Initial draft of SG published for consultation. Work underway to redraft with a view to further targeted consultation.
Annual Review of Infrastructure Capacity within Developer Contributions Supplementary Guidance	Ensure annual reviews of infrastructure capacity and tie in with school roll forecasts.	Policy DS5: Developer Contributions Provide up to date information on developer contribution requirements.	Annual Review in line with School Roll Forecasts Publication	<ul style="list-style-type: none"> • AC edp • AC cl 	SG adopted on 8 th December 2016. Initial review of infrastructure capacity tables in line with publication of school roll forecasts.

Gypsy/Traveller Research	UNDERWAY Joint research to undertake a Gypsy/Traveller and Travelling Showpeople Needs Assessment.	Policy TC6: Gypsies and Travellers and Travelling Showpeople	February 2017	<ul style="list-style-type: none"> • TAYplan • AC edp • FC • DCC • PKC <p>Funding: DCC, FC, PKC, AC, TAYplan</p>	Joint commission of Craigforth Research, with DCC, FC and PKC. Draft study issued November 2016 for comment.
Town Centre Healthchecks	Take forward work in relation to town centres following on from charrette and through LDP. To include: <ul style="list-style-type: none"> • Health Checks • Town Centre boundary and core retail area review • Develop town centre strategies. 	Policy TC17: Network of Centre To provide baseline data to measure changes in our town centres. To ensure that boundaries are sound and reflect the aspirations and challenges for town centres. To ensure that the land use and planning elements from the charrettes are clearly set out in deliverable action programmes and strategy.	2017 & through LDP2	<ul style="list-style-type: none"> • AC edp • AC cp • AC ed 	Town Centre charrettes undertaken in the 7 main towns in Angus. Awaiting the final 2 reports. Work will continue in 2017 with community planning colleagues to develop town centre strategies and look at reviews of the core retail area and town centre boundaries as part of the next LDP. Work underway to pull together scope, programme and methodology for town centre health checks.
Town Centre Boundary Reviews & Core Retail Area Review					
Town Centre Strategies					
Planning Advice: Green and Blue Networks	Develop planning advice for green and blue networks. During 2017.	Policy PV1: Green Networks and Green Infrastructure Provide proactive advice and identify opportunities to develop and link green and blue networks, understanding what is there already.	2017/18	<ul style="list-style-type: none"> • AC edp • AC ps • SNH • SEPA 	Initial work to look at the scope of the planning advice. Will build on the work pulled together through the open space strategy and audit. Planning advice to be developed to include blue networks. To look at the use of GIS mapping to develop this further.
Open Space Strategy	UNDERWAY Prepare Open Space Strategy and Audit	Policy PV2: Open Space within Settlements	Autumn 2017	<ul style="list-style-type: none"> • AC edp • AC pbs 	Audit of sites nearing completion. Strategy work still to be undertaken with a view for a consultation draft to be

and Audit	Target for consultation Spring 2017	To provide baseline data identifying the quality and quantity of open space within settlements and assist with future maintenance programme.			completed in February 2017.
Protected Sites, Species and Local Conservation Sites	Prepare and publish planning advice on protected sites, species and local conservation sites	Policy PV4: Sites Designated for Natural Heritage and Biodiversity Value Policy PV5: Protected Species Policy PV6: Development in the Landscape	Tbc following scoping of advice	<ul style="list-style-type: none"> • AC edp • SNH • Tayside Biodiversity Partnership 	Initial work will look at the scope of planning advice and how this fits with the Tayside LBAP.
Special Landscape Areas	UNDERWAY Identify and publish details of Special Landscape Areas	Policy PV6: Development in the Landscape	2017/18	<ul style="list-style-type: none"> • AC edp • SNH • Communities 	Work commenced in October 2016 on identification of Special Landscape Area. Project Plan completed and initial inception meeting undertaken with SNH. Develop GIS to use as part of consultation.
Planning Advice: Built and Cultural Heritage	Prepare and publish planning advice on built and cultural heritage. Look at the scope for tie in of the following 2 actions.	Policy PV8: Built and Cultural Heritage Provide proactive advice for developers about the key characteristics and qualities of these areas.	2017	<ul style="list-style-type: none"> • AC edp 	Initial work in early 2017 will review and identify the scope of the document preparing a detailed project plan.
Conservation Character Area Statements and Appraisals	Progress programme of review of conservation area boundaries including preparation of character area statements and appraisals.	Policy PV8: Built and Cultural Heritage To ensure that information is up to date and relevant, provide clear and succinct advice.	2017/18 dependent on programme	<ul style="list-style-type: none"> • AC edp 	Work underway in relation to Glamis conservation area and development of a template for key issues to consider. Initial work will develop a detailed programme to undertake the statements and whether these could form part of the planning advice
Conservation Area					

Boundaries					
Supplementary Guidance: Renewable and Low Carbon Energy Development Incorporating Spatial Framework for Wind Energy	UNDERWAY Prepare and publish SG on renewable and low carbon energy development incorporating spatial framework for wind energy.	Policy PV9: Renewable and Low Carbon Energy Development	Spring 2017	<ul style="list-style-type: none"> AC edp 	SG published for consultation on 18 th November 2016. Following consultation will be reported to Full Council in early 2017 with a view to adoption in Spring 2017.
Heat Mapping	Develop a heat map for the Angus area.	<p>Policy PV10: Heat Mapping and Decarbonised Heat</p> <p>To ensure that heat mapping can be used to identify subsequent opportunities to develop / future proof land for low carbon heat networks within Angus</p>	2017 / 2018	<ul style="list-style-type: none"> AC edp SEPA AC 	Review of existing heat map layer and Governance structure to progress this in line with the Strategic Environment and Climate Change Action Plan.
Audit of Mineral Workings and Land Bank of Aggregates	Undertake an audit of mineral workings.	Policy PV9: Minerals	2017	<ul style="list-style-type: none"> AC edp & Partners 	Review of 2010 mineral workings audit.

The following actions have been completed since the publication of the Proposed Action Programme.

ACTION	POLICY	NOTES
Supplementary Guidance: Developer Contributions	<p>Policy DS5: Developer Contributions</p> <p>Provide up to date information on developer</p>	SG adopted on 8 th December 2016.

	contribution requirements.	
Update of Implementation Guide: Affordable Housing		Update combined with SG on Developer Contributions. SG adopted on 8 th December 2016.
Supplementary Guidance: Countryside Housing	Policy TC2: Residential Development. Provide additional detail on the implementation of this policy.	SG adopted on 8 th November 2016.
Planning Advice: Householder Development	Policy TC4: Householder Development	Planning Advice published as non statutory guidance on 30 th November 2016.
Landscape Capacity Study for Renewable and Low Carbon Energy Development	Policy PV6: Development in the Landscape	Update to study completed and published in August 2016. Landscape capacity study for solar also completed in August 2016.

The following section sets out monitoring actions associated with the LDP policies and their implementation.

MONITORING FUNCTION	ACTIONS	PURPOSE AND LDP LINK	TIMESCALE	RESPONSIBILITY	PROGRESS & INITIAL ACTIONS
Overall Policy Monitoring	Monitoring of use of policies through Uniform and their application through regular liaison with Development Standards colleagues.	All policies. To review the application of the policies and assist to inform LDP2.	Ongoing	<ul style="list-style-type: none"> • AC edp • AC ps 	All policies uploaded to Uniform. Initial work underway.

SEA and HRA Implications Monitoring	Monitor the SEA implications identified against the policy requirements.	All policies and proposals. To ensure that SEA implications are being monitored.	Ongoing	<ul style="list-style-type: none"> • AC edp • SNH • SEPA • HES 	Look at use of post adoption statement to form basis of monitoring approach. Consideration as part of the state of the environment report.
Housing Land Audit	Prepare annual housing land audit. Review format of housing land audit for 2017.	Policy TC1: Housing Land Supply/Release Monitor 5 and 7 year housing land supply. Monitor windfall and small site delivery. Monitor take up of allocated land.	2016 Audit COMPLETE Annual Review	<ul style="list-style-type: none"> • AC edp • AC ps • AC hs • Developers 	COMPLETE: HLA for 2016 published in November 2016. Future HLA's to be informed by work on site delivery.
Employment Land Audit	Prepare annual employment land audit. Review format of employment land audit for 2017 to include more detail on established supply and take up statistics.	Policy TC14: Employment Allocations & Existing Employment Areas Policy TC15: Employment Development	2016 Audit COMPLETE Annual Review	<ul style="list-style-type: none"> • AC edp • AC ps • AC ed 	Future ELA's to be informed by work on site delivery.
Level, Type and Spend of Developer Contributions	Regular meetings of monitoring group to track details of developer contributions.	Policy DS5: Developer Contributions	Ongoing	<ul style="list-style-type: none"> • AC edp • AC ps • AC pbs • AC cl • AC legal 	
Affordable Housing Contribution from Qualifying Sites	Housing service to maintain database of affordable housing provision from sites.		Ongoing	<ul style="list-style-type: none"> • AC hs 	
Community Facilities and Services	Develop an audit of community facilities across Angus.	Policy TC8: Community Facilities and Services	Ongoing	<ul style="list-style-type: none"> • AC cl • Locality groups 	Some initial information on GIS. To be developed further through locality planning work.

Cemetery Provision and Investment Programme	Monitor investment programme and cemetery provision across Angus.	Policy TC9: Safeguard of Land for Cemetery Use	Ongoing	<ul style="list-style-type: none"> • AC pbs 	
Energy Efficiency: Achievement of 10% of the Projected Greenspace Gas Emissions from their use by 2016 and at Least 15% by 2018		Policy PV11: Energy Efficiency – Low and Zero Carbon Buildings	Ongoing	<ul style="list-style-type: none"> • AC edp • AC ps • AC building standards • AC ps 	
Location of Waste Management Facilities	Liaise with waste colleagues to ensure an accurate audit of waste management facilities.	Policy PV18: Waste Management Facilities	Ongoing	<ul style="list-style-type: none"> • AC waste team 	Review of waste management facilities undertaken in 2016. Future provision to be progressed in 2017.
Provision of Waste Management Facilities and Submission of Waste Management Plans		Policy PV18: Waste Management Facilities	Ongoing	<ul style="list-style-type: none"> • AC waste team • AC ps 	

4. Delivering Development: Settlement Strategy Actions

The following sections details the current identified actions relating to the delivery of development proposals in the Local Development Plan. There are some specific infrastructure requirements to support development identified within the text of Plan, such as schools or transport infrastructure. A school estate review is currently in progress and is due to report in mid 2017. Actions identified through this and implications for development will be reflected in a future action programme.

Main Settlements

ARBROATH

LDP REF NO / SITE NAME	CURRENT STATUS	ACTIONS	RESPONSIBILITY	TIMESCALE
HOUSING – NEW ALLOCATIONS				
A1: Crudie Acres, East Muirlands Road	Planning Application 16/00354/FULM. Approved 07/11/2016. Includes the provision of 25% affordable housing.	Continue to monitor to ensure prompt issue of s75 agreement and ensure indicative construction programme is on schedule. Ongoing liaison with developer.	Developer: Persimmon Homes & Affordable Housing Partner AC edp	Ongoing
A2: Crudie Farm, Arbirlot Road West (Phase 1)	Site programmed for the second phase of the plan. Informal initial meeting held with the agent.	AC edp will meet regularly with the agent for updates on site progress.	Developer AC edp	Quarterly
		Development Brief: Review scope and requirements.	AC edp	End 2017

A3: Wardmill/Dens Road	Central area of the town mixed use, emerging investment primarily for housing but still active business interests. Area prone to flooding. Possible contamination	Continued review of the site options as part of Aspire Arbroath. AC edp to ensure continued ongoing liaison with the Landowner.	Developer AC edp AC cp	Ongoing
A4: The Elms, Cairnie Street	Historic application for conversion and new build only partially implemented. A listed Arts & crafts house. Water damaged and vandalised. TPO. Occasional interest for conversion but to date not materialised. Restricted space for car parking etc.	AC edp will maintain watching brief over the A listed building and continue to ensure communication with the landowner.	Landowner AC edp	Ongoing
A5: Little Cairnie Hospital	Cleared site of former nurses' home to rear of Little Cairnie Hospital. Vacated and declared surplus 2016. Site clearance costs, possible contamination. Informal discussions with NHS. No known developer interested.	AC edp will continue to liaise with the landowner on a regular basis regarding proposals to take forward.	Landowner: NHS Tayside	Ongoing
A6: Former Bleachworks, Elliot	Previous consents lapsed and supersede by increasing flood awareness. Significant floor risk and Flood Risk Assessment required to identify development area and use restrictions.	AC edp will continue to liaise with the landowner on a regular basis regarding proposals to take forward.	Landowner AC edp SEPA	Ongoing
A7: Former Seaforth Hotel	Flats and hotel use planning application and appeal refused.	AC edp will continue to liaise with the landowner on a regular basis regarding proposals to take forward.	Landowner AC edp	Ongoing
		Development Brief: Review of existing SG Seaforth Hotel to prepare development brief.	AC edp	End 2017
A8: Former Ladyloan Primary School	Former primary school sold on by the Council. Currently informal uses as gym etc	AC edp will continue to liaise with the landowner on a regular basis regarding future proposals.	Landowner AC edp AC cp	Ongoing
A9: Helen Street Goods Yard	Former sidings identified for retention to permit future freight re-use	AC edp will continue to liaise with the landowner on a regular basis	Landowner AC edp	Ongoing

	Network Rail no longer interested in sidings but still a possible future opportunity.	regarding future proposals.	AC cp	
A11: Domestic Scale Fish Processing	To accommodate traditional fish smoking business. Tourist attraction			
A12: Improvement of Tourist Linkages and Facilities	Facilitate and draw attention to visitor signage – being progressed through charrette outcome.	To be picked up through the charrette outcomes and Aspire Arbroath group.	AC edp AC cp AC economic development	End 2017
A13: Western Cemetery Extension	No current proposals to bring forward.	Ongoing liaison with AC pbs in relation to capital programme and requirements.	AC pbs	
		Flood risk assessment and ground investigation works required to assess impacts on groundwater.	AC pbs SEPA	When proposal comes forward.
A15: Arbroath (Brothock Water) Flood Protection Scheme	Public consultation May 2016. Scheme details - http://www.angus.gov.uk/arbroathfloodscheme To accommodate flood protection works required by the Arbroath(Brothock Water) Flood Protection Scheme over the life of the ALDP.		AC roads service	
HOUSING – EXISTING SITES				
A(a): Montrose Road	UNDER CONSTRUCTION Planning permission. 09/00836/FUL	Ongoing monitoring of build programme through HLA.	Developer: Stewart Milne Homes	Annual
A(b): Springfield Terrace, Abbeybank House	Planning permission 16/00161/FULL approved 30/06/16 for 9 houses.	AC edp will liaise with the developer in relation to programme for site start.	Developer: McNulty Homes	Ongoing
A(c): Clifftown	SITE COMPLETE			
A(d): Ernest Street/Palmer Street	Ernest Street (08/01020/FUL) submitted 2008, S75 agreed 02/13	AC edp will liaise with the developer in relation to	Landowner/Developer	Ongoing

		programme for site start.		
A(e): Cairnie Loan, The Cairnie	SITE COMPLETE			
A(f): Viewfield Hotel	14/00282/FULL – S75 signed 02/16.	AC edp will liaise with the developer in relation to programme for site start.	Landowner/Developer	Ongoing
A(g): Alexandra Place, Arbroath Lads Club	SITE COMPLETE			
A(h) Roy's Auto, 32-38 Dishlandtown St	09/00798/FUL approved 05/12	AC edp will liaise with the developer in relation to programme for site start.	Landowner/Developer	Ongoing
A(i): Noran Avenue 15-29	SITE COMPLETE			
A(j): Bank Street, Inverpark Hotel	08/01087/FUL approved 08/12. Indications of intent to start Application to allow extension approved.	AC edp will liaise with the developer in relation to programme for site start.	Landowner/Developer	Ongoing
A(k): Wardmill Road/Andrew Welsh Way	12/00093/PPPM approved Nov 2013.	AC edp will liaise with the developer in relation to programme for site start.	Landowner/Developer	Ongoing
A(l): Baltic Mill, Dens Road1	10/00188/FULL S75 agreed 04/04/14. Baltic Mill conversion (23) & new build flats(16). 14/00390/FULL approved 07/08/14. Proposed Change of Use of Upper Storey of Disused Mill Manager's House to Mixed Community Use Within Use Class 10 and Business Use	AC edp will liaise with the developer in relation to programme for site start.	Landowner/Developer	Ongoing

BRECHIN

LDP REF NO / SITE NAME	CURRENT STATUS	ACTIONS	RESPONSIBILITY	TIMESCALE
HOUSING – NEW ALLOCATIONS				
B1: Dubton Farm (north)	Detailed planning permission in 2014 for initial phase of 99 houses (including 25 affordable housing units) on northern portion of the site.		Developer: Scotia Homes	Ongoing
	Flow and load survey to be undertaken at WWTW to provide more detailed information on connection capacity.	Completion of flow and load survey on WWTW.	Scottish Water	End Jan 2017
B1: Dubton Farm (south)		Requires detailed planning permission and submission of a Pre-Application Consultation (PAC) and Pre Application Notice (PAN) – to be submitted minimum 12 weeks in advance of submission of Planning Application.	Developer: A&J Stephen	
OPPORTUNITY SITES				
B2: Andover School, Nursery Lane	Planning permission granted in 2015/2016 for 21 residential units (including 3 affordable units)	AC edp will continue to liaise with the landowner/developer on a regular basis regarding proposals to take forward.	Landowner/Developer	Ongoing
B3: Scott Street Goods Yard	Planning permission granted in 2014 for alterations and extension to potato storage building on part of the site which was completed November 2015. No progress in relation to remainder of site	AC edp will continue to liaise with the landowner/developer on a regular basis regarding proposals to take forward.	Developer: J Logan Milne & DM Carnegie	Ongoing
B4: Former Gas Works, Wlchden Road	No Progress Pre application enquiry for housing	AC edp will continue to liaise with the landowner/developer on a	Landowner/Developer	Ongoing

		regular basis regarding proposals to take forward.		
B5: Maisondieu Church, Witchden Road	Recent planning application submitted for conversion of the church into 7No 2 bed flats (16/00850/FULL).	AC edp will continue to liaise with the landowner/developer on a regular basis regarding proposals to take forward.	Landowner/Developer	Ongoing
B6: Brechin West	Initial meetings with landowner indicate willingness to work in partnership to bring forward development at Brechin West	Preparation of development brief. Initial work in developing the scope for the brief.	Landowner: Dalhousie Estates AC edp	Mid 2017
HOUSING – EXISTING SITES				
B(a): Bearehill/Rosehill	UNDER CONSTRUCTION	Continued monitoring and liaison in relation to build programme.	Developer: A&J Stephen	
B(b): St Andrew Street, Townhead Nursery	SITE COMPLETE			
B(c): 59 Clerk Street	No progress - Planning permission for 9 flats and 2 office units now expired. Lack of housebuilder/developer involvement	AC edp will continue to liaise with the landowner on a regular basis regarding proposals to take forward.	Landowner/Developer AC edp	Ongoing
B(d): Park Road	No progress to date. Planning permission expires Jan 2019. Planning conditions still to be discharged, building warrant required to demolish buildings on site	AC edp will continue to liaise with the landowner on a regular basis regarding proposals to take forward.	Developer: Carberry Devs / Westwater AC edp	Ongoing

CARNOUSTIE & BARRY

LDP REF NO / SITE NAME	CURRENT STATUS	ACTIONS	RESPONSIBILITY	TIMESCALE
HOUSING – NEW ALLOCATIONS				
C1: Land at Pitskelly	Planning permission (14/00573/PPPM) granted in February 2015.	Issue of decision notice.	AC ps	End 2016
		Ongoing liaison with developer in relation to build programme and MSC applications.	AC ps AC edp Developer: DJ Laing	Ongoing
OPPORTUNITY SITES				
C2: Woodside/Pitskelly	No progress to date	AC edp will continue to liaise with the landowner on a regular basis regarding proposals to take forward.	Landowner/Developer AC edp	Ongoing
C3: Barry Road	No progress to date	AC edp will continue to liaise with the landowner on a regular basis regarding proposals to take forward.	Landowner/Developer AC edp	Ongoing
C4: Greenlaw Hill	Planning permission refused in June 2016 for erection of 46 units. Subsequent appeal to Ministers dismissed in November 2016.	AC edp to liaise with developer in relation to options to progress the site.	AC edp Developer: Persimmon Homes	Ongoing
C5: Panmure Industrial Estate	No progress to date.	AC edp will continue to liaise with the landowner on a regular basis regarding proposals to take forward.	Landowner/Developer AC edp	Ongoing
C6: Working – Land at Carlogie	No progress to date.	AC edp will continue to liaise with the landowner on a regular basis regarding proposals to take forward.	Landowner/Developer AC edp	Ongoing

C7: Working – Land at Pitskelly	No progress to date.	AC edp will continue to liaise with the landowner on a regular basis regarding proposals to take forward.	Landowner/Developer AC edp	Ongoing
C10: Sports Ground, Shanwell Road	Planning permission (major) was approved, subject to conditions, for the creation of two full sized pitches with associated drainage, including car parking, landscaping, boundary fencing and future provision of changing room containers on the 5 th June 2015 (Our Ref: 15/00117/FULM).	AC edp will continue to liaise with the landowner on a regular basis regarding proposals to take forward.	Landowner/Developer: Angus Council AC edp	Ongoing
EXISTING SITES				
C(a): Victoria Street, Former Mallings	UNDER CONSTRUCTION Phase 2 of this development has just recently begun. Planning permission was approved on 03/09/2015 for the erection of 24 units (10/00309/FULL). A planning application (16/00660/FULL) for phase 3 of 41 units was submitted in August 2016.	Continued monitoring and liaison in relation to build programme.	Developer: DJ Laing Homes	Ongoing
C(b): Burnside Street 2	Previous consent expired July 2016.	AC edp will continue to liaise with the landowner on a regular basis regarding proposals to take forward.	Landowner/Developer AC edp	Ongoing
C(c): High Street 108	SITE COMPLETE			
C(d): Balmachie Road	Planning permission was approved on 04/03/2016 for the development of 5 units.	AC edp will liaise with the developer regarding timescale for site start.	Landowner/Developer AC edp	Ongoing
C(e): West Path, Camus House	SITE COMPLETE			

C(f): North Brown Street 2 Unit 1	SITE COMPLETE
C(g): Former Manse, Barry	SITE COMPLETE

FORFAR

LDP REF NO / SITE NAME	CURRENT STATUS	ACTIONS	RESPONSIBILITY	TIMESCALE
HOUSING – NEW ALLOCATIONS				
F2: Gowanbank	No progress on completing the s.75 Agreement since February 2016. Possible land ownership issues. Site has detailed planning permission for 63 units.			
F3: Turfbeg	Planning permission in Principle for the site was approved on 23 September 2015.	Submission of MSC applications,	Developer: Guild Homes	2017
F4: Westfield	Second phase LDP site.	Continued liaison with developer in relation to future proposals and timescales to progress the site.	Developer: Muir Homes & Scotia Homes AC edp	Ongoing
		Assessment of the impact of development on the A90 junctions and agreement of mitigation measures.	Developer in consultation with AC & Transport Scotland	Early stage in progressing proposals.
		Preparation of a Masterplan	Developer	2018/2019
OPPORTUNITY SITES				
F5: South Street	No progress to date	AC edp will continue to liaise with the landowner on a regular basis regarding proposals to take forward.	Landowner/Developer AC edp	Ongoing
F6: Former Chapelpark School	UNDER CONSTRUCTION	Ongoing monitoring of build programme through HLA.	Developer: Angus Council AC edp	Annual
F7: Former Music Centre, Prior Road	Site is currently in use as offices by Angus Council.			

F8: Forfar Swimming Pool	Site is currently still in use as a swimming pool. Facility will close following completion and opening of the Forfar Community Campus – anticipated early 2017.	Liaison with AC property services in relation to future proposals for the site.	AC edp	Early 2017
F9: Working – Orchardbank	Permission in principle (03/01306/OUT). Site servicing undertaken by Angus Council.	Update of development brief.	AC edp in conjunction with AC ed.	Mid 2017
		Continued marketing of the site.	AC ed	Ongoing
F10: Working – Carseview Road		AC edp will continue to liaise with the landowner and AC ed on a regular basis regarding possible take up of employment land.	Landowner/Developer AC edp	Ongoing
EXISTING SITES				
F(a): Turfbeg Farm	UNDER CONSTRUCTION 3 units remaining.	Ongoing monitoring of build programme through HLA.	Developer: Elite Homes AC edp	Annual
F(b): New Road	Site for 16 units was granted planning permission as part of the retail development (Asda). Likely to be developed by a Housing Associated for affordable housing.	AC edp will continue to liaise with the landowner on a regular basis regarding proposals to take forward.	Landowner/Developer AC edp	Ongoing
F(c): Wester Restenneth	UNDER CONSTRUCTION 7 units remaining.	Ongoing monitoring of build programme through HLA.	Developer: Guild Homes AC edp	Annual
F(d): Dundee Road	Previous consent for permission in principle expired August 2016. Landowner looking at options for a developer to bring forward new proposals for the site.	AC edp will continue to liaise with the landowner on a regular basis regarding proposals to take forward.	Landowner: Guide Dogs for the Blind AC edp	Ongoing
F(e): Slatefield Rise (Phase 2)	UNDER CONSTRUCTION Development has commenced on the site and plots are being marketed and sold individually, therefore there will not be a single developer involved in bringing the site forward.	Ongoing monitoring of build programme through HLA.	Developer: Individual Plots AC edp	Annual

F(f): Queen Street Pavilion	<p>Planning permission granted on 5 April 2012 extending until 5 April 2017.</p> <p>Site is being marketed by Graham + Sibbald.</p>	AC edp will liaise with the landowner in relation to marketing of the site.	Landowner AC edp	Ongoing
F(g): Roberts Street	<p>Planning permission in Principle granted on 19 December 2013 extending until 19 December 2016.</p> <p>Site is being marketed by Wardhaugh.</p>	AC edp will liaise with the landowner in relation to marketing of the site.	Landowner AC edp	Ongoing

KIRRIEMUIR

LDP REF NO / SITE NAME	CURRENT STATUS	ACTIONS	RESPONSIBILITY	TIMESCALE
HOUSING – NEW ALLOCATIONS				
K1: Land South of Beechwood Place		AC edp to liaise with landowner in relation to build programme or marketing of the site and timescales.	Landowner: Delson Contracts AC edp	End 2017
OPPORTUNITY SITES				
K2: Gairie Works	Planning permission for Class 1 retail development approved following an appeal to Scottish Ministers in November 2010. This planning consent has now lapsed. Site discussed as part of Kirriemuir charrette.	AC edp to liaise with landowner in relation to proposals and timescales to bring forward the site.	Landowner AC edp	Ongoing
		Review scope of requirements for preparation of a development brief for the site.	AC edp	Mid 2017
		Options to look at the site as part of charrette outcomes.	AC cp	Ongoing
K3: Land at Cortachy Road	Site is currently in business use.			
K4: Retail – Land at Pathhead	Planning consent for supermarket (11/00150/PPPM) granted June 2013. Further application to extend the time on the original permission (16/00452/PPPM refers) granted 5 October 2016.	AC edp to liaise with landowner in relation to timescale for site start or progress in relation to identifying an operator.	Landowner: Guild Homes AC edp	Ongoing
EXISTING SITES				
K(a): Westfield/Lindsay Street/Sunnyside	UNDER CONSTRUCTION 1 unit remains from original planning permission.	Ongoing monitoring of build programme through HLA.	Developer: J&J Learmonth AC edp	Annual

K(b): Sunnyside	Planning consent for 35 units.	AC edp to liaise with landowner in relation to timescale for site start.	Developer: J&J Learmonth AC edp	Ongoing
K(c): Hillhead	SITE COMPLETE			
K(d): Platten, Brechin Road	SITE COMPLETE			
K(e): 19 Glengate Hall, Glengate	SITE COMPLETE			
K(f): Pathhead Nursery, Forfar Road	SITE COMPLETE			
K(g): Former Workshop & Yard, Cortachy Road	UNDER CONSTRUCTION 9 units remain from original consent.	Ongoing monitoring of build programme through HLA.	Developer: Guild Homes AC edp	Annual

MONIFIETH

LDP REF NO / SITE NAME	CURRENT STATUS	ACTIONS	RESPONSIBILITY	TIMESCALE
HOUSING – NEW ALLOCATIONS				
Mf1: Ashludie Hospital	UNDER CONSTRUCTION	Ongoing monitoring of build programme through HLA.	Developer: Miller Developments AC edp	Annual
Mf2: Land west of Victoria Street	Planning consent for permission in principle granted Sept 2015. Application for MSC current pending (15/00912/MSCM).		Developer: Taylor Wimpey	
OPPORTUNITY SITES				
Mf3: Former Monifieth Health Centre, Victoria Street	Planning permission for 2 units granted in October 2015 (15/00159/FULL) . No construction to date.	AC edp to liaise with landowner in relation to timescale for site start.	Developer/Landowner AC edp	Ongoing
Mf4: Former Petrol Filling Station, High Street	SITE COMPLETE			
EXISTING SITES				
Mf(a): Milton Mill	UNDER CONSTRUCTION 41 units and the shop have already been constructed. Following a period of inactivity within the site, it is currently under construction again.	Ongoing monitoring of build programme through HLA.	Developer: H&H Properties AC edp	Annual
Mf(b): Former Nursery, Victoria Street	Planning permission granted for 5 units in December 2016 (13/00819/FULL).	AC edp to liaise with landowner in relation to timescale for site start.	Developer/Landowner AC edp	Ongoing

MONTROSE & HILLSIDE

LDP REF NO / SITE NAME	CURRENT STATUS	ACTIONS	RESPONSIBILITY	TIMESCALE
HOUSING – NEW ALLOCATIONS				
M1: Brechin Road	No Progress- Outline Planning Permission expired March 2016	AC edp to contact developer/landowner for details of timescale and proposals to bring forward development of the site.	Landowner/Developer AC edp	Early 2017
		Scope requirements to update the previous development brief.	AC edp	Early 2017
M2: Rosemount Road, Hillside	No pre-application enquiries received to date. Possible requirement for school extension.	AC edp to contact landowner for details of timescale and proposals to bring forward development of the site.	Landowner: Angus Council AC edp	Early 2017
M3: Mixed Use – Sunnyside Hospital	Initial meetings with AC officers and developer to discuss key steps for development delivery and timescales including planning application and supporting information. Large complex site (approx. 27 Ha) with a number of large listed buildings previously used as mental health institution.	Submission of planning application.	Developer: Sunnyside Estates	Early 2017
		Update to development brief.	AC edp	Jan 2017
		Preparation of Conservation Statement	Developer in consultation with HES AC edp	Jan 2017
		Preparation of Transport Assessment	Developer in consultation with Transport Scotland & AC roads	Early 2017
		Consideration of Education requirements for primary school provision and any possible mitigation as part of school estates review. Linked to options under M2.	AC ecs	Summer 2017

OPPORTUNITY SITES				
M4: Chapel Works Mill, Marine Avenue	Planning permission granted in May 2016 for hotel development (60 room) including retention of façade.	AC edp to liaise with landowner on timescale for site start.	Landowner/Developer AC edp	Ongoing
M5: Former Swimming Pool, the Mall	Planning permission granted December 2015 for demolition of swimming pool subject to planning permission granted for new development (no further progress to date).	AC edp to contact developer/landowner for details of timescale and proposals to bring forward development of the site.	Landowner/Developer AC edp	Ongoing
M6: Working – Montrose Port	Montrose Port Authority continues to invest in the upgrading of quayside storage facilities. Recent investments include the completion of two deep water berths to allow for larger vessels and large cargoes to be handled.	Ongoing liaison with AC ed in relation to Port activities and South Montrose masterplan implementation.	Developer AC ed	Ongoing
M7: Working - Montrose Airfield	Planning for permission in principle granted 29 July 2016. Site currently being marketed.	Progress with submission of MSC applications.	Landowner: John Lawrie Group	Early 2017
M8: Working – North of Forties Road	No progress in relation to submission of planning application, site servicing/delivery etc	Feasibility study of additional employment land provision. Update on timescales and progress from AC ed required.	AC ed	Mid 2017
		Scope requirements of development brief informed by feasibility study.	AC edp in conjunction AC ed	End 2017
		AC edp to contact developer/landowner for details of timescale and proposals to bring forward development of the site.	Landowner/Developer AC edp	Ongoing
M9: Working – Lochside	Planning permission granted September 2011 for Class 1 retail development. Some works	AC edp to contact	Landowner/Developer	Ongoing

Distillery, Brechin Road	undertaken in June 2014 (ground excavation to accommodate foundations of supermarket)	developer/landowner for details of timescale and proposals to bring forward development of the site.	AC edp	
EXISTING SITES				
M(a): Brechin Road (Phase 1)	SITE COMPLETE			
M(b): Hill Place	UNDER CONSTRUCTION 10 units remaining to be constructed.	Ongoing monitoring of build programme through HLA.	Developer: Pert Bruce Construction	Annual
M(c): Croft Road	SITE COMPLETE			
M(d): Wishart Gardens	UNDER CONSTRUCTION 8 units remaining	AC edp to contact developer for update for timescale for development of the site and any issues arising.	Developer: Northesk Dev Co AC edp	Ongoing
M(e): Lower Hall Street	No progress - Planning Permission expired 2015	AC edp to contact developer/landowner for details of timescale and proposals to bring forward development of the site.	Landowner/Developer AC edp	Ongoing
M(f): Bridge Street	No progress - Planning Permission expired 2015	AC edp to contact developer/landowner for details of timescale and proposals to bring forward development of the site.	Landowner/Developer AC edp	Ongoing
M(g): Waldron Road	No progress – renewal of Planning Permission in Principle approved August 2014	AC edp to contact developer/landowner for details of timescale and proposals to bring forward development of the site.	Developer: C&D Batchelor AC edp	Ongoing
M(h): Broomfield Road	UNDER CONSTRUCTION 3 units remaining	Ongoing monitoring of build programme through HLA.	Developer: B&K Properties AC edp	Annual

Rural Service Centres

EDZELL

LDP REF NO / SITE NAME	CURRENT STATUS	ACTIONS	RESPONSIBILITY	TIMESCALE
HOUSING – NEW ALLOCATIONS				
E1: East of Duriehill Road	Initial discussions with developer regarding timescales for bringing forward application for the site.	Scoping requirements and preparation of development brief (if required).	AC edp	Early 2017
		Odour impact assessment required to inform site layout.	Developer in conjunction with AC environmental health	Early 2017
OPPORTUNITY SITES				
E2: Former Mart, Lethnot Road	Previous planning permission for visitor centre granted April 2010 now expired. No further progress to date	AC edp to contact developer/landowner for details of timescale and proposals to bring forward development of the site.	Developer/Landowner AC edp	Ongoing
EXISTING SITES				
E(a): East Mains Farm	Planning permission granted June 2016 for amended house designs/layout. Ongoing discussions regarding design, ground levels	AC edp to contact developer for details of timescales for site start.	Developer: DLB Scotland Ltd AC edp	Ongoing

FRIOCKHEIM

LDP REF NO / SITE NAME	CURRENT STATUS	ACTIONS	RESPONSIBILITY	TIMESCALE
HOUSING – NEW ALLOCATIONS				
FK1: South of Gardyne Street	<p>UNDER CONSTRUCTION Development Brief finalised and approved 09/09.</p> <p>Outline Planning Application 11/00002/PPPM approved 28/03/11. 14/00825/MSCM Matters Specified in Conditions for Erection of 80 Dwellinghouses & Garages</p>	Monitor of build programme through annual HLA.	Developer: Guild Homes AC edp	Annual
Fk2: Former Primary School, Eastgate	<p>Community hub has received significant grant funding recently (Lottery and Leader) to support this community asset transfer.</p> <p>15/00198/FULL approved 01/09/15 – community hub and associated works.</p> <p>14/01049/FULL approved 15/04/15– 3 houses and access Building works started.</p>			

GLAMIS

LDP REF NO / SITE NAME	CURRENT STATUS	ACTIONS	RESPONSIBILITY	TIMESCALE
OPPORTUNITY SITES				
G1: Dundee Road East	No progress to date.	AC edp to contact developer/landowner for details of timescale and proposals to bring forward development of the site.	Developer/Landowner AC edp	Ongoing

LETHAM

LDP REF NO / SITE NAME	CURRENT STATUS	ACTIONS	RESPONSIBILITY	TIMESCALE
HOUSING – NEW ALLOCATIONS				
L2: Jubilee Park	Development Brief finalised for the site in 2012. Discussions underway in relation to delivery of the site.	AC edp to contact developer/landowner for details of timescale and proposals to bring forward development of the site.	Developer/Landowner AC edp	Ongoing
		Scope requirements for update of previous development brief.	AC edp	Early 2017
L3: Land Between Blairs Road and Dundee Street	Initial engagement from the landowner in relation to delivery of the site.	AC edp to contact developer/landowner for details of timescale and proposals to bring forward development of the site.	Developer/Landowner AC edp	Ongoing
		Scoping requirements and preparation of development brief.	AC edp	Early 2017
OPPORTUNITY SITES				
L4: Working – Land at Dundee Street	No progress to date.	AC edp to contact developer/landowner for details of timescale and proposals to bring forward development of the site.	Developer/Landowner AC edp	Ongoing
EXISTING SITES				
L(a): 16 Guthrie Street	UNDER CONSTRUCTION 1 unit remaining	Monitor of build programme through annual HLA.	Developer AC edp	Annual
L(b): East Hemming Street	UNDER CONSTRUCTION 4 units remaining	Monitor of build programme through annual HLA.	Developer AC edp	Annual

NEWTYPE

LDP REF NO / SITE NAME	CURRENT STATUS	ACTIONS	RESPONSIBILITY	TIMESCALE
HOUSING – NEW ALLOCATIONS				
N1: Land North of Coupar Angus Road	No progress to date.	AC edp to contact developer/landowner for details of timescale and proposals to bring forward development of the site.	Developer/Landowner AC edp	Ongoing
		Scoping requirements and preparation of development brief (if required).	AC edp	Early 2017
N2: Land North of Eassie Road	No progress to date.	AC edp to contact developer/landowner for details of timescale and proposals to bring forward development of the site.	Developer/Landowner AC edp	Ongoing
		Scoping requirements and preparation of development brief (if required).	AC edp	Early 2017