

ANGUS LOCAL DEVELOPMENT PLAN

Action Programme

2020 Update

December 2020



Abbreviations and Acronyms

AC	Angus Council
AC a	Angus Council Assets
AC bs	Angus Council Building Standards
AC cl	Angus Council: Children and Learning
AC ct	Angus Council: Communities Team
AC dp	Angus Council: Development Plan
AC ed	Angus Council: Economic Development
AC hs	Angus Council: Housing
AC pbs	Angus Council: Parks and Burials
AC ps	Angus Council: Planning
AC rs	Angus Council: Roads
ALDP	Angus Local Development Plan
CHMA	Centre for Housing Market Analysis
C	Communities
DCC	Dundee City Council
FC	Fife Council
HNDA	Housing Need and Demand Assessment
HES	Historic Environment Scotland
LDP	Local Development Plan
LHS	Local Housing Strategy
LP	Locality Partnerships
LTS	Local Transport Strategy
NPF	National Planning Framework
NS	NatureScot (formerly SNH)
PAN	Planning Advice Note
PKC	Perth and Kinross Council
RTS	Regional Transport Strategy
RSL	Registered Social Landlord
SDP	Strategic Development Plan
SDPA	Strategic Development Planning Authority
SEPA	Scottish Environment Protection Agency
SEStran	South East of Scotland Transport Partnership
STPR	Strategic Transport Projects Review
Tactran	Tayside and Central Scotland Transport Partnership

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1. Introduction

In 2016 an Action Programme was prepared to support delivery of the Angus Local Development Plan (ALDP) as required by Section 21 of the Town and Country Planning (Scotland) Act 1997 (as amended).

The Action Programme:

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

Actions and infrastructure needed to deliver the policies and proposals in the Local Development Plan (LDP) and to overcome known constraints are identified 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, in line with the Act, Angus Council are required to review and republish it regularly (at least every two years from the date of adoption of the LDP) to demonstrate the progress made by the Council and its partners in delivery and implementation.

This 2020 update provides a snapshot overview of the policy development work and development activity since the previous Action Programme update in December 2018. It is complemented by a [development delivery action programme](#) on an interactive map base to reflect the most recent site updates, following liaison with landowners and/or developers.

Since the 2018 Update:

- 4 sites have been completed, 12 mainly housing development sites are now under construction, and a couple of other allocated sites have moved to planning application stage.
- Employment allocations in Montrose, Kirriemuir, and Forfar have seen new planning applications with some developments now under construction.
- The Places for Everyone proposals in Arbroath have moved to the design and delivery stage.
- 6 policy work areas have been progressed further, with others to be reviewed and taken forward as part of preparation of the next LDP.

Changed Context:

Since publication of the 2018 Update the Planning (Scotland) Act 2019 has been passed. The Act has significant implications for the system of development planning in Scotland and therefore the arrangements for a replacement local development plan (LDP) for Angus. The [Angus Development Plan Scheme \(September 2020\)](#) indicates that the Council have determined that the next LDP for Angus (AngusPlan) will be prepared under the new legislation and outlines the projected timescales and stages involved. As a consequence, some of the specific policy actions considered

appropriate 4 years ago will be reassessed as part of preparatory work for the new plan rather than be taken forward as indicated.

One of the fundamental changes is that strategic development plans will be removed, the National Planning Framework will have the status of the development plan and will incorporate Scottish Planning Policy. Local Development Plans will require to be in conformity with the NPF.

The Council Plan 2019-2024 indicates the role of the new LDP as coordinating all place based land-use activity and investment with a strong emphasis on embedding the [Place Principle](#) in a collaborative approach to improve the lives of people, support inclusive growth and create more successful places.

2. National / Strategic Actions

ACTION	TIMING (years)			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, Dundee City Council	<p>Included in STPR Project 8: Serving Dundee: Invergowrie, Forfar Road, A92 and Forgan. Also included in the Tactran RTS.</p> <p>Tactran, funded through the Local Rail Development Fund, are undertaking a multi-modal STAG Appraisal (Scottish Transport Appraisal Guidance) considering transport enhancements on the Montrose to Perth Transport Corridor, including appraisal of Bus Park & Choose options. Currently approaching the end of Stage 1 of the appraisal – the Case for Change.</p>
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.	<p>STPR Project 29. Project highlighted in NPF3 and included within Tactran's RTS Delivery Plan 2008-2023.</p> <p>This project is being considered within the second Strategic Transport Projects Review which is due to report in full in Autumn 2021.</p>
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, Network Rail, Dundee City Council, Perth & Kinross Council, Angus Council	<p>Rail service enhancements through the region are included in STPR Project 23: Aberdeen to Central Belt (Transport Scotland).</p> <p>The Scottish Government has committed £200M to improve journey times and increase capacity on key rail links between Aberdeen and the Central Belt for passengers and freight.</p> <p>Network Rail is looking to progress Governance for Railway Investment Projects (GRIP) Stage 3 or option selection stage of the project. Work that has been undertaken to validate the signalling and infrastructure interventions and stress-test the timetables produced during the previous stage.</p>

						<p>Each of the timetables developed as part of its GRIP 2 work would deliver the service frequencies and journey times as follows: 2 hours and 30 minutes Aberdeen-Glasgow, 2 hours 10 minutes Aberdeen-Edinburgh and 1 hour 10 minutes Aberdeen-Dundee with half-hourly frequency at peak times for local services into Aberdeen and Dundee and an hourly stopping service between Aberdeen and Dundee.</p> <p>During GRIP 3, estimated costs and a draft programme will be developed for the single option selected for progression. The GRIP 3 process will identify specific measures and their contribution to the service frequencies and journey times set out above.</p>
<p>Improved road/ rail connectivity including intermodal regional rail freight facilities at Montrose</p>	✓	✓		<p>Angus Council, Montrose Port Authority, Transport Scotland Network Rail, Tactran, Tay Cities Deal</p>	<p>Angus Council, Network Rail, Transport Scotland</p>	<p>Included in Tactran's RTS Delivery Plan 2016-2021. Tactran currently undertaking a multi-modal STAG Appraisal (Scottish Transport Appraisal Guidance) considering transport enhancements on the Montrose to Perth Transport Corridor.</p> <p>South Montrose Regeneration project including road realignment to improve accessibility completed 2018.</p> <p>Improved connectivity for North Angus included in the Tay Cities Deal. North Angus Growth Opportunity (NAGO) - Work is progressing on the STAG Appraisal with a sifting of options. Stakeholder Engagement will begin to proceed in early 2021.</p> <p>Montrose Railhead – Initial discussions have been held with Transport Scotland, Network Rail and Tactran regarding the re-introduction of the railhead. Feasibility work and demand studies are due to be carried out in 2021.</p>

3. The Policy Framework

Updated information on the actions to support the implementation of policies within the Plan is set out below. Many of these will now be taken forward as part of the preparatory work for the next Local Development Plan.

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 the purpose of development boundaries and the approach required.	2021	AC dp AC ct NS C AC ed	Since 2018: Scoping report, project plan and some initial work had been undertaken. Opportunities for discussion with interested parties had been considered but not progressed. Future Action: The preparation of the next LDP for Angus will involve a review of the spatial strategy including the principle of development boundaries / methodology for establishing those if retained as a planning policy tool.
Annual Review of Infrastructure Capacity within Developer Contributions & Affordable Housing Supplementary Guidance	Ensure annual reviews of infrastructure capacity and tie in with school roll forecasts.	Policy DS5: Developer Contributions Policy TC3: Affordable Housing Provide up to date information on developer contribution requirements.	Annual Review	AC dp AC cl	Since 2018: Delays in availability of up to date data have hindered progress with schedule of annual reviews of the Supplementary Guidance. Future Action: A review of the Supplementary Guidance will be carried out when resources permit the production of the necessary data.
Town Centre Healthchecks	Take forward work in relation to town centres following charrettes and through LDP.	Policy TC17: Network of Centres	2021	AC dp AC ct AC ed C LP	Since 2018: Early work to determine scope, methodology and project plan for reviewing core retail area and town centre boundaries stalled. A 2020 survey of town centre retail floorspace and vacancies has been undertaken and will be published in early 2021. Future Action: consideration of the function of town centre and core retail area boundaries as part of a review of the policy approach to town centres and retailing in Angus within the next LDP. The actions to develop town centre strategies and undertake town centre health checks will be reviewed in the context of national policy coverage, the impacts of COVID 19, the
Town Centre Boundary Reviews & Core Retail Area Review		To provide baseline data to measure changes in our town centres. To ensure that boundaries are appropriate and reflect the aspirations and challenges for town centres.			
Town Centre Strategies		To ensure that the land use and planning aspects from the charrettes are clearly set out in deliverable action programmes and strategy.			

					evolution of locality partnerships and the economic revitalisation of Angus.
Green and Blue Networks	Identify green and blue networks as both a strategic and settlement scale.	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.	2021/22	AC dp AC ps AC pbs AC rs NS SEPA	Since 2018: During 2019/2020 refinement of the methodology and collaboration with internal departments has indicated significant potential of this project to shape a future development plan strategy. Future Action: The identification and analysis of green and blue networks at a settlement level requires resource commitment across the Council. A programme of workshops with stakeholders and community representatives will be developed in 2021 and undertaken as part of the preparation of the next LDP. The proposed preparation of a Green and Blue Networks Planning Advice Note may not be the most appropriate vehicle and this will be reconsidered.
Open Space Strategy and Audit	Engagement on open space audit as part of green and blue networks. Prepare Open Space Strategy. Open Space Audit stage completed 2016/17	Policy PV2: Open Space within Settlements To provide baseline data identifying the quality and quantity of open space within settlements and assist with future maintenance programme.	2021	AC dp AC pbs	Since 2018: no progress. However, the Planning (Scotland) Act 2019 introduces a duty on planning authorities to prepare Open Space Strategies to inform the Evidence Report supporting the next LDP Future Action: Angus Council's approach to preparation of an Open Space Strategy and Play Sufficiency Assessment to meet the requirements of legislation require to be scoped out and resources identified to progress.
Protected Sites, Species and Local Conservation Sites	UNDERWAY Identify local nature conservation sites and develop advice on protected sites and species	Policy PV4: Sites Designated for Natural Heritage and Biodiversity Value Policy PV5: Protected Species Policy PV6: Development in the Landscape	Completion 2021/22	AC ps NS Tayside Biodiversity Partnership PKC volunteers	Since 2018: Local Nature Conservation sites project taken forward in two parts - geodiversity and biodiversity. Geodiversity site survey well underway by volunteers, but stopped by lockdown during 2020 and has not been allowed to restart to date. Should be completed during 2021 once site visits are permitted. Biodiversity methodology for assessment close to being agreed by end 2020. Existing survey records scanned and will be checked against current records and additional surveys will be carried out as necessary during summer 2021. Potential for second tranche of sites to be surveyed and assessed during 2022.

					Future Action: Completion of LNCS surveys 2021/22. Consider requirement for advice on protected sites and species in light of changes to planning system.
Local Landscape Areas	UNDERWAY Identify Local Landscape Areas in Angus.	Policy PV6: Development in the Landscape	Engagement 2021	AC ps NS C	Since 2018: Draft report completed Sept 2019. Future Action: Engagement on proposed LLA will be progressed as part of the preparation of the next LDP. Areas will be formally identified and designated in that Plan.
Conservation Character Area Statements and Appraisals Conservation Area Boundaries	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.		AC ps and other services C	Since 2018: New web content published covering Built Heritage and a 'Conservation Approach' to managing built heritage in Angus. Significant progress made with drafting conservation management guidelines. Dedicated staff resource lost in January 2020, no further progress. Future Action: Potential for partnership approach to preparation of character statements/appraisals and conservation area boundary reviews involving local communities will be considered as part of new LDP. Approach and timescales would require to be confirmed by Angus Council.
Heat Mapping	Develop a heat map for the Angus area.	Policy PV10: Heat Mapping and Decarbonised Heat To ensure that heat mapping can be used to identify subsequent opportunities to develop / future proof land for low carbon heat networks within Angus	2017 / 2018	AC dp AC a AC ed SEPA Consultants: Ricardo	Since 2018: A Local Heat and Energy Efficiency pilot project in Angus was commissioned in late 2020. It will look at low carbon heat feasibility in different types of rural communities. A Heat Networks (Scotland) Act will come into force in 2021, with Regulations in 2022/3 to encourage and regulate the development of heat networks in Scotland. All public sector building owners will need to assess whether their buildings are suitable to connect to a local heat network. The national Heat Map has been revised to reflect improved datasets. Ambitious targets continue to be reviewed to meet decarbonisation targets with an increasingly fine-grained analysis of energy needs and use through Local Area Planning. Future Actions: The heat map will form the basis for assessment of sites through the next LDP and opportunities to share heat encouraged. Additionally, building design and development guidance will be applied to new and existing buildings (eg through renovation) to help deliver zero carbon targets. Angus

					will work with the Scottish Government to help deliver the transition to a zero carbon places.
Audit of Mineral Workings and Land Bank of Aggregates	Undertake an audit of mineral workings.	Policy PV9: Minerals	2021	AC dp & partners	Since 2018: No progress. Future Action: AC ps to consider requirement for review of 2010 Mineral Workings and Land Bank Audit to inform the next LDP.

The following actions were identified as complete within the 2018 Action Programme update:

Supplementary Guidance: Developer Contributions and Affordable Housing (Revised 2018)

Supplementary Guidance: Design Quality and Placemaking (2018)

Supplementary Guidance: Renewable and Low Carbon Energy Development incorporating Spatial Framework for Wind Energy

The Accommodation Needs of Gypsy/Travellers and Travelling Showpeople in the TAYplan Area Report, Craigforth Research for the TAYplan partner authorities (December 2016).

Monitoring

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

As indicated in the Introduction, changes to the system of development planning in Scotland emerged in the period since the last Action Programme Update. While we await the necessary secondary legislation to guide future plan making activity, a Position Statement is being prepared which will consider the effectiveness of the development strategy, policies and proposals of the adopted ALDP as a basis for informing the early stages of preparation of the next LDP. This will include a review of the key changes in the policy context that have emerged since 2016 and will consider the role of the next local development plan in contributing to the Angus Council vision, strategic priorities and Local Outcomes Improvement Plan objectives. The Position Statement will be published in Q1 2021. SEA and HRA monitoring will be incorporated into that document.

MONITORING FUNCTION	ACTIONS	PURPOSE AND LDP LINK	TIMESCALE	RESPONSIBILITY	PROGRESS & ACTIONS
Overall Policy Monitoring	Monitoring use of policies and their application.	All policies. To review the application of the Plan policies and inform the preparation of the next LDP.	Ongoing	AC dp AC ps	As part of the transition to the new development plan system a Position Statement is being prepared to inform the next LDP. (this is in place of a Monitoring Statement as required by The Town and Country Planning (Scotland) Act 1997) The Position Statement will consider the effectiveness of the policies and proposals of the ALDP .
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	AC dp NS SEPA HES	SEA and HRA monitoring will form part of the Position Statement being prepared as part of the early stages of preparation of the next LDP.
Housing Land Audit	Prepare annual housing land audit.	Policy TC1: Housing Land Supply/Release. Monitor >5 housing land supply. Monitor windfall and small site delivery. Monitor take-up of allocated land.	2019 and 2020 Audit COMPLETE Annual Review	AC dp AC ps AC hs Developers SEPA, Homes for Scotland, Scottish Water	Since 2018: 2019 and 2020 Angus HLA published. Future Action: 2021 HLA to be published in June 2021.
Employment Land Audit	Prepare annual employment land audit.	Policy TC14: Employment Allocations & Existing Employment Areas Policy TC15: Employment Development	2019 and 2020 Audit COMPLETE Annual Review	AC dp AC ps AC ed	Since 2018:. 2019 Audit published April 2020. 2020 Audit published December 2020. Format and content reviewed to include more detail on established supply and take up statistics. Future Action: Draft ELA Summer 2021.
Level, Type and Spend of Developer Contributions	Regular meetings of monitoring group to track details of developer contributions.	Policy DS5: Developer Contributions	Ongoing	AC dp AC ps AC pbs AC cl AC legal	Ongoing
Affordable Housing Contribution from Qualifying Sites	Housing service to maintain database of affordable housing provision from sites.		Ongoing	AC hs	Ongoing: Regular monitoring through the Affordable Housing Delivery Group which meets monthly.

Community Facilities and Services	Develop an audit of community facilities across Angus.	Policy TC8: Community Facilities and Services	Ongoing	AC cl Locality groups	Since 2018: Community Services and facilities audit was updated in 2019. Future Action: Opportunity to develop the audit for multiple purposes in conjunction with colleagues in Communities team.
Cemetery Provision and Investment Programme	Monitor investment programme and cemetery provision across Angus.	Policy TC9: Safeguard of Land for Cemetery Use	Ongoing	AC pbs AC dp	All burial grounds are mapped on GIS, and an audit of provision and requirements is maintained.AC dp and AC pbs liaise regularly to ensure land required for future cemetery provision is identified and safeguarded through the LDP.
Energy Efficiency: All qualifying new buildings to demonstrate that the installation and operation of zero-carbon generating technologies will avoid at least 10% of the projected greenhouse gas emissions from their use by 2016 and at least 15% by 2018	Policy required by climate change Act 2009.	Policy PV11: Energy Efficiency – Low and Zero Carbon Buildings	Ongoing	AC bs	Ongoing. Energy efficiency measures on new build development implemented through application of Building Standards to ensure minimum standard achieved.
Location of Waste Management Facilities	Liaise with waste colleagues to ensure an accurate audit of waste management facilities.	Policy PV17: Waste Management Facilities	Ongoing	AC waste team	To monitor the need for further assessment and review of waste management facilities in response to changing circumstances, such as changes to national policy and legislation. A list of licensed waste management facilities is available on the SEPA website.
Minimisation of Waste and Submission of Waste Management Plans		Policy PV18: Waste Management Facilities in New Development	Ongoing	AC waste team AC ps	Ongoing. Promotion of the reuse of salvaged or recycled materials is addressed through planning applications and relevant conditions.

4. Delivering Development: Settlement Strategy Actions

Section 4 details actions relating to the delivery of development proposals in the Local Development Plan for each of the 7 Towns, 4 Rural Service Centres and other areas where land is identified detailing the current development status of sites, actions undertaken to date and proposed future activity, those parties involved in project delivery and the proposed or estimated timescale. Those sites which have been completed since the 2018 update are listed at the end of each settlement.

This information is based on the annual monitoring of housing and employment sites carried out by the Planning Service as well as the regular contact maintained with landowners and developers about their progress towards delivering the sites in the Local Development Plan. The [live action programme](#) available on the Council's website allows users to view the current status of sites.

ARBROATH

LDP REF NO / SITE NAME	CURRENT STATUS	ACTIONS	RESPONSIBILITY	TIMESCALE
ALLOCATIONS				
A1: Crudie Acres, East Muirlands Road	UNDER CONSTRUCTION	To Date: 16/00354/FULM approved Nov 2016. Site start Summer 2017. 200 units completed to date. Future Action: AC dp to maintain contact with developer in relation to build programme and site marketing.	Developer: Persimmon Homes & Affordable Housing Partner AC dp	Quarterly
A2: Crudie Farm, Arbirlot Road West (Phase 1)	PARTIAL PROGRESS Site programmed for the second phase of the plan.	To Date: <u>Development Brief</u> approved for the site in August 2019. Future Action: AC dp to maintain contact with developer in relation to build programme and site marketing.	Landowner/Developer AC dp	Quarterly
A10: Working – Elliot Industrial Estate Extension	STALLED 21ha of land allocated for employment use as an extension to the existing Elliot Industrial Estate. No progress in bringing the site forward. Discussion with landowner on site acquisition stalled.	To Date: No action proposed by landowner or AC Future Action: Review allocation as part of the next LDP.	Landowner AC dp AC ed	Ongoing
OPPORTUNITY SITES				
A3: Wardmill/Dens Road	PARTIAL PROGRESS Central area of the town mixed use, emerging investment primarily for housing but still active business interests.	To Date: Flood prevention scheme works now underway along the Brothock. Investigations have also taken place relating to an active travel link from Guthrie Port to Brothock Nature Trail Future Action: AC dp to ensure continued ongoing liaison with various Landowners and interested parties. Likely to require additional intervention given complexities of site.	Landowner/ developer AC dp Ac rs AC ct AC ed	Ongoing

A4: The Elms, Cairnie Street	<p>STALLED</p> <p>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.</p>	<p>To Date: The Elms was sold at auction in July 2020. No known progress or discussions have taken place since then.</p> <p>Future Action: AC dp will maintain watching brief over the A listed building and will look to establish communication with the new landowner.</p>	<p>Landowner AC dp</p>	<p>Ongoing</p>
A5: Little Cairnie Hospital	<p>UNDER CONSTRUCTION</p>	<p>To Date: Planning Application 17/00302/FULL approved in October 2017 Site Start 2018. 21 units completed to date.</p> <p>Future Action: AC dp to maintain contact with developer in relation to build programme and site marketing.</p>	<p>Developer: Chamberlin Bell Developments</p>	<p>Quarterly</p>
A6: Former Bleachworks, Elliot	<p>STALLED</p> <p>Previous planning permissions lapsed and superseded by increasing flood awareness. Significant flood risk and Flood Risk Assessment required to identify developable area and use restrictions.</p>	<p>To Date: Agent previously indicated landowner was not progressing site. No further progress since that time and site not currently marketed.</p> <p>Future Action: Review status and options as part of next LDP.</p>	<p>Landowner AC dp SEPA</p>	<p>Ongoing</p>
A7: Former Seaforth Hotel	<p>PROGRESS</p> <p>Planning permission (17/01048/FULL) approved 1 June 2018 - Erection of Mixed-use Development of Hotel and Pub/Restaurant including Formation of Car Parking, Drainage Infrastructure, Landscaping and Associated Works.</p> <p>Subsequent planning application (19/00954/FULL) refused in March 2020 for Erection of Roadside Services comprising petrol filling station, retail unit, drive-thru coffee shop and provision of related electricity meter kiosks, landscaping and works</p>	<p>To Date: Continuing interest and submission of applications.</p> <p>Future Action: A AC dp to maintain contact with developer in relation to site progress. Review of development brief not progressing at this time.</p>	<p>Landowner Developer AC dp</p>	<p>Ongoing</p>
A8: Former Ladyloan Primary School	<p>NO PROGRESS</p> <p>Former primary school sold by the Council. Currently in use as gym, crèche etc</p>	<p>To Date: Currently fully occupied. AC dp to review as part of next LDP.</p>	<p>Landowner AC dp AC ct</p>	<p>Ongoing</p>

A9: Helen Street Goods Yard	PART OF THE SITE IN USE The sidings remain available for future freight use.	To Date: New access provided through permitted development for a Scotrail depot. Future Action: Review status and options as part of next LDP.	Landowner AC dp AC ct	Ongoing
A11: Domestic Scale Fish Processing	To accommodate traditional fish smoking business. Tourist attraction.	Operational policy encourages domestic scale fish smoking within defined area. Future Action: Monitor use and effectiveness of the policy and area designation to inform next LDP.	AC ps AC ed	Ongoing
A12: Improvement of Tourist Linkages and Facilities	PROGRESSING The policy arose from an ambition to enhance the tourism potential of Arbroath. The Places for Everyone project developed from the initial ideas that emerged through the town centre charette process and the work of the Arbroath Aspire group. The project has expanded beyond the policy provisions.	To Date: In July 2019, the Scottish Government announced that Angus Council had been awarded funding under the Sustrans Places for Everyone programme to develop the detailed design and construction for realigning the A92, creating an active travel route and enhancing public realm. Arcadis have been appointed as consultants and the public participation programme and design stages officially began in November 2020. The project will improve provision for walking, cycling, and all forms of wheeling as reflected in the project title – Arbroath A Place for Everyone. Improved inks and signage to railway and bus stations, town centre and visitor attractions aims to promote a wider active travel network. Public engagement is a priority to create a place that people helped design. A monitoring strategy is being developed to assess use; air quality; and the participation programme. This will also include impact of the project on footfall and visitor numbers to the town centre which will provide data for a potential town centre strategy and help assess	AC ps AC ct AC ed AC rs AC dp Sustrans Tactran Consultant: Arcadis	Programme delivery/hand over 2024.

		the potential benefits of future active travel projects in Angus. Future Action: The town centre strategy aspect of the policy will be considered as part of preparation of next LDP.		
A13: Western Cemetery Extension	STALLED Following ground investigation work in conjunction with SEPA this revealed that ground conditions were not suitable for cemetery use	To date: Ongoing liaison with AC pbs in relation to capital programme and future site requirements. Future Action: Review allocation as part of the next LDP.	AC pbs AC dp SEPA	Ongoing.
A15: Arbroath (Brothock Water) Flood Protection Scheme	UNDER CONSTRUCTION Arbroath Flood Protection Scheme developed to protect the town from flooding, based on controlling the volume of flood water entering the Brothock.	Future Action: Development of the flood protection scheme commenced in autumn 2020. Anticipated completion date is 2021	AC rs	2021
EXISTING SITES				
A(a): Montrose Road	UNDER CONSTRUCTION Planning permission. 09/00836/FUL	To Date: 148 units completed to date. Future Action: AC dp to maintain contact with developer in relation to build programme and site marketing.	Developer: Stewart Milne Homes	Quarterly
A(b): Springfield Terrace, Abbeybank House	Planning permission 16/00161/FULL approved 30/06/16 for 9 houses lapsed.	To date: No current intention to progress redevelopment proposals. Future Action: AC dp to review development potential as part of next LDP.		Ongoing
A(d): Ernest Street/Palmer Street	Ernest Street (08/01020/FUL) submitted 2008, S75 agreed 02/13	To Date: PP actioned through discharge of conditions/demolition. Landowner in discussions with developers regarding purchase of site. Future Action: AC dp to maintain contact with developer in relation to site progress and marketing.	Landowner/Developer: LEJ Ltd.	Quarterly

A(f): Viewfield Hotel	UNDER CONSTRUCTION Planning permission (14/00282/FULL) for 20 units from a mix of new build and conversion.	To Date: 18 units completed. Future Action: AC dp to maintain contact with developer in relation to build programme and site marketing.	Landowner: Viewfield Court Ltd.	Quarterly
A(h) Roy's Auto, 32-38 Dishlandtown St	REMAIN IN EXISTING USE Planning permission (09/00798/FULL) lapsed.	To Date: Site in active use as a garage. No current intention to progress redevelopment proposals. Future Action: AC dp to review development potential as part of next LDP		
A(k): Wardmill Road/Andrew Welsh Way	STALLED 12/00093/PPPM approved Nov 2013. Planning permission lapsed November 2017.	To date: No current intention to progress previous development proposals. Future Action: AC dp to review development potential as part of next LDP.	Landowner/Developer	Ongoing
A(l): Baltic Mill, Dens Road1	UNDER CONSTRUCTION Planning permission (17/01002/FULL) granted for conversion of mill building to 24 flats in 2018.	Future Action: AC dp to maintain contact with developer in relation to site progress and marketing.	Developers: Hillcrest Housing Association	Quarterly
SITES COMPLETED SINCE 2018 UPDATE				
None				

BRECHIN

LDP REF NO / SITE NAME	CURRENT STATUS	ACTIONS	RESPONSIBILITY	TIMESCALE
ALLOCATIONS				
B1: Dubton Farm (north)	<p>UNDER CONSTRUCTION (infrastructure) Detailed planning permission granted for initial phase of 163 houses on northern portion of the site.</p> <p>Infrastructure: Initial Scottish Water investment will release some capacity with further measures to free up additional capacity in advance of full upgrade.</p>	<p>To Date: Construction of new spine road and initial site infrastructure commenced.</p> <p>SW continuing to monitor operation of the WWTP with a growth project for full upgrade initiated.</p> <p>Future Action: Ac dp to maintain regular liaison with developer and SW. AC dp to maintain contact with developer in relation to site progress and marketing.</p>	<p>Developer: Scotia Homes</p> <p>Scottish Water AC dp</p>	Quarterly
B1: Dubton Farm (south)	No progress to date	<p>To Date: Requires detailed planning permission. (As above) SW continuing to monitor operation of the WWTP with a growth project for full upgrade initiated.</p> <p>Future Action: Ac dp to maintain regular liaison with developer and SW. AC dp to maintain contact with developer in relation to site progress.</p>	Landowner/Developer AC dp	Quarterly
B6: Brechin West	<p>PROGRESS</p> <p>Discussions are ongoing in partnership with the landowner and others in relation to potential for a Rural Mobility Hub to enable decarbonisation of public transport, road freight and private transport within the proposed extension to Brechin Business Park. This project is part of the Low Carbon component of The Mercury programme (the Angus Fund within the Tay Cities Deal).</p>	<p>Future Action : AC dp to maintain contact with landowner/ developer /partners in relation to site progress.</p>	<p>Landowner : Dalhousie Estates AC dp AC ed Tay Cities Tactran partners</p>	Quarterly

B7: Brechin Cemetery Extension	ON HOLD Long term allocation to provide for future expansion of cemetery. Existing provision sufficient in the short to medium term. No proposals to bring forward.	AC dp to maintain contact with landowner/ AC pbs in relation to site progress.	AC pbs AC dp	Ongoing
B8: Open Space/Green Network Enhancement	COMMUNITY INTEREST Completion of change of use to rugby pitches on part of the site. Remainder of the area is predominantly agricultural land	To Date : Part of the site developed as dedicated pitches, floodlighting and changing facilities by Brechin Rugby Football Club. Future Action: Ac dp to liaise with AC pbs in relation to policy implications for remaining land.	Landowner: AC AC dp AC pbs	Ongoing
OPPORTUNITY SITES				
B2: Andover School, Nursery Lane	UNDER CONSTRUCTION Planning permission granted in 2015/16 for 21 residential units (including 3 affordable units).	To Date: Conversion of listed former school building to 10 units COMPLETE. New build development to north and south for 11 units not started. Site currently being marketed by landowner Future Action: AC dp to maintain contact with developer in relation to build programme and site marketing.	Developer: D&H Developments AC dp	Quarterly
B3: Scott Street Goods Yard	STALLED Southern part of site developed for agricultural and timber storage. Landowner retaining remainder of site for potential future business development. No progress on development of northern part of site.	To Date: No current intention to develop. Future Action: AC dp to maintain contact with landowner/ developer in relation to site progress. AC dp to review potential as part of next LDP.	AC dp	Ongoing
B4: Former Gas Works, Witchden Road	STALLED	To Date: Pre application enquiry for affordable housing development on the site in 2018. No further progress. Future Action: AC dp to maintain contact with landowner/ developer in relation to site progress.	Landowner/Developer	Quarterly

B5: Maisondieu Church, Witchden Road	NO PROGRESS Planning permission (16/00850/FULL) for conversion of the church into 7 flats (16/00850/FULL) granted in April 2017.	Future Action: AC dp to maintain contact with landowner/ developer in relation to site progress.	Landowner/Developer	Quarterly
EXISTING SITES				
B(c): 59 Clerk Street	STALLED – EXISTING USE CONTINUING Planning permission for 9 flats and 2 office units now expired. Site currently used as a Car showroom facility.	To Date: Site currently in use as car showroom. Future Action: AC dp to review development potential as part of next LDP.	Landowner/Developer AC dp	Ongoing
B(d): Park Road	STALLED Planning permission expired in Jan 2019.	Future Action: AC dp to maintain contact with landowner/ developer in relation to site progress. AC dp to review development potential as part of next LDP.	Landowner/Developer AC dp	Ongoing
SITES COMPLETED SINCE 2018 UPDATE				
None				

CARNOUSTIE & BARRY

LDP REF NO / SITE NAME	CURRENT STATUS	ACTIONS	RESPONSIBILITY	TIMESCALE
ALLOCATIONS				
C1: Land at Pitskelly	<p>PLANNING PERMISSION Planning permission (14/00573/PPPM) approved in December 2016.</p> <p>Matters Specified application submitted in December 2019 (19/00927/MSC). Application is still pending consideration.</p>	<p>To date: Initial ground investigation surveys, including archaeology, have been undertaken.</p> <p>Future Action: AC dp to maintain contact with developer in relation to build programme and site marketing.</p>	<p>AC ps Developer(s): DJ Laing/Persimmon Homes</p>	Quarterly
C6: Working – Land at Carlogie	<p>PLANNING PERMISSION Matters Specified application approved in 2017.</p>	<p>To date: Site currently being marketed but no further progress.</p> <p>Future Action: AC dp to maintain contact with landowner/developer in relation to site progress.</p>	<p>Landowner: Angus Estates AC dp</p>	Quarterly
C7: Working – Land at Pitskelly	<p>PLANNING PERMISSION Planning application 14/00573/PPPM was approved on the 19/12/16.</p>	<p>Future Action: AC dp to maintain contact with landowner/developer in relation to site progress.</p>	<p>Landowner/Developer: DJ Laing AC dp</p>	Quarterly
OPPORTUNITY SITES				
C2: Woodside/Pitskelly	No progress to date	<p>Future Action: AC dp to maintain contact with landowner/ developer in relation to site progress.</p>	<p>Landowner/Developer: DJ Laing Homes Ltd. AC dp</p>	Quarterly
C3: Barry Road	No progress to date	<p>Future Action: AC dp to maintain contact with landowner/ developer in relation to site progress.</p>	<p>Landowner/Developer: DJ Laing Homes Ltd AC dp</p>	Quarterly
C4: Greenlaw Hill	<p>NO PROGRESS Following approval of Proposal of Application Notice (18/00263/PAN) for residential development submitted 2018</p>	<p>Future Action: AC dp to maintain contact with landowner/ developer in relation to site progress.</p>	<p>Developer: Persimmon Homes East Scotland AC dp</p>	Quarterly

	no known progress has been made to bring forward a planning application.			
C5: Panmure Industrial Estate	NO PROGRESS - PLANNING APPLICATION Planning application (18/00377/FULL) for Housing Development Comprising 30 Flats, 18 Dwellinghouses, Landscaping and Associated Works submitted May 2018 - currently pending consideration.	To Date: Application submitted and pending consideration. Issues relating to potential flood risk have been identified. Discussions ongoing between AC and SEPA. Future Action: AC dp to maintain contact with landowner/ developer in relation to site progress.	Developer: DJ Laing Homes SEPA AC ps AC rs	Quarterly
EXISTING SITES				
C(b): Burnside Street 2	STALLED Planning permission expired July 2016. No further progress	Site not currently being marketed. Future Action: AC dp to review development potential as part of next LDP.	Landowner/Developer AC dp	Ongoing
SITES COMPLETED SINCE 2018 UPDATE				
C(d): Balmachie Road	Site completed early 2020.			

FORFAR

LDP REF NO / SITE NAME	CURRENT STATUS	ACTIONS	RESPONSIBILITY	TIMESCALE
ALLOCATIONS				
F2: Gowanbank	CURRENT PLANNING APPLICATION Planning application 18/00340/FULM for 106 units remains pending consideration.	To Date: Application pending consideration and additional information recently submitted. Future Action: AC ps to liaise with developer to progress the current application. AC dp to maintain contact with developer in relation to site progress.	Developer: Ogilvie Homes AC ps	Ongoing
F3: Turfbeg	UNDER CONSTRUCTION	To Date: Site under construction with 33 units completed to date. Future Action: AC dp to maintain contact with developer in relation to build programme and site marketing.	Developer: Guild Homes	Quarterly
F4: Westfield	PLANNING APPLICATION Second phase LDP site – phased for release during 2021-26 period. Proposal of Application Notice (18/00319/PAN) submitted to Angus Council in April 2018.	Future Action: Continued liaison with developers in relation to current planning application, including additional information and site Masterplan.	Developer: Muir Homes & Scotia Homes AC dp AC rs	Ongoing
	Subsequent planning application (19/00707/FULM) for Residential Development of 175 Dwellinghouses including Formation of Vehicular Access, Access Roads, Open Space, Landscaping, SUDS and Associated Infrastructure was submitted in October 2019.	Assessment of the impact of development on the A90 junctions and agreement of mitigation measures.	Developers in consultation with AC & Transport Scotland	Early stage in progressing proposals.
F9: Working – Orchardbank	UNDER CONSTRUCTION Construction of a petrol filling station, charging facilities and a retail unit as part of site 12.04 is underway. An electric	To Date : a significant pick up in development interest on this site is reflected in submission of planning applications and sites under construction.	AC dp in conjunction with AC ed. Landowner : AC /Hermiston Securities	Ongoing

	<p>vehicle car charging hub is being built on site 12.02.</p> <p>Planning permission has been granted for a storage facility on site 8.00, and a hotel on the southern part of 12.01, however there has been no progress on either site.</p> <p>A planning application submitted in 2018 for the erection of 16 starter units on the western part of site 12.02, remains under consideration.</p>	<p>Future Action: AC dp to maintain contact with landowner/developers in relation to site progress and site marketing.</p>		
F10: Working – Carseview Road	<p>NO PROGRESS</p>	<p>AC dp will continue to maintain contact with the landowner/developer and AC ed regarding possible development for employment uses. AC dp to review development potential as part of next LDP.</p>	<p>Landowner/Developer AC dp</p>	<p>Ongoing</p>
OPPORTUNITY SITES				
F5: South Street	<p>NO PROGRESS No progress to date</p> <p>Part of the property is in active use.</p>	<p>To date: No current progress. Site not currently being marketed.</p> <p>Future Action: AC dp to review development potential as part of next LDP.</p>	<p>Landowner/Developer AC dp</p>	<p>Ongoing</p>
F7: Former Music Centre, Prior Road	<p>STALLED – EXISTING USE CONTINUING</p> <p>Site in use as offices by Angus Council. Not available for disposal and reuse.</p>	<p>No action required</p> <p>Future Action: AC dp to review development potential as part of next LDP.</p>		
F8: Forfar Swimming Pool	<p>PROGRESS</p> <p>Site has been vacant for some time following completion and opening of the Forfar Community Campus. Category C Listed Building.</p>	<p>To Date: Site was recently sold as a reuse/redevelopment opportunity. No known progress to bring forward a development proposal to date.</p>	<p>AC dp</p>	<p>Quarterly</p>

		Future Action: Continued liaison with AC property services and property owner in relation to site progress.		
EXISTING SITES				
F(a): Turfbeg Farm	STALLED 3 units still remain to be built.	Future Action: AC dp to maintain contact with developer in relation to build programme and site marketing.	Developer: Elite Homes AC dp	Quarterly
F(d): Dundee Road	UNDER CONSTRUCTION Planning permission (17/01052/FULM) for 100 houses granted on 9 August 2018.	To Date: Site under construction. Future Action: AC dp to maintain contact with developer in relation to build programme and site marketing.	Developer: Scotia Homes AC dp	Quarterly
F(e): Slatefield Rise (Phase 2)	UNDER CONSTRUCTION Plots continue to be marketed and sold individually.	To Date: Site under construction. 5 units have been completed to date. Future Action: AC dp to maintain contact with landowner in relation to build programme and site marketing.	Landowner/Developer: Individual Plots AC dp	Quarterly
F(f): Queen Street Pavilion	STALLED Planning permission expired on 5 April 2017.No further progress	To date: No current progress. Future Action: AC dp to review development potential as part of next LDP.	Landowner AC dp	Ongoing
F(g): Roberts Street	STALLED Planning permission expired on 19 December 2016.	To date: No current progress Future Action: AC dp to review development potential as part of next LDP.	Landowner AC dp	Ongoing
SITES COMPLETED SINCE 2018 UPDATE				
None				

KIRRIEMUIR

LDP REF NO / SITE NAME	CURRENT STATUS	ACTIONS	RESPONSIBILITY	TIMESCALE
ALLOCATIONS				
K1: Land South of Beechwood Place	UNDER CONSTRUCTION Planning permission (18/00015/FULL) for 43 units granted.	To Date: Site currently under construction with site works commencing in summer 2020. Future Action: AC dp to maintain contact with landowner/developer in relation to build programme and site marketing.	Landowner/Developer: Delson Contracts and Invertay Homes AC dp	Quarterly
K4: Retail – Land at Pathhead	STALLED Planning permission 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., Now lapsed.	To Date: No known progress. Site not currently being marketed. Future Action: AC dp to maintain contact with landowner in relation to site progress and review development potential as part of next LDP.	Landowner: Guild Homes AC dp	Ongoing
OPPORTUNITY SITES				
K2: Gairie Works	STALLED Planning permission for Class 1 retail development approved following an appeal to Scottish Ministers in November 2010. This planning permission has now lapsed. Site discussed as part of Kirriemuir charrette but no further progress.	To Date : No known progress. Future Action: AC dp to maintain contact with landowner in relation to site progress and review development potential as part of next LDP.	Landowner AC dp	Ongoing
K3: Land at Cortachy Road	Site currently remains in business use.	Future Action : AC dp to review development potential as part of next LDP.	AC dp	Ongoing
EXISTING SITES				
K(a): Westfield/Lindsay Street/Sunnyside	UNDER CONSTRUCTION	To Date: 6 units have been completed to date and site programming pushed back in 2020 Housing Land Audit. Future Action: AC dp to maintain contact with developer in relation to build programme and site marketing.	Developer: Strathmore Developments AC dp	Quarterly

K(b): Sunnyside	UNDER CONSTRUCTION	No house completions to date on this site. Future Action: AC dp to maintain contact with developer in relation to build programme and site marketing.	Developer: Strathmore Developments AC dp	Quarterly
SITES COMPLETED SINCE 2018 UPDATE				
None				

MONIFIETH

LDP REF NO / SITE NAME	CURRENT STATUS	ACTIONS	RESPONSIBILITY	TIMESCALE
ALLOCATIONS				
Mf2: Land west of Victoria Street	UNDER CONSTRUCTION	To Date: Site under construction and being developed by Taylor Wimpey (East Scotland) and Barratt Homes with 211 units completed to date. Developer anticipates the site will be complete in September 2021. Future Action: AC dp to maintain contact with developer in relation to build programme and site marketing.	Developers: Taylor Wimpey (East Scotland) and Barratt Homes	Quarterly
EXISTING SITES				
Mf(a): Milton Mill	UNDER CONSTRUCTION	To Date: Phase 3 currently being marketed. 13 units have still to be completed from the overall development. Future Action: AC dp to maintain contact with developer in relation to build programme and site marketing.	Developer: H&H Properties AC dp	Quarterly
Mf(b): Former Nursery/Seaview Primary School, Victoria Street	UNDER CONSTRUCTION Planning permission (18/00672/FULL) granted in November 2018 for change of use, conversion and alteration of former nursery to 5 dwellinghouses and 2 flats and erection of 20 flats in the grounds.	To Date: Site under construction. 4 units completed. Future Action: AC dp to maintain contact with developer in relation to build programme and site marketing.	Developer: G.L. Residential AC dp	Quarterly
SITES COMPLETED SINCE 2018 UPDATE				
Mf1: Housing - Ashludie Hospital	Site completed in 2019.			

MONTROSE including FERRYDEN & HILLSIDE

LDP REF NO / SITE NAME	CURRENT STATUS	ACTIONS	RESPONSIBILITY	TIMESCALE
ALLOCATIONS				
M1: Brechin Road	NO PROGRESS Outline Planning Permission expired March 2016.	To Date: Active developer interest in 2018/19 indicated site investigations had identified issues which would impact on developable area. No active developer interest at present. Future Actions: AC dp to maintain contact with landowner /developer in relation to site progress. AC dp to review development potential as part of next LDP	Landowner/Developer AC dp	Ongoing
M2: Rosemount Road, Hillside	STALLED The area of the site required for the extension to the primary school is to be determined as part of the Angus School Estates Review.	To Date: 'Reimagining Montrose' school estate review underway. Includes all primary schools. Future Action: AC dp will maintain contact with AC colleagues in relation to progress with school estate review and potential area of land available for housing development.	Landowner: Angus Council AC cl AC a AC dp	Ongoing
M3: Mixed Use – Sunnyside Hospital	UNDER CONSTRUCTION Large complex site (approx. 27 Ha) with several large listed buildings previously used as mental health institution. Planning permission in principle (17/00190/PPM) for redevelopment of former hospital and grounds for mixed use (Use Class 4: business, Class 7: Hotels/Hostels, Class 8: Residential Institutions, Class 11: Assembly & Leisure) approved in November 2017. Matters Specified by Condition application and Listed Building applications approved in September 2019,	To Date: Update to development brief completed early 2019. Site is now under construction. Future Action: AC dp to maintain contact with developer in relation to build programme and site marketing.	Developer: Sunnyside Estates AC ps	Ongoing
M6: Working – Montrose Port	The LDP safeguards land at Montrose Port for port related use. Continued	AC and Tay Cities are regularly in discussion with the Port Authority in relation to Port	Landowner: Montrose Port Authority	Ongoing

	investment in Montrose Port infrastructure supports it's expansion with strong links to varied businesses across Scotland. It has been selected as the operations and maintenance base for a £ multi-billion offshore wind project. Limited land within the Port originally led to the allocation of land at Montrose Airfield to support growth in the renewables sector. (see below)	activities and future development aspirations. The Port Authority is a partner in the North Angus Growth Opportunity (NAGO) Project as part of the Tay Cities Deal.	AC ps AC ed Tay Cities Deal	
M7: Working - Montrose Airfield	<p>PLANNING PERMISSION</p> <p>Planning permission in principle to develop a business park at the former Montrose Airfield was granted in 2016. A Proposal of Application Notice for a new application was submitted in January 2019, followed by an application for roads and service infrastructure to facilitate an initial development phase of 10ha adjacent to A92 which is pending consideration.</p>	<p>To Date: Land at the former Montrose Airfield is one of the locations identified in the Tay Cities Deal as part of the North Angus Growth Opportunity (NAGO). The site has been promoted as a renewable- led, sustainable economic development project. It was recently bought by Crown Estates Scotland.</p> <p>Future Action: AC dp to maintain contact with landowner/ developer in relation to build programme and site marketing.</p>	<p>Landowner: Crown Estates Scotland Tay Cities Deal AC ed AC dp AC ps</p>	Ongoing
M8: Working – North of Forties Road	<p>STALLED</p> <p>No progress in bringing forward the site.</p>	<p>To date: Discussions with landowner have taken place.</p> <p>Future Action: AC dp to maintain contact with landowner/ developer in relation to site progress. AC dp to review development potential as part of next LDP</p>	<p>Landowner/Developer AC dp in conjunction AC ed</p>	Ongoing
OPPORTUNITY SITES				
M4: Chapel Works Mill, Marine Avenue	<p>UNDER CONSTRUCTION</p> <p>Planning permission granted in April 2020 for 26 affordable houses incorporating the Listed Building.</p>	<p>Future Action: AC dp to maintain contact with developer in relation to build programme and site marketing.</p>	<p>Landowner/Developer: George Martin Builders AC dp</p>	Quarterly
M5: Former Swimming Pool, The Mall	<p>UNDER CONSTRUCTION</p>	<p>To Date: In March 2019 the project was awarded £2.26 million from the Scottish</p>	<p>Landowner: Montrose Playhouse Project SCIO</p>	Ongoing

		Government's Regeneration Capital Grant Fund. Fundraising and volunteer activity to deliver the project continues. Future Action: AC ct continue to support the group	AC ct	
SITES COMPLETED SINCE 2018 UPDATE				
None				

Rural Service Centres

EDZELL

LDP REF NO / SITE NAME	CURRENT STATUS	ACTIONS	RESPONSIBILITY	TIMESCALE
ALLOCATIONS				
E1: East of Duriehill Road	<p>PLANNING APPLICATION</p> <p>Planning application (20/00422/FULM) for Proposed Residential Development of 57 Dwellinghouses including Formation of Vehicular Access, Access Roads, Open Space, Landscaping, SUDS and Associated Infrastructure was submitted in June 2020.</p>	<p>To Date: Planning application under consideration. Odour Impact Assessment submitted with the application which takes account of previous discussions with AC & Scottish Water. Application likely to be determined in early 2021.</p> <p>Future Action: AC dp to maintain contact with landowner/developer in relation to site progress.</p>	<p>Landowner/Developer: Guild Homes AC ps AC dp</p>	<p>Spring 20210.</p> <p>Quarterly</p>
OPPORTUNITY SITES				
E2: Former Mart, Lethnot Road	<p>NO PROGRESS Previous planning permission for visitor centre granted April 2010 now expired.</p>	<p>AC dp to review development potential as part of next LDP.</p>	<p>Developer/Landowner AC dp</p>	<p>Ongoing</p>
SITES COMPLETED SINCE 2018 UPDATE				
E(a): East Mains Farm	SITE COMPLETE			

FRIOCKHEIM

LDP REF NO / SITE NAME	CURRENT STATUS	ACTIONS	RESPONSIBILITY	TIMESCALE
ALLOCATIONS				
FK1: South of Gardyne Street	UNDER CONSTRUCTION	To Date: Site close to completion with 78 units built. Future Action: AC dp to maintain contact with developer in relation to build programme and site marketing.	Developer: Guild Homes AC dp	Quarterly
SITES COMPLETED SINCE 2018 UPDATE				
Fk2: Former Primary School, Eastgate	Community hub and 3 housing units completed.			

LETHAM

LDP REF NO / SITE NAME	CURRENT STATUS	ACTIONS	RESPONSIBILITY	TIMESCALE
ALLOCATIONS				
L2: Jubilee Park	Development Brief finalised for the site in 2012. AC has acquired the site with detailed plans being developed to provide affordable housing, self and custom build housing, open space and additional car parking for the school.	AC dp and ps to work with AC hs to bring forward development of the site.	Developer: AC hs AC dp AC ps	2021/2022
L3: Land Between Blairs Road and Dundee Street	Draft Development Guidelines prepared for the site in consultation with the landowner/developer/local ward members. Guidance has yet to be finalised.	Future Action: AC dp to maintain contact with landowner/developer in relation to site progress.	Developer/Landowner AC dp	Quarterly
		Preparation of development brief/finalised development guidelines	Developer/Landowner AC dp Other Stakeholders	2021
OPPORTUNITY SITES				
L4: Working – Land at Dundee Street	No progress to date.	Future Action: AC dp to maintain contact with landowner/developer in relation to site progress.	Developer/Landowner AC dp	Ongoing

NEWTYLE

LDP REF NO / SITE NAME	CURRENT STATUS	ACTIONS	RESPONSIBILITY	TIMESCALE
ALLOCATIONS				
N1: Land North of Coupar Angus Road	<p>UNDER CONSTRUCTION</p> <p>Development Guidelines prepared for the site in consultation with the landowner/developer.</p> <p>Planning permission granted for development of 22 dwellinghouses (including affordable housing) and associated infrastructure in June 2019.</p>	<p>To date: Site under construction since summer/autumn 2020.</p> <p>Future Action: AC dp to maintain contact with developer in relation to build programme and site marketing.</p>	<p>Developer: Ogilvie Homes AC dp</p>	<p>Quarterly</p>
N2: Land North of Eassie Road	<p>NO PROGRESS</p> <p>Development Guidelines prepared for the site in consultation with the landowner/developer. Site currently being marketed.</p>	<p>To Date: Site currently being marketed, although no development interest has yet come forward. As little progress has been made to the site was moved to the Constrained Supply in the 2020 Housing Land Audit.</p> <p>Future Action: AC dp to maintain contact with landowner/developer in relation to site progress.</p>	<p>Landowner: Church of Scotland AC dp</p>	<p>Quarterly</p>

Other areas:

GLAMIS

LDP REF NO / SITE NAME	CURRENT STATUS	ACTIONS	RESPONSIBILITY	TIMESCALE
OPPORTUNITY SITES				
G1: Dundee Road East	No progress to date.	Future Action: AC dp to maintain contact with landowner/developer in relation to site progress.	Landowner: Strathmore Estates AC dp	Quarterly

STRATHMARTINE HOSPITAL

LDP REF NO / SITE NAME	CURRENT STATUS	ACTIONS	RESPONSIBILITY	TIMESCALE
OPPORTUNITY SITES				
St1: Strathmartine Hospital Estate	<p>PLANNING PERMISSION</p> <p>Planning permission granted by Scottish Ministers in April 2018 subject to planning conditions, including a condition requiring a planning obligation. The permission related to the redevelopment of the site to include conversion of existing buildings to residential and community/creche use, new-build residential development, and associated access, landscape and infrastructure works. In total the redevelopment of the site would provide 224 residential units.</p>	<p>To Date: At a Special Meeting of Angus Council on 27 November 2020 AC resolved to grant a Section 42 application (20/00102/FULM) for the redevelopment of former hospital site to include new build and conversion to residential and community use and creche, associated access, landscape and infrastructure works subject to amended conditions 1 (developer contributions), 2 (matters specified) and 4 (phasing of Listed Building works) to those attached to the previously granted planning permission</p> <p>Future Action: AC dp to maintain contact with landowner/developer in relation to site progress.</p>	<p>Landowner/Developer : Chamberlin Bell AC ps AC dp</p>	Quarterly