

ANGUS LOCAL DEVELOPMENT PLAN

Action Programme

2022 Update

December 2022



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 vct	Angus Council: Vibrant 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 2022 update provides a snapshot overview of the policy development work and development activity since the previous Action Programme update in December 2020. It is complemented by a [live action programme](#) on an interactive map base to reflect the most recent site updates, following liaison with landowners and/or developers.

Since the 2020 Update:

- 3 further allocated housing sites have reached completion along with the site of the former swimming pool at The Mall, Montrose which opened in October 2021 as a cinema and arts centre/ café bar.
- 19 development sites are now under construction, the majority of which are for housing, development has started at the Pitskelly employment site in Carnoustie, and progress made at the former Sunnyside Hospital redevelopment site.
- several allocated or opportunity sites have moved to the planning application stage, including land at Brechin, Newtyle and Carnoustie.
- Several opportunity sites and sites identified in the plan as 'existing housing sites' (they had planning permission at the time the plan was prepared), are identified as having stalled or remaining in existing uses due to planning permission lapsing or constraints to development not being addressed.
- The Brothock Flood Prevention Scheme in Arbroath is expected to be completed in 2022.
- Existing employment areas in Montrose, Kirriemuir, and Forfar have seen new planning applications with some developments now under construction.

- The Arbroath: A Place for Everyone project is nearing completion of the technical design phase which involved significant community collaboration, and the pre-construction feasibility is underway. Construction is due to begin in 2023.
- A number of policy work areas have been progressed further – blue/green networks, local nature conservation sites, review of infrastructure capacity (developer contributions), open space strategy and heat and energy strategy. Some policy areas require to be reviewed and taken forward as part of preparation of the next LDP – conservation area appraisals/conservation area boundaries and town centre strategies.

Changing Context

The 2020 update indicated significant changes to the planning system and in the wider policy landscape which had implications for several of the policy actions identified in the Angus Local Development Plan (hereafter referred to as ALDP) at the time of adoption in 2016. These changes continue to be a relevant factor impacting the implementation of the Plan.

It is also recognised that the ALDP is now more than 5 years old, which has implications for its implementation and the relative status of its policy content in some instances. The policies of the adopted NPF4 will have a role in informing day to day decision making on planning applications in Angus. A revised draft of NPF4 was laid in Parliament in November 2022 for consideration and if approved by Parliament may be adopted by Scottish Ministers in early 2023.

The development plan status of NPF4 may have the effect of ‘updating’ aspects of the policies of the ALDP, resulting in a more up-to-date development planning framework for Angus while the new LDP is prepared over the next few years. The [Angus Development Plan Scheme 2022](#) approved by Council in September 2022 sets out more fully the process for preparation of the new LDP.

2. National / Strategic Actions

ACTION	TIMING (years)			FUNDING	PARTNERS	COMMENTS/PROGRESS
	1-5	5-10	10+			
<p>Strategic Park and Ride/ Park and Choose facilities serving Dundee at:</p> <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>Draft STPR2 published in January 2022 for consultation includes recommendation 21 <i>improved public transport passenger interchange facilities</i> and recommendation 22 <i>framework for delivery of mobility hubs</i>. However, it is unclear whether this includes strategic Park & Ride and Tactran has asked for clarity on this. The final STPR2 is due to be published by the end of 2022.</p> <p>Both Park & Choose sites are in the current Tactran RTS and will be considered as part of developing a new RTS for the region.</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 completed in draft Stage 2 - the preliminary appraisal – and awaiting Transport Scotland's approval to commence Stage 3 Detailed Appraisal.</p> <p>Tayside Bus Alliance consisting of Angus, Dundee City, Fife and Perth & Kinross Councils, Tactran, Sustran, Bus Users Scotland and bus operators, funded through the Bus Partnership Fund are in the process of undertaking a STAG appraisal for bus priority within the region, and</p>

						this includes consideration of these two Park & Choose sites.
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>Draft STPR2 published in January 2022 for consultation includes recommendation 32 <i>Trunk road and motorway network from reliability, resilience and safety</i>. This recommendation also includes reference to development of integrated transport plans for the A90 through Dundee. Tactran has sought clarity on whether this includes all options, including around Dundee and provided further information to Transport Scotland on this. The final STPR2 is due to be published by the end of 2022.</p> <p>Improving the A90 through or around Dundee is contained within Tactran's current RTS and will be considered as part of developing a new RTS for the region.</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>Draft STPR2 published in January 2022 for consultation includes recommendation 16 <i>Perth-Dundee-Aberdeen rail corridor enhancements</i> and 17 <i>Edinburgh/Glasgow-Perth/Dundee rail corridor enhancements</i>.</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. The Aberdeen to Central Belt project aims to deliver reduced journey times, increased capacity for freight and enable half-hourly peak time local services into Dundee and Aberdeen, and hourly services end-to-end. The aim is to complete the option selection, consisting of new signalling, loop and station works, by end of 2022, with the work completed and operational by 2026.</p>

						The Rail Services Decarbonisation Plan commits to rail electrification between the Central Belt and Aberdeen by 2035 and work has commenced on the feasibility and design.
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>Draft STPR2 published in January 2022 for consultation includes recommendation 44 <i>Rail freight terminals and facilities</i>. Within this the STPR2 recommends that Transport Scotland supports industry partners in carrying out an updated market study for rail freight growth in Scotland (linked to the 2019 industry growth plan) including a review of rail freight terminals/ hubs to confirm how to meet long-term mode shift requirements. The final STPR2 is due to be published by the end of 2022.</p> <p>While Tactran is currently undertaking a multi-modal STAG Appraisal (Scottish Transport Appraisal Guidance) considering transport enhancements on the Montrose to Perth Transport Corridor, this will take cognisance of freight, but is focussed on rail passenger improvements.</p> <p>AC will work with key partners, including Network Rail, Montrose Port Authority and Tactran in developing options for improved freight links, including use of the railhead facility in Montrose. We will seek to enhance active travel provision and infrastructure in and around Montrose, which will connect local businesses and communities.</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	UNDERWAY Undertake development boundaries review.	Policy DS1: Development Boundaries and Priorities Undertake review of the purpose of development boundaries and the approach required.	2022/2023	AC dp AC ct NS C AC ed	Since 2020: initial scoping of the approach is underway. 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.	2023	AC dp AC cl	Since 2020: Delays in availability of up-to-date data have hindered progress with schedule of annual reviews of the Supplementary Guidance. Collaborative working with Schools & Learning colleagues has been progressed to refine the calculation methodology for school roll projections. Annual updates of the District Valuer informed commuted sums for affordable housing are uploaded to the website. Progress towards an Angus Open Space Strategy will also inform the update. Future Action: A review of the Supplementary Guidance will be carried out when resources permit the production of the necessary data.
Town Centre Healthchecks	UNDERWAY Take forward work in relation to town centres following charrettes and through LDP.	Policy TC17: Network of Centres 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. To ensure that the land use and planning aspects from the charrettes are clearly set out in	2023	AC dp AC ct AC ed C LP	Since 2020: Floorspace surveys have been undertaken in 2020, 2021 & 2022 focussing on the defined town centres to help evaluate the impact of the global changing role of retailing/high streets. An overview of changes across 7 towns in Angus over the last 3 years will be published in early 2023. Future Action: The scope, methodology and project plan for reviewing core retail area and town centre boundaries will be reviewed in light of NPF4 as we prepare the new LDP. The actions to develop town centre strategies and undertake town centre health checks will be reviewed in
Town Centre Boundary Reviews & Core Retail Area Review					
Town Centre Strategies					

		deliverable action programmes and strategy.			the context of national policy coverage, the impacts of COVID 19, the role of the community and the economic revitalisation of Angus.
Green and Blue Networks	UNDERWAY 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.	2022/2023	AC dp AC ps AC pbs AC rs NS SEPA	Since 2020: The identification of blue/green networks at a settlement level was completed to a stage during 2022. Work has now commenced on scoping a project to identify and assess the strategic blue/green network. Future Action: Progressing the Strategic Blue/green network project will continue during 2023. This together with the settlement level information will inform the preparation of the next LDP with significant potential to shape a future development plan strategy.
Open Space Strategy and Audit	UNDERWAY 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.	2022/2023	AC dp AC pbs	Since 2020: Internal discussions on how existing and planned work packages contribute towards the requirements of the Planning (Scotland) Act 2019 duty on planning authorities to prepare Open Space Strategies and Play Sufficiency Assessments. Future Action: Scope additional work required, agree approach and identify resource to meet the requirements of legislation.
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 2023	AC ps NS Tayside Biodiversity Partnership PKC volunteers	Since 2020: Local Nature Conservation sites project covers geodiversity and biodiversity. Geodiversity site survey was well underway by volunteers, but stalled by lockdown during 2020. Will restart in 2023. Biodiversity surveys complete and assessment by panel underway – due for completion early 2023 Final report to Council in 2023 and sites to be included in new LDP. Future Action: Completion of LNCS surveys 2022/23 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	2023	AC ps NS C	Since 2020: Next steps of project have been delayed by wider delays in the timetable for preparation of a new LDP.

					Future Action: This work will be reviewed against final NPF4 and reported to Council in 2023. Local Landscape Areas will be formally identified and designated in the new LDP.
Conservation Character Area Statements and Appraisals Conservation Area Boundaries	STALLED 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 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.
Heat Mapping	UNDERWAY 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	Since 2020 : A Scottish Government Local Heat and Energy Efficiency pilot project was completed in April 2021. It looked at low carbon heat feasibility in different types of rural communities. Recommended measures: air source heat pumps suitable for most property types and therefore strategically important; biomass boilers potential in large rural properties with high heat demands; Angus well suited to renewable power generation. The Heat Networks (Scotland) Act 2021 came into force in February 2021, with regulations to be in place by 2024 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. A new team has been established in AC to draw together related policy areas on climate change, renewables and nature. Future Actions: Preparation of an Angus Local Heat and Energy Efficiency Strategy is underway and a

					<p>working group established. The Angus Transition to Net Zero Action Plan, approved in summer 2022, includes actions to prioritise decarbonisation of heat in buildings to meet the target of all public buildings to meet zero emission heating requirements by 2038 at the latest.</p> <p>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.</p>
Audit of Mineral Workings and Land Bank of Aggregates	Undertake an audit of mineral workings.	Policy PV9: Minerals	2023	AC dp & partners	<p>Since 2020 : Angus updates provided to the Scottish Government Aggregate Minerals Survey to assist in the future planning of mineral extraction in Scotland (June 2022)</p> <p>Future Action: AC dp to consider requirement for review of 2010 Mineral Workings and Land Bank Audit to inform the evidence report for the next LDP.</p>

Monitoring

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 & ACTIONS
Overall Policy Monitoring	Monitoring use of policies and their application.	<p>All policies.</p> <p>To review the application of the Plan policies and inform the preparation of the next LDP.</p>	Ongoing	AC dp AC ps	As part of the transition to the new development plan system a monitoring report 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 early stages of preparation of the next LDP.
Housing Land Audit	Prepare annual housing land audit.	Policy TC1: Housing Land Supply/Release. Monitor housing land supply from sites of 5 or more units. Monitor windfall and small site delivery. Monitor take-up of allocated land.	2021 Audit COMPLETE Annual Review	AC dp AC ps AC hs Developers SEPA, Homes for Scotland, Scottish Water	Since 2020: 2021 Angus HLA published November 2021, 2022 Audit finalised November 2022 and published by end of the year. Future Action: auditing of Housing Land Supply to continue in line with Scottish Government guidance. New guidance anticipated during 2023.
Employment Land Audit	Prepare annual employment land audit.	Policy TC14: Employment Allocations & Existing Employment Areas Policy TC15: Employment Development	2021 and 2022 Audit COMPLETE Annual Review	AC dp AC ps AC ed	Since 2020: 2021 and 2022 audits are published on the Angus Council website Future Action: 2023 Audit due June 2023 and published late summer.
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 2020: Changing national policy position including increased significance places on concept of local living (20 minute neighbourhoods) led to a review of the purpose and value of the former audit. Future Action: In developing an approach to understanding the capacity of our places to support new development and to apply the principles of local living in Angus, a collaborative

					project to map and evaluate existing community infrastructure will be undertaken.
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	Ongoing. 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. To be reviewed in light of changing Government policy requirements. 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	Ongoing. Location of facilities are mapped including neighbourhood recycling centres. 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. To be reviewed in light of changing Government policy requirements. 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 2020 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. 30 units left to build. 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	Ongoing
A2: Crudie Farm, Arbirlot Road West (Phase 1)	PLANNING PERMISSION Site programmed for the second phase of the plan.	To Date: <u>Development Brief</u> approved for the site in August 2019. Planning permission granted for 146 units in October 2022. Future Action: AC dp to maintain contact with developer in relation to build programme and site marketing.	Landowner/Developer AC dp	Ongoing
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.	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: Conversion of listed Baltic Mill to residential is completed. Flood prevention scheme works along the Brothock next to the site are completed. The active travel link from Dens Road along the nature trail to St Vigeans is in place. Future Action: Opportunity for regeneration of parts of the area (some in Council ownership) are actively being considered. Further liaison with various Landowners and interested parties may be required.	Landowner/ developer AC dp Ac rs AC ct AC ed	Ongoing
A4: The Elms, Cairnie Street	PROGRESS	To Date: Works to allow access to survey the building are underway.	Landowner AC dp	Ongoing

	Active Interest in redevelopment of the Elms, A listed Arts & crafts house. Water damaged and vandalised. TPO.	Future Action: AC dp will maintain watching brief over the A listed building and have contact with the new landowner.		
A5: Little Cairnie Hospital	UNDER CONSTRUCTION	To Date: Site almost complete with conversion of hospital building underway and units being marketed. Future Action: AC dp to maintain contact with developer in relation to build programme and site marketing.	Developer: Chamberlain Bell Developments	Ongoing
A6: Former Bleachworks, Elliot	STALLED 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.	To Date: No progress Future Action: Review status and options as part of next LDP.	Landowner AC dp SEPA	Ongoing
A7: Former Seaforth Hotel	STALLED 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. 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	To Date: Site currently actively marketed through Rapleys, freehold for sale, giving rise to development interest. Future Action: AC dp to maintain contact with developer in relation to site progress. Review of development brief not progressing at this time.	Landowner Developer AC dp	Ongoing
A8: Former Ladyloan Primary School	REMAIN in EXISTING USE Former primary school sold by the Council. Currently in use as gym, crèche etc	To Date: Currently fully occupied. Future Action: AC dp to review as part of next LDP.	Landowner AC dp AC ct	Ongoing
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.	Landowner AC dp AC ct	Ongoing

		Future Action: Review status and options as part of next LDP.		
OTHER SITES/POLICIES				
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	<p>PROGRESSING</p> <p>The policy arose from an ambition to enhance the tourism potential of Arbroath. The 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.</p> <p>The Arbroath A Place for Everyone scheme is nationally significant and the first of its kind in Scotland to create an exemplary walking and cycle route and improve accessibility. It will enhance the coastal section of the blue/green network and enhance biodiversity.</p>	<p>To Date: Arcadis were appointed as Design Consultants to develop the design through a collaborative approach and complete the technical design which is nearing conclusion. AC and Sustrans signed the funding agreement in June 2021. Pre-construction feasibility work as part of the technical design stage is underway. There is ongoing comms about the project stages.</p> <p>A monitoring and evaluation plan will set out baseline monitoring, to enable an assessment of changes arising from implementation of the project. There will also be future monitoring post build. The Plan is outcomes based looking at useage, air quality, and the collaborative design 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 the potential benefits of future active travel projects in Angus.</p> <p>Future Action: AC dp representation on the project team as resources permit to support awareness of other local projects. The town centre strategy aspect of the policy will be combined with baseline monitoring of the project</p>	AC ps AC ct AC ed AC rs AC dp Sustrans Tactran Consultant: Arcadis Balfour Beatty	Technical design phase due to conclude in early 2023 with construction to commence around April 2023 and an 18 month build programme.

		and considered further as part of preparation of next LDP.		
A13: Western Cemetery Extension	PROGRESS Ground investigation work in conjunction with SEPA 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	Search for a suitable alternative site ongoing.
A15: Arbroath (Brothock Water) Flood Protection Scheme	NEARING COMPLETION 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 before the end of 2022	AC rs	2022
EXISTING SITES				
A(a): Montrose Road	UNDER CONSTRUCTION Planning permission. 09/00836/FUL	To Date: 82 units to build of 357. Future Action: AC dp to maintain contact with developer in relation to build programme and site marketing.	Developer: Stewart Milne Homes	Ongoing
A(b): Springfield Terrace, Abbeybank House	PLANNING PERMISSION 20/00395/FULL approved 10/2/21 for 20 flats (affordable).	To date: Development due to start, expected completion 2023/24. Future Action: AC dp to review development potential as part of next LDP.	Developer: Hillcrest Homes	Ongoing
A(d): Ernest Street/Palmer Street	NO PROGRESS 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.	Ongoing

A(f): Viewfield Hotel	PART COMPLETE, STALLED Planning permission (14/00282/FULL) for 20 units from a mix of new build and conversion. Application reference 20/00060/MDPO (approved 12 June 2020) sought to modify the planning obligations contained in planning permission ref 14/00282/FULL relating to affordable housing provision.	To Date: 18 units completed, 2 remain outstanding with no progress since 2020. Future Action: AC dp to maintain contact with developer in relation to build programme and site marketing.	Landowner: Viewfield Court Ltd.	Ongoing
A(h) Roy's Auto, 32-38 Dishlandtown St	REMAIN IN EXISTING USE Planning permission (09/00798/FULL) lapsed. As per 2020 Update site to remain in existing use.	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	NO FURTHER PROGRESS 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.		Ongoing
SITES COMPLETED SINCE 2020 UPDATE				
A(l): Baltic Mill, Dens Road	SITE COMPLETED Planning permission (17/01002/FULL) granted for conversion of mill building to 24 flats in 2018.	Site completed during 2021 Housing Land Audit period.	Developers: Hillcrest Housing Association	

BRECHIN

LDP REF NO / SITE NAME	CURRENT STATUS	ACTIONS	RESPONSIBILITY	TIMESCALE
ALLOCATIONS				
B1: Dubton Farm (north)	<p>UNDER CONSTRUCTION</p> <p>Detailed planning permission granted for initial phase of 163 houses on northern portion of the site.</p>	<p>To Date: Construction of new spine road and initial site infrastructure commenced. First house completions anticipated 2023.</p> <p>Future Action: 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>	Ongoing
B1: Dubton Farm (south)	<p>PLANNING APPLICATION</p>	<p>To Date: Planning application submitted April 2022 for initial phase of 47 units.</p> <p>Future Action: AC dp to maintain contact with developer in relation to site progress.</p>	<p>Landowner/Developer AC dp</p>	Ongoing
B6: Brechin West	<p>PROGRESS</p> <p>Proposals for a Rural Mobility Hub to enable decarbonisation of public transport, road freight and private transport within the proposed extension to Brechin Business Park are progressing. This project is part of the Low Carbon component of The Mercury programme (the Angus Fund within the Tay Cities Deal).</p> <p>Proposal of Application Notice (PAN), lodged on behalf of the Dalhousie Estates and Angus Council, in connection with plans for the Angus Rural Mobility Hub.</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>	Ongoing
B7: Brechin Cemetery Extension	<p>ON HOLD</p> <p>Long term allocation to provide for future expansion of cemetery. Existing provision sufficient in the short to medium term. No proposals to bring forward at present.</p>	<p>Future Action : AC dp to maintain contact with landowner/ AC pbs in relation to site progress.</p>	<p>AC pbs AC dp</p>	Ongoing

B8: Open Space/Green Network Enhancement	<p>PART COMPLETED</p> <p>Completion of change of use to rugby pitches on eastern part of the site.</p> <p>Western part of the site comprises agricultural land in private ownership</p>	<p>To Date : Eastern part of the site developed as dedicated pitches, floodlighting and changing facilities by Brechin Rugby Football Club.</p> <p>Future Action: AC dp to review allocation of western portion of site as part of next LDP.</p>	<p>Landowner: AC</p> <p>AC dp</p> <p>AC pbs</p>	Ongoing
OPPORTUNITY SITES				
B2: Andover School, Nursery Lane	<p>STALLED</p> <p>Planning permission granted in 2015/16 for 21 residential units (including 3 affordable units).</p>	<p>To Date: Conversion of listed former school building to 10 units COMPLETE. New build development to north and south for 11 units not started. Sites are being marketed.</p> <p>Future Action: AC dp to maintain contact with developer in relation to build programme and site marketing.</p>	<p>Developer: D&H Developments</p> <p>AC dp</p>	Ongoing
B3: Scott Street Goods Yard	<p>STALLED</p> <p>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.</p>	<p>To Date: No current intention to develop.</p> <p>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.</p>	AC dp	Ongoing
B4: Former Gas Works, Witchden Road	NO PROGRESS	<p>To Date: No further progress.</p> <p>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.</p>	<p>Landowner/Developer</p> <p>AC dp</p>	Ongoing
B5: Maisondieu Church, Witchden Road	<p>NO PROGRESS</p> <p>Listed Building Consent (19/00444/LBC) granted for works to facilitate conversion to form 7 flats (amendment to 16/00848/LBC).</p>	<p>To date : Site being marketed</p> <p>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.</p>	<p>Landowner/Developer</p> <p>Ac dp</p>	Ongoing

EXISTING SITES				
B(c): 59 Clerk Street	STALLED – EXISTING USE CONTINUING Planning permission for 9 flats and 2 office units now expired.	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	ACTIVE INTEREST	To date : Recent planning application interest in developing a residential care home, application withdrawn. 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 2020 UPDATE				
None				

CARNOUSTIE & BARRY

LDP REF NO / SITE NAME	CURRENT STATUS	ACTIONS	RESPONSIBILITY	TIMESCALE
ALLOCATIONS				
C1: Land at Pitskelly	<p>UNDER CONSTRUCTION Planning permission (14/00573/PPPM) approved in December 2016.</p> <p>Matters Specified application granted permission in December 2019 (19/00927/MSC).</p>	<p>To date: Site is under construction with 249 units to build at April 2022.</p> <p>Future Action: AC dp to maintain contact with developer in relation to build programme and site marketing.</p>	<p>Developer(s): DJ Laing/Persimmon Homes/ Sanctuary HA</p>	Ongoing
C6: Working – Land at Carlogie	<p>PLANNING PERMISSION Planning permission for formation of an employment area, road upgrade and realignment has been granted, with a further application (20/00825/MSC) approved in 2021. A planning application for associated infrastructure on land out with the development site has also been approved.</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</p> <p>AC dp</p>	Ongoing
C7: Working – Land at Pitskelly	UNDER CONSTRUCTION	<p>To date : Development commenced in June 2023, with phase 1 projected to be completed in 2023. The development will comprise of Class 4, 5 & 6 business units.</p> <p>Future Action: AC dp to maintain contact with landowner/developer in relation to site progress.</p>	<p>Landowner/Developer: DJ Laing</p> <p>AC dp</p>	Ongoing
OPPORTUNITY SITES				
C2: Woodside/Pitskelly	<p>PLANNING APPLICATION Two planning applications, for two phases of development, totalling 54 units were submitted in and are currently pending</p>	<p>To date : Given active interest by housebuilder the site was moved to the Effective Supply in the draft 2022 Housing Land Audit.</p>	<p>Landowner/Developer: DJ Laing Homes Ltd.</p> <p>AC dp</p>	Ongoing

	consideration (22/00036/FULL & 22/00037/FULL refer).	Future Action: AC dp to maintain contact with landowner/ developer in relation to site progress.		
C3: Barry Road	NO PROGRESS	To date : No progress Future Action: AC dp to maintain contact with landowner/ developer in relation to site progress.	Landowner/Developer: DJ Laing Homes Ltd AC dp	Ongoing
C4: Greenlaw Hill	PLANNING APPLICATION Two planning applications, totalling 57 units were submitted in and pending consideration (21/00557/FULL & 21/00558/FULL refer).	To date : Given active interest by housebuilder the site was moved to the Effective Supply in the draft 2022 Housing Land Audit. Future Action: AC dp to maintain contact with landowner/ developer in relation to site progress.	Developer: Persimmon Homes East Scotland AC dp	Ongoing
C5: Panmure Industrial Estate	PLANNING APPLICATION Western part of site - Planning application (18/00377/FULL) for Housing Development Comprising 30 Flats, 18 Dwellinghouses, Landscaping and Associated Works submitted May 2018 – now dormant. Western part of site - A planning application for 14 dwellinghouses, landscaping, access road and associated works was submitted in Feb 2022 and is currently pending consideration (22/00084/FULL refers)	To date : Planning application on western part of site, remainder still in existing use, including offices, industrial units and community garden. Future Action: AC dp to maintain contact with landowner/ developer in relation to site progress.	Developer: DJ Laing Homes SEPA AC ps AC rs	Ongoing
EXISTING SITES				
C(b): Burnside Street 2	STALLED Planning permission for 7 flats expired July 2016. No further progress	To date : 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 2020 UPDATE				
None				

FORFAR

LDP REF NO / SITE NAME	CURRENT STATUS	ACTIONS	RESPONSIBILITY	TIMESCALE
ALLOCATIONS				
F2: Gowanbank	STALLED Planning application 18/00340/FULM for 106 units refused. April 2021 and dismissed at appeal January 2022.	To Date: No further progress. Future Action: AC dp to maintain contact with landowner/ developer in relation to site potential.	Developer: Ogilvie Homes AC ps	Ongoing
F3: Turfbeg	UNDER CONSTRUCTION	To Date: Site under construction with 101 of 236 units to build at 31 March 2022. Future Action: AC dp to maintain contact with developer in relation to build programme and site marketing.	Developer: Guild Homes	Ongoing
F4: Westfield	PLANNING APPLICATION Northern part of site - Planning application (19/00707/FULM) for Residential Development including Formation of Vehicular Access, Access Roads, Open Space, Landscaping, SUDS and Associated Infrastructure under consideration. Proposal of Application Notices on other parts of the site.	To date : Ongoing discussions regarding masterplan and pre application notices, planning applications Future Action: Continued liaison with developers in relation to application, PANs and site Masterplan.	Developer: Muir Homes & Scotia Homes AC dp AC rs	Ongoing
		Assessment of the impact of development on the A90 junctions and agreement of mitigation measures.	Developers in consultation with AC & Transport Scotland	Discussions ongoing.
F9: Working – Orchardbank	UNDER CONSTRUCTION 3 developments completed since 2020 including construction of a petrol filling station, charging facilities, drive through coffee shop; an electric vehicle charging hub and self-storage units. Planning permission for a showroom and workshop granted 2021 and a further application for 16 starter units under consideration. Planning permission for hotel has lapsed.	To Date : areas of the site remain available for development. Future Action: AC dp to maintain contact with landowner/developers in relation to site progress and site marketing.	AC dp in conjunction with AC ed. Landowner : AC /Hermiston Securities	Ongoing

F10: Working – Carseview Road	NO PROGRESS	To date: No progress Future Action : 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.	Landowner/Developer AC dp	Ongoing
OPPORTUNITY SITES				
F5: South Street	NO PROGRESS	To date: No current progress. Part of the property is in active use. Site not currently being marketed. Future Action: AC dp to review development potential as part of next LDP.	Landowner/Developer AC dp	Ongoing
F7: Former Music Centre, Prior Road	STALLED – EXISTING USE CONTINUING	To date : Site in use as a vaccination centre. Future Action: AC dp to review development potential as part of next LDP.		
F8: Forfar Swimming Pool	STALLED Site has been vacant for some time following completion and opening of the Forfar Community Campus. Category C Listed Building.	To Date: Site remains for sale after previous interest did not complete. Potential reuse/redevelopment opportunity. Future Action: Continued liaison with AC property services.	AC dp	Ongoing
EXISTING SITES				
F(a): Turfbeg Farm	UNDER CONSTRUCTION	To date : 1 unit remains to be built. No further action.	Developer: Elite Homes AC dp	Ongoing
F(d): Dundee Road	UNDER CONSTRUCTION Planning permission (17/01052/FULM) for 100 houses granted on 9 August 2018.	To Date: Construction underway, 63 units to build at March 2022. Future Action: AC dp to maintain contact with developer in relation to build programme and site marketing.	Developer: Scotia Homes AC dp	Ongoing
F(e): Slatefield Rise (Phase 2)	UNDER CONSTRUCTION	To Date: Site under construction. 5 units have been completed to date with 2 remaining.	Landowner/Developer: Individual Plots	Ongoing

	Plots continue to be marketed and sold individually.	Future Action: AC dp to maintain contact with landowner in relation to build programme and site marketing.	AC dp	
F(f): Queen Street Pavilion	STALLED Planning permission expired on 5 April 2017. Building destroyed by fire in late 2020. 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	SITE IN ACTIVE USE Planning permission for residential development expired on 19 December 2016.	To date: No current progress on redevelopment. Site in active use. Future Action: AC dp to review development potential as part of next LDP.	Landowner AC dp	Ongoing
OTHER SITES				
F11: Newmonthill Cemetery extension	NO PROGRESS Ground investigation work by AC pbs revealed that ground conditions were not suitable for cemetery use.	To date: AC pbs undertaking review of possible alternative sites. Future Action : Review allocation as part of the next LDP.	AC pbs AC dp	Search for a suitable alternative site ongoing.
SITES COMPLETED SINCE 2020 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 8 units completed and further development programmed in Housing Land Audit. Future Action: AC dp to maintain contact with landowner/developer in relation to build programme and site marketing.	Landowner/Developer: Delson Contracts AC dp	Ongoing
K4: Retail – Land at Pathhead	NO PROGRESS 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	NO PROGRESS 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 IN ACTIVE USE	To date : No progress . Site 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 programming of further completions pushed back to 2023/24 in 2022 Housing Land Audit.	Developer: Strathmore Developments AC dp	Ongoing

		Future Action: AC dp to maintain contact with developer in relation to build programme and site marketing.		
K(b): Sunnyside	UNDER CONSTRUCTION	To date : Phasing of development on this site to follow from construction of K(a) above. Future Action: AC dp to maintain contact with developer in relation to build programme and site marketing.	Developer: Strathmore Developments AC dp	Ongoing
SITES COMPLETED SINCE 2020 UPDATE				
None				

MONIFIETH

LDP REF NO / SITE NAME	CURRENT STATUS	ACTIONS	RESPONSIBILITY	TIMESCALE
EXISTING SITES				
Mf(a): Milton Mill	UNDER CONSTRUCTION	To Date: Phase 3 currently being marketed. 11 units 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	
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. 26 units completed, with 1 remaining Future Action: AC dp to maintain contact with developer in relation to build programme and site marketing.	Developer: G.L. Residential AC dp	
SITES COMPLETED SINCE 2020 UPDATE				
Mf2: Land west of Victoria Street	SITE COMPLETED	336 units delivered by Taylor Wimpey (East Scotland) and Barratt Homes.	Developers: Taylor Wimpey (East Scotland) and Barratt Homes	

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: No active developer interest. Development potential of site affected by ground condition issues and included in list of Constrained supply in Housing Land Audit. 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	NO PROGRESS 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 project timescale extended to 2025. 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: Site under construction with 35 units built (planning permission for 272 units) Future Action: AC dp to maintain contact with developer in relation to build programme and site marketing.	Developer: Sunnyside Estates/ Hillcrest HA AC ps	Ongoing

M6: Working – Montrose Port	The LDP safeguards land at Montrose Port for port related use. Limited land within the Port originally led to the allocation of land at Montrose Airfield to support growth in the renewables sector. (see below)	To date : AC and Tay Cities are regularly in discussion with the Port Authority in relation to Port activities and future development aspirations. The Port Authority is a partner in the North Angus Growth Opportunity (NAGO) Project as part of the Mercury programme/ Tay Cities Deal. Future Action : Ongoing liaison with Montrose Port.	Landowner: Montrose Port Authority AC ps AC ed Tay Cities Deal	Ongoing
M7: Working - Montrose Airfield	PLANNING PERMISSION/ DEVELOPMENT NOT STARTED 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, planning permission for formation of access roads and junction approved December 2019.	To Date: Land at Montrose Airfield forms part of the Tay Cities Mercury Programme to develop a clean growth enterprise hub. (Zero4 Business Park) Future Action: AC dp to maintain contact with landowner/ developer in relation to build programme and site marketing.	Landowner: Crown Estates Scotland Tay Cities Deal AC ed AC dp AC ps	Ongoing
M8: Working – North of Forties Road	STALLED No progress in bringing forward the site.	To date: No further progress. Future Action: AC dp to review development potential as part of next LDP	Landowner/Developer AC dp in conjunction AC ed	Ongoing
OPPORTUNITY SITES				
M4: Chapel Works Mill, Marine Avenue	UNDER CONSTRUCTION Planning permission granted in April 2020 for 26 affordable houses incorporating the Listed Building.	To date : Development recommenced and being delivered by Hillcrest HA. Future Action: AC dp to maintain contact with developer in relation to build programme and site marketing.	Landowner/Developer: Hillcrest HA AC dp	Ongoing
SITES COMPLETED SINCE 2020 UPDATE				
M5: Former Swimming Pool, The Mall	SITE COMPLETED	Community-owned Montrose Playhouse (cinema, art centre, café/bar) opened October 2021	Landowner: Montrose Playhouse Project SCIO AC ct	

Rural Service Centres

EDZELL

LDP REF NO / SITE NAME	CURRENT STATUS	ACTIONS	RESPONSIBILITY	TIMESCALE
ALLOCATIONS				
E1: East of Duriehill Road	<p>PLANNING PERMISSION</p> <p>Planning application reference 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 approved subject to conditions in March 2021.</p>	<p>To Date: Build programme expects to see first completions in 2023/24.</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>	2023/24
OPPORTUNITY SITES				
E2: Former Mart, Lethnot Road	<p>NO PROGRESS</p> <p>Previous planning permission for visitor centre granted April 2010 expired.</p>	<p>To date : No progress</p> <p>Future Action: AC dp to review development potential as part of next LDP.</p>	<p>Developer/Landowner AC dp</p>	Ongoing
SITES COMPLETED SINCE 2020 UPDATE				
None				

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 out of 80 units built. Future Action : AC dp to maintain contact with landowner/developer in relation to site progress.	Developer: Guild Homes AC dp	Ongoing
SITES COMPLETED SINCE 2020 UPDATE				
None				

LETHAM

LDP REF NO / SITE NAME	CURRENT STATUS	ACTIONS	RESPONSIBILITY	TIMESCALE
ALLOCATIONS				
L2: Jubilee Park	PROGRESS Angus Council as site owners have been developing plans to provide affordable housing, self and custom build housing, open space and additional car parking for the school. There is a site development brief.	To date : Angus Council intend to submit a planning application during 2023. Potential for 37 units. Future Action : AC dp and ps to work with AC hs to bring forward development of the site.	Developer: AC hs AC dp AC ps	2023/24
L3: Land Between Blairs Road and Dundee Street	STALLED Draft Development Guidelines prepared for the site in consultation with landowner/former interested developer/local ward members. Guidance has yet to be finalised.	To date : Now no known developer interest. Future Action: AC dp to maintain contact with landowner/developer in relation to site progress.	Developer/Landowner AC dp Other Stakeholders	Ongoing
L4: Working – Land at Dundee Street	NO PROGRESS	To date : No progress.	Developer/Landowner AC dp	Ongoing

		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.		
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NEWTYPE

LDP REF NO / SITE NAME	CURRENT STATUS	ACTIONS	RESPONSIBILITY	TIMESCALE
ALLOCATIONS				
N2: Land North of Eassie Road	PLANNING APPLICATION Application for 39 homes, access, parking, landscaping and open space and ancillary infrastructure works submitted October 2022 and under consideration.	To Date: Given active interest by housebuilder the site was moved to the Effective Supply in the draft 2022 Housing Land Audit. Future Action: AC dp to maintain contact with landowner/developer in relation to site progress.	Developer/Landowner: Church of Scotland/ Hadden Homes AC dp	Ongoing
SITES COMPLETED SINCE 2020 UPDATE				
N1: Land North of Coupar Angus Road	SITE COMPLETED	22 units built.	Developer: Ogilvie Homes	

Other areas:

GLAMIS

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

STRATHMARTINE HOSPITAL

LDP REF NO / SITE NAME	CURRENT STATUS	ACTIONS	RESPONSIBILITY	TIMESCALE
OPPORTUNITY SITES				
St1: Strathmartine Hospital Estate	PLANNING PERMISSION Planning permission granted by Scottish Ministers in April 2018 subject to planning conditions, including a condition requiring a planning obligation for conversion of existing buildings to residential and community/creche use, new-build residential development, and associated access, landscape and infrastructure works. The site will provide 224 residential units including affordable housing. In April 2022 a Matters Specified Application was approved for the detailed design and layout of the site.	To Date: First house completions anticipated 2023/24 Future Action: AC dp to maintain contact with landowner/developer in relation to site progress.	Landowner/Developer : Chamberlain Bell/Hillcrest HA/Miller Homes AC ps AC dp	Ongoing