

**ANGUS COUNCIL – 19 DECEMBER 2024**

**ANGUS LOCAL DEVELOPMENT PLAN DELIVERY PROGRAMME 2024**

**REPORT BY ALISON SMITH, DIRECTOR OF VIBRANT COMMUNITIES AND SUSTAINABLE GROWTH**

**1. ABSTRACT**

- 1.1 This report seeks approval of the Delivery Programme for the Angus Local Development Plan which details the actions required, timescales, lead and supporting partners and progress in the delivery of the Plan.

**2. ALIGNMENT TO THE COUNCIL PLAN AND COUNCIL POLICIES**

- 2.1 The Angus Local Development Plan Delivery Programme 2024 contributes to the following priorities in the Angus Council Plan 2023-2028 (2024 Update)

**Caring for our Economy**

- Continue to support and deliver relevant elements of the Tay Cities Deal.
- Support businesses to grow and invest in Angus.

**Caring for our Place**

- Coordinate activity and develop a vision for our places, through relevant plans and strategies.
- Ensure delivery of affordable housing via our Strategic Housing Investment Plan (SHIP).
- Support the development of more active travel routes around Angus.
- Enhance and restore Angus Biodiversity, corporately and with a range of stakeholders.

**3. RECOMMENDATIONS**

- 3.1 It is recommended that the Council:

- (i) Approve the Angus Local Development Plan Delivery Programme 2024 (Appendix 1) for adoption, submission to Scottish Ministers, and publication.
- (ii) Delegate authority to the Chief Planner and Service Leader - Planning and Sustainable Growth to make minor formatting and drafting changes if required.

**4. BACKGROUND**

- 4.1 The Council was required under Section 21 of the Town and Country Planning (Scotland) Act 1997 (as amended) to prepare an Action Programme to set out how it intends to implement the objectives of the adopted Angus Local Development Plan (2016).
- 4.2 The Action Programme was to be kept under review and updated and republished at least every two years from the date of adoption of the Plan to demonstrate the progress made by the Council and its partners in the delivery and implementation of the Plan.
- 4.3 The Local Development Plan was adopted on 23 September 2016 and in line with legislative requirements, the first Action Programme was agreed by Council at their meeting of 8 December 2016 and was submitted to Scottish Ministers on 21 December 2016 (as detailed in Report 439/16).
- 4.4 The 2018 update was agreed by Council on 6 December 2018 and submitted to Scottish Ministers on 12 December that year (as detailed in Report 381/18). The 2020 update was agreed by Council on 17 December 2020 and submitted to Scottish Ministers on 22 December 2020 (as

detailed in Report 332/20). The most recent update in 2022 was agreed by Council on 15 December 2022 and submitted to Scottish Ministers on 15 March 2023 (as detailed in Report 421/22).

- 4.5 The Town and Country Planning (Scotland) Act 1997 (as amended) made significant changes to the development planning system in Scotland, including replacing Action Programmes with Delivery Programmes; therefore, this 2024 update has been prepared and produced as a Delivery Programme, which is required by Scottish Ministers under transitional provisions, and follows the structure of the adopted Local Development Plan (2016).

## **5. CURRENT POSITION**

- 5.1 The Delivery Programme sets out how the Council continues to implement the Local Development Plan (2016). In accordance with Section 21 of the Town and Country Planning (Scotland) Act 1997 (as amended), the Delivery Programme sets out:

- The list of actions required to deliver each of the policies and proposals contained in the Plan;
- An explanation as to how those actions are to be undertaken;
- The timescales for the conclusion of each such action; and
- The expected sequencing of, and timescales for, delivery of housing on sites allocated by the LDP.

- 5.2 Scottish Ministers and the Key Agencies (NatureScot, Scottish Environment Protection Agency, Scottish Water, Historic Environment Scotland, Tactran, Scottish Enterprise and NHS Tayside) were consulted on the draft Delivery Programme. Scottish Water and Historic Environment Scotland responded, stating that they had no comments, therefore no changes have been made to the Delivery Programme (Appendix 1).

- 5.3 The Delivery Programme will be kept under review and updated and republished at least every two years. A new Delivery Programme will be published alongside the Proposed Local Development Plan and within 3 months of the new Angus Local Development Plan being constituted.

## **6. PROPOSALS**

- 6.1 The 2024 Delivery Programme provides a snapshot overview of the policy development work and development activity since the previous Action Programme update in December 2022. Many of the sites identified have now been completed or are under construction, and ongoing work has shifted to the development of the next Plan. Analysis of the implementation of the 2016 Plan is an important part of this, providing context for the production of the new Plan. It also identifies proposals and sites that have not progressed, as well as, areas of work that are ongoing, which will also help inform the preparation of the new Local Development Plan. The timetable for the development of the new Local Development Plan is set out in the Development Plan Scheme and Participation Statement, which is also being considered by Council at its 19 December 2024 meeting.

- 6.2 Since the 2022 Update:

- 6 further allocated housing sites have reached completion as noted below:
  - Crudie Acres, Arbroath delivering a total of 287 units was completed in 2023;
  - Viewfield Hotel, Arbroath delivering a total of 20 units was completed in 2023;
  - Little Cairnie Hospital, Arbroath delivering a total of 49 units was completed in 2023;
  - Former Seaview PS Nursery, Monifieth delivering a total of 27 units was completed in 2023;
  - Slatefield Rise Phase 2, Forfar delivering a total of 7 units was completed in 2023; and
  - Dundee Road, Forfar delivering a total of 100 units was completed in 2024.
- 8 allocated housing sites are currently under construction, delivering:
  - 28 of a total 435 dwellings in North Angus;
  - 16 of a total 383 dwellings in East Angus;

- 77 of a total 279 dwellings in South Angus; and
  - 33 of a total 276 dwellings in West Angus.
- 15 opportunity sites either have been granted planning permission have or work ongoing, as summarised below:
  - 5 sites have had planning permission granted but have not yet begun construction;
  - Construction is underway at 4 sites;
  - Construction is underway or complete at 3 sites, which takes up part of the site with the remainder still available for further development; and
  - 3 sites have planning applications awaiting determination, one of which is an application for planning permission in principle.
- Eight opportunity sites and sites identified in the plan as 'existing housing sites' (which 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. These sites are detailed below:
  - Roy's Auto, 32-38 Dishlandtown Street, Arbroath
  - Wardmill Road/Andrew Welsh Way, Arbroath
  - 59 Clerk Street, Brechin
  - Park Road, Brechin
  - Burnside Road 2, Carnoustie
  - Queen Street Pavilion, Forfar
  - Roberts Street, Forfar
  - Broomfield Road, Montrose
- The Brothock Flood Prevention Scheme in Arbroath was completed in December 2022.
- The Arbroath: A Place for Everyone project is under construction and expected to be complete in Autumn 2025.
- A number of policy work areas have progressed, with Local Landscape Areas identified, the Forestry and Woodland and Local Heat and Energy Efficiency Strategy (LHEES) and its Delivery Plan being adopted and work toward identifying the strategic blue/green network undertaken. Following publication of the draft NPF4 and the impact of the Covid pandemic, it was decided that work on Conservation Area Appraisals and Town Centre Strategies would be taken forward as part of preparation of the new Local Development Plan rather than as the Advice Notes as noted within the adopted Local Development Plan (2016).

6.3 Council is therefore requested to approve the Delivery Programme 2024 for adoption, submission to Scottish Ministers, and publication.

## **7. FINANCIAL IMPLICATIONS**

7.1 Any costs associated with the publication and submission of the Delivery Programme 2024 update will be met from the existing Development Plan, Environment and Climate Change team budget.

## **8. RISK MANAGEMENT**

8.1 The risk to the Council of not approving the Local Development Plan Delivery Programme 2024 is that the Council will not be compliant with a legislative requirement. In addition, this could affect progress in implementing and delivering the Local Development Plan (2016) strategy, policies, proposals and land allocations.

## **9. ENVIRONMENTAL IMPLICATIONS**

9.1 The actions identified in the Local Development Plan Delivery Programme 2024 will lead to:

### **Climate change, energy, and flood management**

- A reduction in carbon emissions through the delivery of energy efficiency measures and

- the use of low/zero carbon energy generation technologies.
- Increased resilience and adaptation to climate change.
- Reduced risk of flooding by directing development away from flood risk areas.

## 9.2 Nature Conservation

- A positive impact on habitats by protecting sensitive areas and requiring proposals to extend and link habitats where possible and mitigate any negative impacts.
- Improved options for active and sustainable travel by directing development to areas that are well served by multi-modal travel infrastructure and requiring proposals to enhance this infrastructure where necessary.

## 9.3 Pollution

- Decreased noise pollution by requiring proposals to take account of any noise impacts and limiting the volume and hours of operation of noise generating uses.
- Enhanced quality of land by requiring proposals to remediate contamination where necessary.
- Increased emissions from road traffic at new housing sites that are not readily accessible by sustainable transport modes.

## 9.4 Water, resources, built environment

- Increased resource efficiency through requiring the reuse of materials where possible.
- Better protection, management and promotion of historic assets by ensuring proposals do not have a negative impact on such assets and any reuse or repair is sympathetic to the asset and its setting.

## 10. EQUALITY IMPACT ASSESSMENT, HUMAN RIGHTS AND FAIRER SCOTLAND DUTY

- 10.1 A screening assessment has been undertaken and a full Equality Impact Assessment is not required for the following reason(s): -

The Report is for information only and is reflective.

## 11. CHILDRENS RIGHTS AND WELLBEING IMPACT ASSESSMENT

- 11.1 A Childrens Rights and Wellbeing Impact Assessment has been undertaken and a full assessment is not required as the “General Principles” do not apply to this proposal.

## 12. CONSULTATION

- 12.1 As noted in paragraph 5.2 of this Report, the Delivery Programme has been subject to statutory consultation with Scottish Ministers and Key Agencies. The Director of Finance and Director of Legal, Governance and Change were also consulted in the preparation of this report.

**NOTE:** No background papers, as detailed by Section 50D of the Local Government (Scotland) Act 1973 (other than any containing confidential or exempt information) were relied on to a material extent in preparing the above report.

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List of Appendices:

Appendix 1: Angus Local Development Plan Delivery Programme 2024