

**Angus Local Development Plan  
Delivery Programme – 2024 Update**

## **Abbreviations and Acronyms**

<b>ALDP</b>	Angus Local Development Plan
<b>LDP</b>	Local Development Plan
<b>LHS</b>	Local Housing Strategy
<b>LTS</b>	Local Transport Strategy
<b>NPF</b>	National Planning Framework
<b>SEPA</b>	Scottish Environment Protection Agency
<b>STPR</b>	Strategic Transport Projects Review
<b>Tactran</b>	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:

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

to give confidence to key stakeholders, developers and funders.

In line with the Act, Angus Council are required to review and republish the Action Programme 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.

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. In accordance with the Planning (Scotland) Act 2019 (Commencement No. 12 and Saving and Transitional Provisions) Regulations 2023, the ALDP Action Programme has now been re-worked into a Delivery Programme. However, as the ALDP was produced under the previous planning system, the structure of the Delivery Programme follows that of the ALDP.

This Delivery Programme sets out how the Council proposes to implement the Angus Local Development (adopted 23 September 2016), identifying the actions to be undertaken to deliver the policies, proposals and site allocations of the Plan. In accordance with Section 21 of the Planning etc. (Scotland) Act 1997 (as amended) and with regulations introduced under the Planning (Scotland) Act 2019, 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.

As with the Action Programme, the Delivery Programme will be reviewed regularly to ensure it remains relevant, with an updated published at least every two years.

This 2024 Delivery Programme provides a snapshot overview of the policy development work and development activity since the previous Action Programme update in December 2022.

Since the 2022 Update:

- Six further allocated housing sites have reached completion.
- Eight housing sites are currently under construction, along with 15 opportunity sites either with planning permission in place or work ongoing, including the first completions at Strathmartine Hospital.
- Eight 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 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).

## 2. The Policy Framework

Updated information on the actions required to implement the of policies within the Plan is set out below.

RAG rating:

Complete: Blue

On target: Green

Minor constraints to delivery: Amber

Major Constraints to delivery: Red

Policy/proposal/site not begun: White

Policy	Action required to deliver policy and explanation as to how will taken	Timescale	Lead/supporting partner(s)	Progress
DS1 Development Boundaries and Priorities	Ensure through the development management process that all development supports the delivery of the development strategy by meeting all relevant policy criteria.	Ongoing	Angus Council Planning  Applicants	n/a
	Development boundary review	To be undertaken for Proposed Plan	Angus Council Planning	No progress
DS2 Accessible Development	Ensure through the development management process that proposals meet all policy criteria. Where a proposal will involve significant travel generation by road, rail, bus, foot and/or cycle, ensure	Ongoing	Angus Council Planning  Applicants	n/a

	proposals are accompanied by a Transport Assessment and/or Travel Plans and provide appropriate planning obligations in line with Policy DS5 Developer Contributions			
DS3 Design Quality and Placemaking	Ensure through the development management process that developments meet all the policy criteria to deliver a high design standard and draw upon those aspects of landscape or townscape that contribute positively to the character and sense of place of the area in which they are to be located.	Ongoing	Angus Council Planning  Applicants	n/a
	Prepare, consult on and adopt Supplementary Guidance on Design	n/a	Angus Council Planning	Supplementary Guidance published October 2018
DS4 Amenity	Ensure through the development management process that developments maintain and improve environmental quality, meet all the policy criteria and where relevant: secure appropriate mitigation and/or compensatory measures via conditions or planning obligations; include appropriate assessments; and undertake investigation and, where appropriate, remediation measures to prevent unacceptable risks to human health	Ongoing	Angus Council Planning	n/a

			Applicants	
DS5 Developer Contributions	Ensure through the development management process that developer contributions, considering their impact on the economic viability of individual proposals, are secured where proposals result, individually or in combination, in a need for new, extended or improved public services, community facilities and infrastructure.	Ongoing	Angus Council Planning	n/a
	Prepare, consult and adopt Supplementary Guidance on Developer Contributions	n/a	Applicants Angus Council Planning	Supplementary Guidance published December 2023
TC1 Housing Land Supply / Release	Support delivery of a generous supply of housing sites through the implementation of policy TC2.	Ongoing	Angus Council Planning	n/a
	Safeguard land identified for residential development from other uses through the development management process.	Ongoing	Angus Council Planning	n/a
	Produce a Housing Land Audit annually to monitor the effectiveness of sites	Ongoing	Angus Council Planning Angus Council Housing Housing Associations	Draft 2024 HLA published August 2024



			Homes for Scotland/Housebuilders SEPA Scottish Water	
	Where there a shortfall in the effective land supply, work with landowners, developers and infrastructure providers to bring forward sites planned for later phases of the plan, or identified as constrained or non-effective in the audit, or where this will not meet the shortfall support development on other housing sites consistent with the policies of the plan through the development management process.	Ongoing	Angus Council Planning Landowners Developers  Infrastructure Providers	n/a
TC2 Residential Development	Ensure through the development management process that proposals for new residential development meet all relevant policy criteria.	Ongoing	Angus Council Planning Applicants	n/a
	Prepare, consult and adopt Supplementary Guidance on New Residential Development in the Countryside	n/a	Angus Council Planning	Supplementary Guidance published September 2016
TC3 Affordable Housing	Ensure through the development management process that qualifying sites provide affordable housing in accordance with all relevant policy criteria.	Ongoing	Angus Council Planning Angus Council Housing Applicants	n/a

	Annual review of infrastructure capacity within Developer Contributions and Affordable Housing Supplementary Guidance	Infrastructure capacity being updated as part of Evidence Report	Angus Council Planning	Updated Supplementary Guidance published December 2023
TC4 Householder / Domestic Development	Ensure through the development management process that proposals for householder / domestic development meet all policy criteria.	Ongoing	Angus Council Planning Applicants	n/a
	Prepare and publish a Householder Development Planning Advice Note	n/a	Angus Council Planning	Advice note published September 2016
TC5 Seasonal or Transient Worker Accommodation	Ensure through the development management process that residential development proposals for seasonal or transient workers meet all policy criteria.	Ongoing	Angus Council Planning Applicants	n/a
TC6 Gypsies and Travellers and Travelling Showpeople	Ensure through the development management process that existing authorised Gypsies and Travellers and Travelling Showpeople sites are protected with redevelopment or conversion only supported where it is demonstrated that there is a surplus of accommodation to meet identified needs and that proposals for new or extended permanent sites and temporary short stay sites for Gypsies and Travellers meet all policy criteria.	Ongoing	Angus Council Planning Applicants	n/a

TC7 Residential Caravans and Mobile Homes	Ensure through the development management process that proposals for individual residential caravans and mobile homes are only supported where they are required to provide temporary accommodation to allow a permanent dwelling to be renovated or built for a maximum of two years and are removed when no longer required or two years have passed, and that proposals for sites for individual or groups of residential caravans/mobile homes for permanent occupation are not supported.	Ongoing	Angus Council Planning  Applicants	n/a
TC8 Community Facilities and Services	Ensure through the development management process that any proposals that result in the loss of an existing public community facility or rural service, or for the development of new community facilities, meet all relevant policy criteria.	Ongoing	Angus Council Planning  Applicants	n/a
	Community facilities audit	February 2026	Angus Council Planning	Data being gathered for Evidence Report
TC9 Safeguard of Land for Cemetery Use	Ensure through the development management process that the sites at Aberlemno, Dunnichen Cemetery, Kirkton of Auchterhouse, Liff and Panbride are safeguarded for cemetery use; that proposals for cemetery use at Aberlemno, Kirkton of Auchterhouse, Liff and Panbride are subject to a prior intrusive ground investigation carried out in accordance	Ongoing	Angus Council Planning  Applicants	n/a

	with SEPA's guidance note; and that a flood risk assessment is carried out for the site at Liff.			
	Monitor investment programme and cemetery provision		Angus Council Parks and Burials	All burial grounds are mapped on GIS, and an audit of provision and requirements is maintained. Angus Council Planning and Parks and Burials liaise regularly to ensure land required for future cemetery provision is identified and safeguarded through the LDP.
TC10 Roadside Facilities	Ensure through the development management process that proposals for roadside facilities meet all relevant policy criteria.	Ongoing	Angus Council Planning Applicants	n/a
TC11 Park and Ride Facilities	Ensure through the development management process that proposals for park and ride facilities meet all policy criteria.	Ongoing	Angus Council Planning Applicants	n/a
		Ongoing		n/a

TC12 Freight Facilities	Encourage through the development management process the transport of freight by rail and sea rather than by road is supported.		Angus Council Planning	
	Ensure through the development management process that identified sites are safeguarded for rail related activities and that a flood risk assessment is undertaken for Montrose railway sidings prior to consideration of the development of that land.			
	Ensure through the development management process that proposals at Montrose Port do not have an adverse impact, alone or in combination with other proposals or projects, on the integrity of any European designated site in accordance with Policy PV4.			
	Ensure through the development management process that proposals for freight related activities are located on or adjacent to land identified for Class 6 use; where possible are well connected to the strategic/local road network, rail network and/or port facilities; and have no detrimental impact on adjacent land and accord with Policy DS4.			
TC13 Digital Connectivity and	Ensure through the development management process that proposals for telecommunications development meet	Ongoing	Angus Council Planning Applicants	n/a

Telecommunications Infrastructure	all policy criteria, having regard to operational requirements and technical limitations.		Service providers	
TC14 Employment Allocations and Existing Employment Areas	Ensure through the development management process that within employment land allocations and existing employment areas, uses other than Class 4, 5 and 6 are only supported where relevant criteria are met and appropriate evidence provided.	Ongoing	Angus Council Planning  Applicants	n/a
TC15 Employment Development	Ensure through the development management process that proposals for new employment development (Class 4, 5 or 6) are directed to employment land allocations or existing employment areas within development boundaries, subject to the application of the sequential approach required by Policy TC19 for office developments of over 1,000 square metres gross floorspace.	Ongoing	Angus Council Planning	n/a
	Ensure through the development management process that proposals for new employment development (Class 4, 5 or 6) outwith employment land allocations or existing employment areas meet all relevant policy criteria.		Applicants	
TC16 Tourism Development	Through the development management process ensure that proposals for new or improved tourism related accommodation meet all policy criteria, are of an appropriate scale and nature	Ongoing	Angus Council Planning	n/a

	and are in keeping with the townscape and pattern of development.		Applicants	
	Through the development management process, attach occupancy conditions to tourist accommodation to prevent it being occupied as permanent residential accommodation.			
	Through the development management process, support proposals to change the use or redevelop existing leisure or tourist facilities only where it is demonstrated that the existing business is no longer viable and no there is no requirement for an alternative facility at that location and that the existing business has been actively marketed for sale or lease as a going concern for a reasonable period at a reasonable market price.			
TC17 Network of Centres	Ensure through the development management process that the scale and function of centres are protected and enhanced; a town centre first policy is applied to uses that attract significant numbers of people; development proposals in town centres that are in keeping with the townscape and pattern of development and conform with the character, scale and function of town centres are supported; and development	Ongoing	Angus Council Planning  Applicants	n/a

	proposals within a Commercial Centre satisfy criteria within Policy TC19			
	Town Centre Healthchecks  Town Centre boundary review and core retail area review  Town Centre Strategies	To be undertaken for Proposed Plan	Angus Council Planning  Angus Council Economic Development	2023 floorspace survey complete  Town centre survey overview 2022 published
TC18 Core Retail Areas	Ensure through the development management process that proposals within the Core Retail Areas meets all relevant policy criteria.	Ongoing	Angus Council Planning Applicants	n/a
TC19 Retail and Town Centre Uses	Ensure through the development management process that proposals for retail and other town centre uses meet all relevant policy criteria.	Ongoing	Angus Council Planning Applicants	n/a
TC20 Local Convenience Shops and Small Scale Retail	Ensure through the development management process that within development boundaries, proposals for the development and improvement of local convenience shops are not subjected to the sequential approach and are supported where they are not detrimental to the surrounding amenity and are in keeping with the townscape and pattern of development, with preference given to proposals which	Ongoing	Angus Council Planning	n/a



	effectively reuse or redevelop vacant and derelict land.			
	Through the development management process, support proposals for small scale retail development outwith the development boundaries only where they constitute rural diversification and are ancillary to tourism, agricultural, equestrian, horticultural or forestry operations and meet relevant policy criteria.		Applicants	
PV1 Green Networks and Green Infrastructure	Ensure through the development management process that the Green Network is protected, enhanced and extended; that proposals likely to erode or have a damaging effect on the connectivity and functionality of the Green Network are only supported where appropriate mitigation or replacement can be secured; and that green infrastructure is provided as part of new development which enhances linkages to the Green Network where possible.	Ongoing	Angus Council Planning  Applicants	n/a

	Prepare and publish a Green Network Planning Advice Note	To be undertaken for Proposed Plan	Angus Council Planning, NatureScot	Worked with NatureScot to develop a mapping tool to inform the mapping of the strategic blue/green nature networks.
PV2 Open Space within Settlements	Ensure through the development management process that proposals meet all relevant policy criteria	Ongoing	Angus Council Planning Applicants	n/a
	Open Space Strategy and Audit	July 2025	Angus Council Parks and Burials Angus Council Planning Consultants	Audit work largely completed. To be finished and the Strategy developed by consultants.
PV3 Access and Informal Recreation	Ensure through the development management process that proposals meet all relevant policy criteria	Ongoing	Angus Council Planning Applicants	n/a
PV4 Sites Designated for Natural Heritage and Biodiversity Value	Ensure through the development management process that proposals meet all relevant policy criteria and, where relevant, submit an Appropriate Assessment, Environmental Impact Assessment and/or Habitats Regulation Appraisal.	Ongoing	Angus Council Planning  Applicants	n/a

	Prepare and publish an Advice Note relating to protected sites and species and their influence on proposed development.	Ongoing	Angus Council Planning Tayside Biodiversity Partnership Perth and Kinross Council NatureScot	Local Nature Conservation Sites (Local Biodiversity Sites) approved November 2023 and Initial Phase Report published.
	Undertake geodiversity and biodiversity studies and identify Local Nature Conservation Sites.			
PV5 Protected Species	Ensure through the development management process that proposal meet all relevant policy criteria	Ongoing	Angus Council Planning Applicants	n/a
	Prepare and publish an Advice Note relating to protected species and their influence on proposed development.	Ongoing	Angus Council Planning	Local Nature Conservation Sites (Local Biodiversity Sites) approved November 2023 and Initial Phase Report published.
PV6 Development in the Landscape	Ensure through the development management process that proposal meet all relevant policy criteria.	Ongoing	Angus Council Planning Applicants	n/a
	Prepare and publish a Planning Advice Note relating to development in the landscape.	Ongoing	Angus Council Planning	Local Landscape Areas designations and background study approved April 2024.
	Identify Local Landscape Areas.	n/a	NatureScot	Complete

PV7 Woodland Trees and Hedges	Ensure through the development management process that ancient semi-natural woodland is protected from removal and potential adverse impacts of development; and development and planning proposals meet all policy criteria.	Ongoing	Angus Council Planning Applicants	n/a
	Identify and seek to enhance woodlands of high nature conservation value and protect individual trees or small groups of trees through the application of Tree Preservation Orders where appropriate.	Ongoing	Angus Council Planning	Forestry and Woodland Strategy approved June 2024
PV8 Built and Cultural Heritage	ensure through the development management process that proposals which affect the built and cultural heritage, including where appropriate their setting and/or the integrity of their designation, meet all relevant policy criteria.	Ongoing	Angus Council Planning Applicants	n/a
	Prepare and publish a Planning Advice Note on planning and the built and cultural heritage, including Conservation Area Appraisals.	To be undertaken for Proposed Plan	Angus Council Planning	No progress
PV9 Renewable and Low Carbon Energy Development	Ensure through the development management process that proposals for renewable and low carbon energy development meet all the relevant policy criteria, and a bond for site restoration is committed to as appropriate.	Ongoing	Angus Council Planning Applicants	n/a

	Prepare, consult and adopt Supplementary Guidance on Renewable and Low Carbon Energy Development, including a spatial framework for onshore windfarm developments.	n/a	Angus Council Planning	Complete - Supplementary Guidance published June 2017
PV10 Heat Mapping and Decarbonised Heat	Support the preparation and application of a heat map.	n/a	Angus Council Planning	Local Heat and Energy Efficiency Strategy and Delivery Plan approved September 2024
	Through the development management process, encourage proposals to investigate the feasibility of district heating or combined heat and power installations and identify opportunities to install facilities or identify routes for pipework for future integration into heat networks where appropriate.	Ongoing	Angus Council Planning  Applicants	n/a
PV11 Energy Efficiency – Low and Zero Carbon Buildings	Ensure through the development management process that qualifying new buildings demonstrate the installation and operation of low and zero-carbon generating technologies that will meet the required standards and are accompanied by a statement demonstrating that the level of sustainability is achieved and relevant energy efficiency measures are considered.	Ongoing	Angus Council Planning Angus Council Building Standards  Applicants	n/a

PV12 Managing Flood Risk	Ensure through the development management process that proposals meet with all relevant policy criteria and are accompanied by a flood risk assessment where required.	Ongoing	Angus Council Planning Angus Council Roads Applicants SEPA	n/a
PV13 Resilience and Adaptation	Ensure through the development management process that proposals meet with all policy criteria	Ongoing	Angus Council Planning Angus Council Roads Applicants	n/a
PV14 Water Quality	Ensure through the development management process that proposal meet all policy criteria	Ongoing	Angus Council Planning Angus Council Environmental Health Angus Council Roads Applicants SEPA Scottish Water	n/a
PV15 Drainage Infrastructure	Ensure through the development management process that proposals meet all relevant policy criteria and include SUDs and are accompanied by a Drainage Impact Assessment as required.	Ongoing	Angus Council Planning Angus Council Building Standards Angus Council Roads	n/a

			Scottish Water SEPA	
PV16 Coastal Planning	Ensure through the development management process that the environmental, economic and defensive role of the coast is protected and all relevant policy criteria are met	Ongoing	Angus Council Planning Applicants Adjacent Planning and Marine Authorities	n/a
PV17 Waste Management Facilities	Ensure through the development management process that existing waste management facilities are safeguarded unless it is demonstrated that they are surplus, no longer suitable to meet future requirements or alternative provision of equal or improved standards is to be provided on another site and that existing or proposed facilities are not compromised by adjacent development proposals.	Ongoing	Angus Council Planning	n/a
	Ensure through the development management process that new facilities meet all relevant policy criteria.		Applicants	

	Audit of waste management facilities	n/a	Angus Council Planning	Complete. Status and location of facilities investigated and mapped including future plans.  A list of licensed waste management facilities is available on the SEPA website.
PV18 Waste Management in New Development	Ensure through the development management process that all proposals for new retail, residential, commercial, business and industrial development seek to minimise the production of demolition and construction waste; incorporate recycled waste into the development; and, where appropriate, are accompanied by a Site Waste Management Plan.	Ongoing	Angus Council Planning Angus Council Waste  Applicants	n/a
	Ensure through the development management process that development proposals that are likely to generate waste when operational include appropriate facilities for the segregation, storage and collection of waste.	Ongoing	Angus Council Planning  Applicants	n/a



PV19 Minerals	Ensure through the development management process that existing mineral resources of economic and/or conservation value are protected and proposals for new or extended mineral workings meet all relevant policy criteria	Ongoing	Angus Council Planning Applicants	n/a
	Audit of mineral workings	n/a	Angus Council Planning Minerals operators	Complete - minerals audit updated for evidence report chapter 2024
PV20 Soils and Geodiversity	Ensure through the development management process that proposals on prime agricultural land or affecting deep peat or carbon rich soils meet all relevant policy criteria	Ongoing	Angus Council Planning Applicants	n/a
PV21 Pipeline Consultation Zones	Through the development management process, consult and take account of the views and advice of the Health and Safety Executive on any proposals within pipeline consultation zones	Ongoing	Angus Council Planning HSE	n/a

### 3. Settlement Proposals

Section 4 relates 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 actions required, timescales for delivery, the lead and supporting partners and progress to date.

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.

Site	Action required to deliver proposal and explanation as to how will taken	Timescale	Lead/supporting partner(s)	Progress
<b>Arbroath</b>				
A3 Opportunity Site – Wardmill/Dens Road	Pursue the development of Class 4, 5 and 11 and/or residential uses where they meet all policy criteria and incorporate adaptation measures and resilience to flooding.	To be reviewed in Proposed Plan	Angus Council Planning, Angus Council Economic Development, Landowner /developer,	Listed Baltic Mill converted to residential, flood prevention scheme works along the Brothock next to the site and an active travel link from Dens Road along the nature trail to St Vigeans are complete.

A4 Opportunity Site – The Elms, Cairnie Road	Pursue the development of Class 7, education, Class 11 or Class 4 uses on the site where any new build or reconstruction works are to the rear of the property, proposals respect the character and setting of the A listed house, the Tree Preservation Order is recognised and the garden's contribution to the green network is maintained and proposals are accompanied by a Drainage Impact Assessment.	To be reviewed in Proposed Plan	Angus Council Planning, Angus Council Economic Development, Landowner	No progress
A5 Opportunity Site – Little Cairnie	n/a	n/a	n/a	Residential development now complete. 49 residential units delivered.

A6 Opportunity Site – Former Bleachworks, Elliot	Pursue the development of a range of uses, including leisure, tourism or Class 4 where they reflect the sites status as a gateway to the town; are accompanied by a flood risk assessment that sets the scope of development; include planting and landscaping that contribute to the green network; and ensure links with the existing path and cycle network are included.	To be reviewed in Proposed Plan	Angus Council Planning, Applicants, Landowner, SEPA	No Progress
A7 Opportunity Site – Former Seaforth Hotel	Update approved Supplementary Guidance for site to a Development Brief	Short term	Angus Council Planning	Complete - Development Brief published
	Pursue the development of hotel and potential complementary leisure, tourism or recreational use on the site where this is accompanied by a Drainage Impact Assessment.	Ongoing	Landowner / Developer: Mungo Park Ltd & CW Properties, Angus Council Planning, Applicants	Planning permission for mixed use development comprising café and drive thru granted planning permission May 2024 (23/00558/FULL) on part of site included a Flood Risk and Drainage Assessment. Previous unimplemented application also included a Drainage Strategy.

A8 Opportunity Site – Former Ladyloan Primary School	Pursue the development of Class 4, restaurant/café or leisure uses on the site where they are accompanied by a Drainage Impact Assessment.	Ongoing	Angus Council Planning, Applicants	Site currently in use as dance studio/gym. Proposal did not require planning permission so DIA not required.
A9 Opportunity Site – Helen Street Goods Yard	Pursue the development of car parking or Class 4 uses where these retain the existing railway sidings, are compatible with their surroundings and are accompanied by a Drainage Impact Assessment.	Ongoing	Angus Council Planning, Angus Council Roads, Applicants, Landowner	Network Rail have recently confirmed that this site remains strategically important and should not be designated for incompatible uses .
A10 Working – Elliot Industrial Estate Extension	Pursue the development of employment uses in accordance with Policy TC14 where proposals include consideration of potential for heat storage and exchange, foot and cycle linkages, opportunities to strengthen the green network and a Flood Risk Assessment and do not prejudice the expansion of employment land to the west.	To be reviewed in Proposed Plan	Angus Council Planning, Angus Council Economic Development, Applicants, Landowner	No progress.

A11 Working – Domestic Scale Fish Processing	Through the development management process, ensure all proposals are not detrimental to the historic character and/or landscape setting of the house and grounds.	Ongoing	Angus Council Planning, Applicants	n/a
A12 Tourism – Improvement of Tourism Linkages and Facilities	n/a	Autumn 2025	Angus Council Planning, Angus Council Economic Development, Angus Council Roads, Sustrans, Tactran, Consultant: Arcadis, Balfour Beattie	Arbroath A Place for Everyone - a new accessible walking, wheeling and cycling route through Arbroath funding awarded in 2019. Construction began April 2024 and is due for completion early Autumn 2025
A13 Community Facilities – Western Cemetery Extension	Reserve site for future cemetery extension	short term	Angus Council Planning	Ground investigation work in conjunction with SEPA revealed that ground conditions were not suitable for cemetery use. An alternative site has been identified, with a planning application to be submitted in early 2025.
	Angus Council to buy and secure funding to develop alternative site. Planning Application to be submitted and assessed.	2026-2028	Angus Council Parks and Burials, Angus Council Planning, SEPA	
A14 Built and Natural Environment - Hospitalfield House	Through the development management process, ensure all proposals are not detrimental to the historic character and/or landscape setting of the house and grounds.	Ongoing	Angus Council Planning, Applicants	n/a

A15 Built and Natural Environment – Arbroath (Brothock Water) Flood Protection Scheme	n/a	n/a	n/a	Complete
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### Brechin

B2 Opportunity Site – Andover School, Nursery Lane	Pursue the development of residential, Class 4 and community uses where proposals seek to retain the B listed building and surrounding stone boundary wall and are designed to respect the character and setting of the building and are supported by a Conservation Statement and Drainage Impact Assessment.	Short term	Developer: School Conversion - D&H Developments, South site - Redwood Retreats Limited	Conversion of school to 10 units complete. Planning permission 23/00410/FULL granted May 2024 for 5 houses to south of former school.
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<p>B3 Opportunity Site – Scott Street Goods Yard</p>	<p>Pursue the development of employment uses within the site where they are compatible with their surroundings, have no adverse impact on traffic safety and amenity in the area and are accompanied by a Flood Risk Assessment, Drainage Impact Assessment, Contaminated Land Investigation Report and a Transport Assessment and footpath connections to Strachans Park are explored.</p>	<p>To be reviewed in Proposed Plan</p>	<p>Developer/Landowner, Angus Council Planning, Angus Council Economic Development</p>	<p>No progress.</p>
<p>B4 Opportunity Site – Former Gas Works, Witchden Road</p>	<p>Pursue the development of residential or employment uses within the site where they are compatible with their surroundings and are accompanied by a Flood Risk Assessment, Drainage Impact Assessment and Contaminated Land Investigation Report and take account of the Den Burn culvert.</p>	<p>To be reviewed in Proposed Plan</p>	<p>Developer/Landowner, Angus Council Planning, Angus Council Economic Development</p>	<p>No progress.</p>



<p>B5 Opportunity Site – Maisondieu Church, Witchden Road</p>	<p>Pursue the development of residential, Class 4 or community uses within the site where they retain the B listed building, surrounding stone boundary wall and important landscape features and respect the building's character and setting; are accompanied by a Conservation Statement and Drainage Impact Assessment; and finished floor levels minimise any residual flood risk.</p>	<p>To be reviewed in Proposed Plan</p>	<p>Landowner / Developer, Angus Council Planning, Angus Council Economic Development, Angus Council Communities</p>	<p>No progress.</p>
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B6 Working – Brechin West	Pursue the development of employment uses, including tourist or roadside services within the site, as well as an extension to Brechin Business Park for Classes 4, 5 and 6 where these do not result in adverse impacts, either alone or in combination with other proposals or projects, on the integrity of the River South Esk SAC and meet all policy criteria	Medium Term	Landowner: Dalhousie Estates, Angus Council Planning, Angus Council Economic Development, Tay Cities, Tactran, partners	No progress.
	Publish a development brief for the site	Short term	Angus Council Planning	No progress.
B7 Brechin Cemetery Extension	Reserve site for an extension to Brechin Cemetery.	Long term	Angus Council Planning	n/a
	Ground investigation works in line with SEPA guidance to be undertaken prior to any development	Long term	Angus Council Parks and Burials, Angus Council Planning, SEPA	Site in use as a storeyard/depot.

B8 Open Space/Green Network Enhancement – Cookston	Through the development management process, support proposals that enhance the amenity, biodiversity and recreational value of the site.	Ongoing	Angus Council Planning, Applicants	Part conversion to rugby pitches on eastern part of site.
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### **Carnoustie and Barry**

C2 Opportunity Site – Woodside/Pitskelly	Pursue the development of residential, Class 4 and Class 11 uses where they are compatible with surrounding activities, meet all relevant policy criteria and are accompanied by a Drainage Impact Assessment	Short to medium term	Angus Council Planning, Angus Council Economic Development, Landowner / Developer: DJ Laing Homes Ltd	Planning applications pending consideration for total of 54 residential units (22/00036/FULL and 22/00037/FULL, both included Drainage Assessments). Updated Processing Agreement (September 2024) indicates decision on applications to be made in December 2024.
C3 Opportunity Site – Barry Road	Pursue the development of residential, Class 4 and Class 11 uses where they are compatible with surrounding uses, meet all policy criteria and are accompanied by a Drainage Impact Assessment.	To be reviewed in Proposed Plan	Angus Council Planning, Angus Council Economic Development, Landowner / Developer: DJ Laing Homes Ltd	No progress
C4 Opportunity Site – Greenlaw Hill	Implementation of planning permission	Short term	Developer: DJ Laing Homes Limited and Persimmon Homes North Scotland, Angus Council Planning	Planning permission granted in December 2023 for a total of 57 residential units (21/00557/FULL and 21/00558/FULL) with

				development anticipated to commence in late 2024.
C5 Opportunity Site – Panmure Industrial Estate	Pursue the development of residential use where a comprehensive redevelopment scheme is brought forward which provides a satisfactory residential environment and is compatible with surrounding activities and is accompanied by a Contaminated Land Investigation Report, a Drainage Impact Assessment and a Flood Risk Assessment that assess the flood risk from the Barry Burn	Short term	Angus Council Planning, Developer: DJ Laing Homes, SEPA	Planning permission granted January 2023 on part of the site for 14 residential units (22/00084/FULL). Development on the remaining part of the site is uncertain given flooding issues. Discussions between Angus Council, SEPA & DJ Laing Homes is ongoing regarding this.

C6 Working – Land at Carlogie	Pursue the deveelopment of employment uses in accordance with Policy TC14 where these meet all policy criteria and are accompanied by a Drainage Impact Assessment, Sustainable Drainage and Surface Water Management Plan, a Flood Risk Assessment, a Landscape Assessment and a Noise Impact Assessment as necessary.	To be reviewed in Proposed Plan	Angus Council Planing, Angus Council Economic Development, Landowner: Angus Estates	No progress.
C7 Working – Land at Pitskelly	Pursue the deveelopment of employment uses in accordance with Policy TC14 where these meet all policy criteria and are accompanied by a Drainage Impact Assessment, Sustainable Drainage and Surface Water Management Plan, a Flood Risk Assessment, a Landscape Assessment, a Transport Assessment, an Air Quality Assessment, a Noise Impact Assessment and an Archaological evaluation	Long term	Angus Council Planning, Angus Council Economic Development, Landowner / Developer: DJ Laing, AC dp	14/00573/PPPM resulting in development of 249 residential units and industrial estate comprising Class 4, 5 and 6 uses granted December 2016. 19/00927/MSC including 16 starter units on this site granted February 2021 was accompanied by all relevant assessments. Site under construction and almost complete with a number of business units now occupied. Remainder of site to be developed beyond 2026.

	and implementation as necessary.			
C8 Transport – Upgrade A930 Carlogie Road	Safeguard the land to enable the upgrade of the A930 Carlogie Road to improve linkages between the eastern end of Carnoustie and the A92 in association with the development of Opportunity Site C6 for employment use.	To be reviewed in Proposed Plan	Angus Council Planning	No progress.
C9 Shanwell Cemetery Extension	Reserve site for an extension to Shanwell Cemetery	To be reviewed in Proposed Plan	Angus Council Planning	Ground investigation work in conjunction with SEPA revealed that ground conditions were not suitable for cemetery use at this
	Upgrading of access road from Upper Victoria Link Road		Angus Council Roads	

	Ground investigation works in line with SEPA guidance to be undertaken prior to any development		Angus Council Parks and Burials	site. An alternative site is currently being sought
C10 Sports Ground, Shanwell Road	n/a	n/a	n/a	Site complete for sports ground facilities.

### Forfar

F1 Protection of Ground Water Resources	Require development proposals in Forfar that involve the use of surface water soakaways to consider the potential impact on the groundwater resource, with an assessment of potentially required.	Ongoing	Angus Council Planning, Angus Council Road, Applicants, SEPA, Scottish Water	n/a
F5 Opportunity Site – South Street	Pursue the development of residential or Class 4 uses where they improve sightlines at the Strang Street/South Street corner and are supported by a Conservation Statement and Drainage Impact Assessment.	To be reviewed in Proposed Plan	Angus Council Planning, Angus Council Economic Development, Landowner/ Developer	No progress.
F6 Opportunity Site – Former	n/a	n/a	n/a	Conversion to residential use complete

Chapelpark School				
F7 Opportunity Site – Former Music Centre, Prior Road	Pursue the development of residential, Class 4 or community uses where they are supported by a Drainage Impact Assessment.	To be reviewed in Proposed Plan	Angus Council Property, Angus Council Economic Development, Angus Council Planning	Site in office use.
F8 Opportunity Site – Forfar Swimming Pool	Pursue the development of residential, Class 4, Class 1 or community uses where they seek to retain the C listed building and respect the character and appearance of the building and Forfar Conservation Area, have regard to the sites location adjacent to the town centre, and are supported by a Conservation Statement and Drainage Impact Assessment	Ongoing	Angus Council Economic Development, Angus Council Planning, Landowner: Angus Council	Site re-marketed in early 2024.



F9 Working – Orchardbank	Pursue the development of a 'gateway' development comprising Class 4, 5, 6 and roadside facilities in accordance with Policy TC10 where they are in accordance with the Development Brief for the site and do not result in adverse impacts, either alone or in combination with other proposals or projects, on the integrity of the River Tay SAC.	Long term	Angus Council Planning, Angus Council Economic Development, Landowner: Angus Council / Hermiston Securities	4 developments completed including construction of an industrial unit; a petrol filling station, charging facilities, and drive through coffee shop; an electric vehicle charging hub; and self-storage units. Planning permission for the siting of 18 storage containers granted 2023 and for the erection of a storage building granted 2024.
F10 Working – Carseview Road	Pursue the development of Class 5 uses and potentially Class 4 uses on part of site where access is from Carseview Road and a landscape buffer is provided to provide an appropriate town edge and contribute to biodiversity and green networks, and proposals are supported by a Sustainable Drainage and Surface Water Management Plan and Drainage Impact Assessment.	To be reviewed in Proposed Plan	Angus Council Planning, Angus Council Economic Development, Landowner / Developer	No progress.

F11 Newmonthill Cemetery Extension	Reserve site for long term cemetery provision.	To be reviewed in Proposed Plan	Angus Council Planning	Ground investigation work in conjunction with SEPA revealed that ground conditions were not suitable for cemetery use at this site. An alternative site is being sought.
	Sustainable Drainage and Surface Water Management Plan required.		Angus Council Roads	
	A flood risk assessment and ground investigation works in line with SEPA guidance to be undertaken prior to any development		Angus Council Parks and Burials	
F12 Balmashanner	Ensure through the development management process that no development takes place within the defined area	Ongoing	Angus Council Planning	n/a
F13 Forfar Loch	Ensure through the development management process that no development that would adversely affect the landscape or nature conservation value of the loch, the country park, or its setting and particularly along the northern shore of the loch takes place.	Ongoing	Angus Council Planning	n/a

## Kirriemuir

K2 Opportunity Site – Gairie Works	Pursue the development of residential, Class 4, Class 1 or community uses where they are in accordance with the Development Brief and, in particular, take account of the listed buildings and issues such as vehicular access and flooding and are supported by a Flood Risk Assessment, Conservation Statement, Drainage Impact Assessment, Transport Assessment and Contaminated Land Investigation Report and any retail proposals demonstrate compliance with Policy TC19.	Medium to long term	Angus Council Planning, Angus Council Economic Development, Landowner / Developer: J&D Wilkie	Planning application and associated listed building consent(24/00522/FULL & 24/00523/LBC) for the substantial demolition of Gairie Works to allow for the conversion of the existing loom shed to a residential unit, the erection of five (Class 1A) units, the formation of a car park and associated works awaiting determination.
K3 Opportunity Site – Land at Cortachy Road	Pursue the development of residential or Class 4 uses that provide suitable direct access from Cortachy Road and have regard to adjacent uses and are accompanied by a Drainage Impact Assessment and a Contaminated Land Investigation Report.	Ongoing	Angus Council Planning, Angus Council Economic Development, Landowner / Developer	Site in business use.

K4 Retail – Land at Pathhead	Pursue the development of a supermarket and associated works in accordance with planning permission 11/00150/PPPM	To be reviewed in Proposed Plan	Angus Council Planning, Angus Council Economic Development, Landowner: Guild Homes	No progress
K5 Kirriemuir Cemetery Extension	n/a	n/a	n/a	Complete

### **Monifieth**

Mf3 Opportunity Site – Former Monifieth Health Centre, Victoria Street	n/a	n/a	n/a	Complete
Mf4 Opportunity Site – Former Petrol Filling Station, High Street	n/a	n/a	n/a	Complete

### **Montrose including Ferryden and Hillside**

M3 Mixed Use - Sunnyside Hospital, Hillside	Implementation of planning applications/masterplan	Long term	Angus Council Planning, Developers: Pert Bruce Homes East Ltd, Sunnyside Estates Ltd	17/00190/PPPM Mixed use redevelopment of conversion and newbuild including residential, community, Class 4, 5, 7, 8 and 11 uses granted November 2017. 18/000531/MSCM erection of 99 newbuild dwellings, conversion of main building to 34 dwellings and community space and conversion of water tower to 9 dwellings granted April 2019. 19/00381/MSCL phase 1b 54 newbuild dwellings granted September 2019. 19/00389/MSCL phase 1c 45 newbuild, conversion to 31 dwellings granted September 2019. 22/00543/FULL demolition of central hospital ward building and erection of 30 affordable dwellings granted December 2022. 23/00794/FULL erection of 7 dwellings granted August 2024. 81 residential units completed.
M4 Opportunity Site – Chapel Works Mill, Marine Avenue	n/a	2025	Angus Council Planning, Landowner / Developer: Hillcrest HA	19/00689/FULL 26 affordable flats including retention of façade of listed building granted April 2020. All under construction

M5 Opportunity Site – Former Swimming Pool, the Mall	n/a	n/a	n/a	Site complete. Community-owned Montrose Playhouse opened October 2021.
M6 Working – Montrose Port	<p>Pursue port related uses where they enhance the commercial and economic role of the port where they are compatible with adjacent land uses; are supported by a Flood Risk Assessment and Drainage Impact Assessment; and do not have an adverse impact, alone or in combination with other proposals or projects, on the integrity of any European designated sites.</p> <p>Close liaison with the Montrose Port Authority through the North Angus Growth Opportunity Project as part of the Mercury Programme/Tay Cities Deal.</p>	Ongoing	Angus Council Planning, Angus Council Economic Development, Tay Cities Deal, Applicants, Landowner: Montrose Port Authority	<p>New spine road constructed as part of the Montrose South Regeneration Project masterplan.</p> <p>Work in relation to future port related activity is ongoing.</p>

M7 Working – Montrose Airfield	Pursue the development of employment uses including Class 4, 5 and 6 where accompanied by an Environmental Statement assessing the criteria set out in policy, in accordance with the development brief and supported by a Transport Assessment.	Long term	Angus Council Economic Development, Angus Council Planning, Landowner: Crown Estates Scotland, Tay Cities Deal, Transport Scotland	21/00600/PPPM Section 42 application related to 14/00480/EIAM for proposed Business Park (Class 4, 5 and 6) to support offshore renewable energy - awaiting decision.  The site forms an important part of the Tay Cities Mercury Programme to develop a clean growth enterprise hub.
	Publish Development Brief	Ongoing	Angus Council Planning	No progress
M8 Working – North of Forties Road	Pursue the development of Class 4, 5 and 6 uses where they are in accordance with the development brief, meet all policy criteria, and are accompanied by a Drainage Impact Assessment, Flood Risk Assessment and Transport Assessment.	To be reviewed in Proposed Plan	Landowner / Developer, AC dp in conjunction with AC ed	No progress
	Publish Development Brief		Angus Council Planning	No progress

	Investigate feasibility of providing additional employment land for longer term needs.		Angus Council Planning, Angus Council Economic Development, Landowner	No progress
M9 Opportunity Site – Lochside Distillery, Brechin Road	n/a	n/a	n/a	Complete
M10 Sleepyhilllock Cemetery Extension	n/a	n/a	n/a	Complete

#### Edzell

E2 Opportunity Site – Former Mart, Lethnot Road	Persue the development of small scale rural employment use, visitor/tourist related facilities or community uses where they are accessed from Lethnot Road and widen the carriageway to 6 metres; provide a new footpath through the woodland to the east as informed by a Tree Survey; provide structural landscaping and extend green network provision; and are accompanied by a	To be reviewed in Proposed Plan	Angus Council Planning, Angus Council Economic Development, Developer / Landowner	No progress.
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	Flood Risk Assessment and Drainage Impact Assessment			
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### Frilockheim

Fk2 Opportunity Site – Former Primary School, Eastgate	n/a	n/a	n/a	Complete
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### Letham

L1 Unadopted Roads Policy	Through the development management process, ensure all proposals for new development in Letham are considered against the Council's Unadopted Roads Policy.	Ongoing	Angus Council Planning; Angus Council Roads; Applicants	n/a
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L4 Working – Land at Dundee Street	Pursue the development of small scale business/employment uses where they are accessed from Dundee Street and are compatible with surrounding and proposed land uses, provide structural landscaping to the north, enhance biodiversity and extend green network provision and are accompanied by a Flood Risk Assessment, Drainage Impact Assessment and, where required, an Odour Impact Assessment.	To be reviewed in Proposed Plan	Angus Council Planning, Angus Council Economic Development, Developer / Landowner	No progress.
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### Ballumbie

Ba1 Recreational Development	Through the development management process, support proposals that are compatible with the existing land uses/activities that are not detrimental the area's setting and environment	Ongoing	Angus Council Planning; Applicants	No progress.
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### Glamis

G1 Opportunity Site – Dundee Road east	Pursue the development of local business, tourist related or, or mixed use including limited residential dwellings where they ensure a high quality of design and materials in keeping with the location within a Conservation Area and incorporate appropriate landscaping, footpath and green network linkages and have regard to the amenity of surrounding properties and are accompanied by a Flood Risk Assessment and Drainage Impact Assessment.	To be reviewed in Proposed Plan	Angus Council Planning, Angus Council Economic Development, Landowner: Strathmore Estates	No progress
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### Letham Grange

LG1 Letham Grange	Through the development management process, support proposals that enhance or expand the tourism and recreation potential of the Letham Grange complex where they meet all policy criteria.	Ongoing	Angus Council Planning; Applicants; Landowner, Developer: Smartwill Investment Limited	23/00599/PAN Hotel and spa, holiday accommodation, reconfiguration of golf course, golf clubhouse, restaurant, leisure uses, residential development, business enterprises, community facilities and spaces, biodiversity enhancement and associated development, approved in October 2023. The landowners
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				confirmed in August 2024 that this proposed redevelopment would not be progressing as planned ( <a href="https://www.thecourier.co.uk/fp/news/angus-mearns/5062008/letham-grange-village-plans-axed/">https://www.thecourier.co.uk/fp/news/angus-mearns/5062008/letham-grange-village-plans-axed/</a> )
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### Piperdam

Pd1 Recreational Development	Through the development management process, support proposals that are compatible with the existing land uses/activities that are not detrimental the area's setting and environment	Ongoing	Landowner/ Developer: Forest Energy Scotland; Angus Council Planning; Applicants	20/00408/FULL Erection of Farm Shop, Restaurant, Café Building, Dwellinghouse for Staff Accommodation, Biomass Heating Plant and Associated Works approved Nov 2021. Construction underway August 2024
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### Strathmartine Hospital

St1 Opportunity Site – Strathmartine Hospital Estate	Implementation of Planning Permission.	Short and Medium term	Landowner / Developer: Chamberlain Bell/ Hillcrest HA /Miller Homes; Angus Council Planning	21/00957/MSC for 20/00102/FULM resulting in 212 residential units, roadways, landscaping, drainage and open space - approved April 2022. 20/00176/FULL for conversion of listed buildings to form 12 dwellings - approved March 2021.  Angus Housing Land Audit 2024 indicates that there have been 6 residential units completed to date with the rest of the site programmed over the short and medium term in the delivery pipeline with an overall site completion date in 2029.
	Remainder of site identified in plan as in use but with potential for development.	To be reviewed in Proposed Plan	Angus Council Planning, Landowner, NHS	Remainder of site in use as a hospital, although NHS Tayside confirmed in August 2024 that at least one unit is closing in Summer 2025.

## Woodville

Wv1 Woodville Development Approach	Through the development management process, support proposals that are compatible with agriculture or horticulture, including supporting the development of essential worker housing where need is identified. This will ensure that development proposals are not detrimental to Woodville's setting and character.	Ongoing	Angus Council Planning, Landowner / Developer	Majority of applications are householder in nature. Applications granted at Ashbrook Nursery for associated uses.
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## 4. Housing Sites

Reference	Address	Number of units	Actions required to deliver site	Lead/Supporting partner(s)	Timescale	Progress
<b>Arbroath</b>						
Ref	Address	No units	Actions	Lead/Supporting partner(s)	Timescale	Progress
A(a)	Montrose Road	280	Acquisition of site by another housebuilder. Build out of remainder of site.	Developer: Stewart Milne Homes	Medium term	Overall capacity now increased to 383 units, with 326 completions to date. Future delivery of site is uncertain following collapse of Stewart Milne Homes. Revised anticipated site completion date is 2028/2029,
A(b)	Springfield Terrace, Abbeybank House	9	Build out of remainder of site.	Developer: Hillcrest Homes	Short term	Site currently under construction with anticipated site completion of all 20 units expected in late 2024.
A(c)	Cliffburn	1	n/a	n/a	n/a	Complete

A(d)	Ernest Street / Palmer Street	75	Work with developer toward the submission of a planning application for the site and its implementation	Developer : First Endeavour LLP, Angus Council Planning	Beyond 10 years	08/01020/FUL for the erection of 75 units approved January 2013 and implemented through discharge of conditions. 23/00455/PAN approved June 2023. No further progress. Site currently in constrained supply given development timescale uncertainties.
A(e)	Cairnie Loan, The Cairnie	20	n/a	n/a	n/a	Complete
A(f)	Viewfield Hotel	21	n/a	n/a	n/a	Complete
A(g)	Alexandra Place, Arbroath Lads Club	6	n/a	n/a	n/a	Complete
A(h)	Roy's Auto, 32-38 Dishlandtown St	13	Market/develop site for housing uses as required in the LDP. Engage with agencies and submit technical documents	Developer / Landowner, Angus Council Planning	To be reviewed in Proposed Plan	Site remains in active use a garage. Removed from HLA



			as required in the LDP.			
A(i)	Noran Avenue 15-29	7	n/a	n/a	n/a	Complete
A(j)	Bank Street, Inverpark Hotel	12	n/a	n/a	n/a	Complete
A(k)	Wardmill Road / Andrew Welsh Way	51	Market/develop site for housing uses as required in the LDP. Engage with agencies and submit technical documents as required in the LDP.	Developer / Landowner, Angus Council Planning	To be reviewed in Proposed Plan	No progress. Removed from HLA.
A(l)	Baltic Mill, Dens Road	39	n/a	n/a	n/a	Complete
A1	Crudie Acres, East Muirlands Road	230	n/a	n/a	n/a	Complete. 287 units delivered.

A2	Crudie Farm, Arbirlot Road West (Phase 1)	120	Build out of site.	Scotia Homes; Affordable Housing Provider	Short and Medium term	Site under construction. First completions anticipated in late 2024. 146 units to be provided.
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<b>Brechin</b>						
B(a)	Bearehill/Rosehill	22	n/a	n/a	n/a	Complete
B(b)	St Andrew Street, Townhead Nursery	3	n/a	n/a	n/a	Complete
B(c)	59 Clerk Street	9	Market/develop site for housing uses as required in the LDP. Engage with agencies and submit technical documents as required in the LDP.	Developer / Landowner, Angus Council Planning	To be reviewed in Proposed Plan	Site remains in use as car showroom. Removed from HLA.
B(d)	Park Road	8	Market/develop site for housing uses as required in the LDP. Engage with agencies and submit technical documents as required in the LDP.	Developer / Landowner, Angus Council Planning	To be reviewed in Proposed Plan	No progress. Removed from HLA.

B1	Dubton Farm	400	Phase 1 Implementation of planning permission and build out of site Phase 2 - work with applicant toward approval and implementation of planning permission. Later phases - work with landowner and developers to bring forward residential development on the rest of the site in the longer term that meet policy requirements.	Developers: Scotia Homes (Phase 1); A&J Stephen (Phase 2)	Short, medium and long term	Phase 1 under construction for 152 units with first completions in 2023/24. Phase 2 planning application for 47 units pending consideration (22/00272/FULL) with initial site start expected in 2025 (total of 270 units).
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Carnoustie and Barry						
C(a)	Victoria Street, Former Maltings	62	n/a	n/a	n/a	Complete
C(b)	Burnside Road 2	7	Market/develop site for housing uses as required in the LDP. Engage with agencies and submit technical documents	Developer / Landowner, Angus Council Planning	To be reviewed in Proposed Plan	No progress. Removed from HLA

			as required in the LDP.			
C(c)	High Street 108	7	n/a	n/a	n/a	Complete
C(d)	Balmachie Road	5	n/a	n/a	n/a	Complete
C(e)	West Path, Camus House	16	n/a	n/a	n/a	Complete
C(f)	North Brown Street 2 Unit 1	8	n/a	n/a	n/a	Complete
C(g)	Former Manse, Barry	4	n/a	n/a	n/a	Complete
C1 Land at Pitskelly	Land at Pitskelly	250	Implementation of planning permission and build out of site.	Developer: Persimmon Homes	Short term.	Site under construction for development of 249 units. 93 units completed.

<b>Forfar</b>						
F(a)	Turfbeg Farm	3	Implementation of planning permission, build out of site	Developer: Guild Homes	Short term	2 units to be completed alongside development at F3 Turfbeg.
F(b)	New Road	16	n/a	n/a	n/a	Complete

F(c)	Wester Restenneth	136	n/a	n/a	n/a	Complete
F(d)	Dundee Road	120	n/a	n/a	n/a	Complete
F(e)	Slatefield Rise (Phase 2)	7	n/a	n/a	n/a	Complete
F(f)	Queen Street Pavilion	14	Market/develop site for housing uses as required in the LDP. Engage with agencies and submit technical documents as required in the LDP.	Developer / Landowner, Angus Council Planning	To be reviewed in Proposed Plan	No further progress. Removed from HLA
F(g)	Roberts Street	22	Market/develop site for housing uses as required in the LDP. Engage with agencies and submit technical documents as required in the LDP.	Developer / Landowner, Angus Council Planning	To be reviewed in Proposed Plan	No progress. Site remains in active use. Removed from HLA.
F2	Gowanbank	60	Market/develop site for housing uses as required in the LDP. Engage with agencies and submit technical documents as required in the LDP.	Developer / Landowner, Angus Council Planning	Beyond 10 years	No progress. Planning application 18/00340/FULM for 106 units refused was refused in April 2021 and dismissed at appeal January 2022. Site currently



K(a)	Westfield/Lindsay Street/Sunnyside	38	Engage with developer to aid the build out of reminder of site.	Angus Council Planning, Developer: Strathmore Developments	Short term	Site under construction, 6 units delivered. No units delivered for some time, but current developer has confirmed that future development options are being considered.
K(b)	Sunnyside	35	Engage with developer to aid the build out of the site.	Angus Council Planning, Developer : Strathmore Developments	Short and Medium Term	08/01248/FUL 31 dwellinghouses and 4 flats granted March 2011. Permission implemented with site access constructed. No delivery to date, but current developer has confirmed that future development options are being considered.
K(c)	Hillhead	1	n/a	n/a	n/a	Complete
K(d)	Platten, Brechin Road	1	n/a	n/a	n/a	Complete

K(e)	19 Glengate Hall, Glengate	9	n/a	n/a	n/a	Complete
K(f)	Pathhead Nursery, Forfar Road	1	n/a	n/a	n/a	Complete
K(g)	Former Workshop and Yard, Cortachy Road	33	n/a	n/a	n/a	Complete
K1	South of Beechwood Place	100	Work with developer to ensure delivery of consented housing over the long term.	Developer: Delson Contracts, Angus Council Planning	Short, medium and long term.	Phase 1 under construction for 40 units. 16 units completed with remainder to be completed by 2026/2027. Phase 2 will follow with 52 units developed over the medium and long term and extending to Later Years beyond 2034.

<b>Monifieth</b>						
Mf(a)	Milton Mill	50	Complete build out of site.	Developer: H&H Properties	Short term	Site under construction for 77 units, 72 units completed.



Mf(b)	Former Nursery, Victoria Street	5	n/a	n/a	n/a	Complete
Mf1	Ashludie Hospital	130	n/a	n/a	n/a	Complete
Mf2	Land west of Victoria Street	350	n/a	n/a	n/a	Complete

<b>Montrose including Ferryden and Hillside</b>						
M(a)	Brechin Road (Phase 1)	15	n/a	n/a	n/a	Complete
M(b)	Hill Place	10	n/a	n/a	n/a	Complete
M(c)	Croft Road	2	n/a	n/a	n/a	Complete
M(d)	Wishart Gardens	6	n/a	n/a	n/a	Complete
M(e)	Lower Hall Street	7	n/a	n/a	n/a	Complete
M(f)	Bridge Street	5	n/a	n/a	n/a	Complete
M(g)	Waldron Road, Former Drexel Workshop	29	n/a	n/a	n/a	Site in alternative use. Removed from HLA
M(h)	Broomfield Road	5	n/a	n/a	n/a	Complete
M1	Brechin Road	293	Market/develop site for housing uses as required in the LDP. Engage with agencies and submit technical documents as required in the LDP.	Developer / Landowner, Angus Council Planning	Beyond 10 years	No progress, development potential of site affected by ground condition issues. Site currently in constrained supply

M2	Rosemount Road, Hillside	65	Market/develop site for housing uses as required in the LDP. Engage with agencies and submit technical documents as required in the LDP.	Developer / Landowner, Angus Council Planning	Beyond 10 years	No progress. Site currently in constrained supply
M3 Mixed Use	Sunnyside Hospital, Hillside	265	Implementation of planning permissions. Work with the developer to bring forward future phases as per approved masterplan.	Developer: Sunnyside Estate Ltd, Angus Council Planning	Short, medium and long term	Under construction for 283 units. 81 units completed.

<b>Edzell</b>						
E(a)	East Mains Farm	13	n/a	n/a	n/a	Complete
E1	East of Duriehill Road	50	Work with developer to ensure delivery of approved housing.	Developer: Guild Homes, Angus Council Planning	Short term	Site is under construction for 57 units with infrastructure and roads being put in place. Initial completions anticipated in early 2025.

<b>Friockheim</b>						
Fk1	South of Gardyne Street	80	Complete build out of site.	Developer: Guild Homes	Short term	78 units completed.

<b>Letham</b>						
L(a)	16 Guthrie Street	2	n/a	n/a	n/a	Complete
L(b)	East Hemming Street	15	n/a	n/a	n/a	Complete
L2	Jubilee Park	30	Develop and submit planning application in line with policy requirements.	Developer: Angus Council	Short and medium term.	No progress. Angus Council intend to submit a planning application in due course for site.
L3	Land between Blairs Road and Dundee Street	20	Market/develop site for housing uses as required in the LDP. Engage with agencies and submit technical documents as required in the LDP.	Landowner / Developer, Angus Council Planning	Medium and long term	No progress.

<b>Newtyle</b>						
N1	Land north of Cupar Angus Road	20	n/a	n/a	n/a	Complete

N2	Land north of Eassie Road	30	Acquisition of site by another developer. Work with new developer to deliver approved housing.	Landowner / Developer, Angus Council Planning	Short term	Site under construction, no completions. Future site delivery uncertain given recent closure of Hadden Homes
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<b>Glamis</b>						
G(a)	Dundee Road	16	Market/develop site for housing uses as required in the LDP. Engage with agencies and submit technical documents as required in the LDP.	Landowner / Developer, Angus Council Planning	Beyond 10 years	No progress. Site currently in constrained supply