AGENDA ITEM NO 9
REPORT NO 552/11

ANGUS COUNCIL
INFRASTRUCTURE SERVICES COMMITTEE – 23 AUGUST 2011
SOUTH MONTROSE STRATEGIC REVIEW AND DRAFT DEVELOPMENT MASTERPLAN
REPORT BY DIRECTOR OF INFRASTRUCTURE SERVICES

ABSTRACT: This report advises on the progress of this project and seeks agreement to publish the draft Development Masterplan for the South Montrose area for public consultation.

1. RECOMMENDATION(S)

1.1 It is recommended that the Committee:

(i) Note the completion of the South Montrose Strategic Review and the draft Development Masterplan by consultant Ironside Farrar Ltd;

(ii) Note the economic and physical regeneration opportunities for the South Montrose area and the potential to deliver significant economic development gain to Angus generally;

(iii) Agree to publish the draft Development Masterplan for public consultation purposes;

(iv) Authorise the Director of Infrastructure Services to recruit a part time temporary officer to facilitate early co-operation amongst key stakeholders to regenerate the South Montrose area; and

(v) Note that a further report, on the outcome of the public consultation together with possible options for investment funding and delivery models, will be submitted to a future Infrastructure Services Committee.

2. BACKGROUND

2.1 The need to investigate measures to facilitate the regeneration and environmental improvement of South Montrose has been recognised and highlighted by previous studies. In September 2009 the Strategic Policy Committee noted that a holistic approach to address the economic, social and physical issues affecting South Montrose in the form of a Masterplan was required. (Report 654/09 refers). The Committee agreed to instruct the Director of Infrastructure Services to prepare a brief for consultants to undertake a study with a view to establishing a Masterplan and invite expressions of interest. Figure 1 shows the South Montrose study area.

2.2 In March 2010, following a competitive tender process, the Infrastructure Services Executive Sub Committee agreed that Ironside Farrar Ltd undertake a Strategic Review and prepare a Masterplan for the regeneration of South Montrose (Report 193/10 Refers). The cost of the study was funded by GlaxoSmithKline (GSK), Montrose Port Authority (MPA), Scottish Enterprise, TACTRAN (Tayside and Central Scotland Transport Partnership) and Angus Council.
2.3 In line with the brief the Consultants undertook a two part study of the South Montrose area.
   - Part 1 Strategic Review - would identify and consider constraints and opportunities, examine options and establish a preferred strategy for capturing new economic and development opportunities; and
   - Part 2 Masterplan – based on the above, the masterplan would recommend a preferred option to guide the development and use of land, plan sequential phasing and promote investment opportunities and partnership working.

2.4 This report summarises the main findings from the study and sets out an approach for implementation of the key proposals. A copy of both the Strategic Review and Draft Development Masterplan is available in the Members’ Lounge.

3. SOUTH MONTROSE STUDY

Strategic Review

3.1 Throughout the study consultation with the project funders (GSK, MPA, Scottish Enterprise, TACTRAN and Angus Council) was undertaken and expanded at appropriate stages to include informal consultation with other businesses (e.g. Carrs, Piggins & Rix, WJ Reid, Montrose Housebuilders etc); and questionnaires were sent to businesses and occupiers/owners of residential properties within study area.

Summary of Strategic Review Findings

3.2 Following an in depth analysis of the South Montrose area, review of constraints, opportunities and options and taking account of stakeholder involvement the Strategic Review concluded that significant opportunities for economic growth exists, associated with:
   - Port of Montrose including port logistics – extensive capacity and existing infrastructure
   - GlaxoSmithKline – new product development and investment
   - Offshore Renewables – port support services for exploitation of Forth Array wind farms, particularly operations and maintenance (O&M)
   - Area regeneration – industry investment driving forward area regeneration and supporting a stronger economy

3.3 It was also evident that South Montrose needs a clearer framework for public and private sector investment that can build on the existing businesses and physical infrastructure and support sustainable growth. The Strategic Framework should promote development of South Montrose around key growth sectors, building on the strengths of the location, local businesses and relationships between the port, port logistics, chemical sciences and area based regeneration. Critical to delivery is the need for all key stakeholders to work in partnership to support delivery and facilitate funding.

3.4 The Strategic Review identified **5 key requirements** that would assist economic development and facilitate investment including:
   - **New Access Infrastructure** - improved access and servicing of key development sites to support investment.
   - **Market Ready Development Land** - ensuring land parcels/plots are market-ready and offer market-viable, attractive sites.
   - **Alignment of Stakeholder Interests & Investment** - ensuring stakeholders are working within an accord based on an agreed Masterplan that supports partnership working and investment decisions.
   - **Area Regeneration** - ensuring regeneration supports local opportunity and improved amenity for local residents, property owners and stakeholders and supports confidence in the location for sustainable growth.
• **Strategic Marketing of Montrose & Port** - ensuring partners and stakeholders are collaborating to raise profile and strategic opportunity of South Montrose (GSK/ other sectors) and the Port of Montrose for key sector growth.

**Draft Development Masterplan**

3.5 Following on from the above the primary purpose of the Development Masterplan is to guide future change within the South Montrose area. Having investigated four development scenarios the Consultants concluded that a multi sector growth approach was most appropriate. This will give flexibility to deliver investment in GSK, facilities to support offshore renewables and logistics together with port development. The study also considered a number of other interrelated aspects such as land use, land ownership, and transport and accessibility issues.

3.6 Key Masterplan Proposals include:

**New Road Access** - upgrading/development of a new South Montrose spine road serving Port of Montrose / GSK / port hinterland requiring:
- 900 linear metres of new adopted/ adoptable road at 7.3 metres width
- New Road connection between River Street and Caledonia Street design development in consultation with Angus Council / landowners could establish appropriate standards

**Port Development** - investment in port facilities and phased investment in the North Harbour quays to improve loading capacity and flexibility of cargo handling/cargo throughput and ensure offshore renewable energy service capacity
- Upgrading of North Quay in a phased investment programme that supports increased port activity and capacity
- Rationalisation of land uses and buildings in key operational areas that support port capacity

**Strategic Land for Class 5 & 6 Uses (Industrial / Distribution)** - retention of strategic sites for new industrial investment (GSK); new distribution/port related development (Piggins & Rix) and Offshore Renewable Energy O&M facilities within the port.

**Offshore Renewables Operations & Maintenance Facility** - develop strategic opportunity for Montrose to build on Offshore Sector growth associated with the Forth Array and east coast offshore renewables.
- Dedicated Offshore Service Support Facility (O&M and assembly)
- O&M Service Centre with flexible lay-down to North & South Harbour (Tower and blade laydown / cabling / nacelles / part storage)
- Service support requires 24/7 port and tidal access including local provision for helicopter access
- Complimentary with offshore renewables the port should seek to maintain services associated with oil-field decommissioning and servicing.

**Regeneration & Environmental/Townscape Enhancements** - promotion of a Port Quarter that seeks to secure a range of wider regeneration and community benefits associated with:
- Safer Streets and improved access /mobility for local residents
- Passive flood risk reductions for local flood events
- Improved pedestrian access to Waterfront-Beach/ Bamse Graveyard/ Lighthouse
- Improvements to Signage
- Development of a higher Amenity Spine Road and more legible access to east zone and GSK
- Improved Public Realm
3.7 The document also set out the potential implications for both stakeholders and consultees from the draft proposals as they relate to the spine road improvement, the future of the major listed buildings e.g. the Customs House and dock buildings, impact of major development on the Wharf Street road junction with the A92, controlled access to Montrose Port, flood risk and sustainable urban drainage and more general environmental improvements in the study area. How the draft proposals may be implemented was also investigated.

4. **DISCUSSION**

4.1 **Planning Context**

The existing development plan – Dundee and Angus Structure Plan and Angus Local Plan Review – provides the statutory policy framework against which emerging development proposals can be assessed. Both recognise the importance of Montrose Port and surrounding area to the economy of the town and Angus. Development plan policy generally safeguards Montrose Port for the development of operations associated with the port and supports proposals that would enhance its role as a commercial port where these are compatible with adjacent land uses. It would also support regeneration and renewal again where proposals would be compatible with adjacent land uses. The Local Plan Review includes various specific policies in relation to listed buildings, conservation areas, flooding, etc that would be applicable in dealing with planning applications and/or projects and guiding change within the South Montrose area. The Consultants study has looked in detail at the issues, constraints and opportunities for regeneration and investment in the South Montrose area and where relevant identified where there may be land use policy issues. The draft Masterplan stage allows opportunity for public engagement on the emerging strategy and proposals for the South Montrose area. When finalised and approved by the Council, the South Montrose Masterplan document would become a material planning consideration in dealing with planning applications and taken into account during the preparation of the new Angus Local Development Plan.

**Economic Development Opportunities**

4.2 The Strategic Review and draft Masterplan highlight that Montrose Port and the existing businesses located within the study area are an important asset to both Montrose and the wider Angus economy. The study also highlights the opportunities that are currently available and that are anticipated will become available to build on the current position and to maximise Montrose’s competitive advantage in retaining and attracting new commercial investment and business interest. These opportunities are very significant.

4.3 The Consultants report that in taking forward the proposed and potential investment, the South Montrose area will benefit from the creation of short-term jobs through the construction works and long-term permanent jobs. The economic gain has been estimated as follows:

- 150 construction man year jobs to be created
- £21.7m of construction spend
- 205 gross on-site permanent jobs (this equates to a 5% uplift in the employment base within Montrose)

Taking account of displacement, leakage and economic multipliers it is estimated that there will be a net total of 220 full time jobs created within Angus and Scotland generating:

- annual salaries of £7.2 million
- Gross Added Value per annum of £21.2 million
It should be noted that these figures are based on the assumption of modest investment by GSK. However, from media reports it is known that there is the potential for GSK to commit to significant further investment in its UK operational capacity and Montrose will be competing for this investment. Any success will increase the economic gains significantly.

Offshore Renewables

4.4 The Offshore Renewable sector is viewed by the Consultants as being an emerging opportunity for development and investment. Montrose in particular is well placed to offer a base for some of the fabrication, assembly and operations and maintenance associated with the development of North Sea Offshore Wind Farms by reason of location, scale and accessibility. Montrose does not have the huge areas of open land likely to be required for the manufacturing and assembly of the large scale components. However, due to the existing facilities, ease of access and, importantly, proximity to the proposed offshore developments Montrose is perhaps best placed to provide a base for Operations and Maintenance (O&M). O&M will provide Montrose and Angus with sustainable employment opportunities in the future long after the construction phase ends. In terms of sailing time, Montrose is better placed to serve the largest areas of Inch Cape, Nearte N Goithe and Forth Array than any other East Coast Port. Proximity to these zones will be a key logistical advantage in providing a cost effective base for construction and O&M operations.

4.5 It should be noted, that while Arbroath Harbour is similarly geographically well located, the Head of Roads has reviewed capacity and suitability for Arbroath Harbour to accommodate servicing. Arbroath Harbour is used by inshore fishing boats; commercial vessels offering day trips to anglers and sightseers and small craft including yachts. Compound and pontoon berthing are at capacity and are subject to waiting lists. Support services, including use of a patent slip for vessels up to 100ft, which can further be accommodated by temporary berths only, are available within Arbroath Harbour. There are opportunities to continue to provide support services for smaller craft, such as survey vessels, which are currently using available capacity at Arbroath Harbour. However, given the available berths are at capacity, vessel size is limited by the water depth, and the scale of support services required for the opportunities identified in the South Montrose Strategic Review, Arbroath Harbour is not considered suitable for promotion as a base for offshore renewables.

Constraints

4.6 The Strategic Review identified that potential capacity for future development in the area is significantly constrained due to two major factors. Much of the area falls within an area estimated to have a 0.5% (1:200) or greater probability of being flooded in any given year - based on SEPA’s Indicative River and Coastal Flood Map (Scotland). This will have a significant impact on the flexibility of land use throughout the study area. Physical mitigation measures for the full area are likely to be prohibitively expensive and therefore individual property responses may be necessary. Also two facilities within the area, that is GSK and WJ Reid, are designated by the Health and Safety Executive (HSE) as “Hazardous Installations” - which has the effect of inhibiting the nature and scale of future developments within a “safeguarding” area. The main constraints apply to residential use but the number of floors and number of employees in any one commercial building within the safeguarded area are also constrained by this designation.

Other Matters

4.7 In taking forward the above draft Masterplan proposals there are a number of other implications several of which have been identified by the Consultants in the draft report. In broad terms these relate to the following:

- Improved accessibility
4.8 The Strategic Review confirmed the need for improved access infrastructure to support the regeneration of the South Montrose area. The draft Development Masterplan considered five spine road options, all of which could link Wharf Street to the GSK site and in the process help open up the whole area for investment. The options were assessed by the consultants using the following criteria:
- Quality of the access.
- Potential negative impact on existing residential properties.
- Potential negative impact on existing commercial properties.
- Cost of delivering the new road.
- Potential negative impact on existing port operations.
- Potential conflict with Listed Buildings.

4.9 Following the assessment the draft Development Masterplan proposes ‘Option A’ which largely uses the existing road network - Wharf Street / Hill Street / River Street / Caledonia Street / Ferry Road / Barrack Road - with some softening of corners. It does however require the construction of a new short section of road linking River Street with Caledonia Street which will impact on a small number of existing commercial and residential properties. It may also require the demolition of the derelict listed warehouse buildings in Caledonia Street (see paras 4.12 - 14 below). The draft proposal is considered by the Consultants to provide the best quality route, at least cost and have the lowest impact on existing householders and businesses. At this stage it is an option which will require further detailed investigation and discussion with affected property owners. The proposed public consultation would allow open discussion on this matter to test the feasibility and viability of this element.

Wharf Street/A92 Junction

4.10 The study identifies that the existing junction operates satisfactorily and is considered by users not to currently impact significantly on access or egress although the Consultants recommend junction improvements secured by the re-definition of the junction, including signage and road markings within the highway boundary.

4.11 The consultants have queried the medium to long term capability of the existing junction if there is an intensification of use due to a growth in traffic created by additional activities in the South Montrose area and for discussion purposes reviewed more radical options for the junction. The Council recognises that these would have significant environmental and economic impact on the existing townscape, listed buildings, residents, businesses and property owners and should be included in the consultation.

Customs House and Warehouse Buildings

4.12 The draft Development Masterplan highlights that the former Customs House and adjacent warehouse buildings are Category ‘B’ listed. It also indicates that the buildings are derelict, subject to statutory notices due to their dangerous condition and have been unsuccessfully marketed since the mid/late 1980’s. While the Customs House has been vacant and unused for many years part of the ground floor of the warehouse building is in use as a small car servicing/repair workshop. The buildings are considered to be economically unviable, incapable of repair without major grant support and contribute to a level of blight in the area. Also any future use is severely restricted by the HSE Consultation Zone associated with WJ Reid Fertilisers and the flood risk.
4.13 Given the above, and the overall views of the key stakeholders in the area, the draft Development Masterplan is suggesting that these buildings be demolished to remove the current blight and open up potentially a key site for regeneration.

4.14 This suggestion will require to be considered in more detail both within the Council and with all interested parties externally including Historic Scotland as part of the consultation process. It should be noted, and as stated in the draft Development Masterplan that the buildings should be afforded a presumption that they will be retained and brought back into active use. Any demolition proposals will require an applicant to prove, in accordance with the Scottish Historical Environment Policy, that the buildings are not of special interest; or are incapable of repair; or demolition is essential to deliver significant benefits to economic growth; or repair is not economically viable and the property has been marketed for a reasonable period.

**Changes in Land use**

4.15 It is recognised that some parts of the South Montrose area are currently of a mixed-use nature with, for example, residential properties adjoining commercial premises and pedestrians/cars mixing with commercial traffic. The strategy of the draft Development Masterplan, recognising the overall need for reinvestment in the area, suggests that over the medium to longer term, the opportunity be taken to rationalise land use that will support and consolidate port economic activity. In particular, it suggests that in the longer term, and subject to growth in port activities, the mixed-use property in the River Street area be consolidated to take advantage of its proximity to the quayside.

4.16 The port and surrounding area has grown organically over many decades resulting in the current land use distribution and urban structure. Although the consultants view increasing the land available for port investment as desirable, it is at this stage an aspiration which may be far more difficult to achieve.

The public consultation associated with release of the Consultants reports will allow opportunity for views to be expressed on the various matters highlighted.

**PUBLIC CONSULTATION**

5.1 The Consultancy study has reached the stage where Committee approval is requested to publish the draft Development Masterplan for consultation purposes only.

5.2 Engagement and consultation with the local community is a core strand of the Council’s business processes. Report 102/01 to the Planning & Transport Policy Committee of 23 January 2001 established consultation procedures associated with planning and development briefs; this allows for wider public involvement particularly from Community Councils, land owners and the community and also takes into account the interests of local members, service departments and appropriate outside agencies. It is suggested that this existing process form the basis for engagement and consultation of the emerging South Montrose draft Development Masterplan.

5.3 As highlighted in section 3.1 of this report, the Consultants have carried out initial consultation with key stakeholders, owners/occupiers of residential properties and businesses within the area. The views of the consultees have therefore already influenced the preparation of the Strategic Review and the draft Development Masterplan.

5.4 Clearly the Strategic Review and draft Development Masterplan will be of particular interest to existing residents and businesses within the study area, as well as more generally to the wider Montrose and Angus community. By encouraging consultation and engagement Angus Council seeks to ensure that those with an interest in the future of the South Montrose area have an opportunity to contribute their views before
a Development Masterplan is finalised.

5.5 The consultation strategy for the draft Development Masterplan will:

- ensure that access to the key documents is available through a range of formats and locations, particularly using electronic means especially the Council’s web site;

- raise awareness of the South Montrose study and the key findings arising;

- provide opportunity for those with a direct interest in the study area to discuss and comment on the strategy and emerging proposals;

- provide wider opportunity for a range of local and national interest groups and organisations as well as members of the public/community to comment;

- Ensure that representations are reported to and considered by Angus Council in finalising the proposals for South Montrose.

5.6 A programme for consultation on the draft Development Masterplan is being developed by Council officers in consultation with key partners and the Consultants. Given committee approval, it is proposed that a period of eight weeks (during September/October 2011) will be available for consultation on the emerging draft proposal for the future of Montrose South during which time the Council will:

- Make a copy of the South Montrose Strategic Review and Draft Masterplan available on the Angus Council web site, and at Montrose Library and ACCESS office.

- Enable on line comments to the proposals.

- Undertake a workshop for householder, land owner and business interests in the study area to discuss the emerging proposals.

- Host a drop in session for members of the public.

5.7 At the end of the consultation period the comments received will be assessed as part of finalising the Development Masterplan. This will then be submitted at the first available opportunity for final approval by the Infrastructure Services Committee.

6. DELIVERY OF REGENERATION

6.1 Final approval by the Council of a Development Masterplan for South Montrose will give a direction for the future regeneration of the South Montrose area. It is evident from the document that while there is an overarching strategy, the project is made up of a number of smaller schemes rather than one single all encompassing master project. In addition a number of these projects may well be able to come forward within the present land use planning policy framework.

6.2 Given some of the opportunities that are currently available, it would be hoped that some of this regeneration can take place in the short term, say within the next 2 to 3 years. However, it also has to be recognised that some of the regeneration will take the form of longer term projects that may be several years in formulation and delivery.

6.3 While Council officers are keen to see the regeneration of the area, and are looking to facilitate individual projects where possible, there are clearly restrictions on their capabilities. The Council has no land/property holdings within the study area and, in the present financial climate, it will be difficult to identify capital funds to deliver or add leverage to individual projects. Nevertheless officers can seek to bring stakeholders together and potentially unlock key projects.
6.4 To stimulate co-operation between stakeholders and help bring forward some of the regeneration projects it is proposed to employ a part time officer, for an initial period of 12 months, within the economic development team. A further role of this person will be to establish a ‘partnership group’ made up of key stakeholders. Committee approval is requested to recruit for this post.

7. **RISKS**

7.1 These primarily relate to an inability to achieve some form of consensus on the broad approach for regenerating South Montrose with the resultant loss of significant investment opportunity in the area. There are essentially two options available to the Council:

**Option 1 – The Council does little to take forward the regeneration of the South Montrose area.**

Potential positive outcomes:
- The Council does not need to find financial and officer resource to take forward the regeneration.
- Existing small businesses and householders will not feel threatened by the potential changes.

Potential negative outcomes:
- The area will continue to decline resulting in further falls in property values and mounting regeneration needs.
- The loss of significant investment, business and employment opportunities to the detriment of Angus at a time the economy is fragile.
- The Council faces strong criticism from the larger businesses in the area, which have the potential to take forward investments, and other agencies.

**Option 2 – The Council supports the regeneration of the South Montrose area.**

Potential positive outcomes:
- The regeneration of an area that has been identified as being in need of improvement.
- Investment by the larger companies resulting in job creation and more sustainable businesses that will benefit Angus.
  (Note: these potential positive outcomes are very significant and should not be undervalued.)

Potential negative outcomes:
- Existing small businesses and householders will feel threatened by the potential changes and a possible period of uncertainty.
- The Council will be faced with claims from property owners for planning blight (see Human Rights Implications).
- The Council is unable to source funding, either externally or internally, for some of the infrastructure development resulting in increasing external pressures and criticism.
- The Council has to identify internal funding for some of the regeneration works and or property acquisitions with the cost of having to abandon or delay other capital projects in Angus.
- The larger businesses identify competing land interests resulting in investment being delayed or in the worst case scenario lost.
- Little, or none, of the identified investment by the private sector materialises.

8. **FINANCIAL IMPPLICATIONS**
8.1 As previously reported, the agreed tender to employ consultants to produce the Strategic Review and draft Development Masterplan is being met from contributions received from partners, along with a contribution of £5,467 from the Infrastructure Services 2011/12 revenue budget. There will be some minimal costs associated with public consultation on the draft Development Masterplan, which will be met from the 2011/12 Infrastructure Services revenue budget.

8.2 The proposal to employ a part-time officer at grade LG10 (2 days per week) for an initial period of 12 months is estimated to cost up to £16,000 (including on-costs). This will be contained within the overall resources available to the Infrastructure Services Department in the relevant financial year to be met from the anticipated underspend in the Environmental & Consumer Protection Revenue budget.

8.3 The draft Development Masterplan does not commit the Council to any future capital spend. However, from the draft Development Masterplan it is apparent, and generally accepted, that an important element of the future regeneration of the South Montrose area, and the development of the Angus economy, will be some improvements to the existing road network and potentially some new road construction which would require the acquisition of property. Such works and the associated costs have yet to be determined. However, despite the current difficult financial climate and the associated public sector budgetary constraints, it is anticipated that there will be an expectation amongst key stakeholders and other interested parties, that the Council will have a role to play in funding such development. This matter will be considered during the forthcoming 2012/13 budget preparation process.

8.4 It should also be noted that a Development Masterplan for South Montrose has the potential to create planning blight. This may also have financial implications for the Council albeit these cannot be quantified at this time. (See Human Rights Implications section below).

8.5 Any proposals for funding will be subject to appropriate scrutiny and will be reported in accordance with established procedures.

9. HUMAN RIGHTS IMPLICATIONS

9.1 Although the Strategic Review and draft Development Masterplan suggest there will be many positive outputs and outcomes the Masterplan may create human rights implications for some property owners due to potential planning blight. For example, to implement the improved spine road would require acquisition of a small number of residential/commercial properties. While the draft masterplan is about looking and promoting positive change it is still indicative at this stage and any eventual land-take will depend on a number of matters, including decisions taken on the final routing and scheme development. It may also apply where aspirations for land use rationalisation impact on existing property owners etc.

9.2 Notwithstanding the fact that no final decisions have been taken or commitment given to improved road access or land use changes and ultimately, what land may require to be acquired to implement those proposals, the Committee requires to be advised of the potential for planning blight brought about as a result of the proposals. Planning blight applies where there is a depressing effect on existing property values brought about by the proposals. In effect, owners may only be able sell their land at a reduced price because their land or part thereof has been identified as land which may be required to implement proposals approved by the Council.

9.3 This may mean that, following approval of the South Montroose Development Masterplan, some owners may be able to serve blight notices on the Council obliging the Council to acquire the owners’ land at a much earlier stage than the Council would ideally wish. Indeed the Council can be obliged to acquire land prior to the proposals being finally approved for implementation. There is therefore a possibility
that, depending on future decisions which are taken on the final implementation and funding of the proposals, the Council is obliged to acquire and pay for properties which it may never actually require. It does however need to be stressed that the relevant legislation does not mean that every proprietor who may be affected by the proposals is entitled to oblige the Council to acquire their property. There are a number of conditions which must be satisfied before blight purchase would apply.

9.4 For the sake of completeness, the Committee should also be aware that even if certain properties do not require to be acquired to implement a new road scheme, some properties can be eligible for compensation for depreciation arising through construction or use of the new road layout but that would only arise when the scheme is implemented and the compensation regime is subject to strict legislative controls.

10. EQUALITIES IMPLICATIONS

10.1 The issues dealt with in this report have been the subject of consideration from an equalities perspective. An equalities impact assessment is not required.

11. ANGUS COMMUNITY PLAN AND SINGLE OUTCOME AGREEMENT

11.1 This report contributes to the following outcomes contained within the Angus Community Plan and Single Outcome Agreement 2011 – 14:

COMMUNITIES THAT ARE PROSPEROUS AND FAIR
1. We have a sustainable economy with good employment opportunities
2. Angus is a good place to live in, work in and visit

COMMUNITIES THAT ARE SUSTAINABLE
10. Our communities are developed in a sustainable manner
11. Our natural and built environment is protected and enjoyed
12. Our carbon footprint is reduced

12 CONSULTATION

12.1 The Chief Executive, Director of Corporate Services, Head of Law and Administration, Head of Finance and Head of Property have been consulted in the preparation of this report.

13. CONCLUSION

13.1 The Strategic Review for the South Montrose area has confirmed the poor state of the built environment and the lack of investment over recent years. However, and perhaps unusually for regeneration projects, it identifies very significant business and economic development opportunities. The major existing companies all report a positive business climate for their operations, including some significant expansion opportunities, and there is the potential for investment supporting the emergence of new activities, including opportunities to be created by the development and operation of large scale offshore wind farms. The conversion of these opportunities into delivered projects will not only impact positively on Montrose but it will benefit the wider Angus economy. Furthermore, Scottish Enterprise recognises the even wider benefits the regeneration of South Montrose can bring to the Scottish economy and support the project with the following statement:

‘Scottish Enterprise considers there to be a need for urgent priority to be given to the finalisation and delivery of the South Montrose Masterplan given the area has potential to provide significant employment opportunities in the key life sciences sector through GSK and in the longer term through offshore renewable energy development. SE is keen to continue to work with the Council and to play its part in
making the GSK Montrose site as competitive as possible in the context of very significant investment decisions being made by GSK during the course of the rest of 2011.'

13.2 The draft Development Masterplan identifies that there are a number of specific actions that could be undertaken to assist in supporting new investment including stimulating the regeneration of the South Montrose area. It is felt important that the draft Development Masterplan goes out for consultation as soon as possible for views and comments to be considered before a final Development Masterplan is prepared and adopted, resulting in a strategic direction for regeneration of the area. Although the full regeneration of the area may well be a long term project, it is possible that some opportunities will be lost if a way forward is not determined in the near future.

13.3 The process has reached the stage where it is important to further consult and engage with key stakeholders, residents, businesses and landowners within South Montrose, and extend this to other statutory and non statutory interest groups and also the wider community for views and comments on the emerging strategy and draft proposals. It is desirable to reach some form of consensus amongst all interested parties on the broad future direction for the regeneration of South Montrose that will enable delivery of short, medium and long term investment opportunities and proposals in a coordinated manner.

ERIC S LOWSON
DIRECTOR OF INFRASTRUCTURE SERVICES

NOTE: The following background papers, as defined 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.

- Report 654/09 Connectivity of Montrose to the Angus Council Strategic Policy Committee 8 September 2009;
- Report 193/10 Tender for the Supply of a South Montrose Strategic Review and Masterplan to Angus Council Infrastructure Sub Committee 25 March 2010;
- Report 102/01 Development Briefs - Consultation Procedures to Angus Council Planning & Transport Policy Committee 23 January 2001
- Angus Local Plan Review, adopted February 2009;
- Dundee and Angus Structure Plan Approved October 2002;

ECDEV/DV/SW/FM
3 August 2011