

**AUDIT OF HOUSING LAND
IN
ANGUS
2020**

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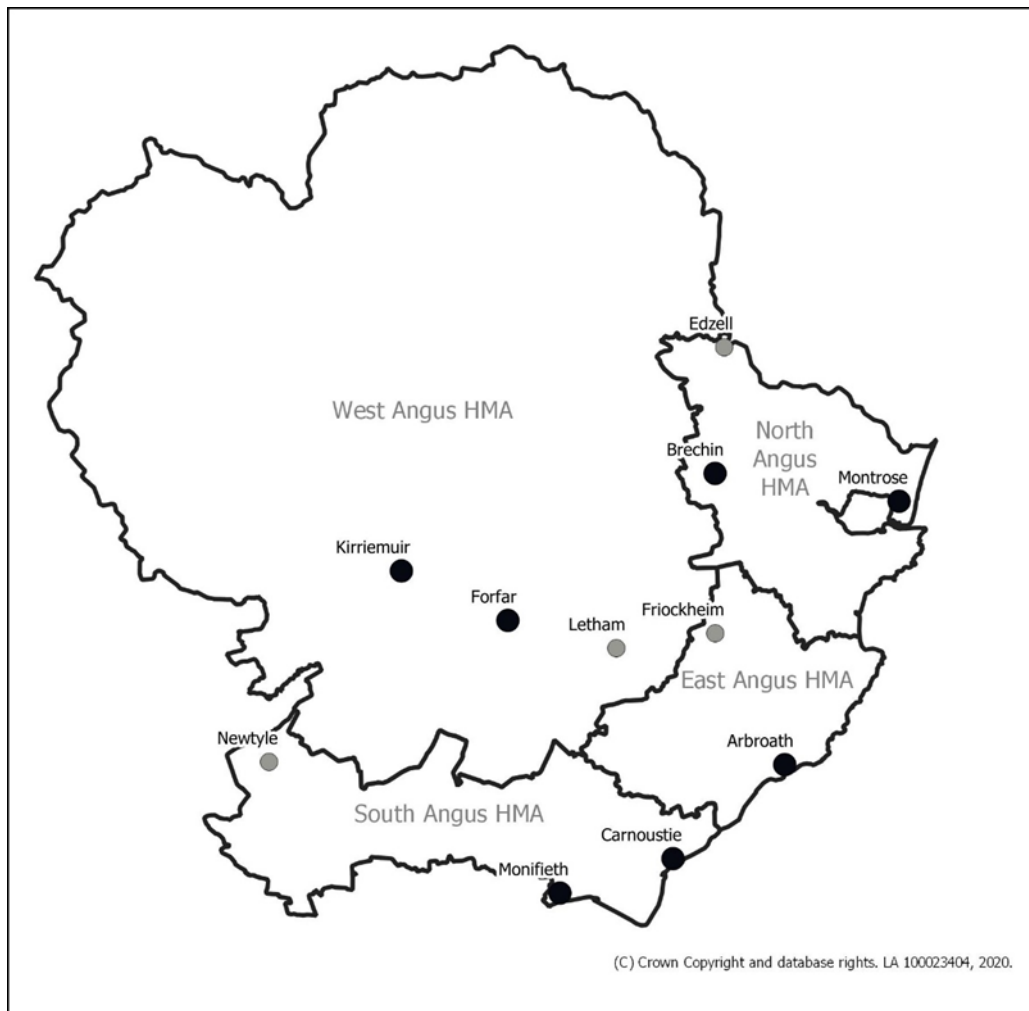
SECTION 1: INTRODUCTION

This audit is based on a survey carried out in April 2020 and covers a twelve month period – 1 April 2019 – 31 March 2020.

Consultation on the draft audit took place between 26 June 2020 and 24 July 2020. Details about the consultation and changes made to the audit as a result of responses received is available in Section 5.

The audit is an important source of information for the monitoring of the [Angus Local Development Plan \(2016\)](#) and [TAYplan Strategic Development Plan](#).

Only sites with a capacity of 5 or more units are included, although the yield on the capacity of smaller sites is also included. Housing sites are included in detailed schedules under the Housing Market Area in which they are located (see map below).



This Angus Housing Land Audit 2020 has been prepared in line with the [Scottish Government's Planning Advice Note \(PAN\) 2/2010](#) which is the current source of guidance on the preparation of housing land audits. General improvements made in the [2019 Housing Land Audit](#) following the publication of the Scottish Government [research paper](#), including the identification of housing types & tenures and the site

type i.e. whether the site is greenfield or brownfield, have been carried forward. This information is provided in Section 6: Established Sites & Programming Tables.

SECTION 2: ANGUS HOUSING LAND DELIVERY & LAND SUPPLY POSITION

Completions

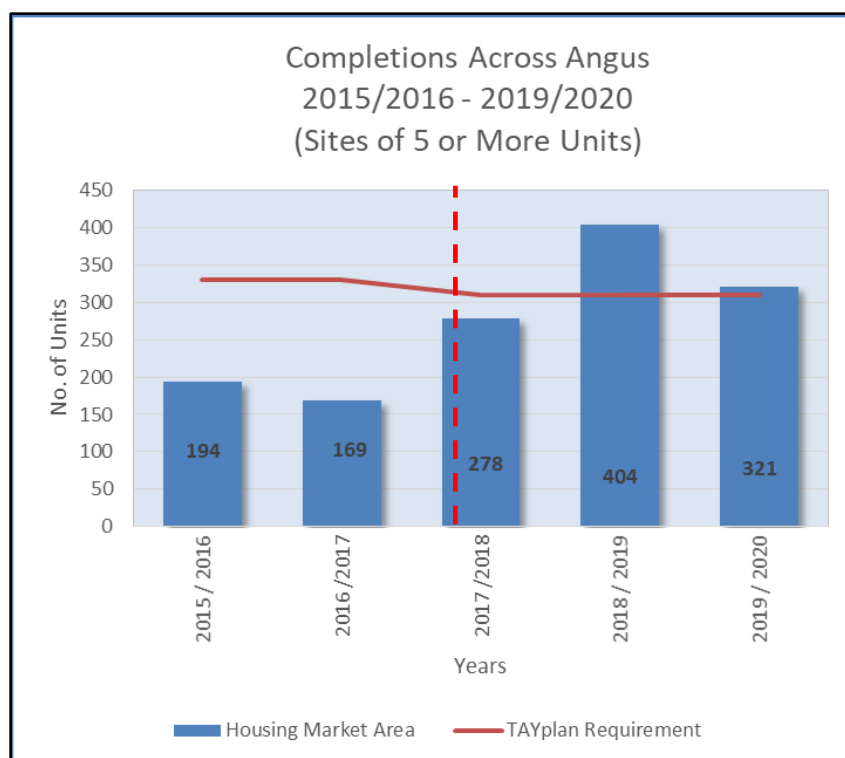
Completions are now calculated where either Temporary Occupation Certificates or Completion Certificates have been issued via the Building Warrant process.

The Angus Local Development Plan (ALDP) (2016) in line with the TAYplan Strategic Development Plan (2012) requirement set outs an Annual Average Housing Supply Target (HST) of 330 completions per annum across Angus. The housing figures set out in the ALDP deliver in full this housing requirement.

Following adoption of the ALDP in 2016, this housing land requirement has been updated in-line with the revised Housing Supply Targets set out in the TAYplan Strategic Development Plan 2016-2036 which was approved in 2017. The housing land supply requirements based on sites of five or more units (i.e. large sites) now set out an HST of 310 completions per annum across Angus across. This equates to a small reduction from the position set out in the LDP.

Figure 1 below shows the number of completions on sites of 5 or more units across Angus over the last five years. This data shows that there has been a significant increase in completions across the area over the last two years (2019 – 404 units; and 2020 – 321 units). This level of completions is more than the revised TAYplan Strategic Development Plan 2016-2036 HST established in 2017/2018 (denoted by red hatched line). The level of completions across Angus over the last two years has been buoyed by significant development in both the East Angus and South Angus HMA's with delivery of units greater than the anticipated programming.

Figure 1: Total Number of Completions Across Angus (2015/2016 – 2019/2020)



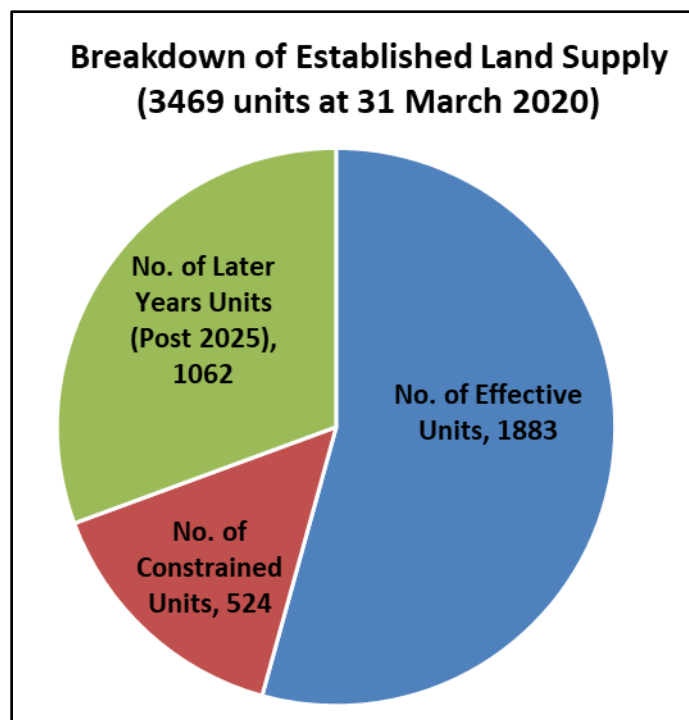
Established Land Supply:

The established land supply is all land identified for housing including; sites allocated in the Angus Local Development Plan (ALDP) (2016), sites which have been granted planning permission for housing and other land with agreed potential for new houses, such as Opportunity Sites.

The established land supply is made up of both Effective housing land i.e. land free of all constraints that would prevent development taking place and Constrained sites i.e. sites which cannot be developed without some form of remedial action.

Figure 2 sets out the breakdown of the established land supply position across Angus.

Figure 2: Breakdown of Established Land Supply in Angus (31 March 2020)



This shows that the established land supply in Angus at 31 March 2020 was 3,469 units. This included effective land free of all planning constraints for 1,883 units, land for a further 524 units on sites that are currently considered constrained. Most constrained sites in this year's audit are within the North Angus HMA (87 units) and South Angus HMA (412 units). In addition, the established supply includes a further 1,062 units available from sites that are considered effective but are programmed for Later Years post 2025.

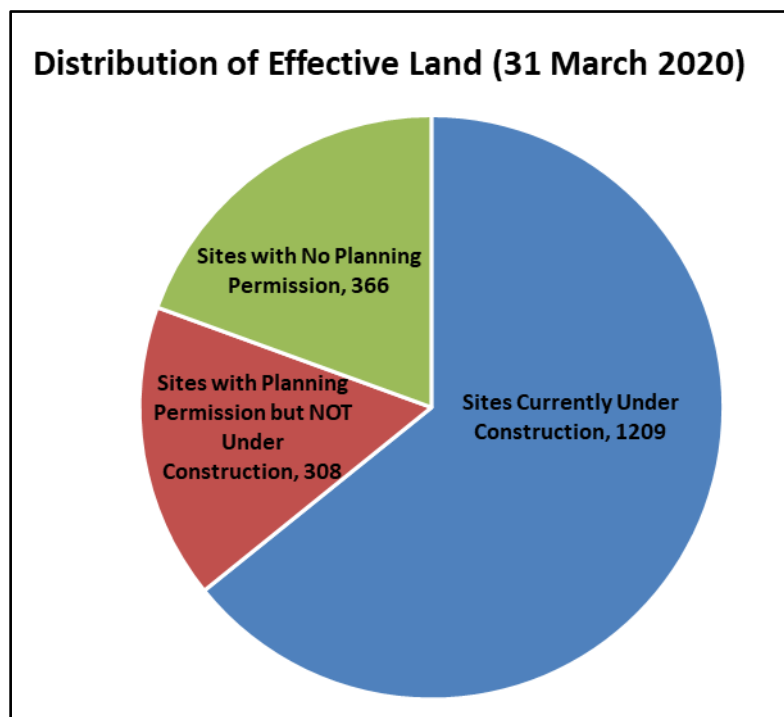
By way of comparison, the 2019 Housing Land Audit showed that there was a supply of 2,248 units on effective land, 404 units on constrained sites and 1,222 units available in later years.

Effective Land Supply:

Effective sites are considered to be free of all constraints.

Figure 3 shows the distribution of effective land over a five year period (2020-2025).

Figure 3: Effective Land in Angus (31 March 2020)



From the effective housing land supply of 1,883 units across Angus (i.e. land free of planning constraints), 1,209 units are on sites currently under construction, 308 units are on sites with planning permission but where development has not yet started and a further 366 units are on sites that have not yet received planning permission – mostly sites allocated in the Angus Local Development Plan (2016).

By way of comparison, the 2019 Housing Land Audit showed that there was a supply of 2,269 units of effective land. 1,239 units were under construction, 515 units were on sites with planning permission where construction works had not started and 515 had not received planning permission.

The reduction in the number of units in the effective supply between 2019 and 2020 is indicative of the number of completions in 2019/2020. Similarly, the reduction in the number of units on sites that have not yet received planning permission is indicative of new planning permissions being granted during 2019/2020.

Small Sites

In addition, there is also capacity for 640 units on small sites across Angus that are not listed separately in the audit. Whilst Angus Council does not calculate completions on small sites as contributing to meeting the Strategic Development Plan housing land requirement, they are regarded as important in providing additional flexibility in the overall housing land supply.

The important contribution small sites play in supplementing the housing land supply is evidenced by the fact that across Angus in 2019/2020 there were a total of 52 completions on small sites. This equates to 14% of the total number of all completions across Angus in 2019/2020 (sites of 5 or more units and small sites).

Table 1 below shows the number of completions in 2019/20 and available supply of small housing sites across the four housing market areas.

Table 1: Breakdown of Small Sites Across Angus (31 March 2020)

Small Sites	North Angus HMA	East Angus HMA	South Angus HMA	West Angus HMA	ANGUS TOTAL
Completions 2019/2020 (units)	8	14	11	19	52
Total Available Supply (units)	127	153	141	219	640

Constrained Land Supply:

Constrained sites are those on which development cannot take place without some form of remedial action. Possible constraints are set out in [PAN 2/2010](#) and can include:

Ownership: the site is in the ownership or control of a party which can be expected to develop it or to release it for development. Where a site is in the ownership of a local authority or other public body, it should be included only where it is part of a programme of land disposal;

Physical: the site, or relevant part of it, is free from constraints related to slope, aspect, flood risk, ground stability or vehicular access which would preclude its development. Where there is a solid commitment to removing the constraints in time to allow development in the period under consideration, or the market is strong enough to fund the remedial work required, the site can be included in the effective land supply;

Contamination: previous use has not resulted in contamination of the site or, if it has, commitments have been made which would allow it to be developed to provide marketable housing;

Deficit funding: any public funding required to make residential development economically viable is committed by the public bodies concerned;

Marketability: the site, or a relevant part of it, can be developed in the period under consideration;

Infrastructure: the site is either free of infrastructure constraints, or any required infrastructure can be provided realistically by the developer or is committed to by another party to allow development;

Land use: housing is the preferred use of the land in planning terms, or if housing is one of a range of possible uses, other factors such as ownership and marketability point to housing being a realistic option.

Programming

Site programming is an important element of the housing land audit. The principles published by Homes for Scotland in guidance on the programming of sites across Scotland is used in this draft audit.

Whilst this guidance was published some time ago, it continues to provide a good basis for calculating the future programming of sites based on the residential type, size and location of a site, as follows:

Detached / semi: **Urban 30 units per annum (24 if no developer)**
Rural 10-20 units p/a (depending on past trends)

Flats: **Urban 38 units p/a (30 if no developer)**
Rural 20 units p/a

As a default, the programme for the first year of production should be no more than 50% of a full year output

In addition to the Homes for Scotland principles, Angus Council continue to have regular discussions with landowners and developers regarding the future delivery of sites across the area. This information is also used to shape the future programming of sites in the audit. Further information on the progress of these sites is available via the [Development Delivery Data Live Action Programme Map](#) on the Council's website.

Each site in the draft audit has also been assessed and classed as constrained where they meet two or more of the following criteria:

- 1) there is no developer associated with a site;
- 2) planning permission is within one year of expiring and no renewal has been sought, or where planning permission was granted over two years ago and no building warrant application has been submitted;
- 3) high development costs, such as remediation, are likely to contribute to the delay in the delivery of housing units.

This approach provides an additional assessment against the criteria from the Scottish Government's PAN 2/2010 and is a methodology that has been agreed with Homes for Scotland during preparation of previous housing land audits.

Housing Land Requirement:

[Angus Local Development Plan \(ALDP\) \(2016\) Policy TC1](#) sets out how housing land will be released for each housing market area in Angus over the period 2016-2026.

The figures set out in the ALDP deliver in full the housing requirements of the TAYplan Strategic Development Plan (2012). The TAYplan (2012) Annual Average Housing Supply Target (HST) for completions was 330 units per annum.

This housing land requirement in the housing land audit has been updated in-line with the revised Housing Supply Targets set out in the TAYplan Strategic Development Plan 2016-2036 which was approved in 2017. The housing land supply requirements are based on sites of five or more units (i.e. large sites) with the HST for completions across Angus set at 310 units per annum – a small reduction from the position set out in the LDP.

Table 1 below considers the five-year housing land requirement against the housing land supply target within each housing market area to 2024/2025. These figures are based on the most recent targets established by the TAYplan Strategic Development Plan (2017).

Table 2: Five Year Housing Land Requirements (based on TAYplan 2 Strategic Development Plan (2017))

Housing Market Area	TAYplan 2 Housing Land Requirement (2016-2025) *	House completions 16/17, 17/18, 18/19 & 19/20	5-Year Effective Land Supply Programming (2020-2025)	5-Year Housing Land Requirement
North Angus (75 units p.a.)	680	57	467	156 (shortfall)
East Angus (85 units p.a.)	760	400	475	115 (surplus)
South Angus (70 units p.a.)	640	576	350	286 (surplus)
West Angus (80 units p.a.)	730	139	591	0

* Figures based on one year HST of 330 units, with remaining years based on new HST figure of 310 units.

The table demonstrates that at 31 March 2020 there is a generous 5-year effective land supply of housing across two housing market areas; East Angus and South Angus, a lack of 5-year effective supply within the North Angus HMA whilst the West Angus area has no shortfall or surplus.

A further detailed analysis of each housing market area is provided in Section 3.

This position across the housing market areas continue to be monitored and will be addressed in the next local Development Plan – AngusPlan.

SECTION 3: HOUSING MARKET AREA KEY FACTS

The following are the key headlines from the 2020 Housing Land Audit across the four Angus housing market areas:

- Completions across Angus is slightly lower in the 2019/2020 period. There were 373 units completed across all sites.
- 321 units were completed on sites of 5 or more units.
- 52 units were completed on small sites. This equates to 14% of all units completed across Angus in 2019/2020. See Table 1 for a detailed breakdown.
- 75% of all completions were on greenfield sites.
 - North Angus HMA (4 units)
 - East Angus HMA (67 units)
 - South Angus HMA (160 units)
 - West Angus HMA (48 units)
- 25% of all completions were on brownfield sites.
 - North Angus HMA (11 units)
 - East Angus HMA (47 units)
 - South Angus HMA (21 units)
 - West Angus HMA (15 units)
- 75% of all completions were from allocated sites.
 - North Angus HMA (0 units)
 - East Angus HMA (82 units)
 - South Angus HMA (154 units)
 - West Angus HMA (44 units)
- 25% of all completions were from windfall sites.
 - North Angus HMA (15 units)
 - East Angus HMA (32 units)
 - South Angus HMA (27 units)
 - West Angus HMA (19 units)
- Whilst there is significant development interest and delivery on a number of sites in both the East Angus HMA and South Angus HMA, completions in the North Angus and West Angus HMA remain low in 2019/2020. To better understand the reasons for the different rates of delivery across Angus, additional work will be undertaken as part of the next Local Development Plan preparation and engagement.

SECTION 4: HOUSING MARKET AREA DETAILED SUMMARIES

Across the four Angus Housing Market Areas the position set out in the Draft Angus Housing Land Audit 2020 can be summarised as follows:

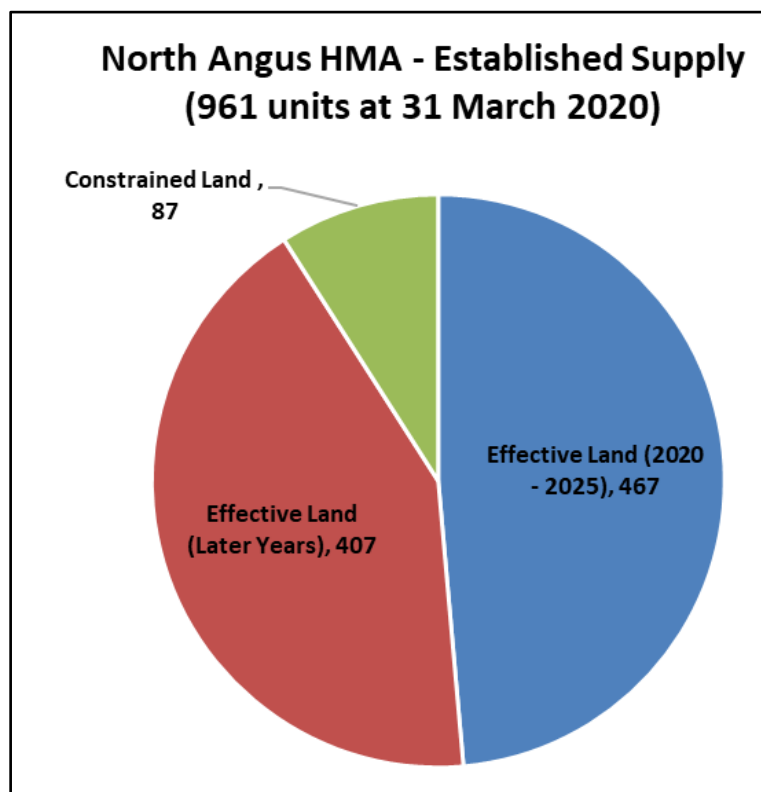
North Angus HMA (Brechin; Montrose; Edzell and surrounds)

Figure 4 (below) shows that at 31 March 2020 there is an established land supply in the North Angus HMA of 961 units. This included an effective land supply of 874 units, comprising 467 units effective in the next 5 years (49% of established supply in the HMA) and 407 units that are considered effective but are programmed for Later Years post 2025 (42% of established supply). There is also land for a further 87 units (9% of established supply) on constrained sites.

In addition, there is a supply of 127 units on small sites.

Table 1 in Section 2 of this audit identifies that there is not a 5-year effective supply of housing within the North Angus HMA, however Figure 4 shows that there is adequate land available for housing development in the housing market area, either from Later Years provision being brought forward earlier (407 units) or from the constrained supply (87 units).

Figure 4: North Angus HMA – Established Supply (31 March 2020)



Completions for 2019/2020 (7 units) is the lowest ever recorded in the area with the closest comparable year being 2017 (10 units). House completions on small sites (8 units) is less than the previous year's completions on small sites across the HMA (16 units).

The reduction in completions continues the trend of housing completions in the North HMA being considerably lower in comparison to other Housing Market Areas across Angus. Progress on a number of sites has been slow and discussions with developers suggest that poor current market conditions in the area and in/around Aberdeen are having an impact on the delivery of sites in the housing market area.

All completions for 2019/2020 come from a site within the landward area. No completions were recorded in Brechin or Montrose which has never happened before. The 2018 HLA was the first for many years where completions were shown in the landward area and this trend has continued to develop.

Based on recent site [delivery discussions with developers](#) programming for a number of sites has been amended and some status of sites altered as follows:

Site NAB092a - Dubton Farm, Brechin (Scotia Homes)

Programming for the site remains the same as in the 2019 Housing Land Audit with a small reduction in units in the first year. Development has commenced on this site with initial site works undertaken and the developer has indicated that previous technical issues have been resolved allowing further development to proceed. Programming is based on an average build rate of 2 units per month.

Site NAB092 – Dubton Farm Brechin (A & J Stephen)

Programming for site has been pushed back by one year as no progress has been made to bring forward development and no further development enquiries have been received.

Site NAM016b - Brechin Road, Montrose

The capacity of the site has been reduced from 300 units to 100 units and programming has been pushed back. Whilst, the site has an active developer interest and a Proposal of Application Notice has previously been submitted to the Council, no progress has been made to bring forward a planning application.

It has also emerged recently that issues relating to ground conditions may be difficult and costly to overcome. As a result of this, the capacity of the site has been reduced.

Site NAL075 - Sunnyside Hospital Estate, Montrose

The site is now under construction and programming remains as set out in the 2019 Housing Land Audit with a slight increase in the numbers following the granting of a detailed planning permission in September 2019.

Homes for Scotland provided comments on the draft audit and a summary of this is set out in Section 5. Future programming of the site will continue to be monitored against delivery progress.

Sites NAM037 Waldron Road, Montrose & NAL120 Rosemount Road, Hillside, Montrose

Both sites have been moved to the Constrained Supply as there has been no progress to bring forward development.

Site NAB146 - Maisondieu Church, Brechin

Site is within one-year of expiry. In accordance with the Coronavirus (Scotland) Act 2020 this permission is extended for a further year until 20/04/2021. No progress has been made to bring forward development and no building warrants have been obtained, therefore the site has been moved to the constrained supply. Progress on future delivery of this site will be monitored in the 2021 Housing Land Audit.

Site NAL165 - East Mains Farm, High Street, Edzell

This small site of 13 units was completed during 2019/2020 with the final 7 units being built. The site now appears as a Completed Site in Section 6.

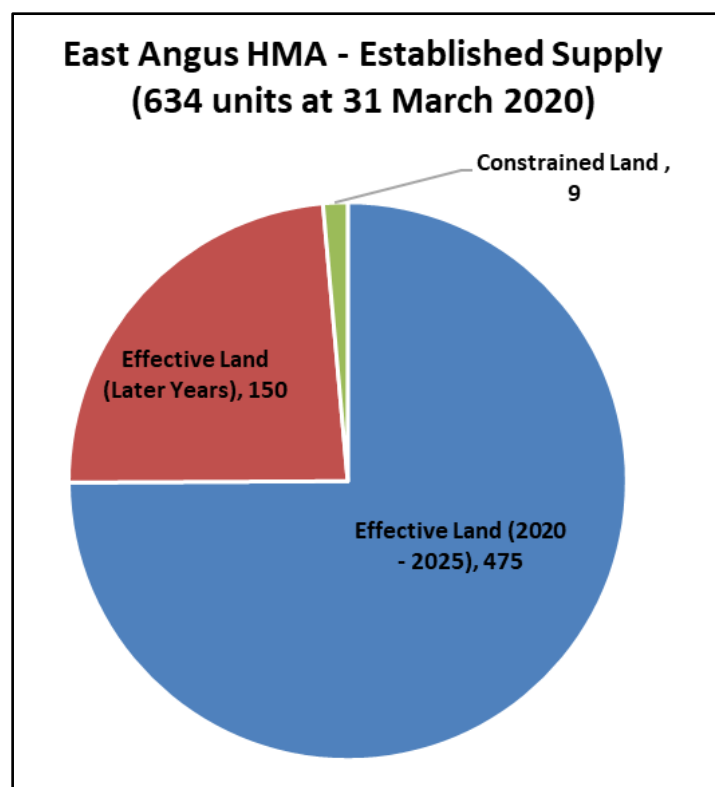
East Angus HMA (Arbroath; Friockheim, Inverkeilor and surrounds)

Table 1 in Section 2 of this audit identifies that there is a 5-year effective supply of housing land within the East Angus HMA

Figure 5 (below) shows that at 31 March 2020 there is an established land supply in the East Angus HMA of 634 units. This included an effective land supply of 625 units, comprising 475 units effective in the next 5-years (76% of established supply in the HMA) and 150 units effective in Later Years (23% of established supply). Only 9 further units (1% of established supply) are on constrained sites.

In addition, there is a supply of 153 units on small sites.

Figure 5: East Angus HMA – Established Supply (31 March 2020)



Completions for 2019/2020 (88 units) is lower than the 2019 audit total (170 units). There were an additional 14 units completed on small sites which is slightly less but generally consistent with the previous year (16 units). In comparison to other Housing Market Areas, completions in both the East Angus HMA and South Angus HMA are considerably higher as a result of significant development interest and delivery on a number of sites in each HMA during 2019/2020.

Active sites across the market area delivering units in 2019/2020, including site EAA198 Montrose Road, Arbroath (20 units), site EAA270 Crudie Acres, East Muirlands Road (38 units), site EAA141 Little Cairnie Hospital (21 units) and site EAL226 South of Gardyne Street Friockheim. These sites continue to progress well and are anticipated to continue to deliver house completions in 2020/2021.

Based on recent site [delivery discussions with developers](#) programming for a number of sites has been amended and some status of sites altered as follows:

Site EAA198 - Montrose Road, Arbroath:

20 house completions were also recorded on this site, an increase from the 17 house completions recorded in the 2019 audit. The delivery of units on this site has not progressed as was set out by the developer and therefore the programming has been amended for the initial years to reflect the current rate of delivery based on 2019/2020 completions.

Comments received from the developer and Homes for Scotland during the draft audit consultation are set out in Section 5.

Site EAL007 - Letham Grange

Following a review, it has been concluded that this site is complete and now appears as a Completed Site in Section 6.

Site EAA171 Abbeybank House, Springfield Terrace, Arbroath

Planning permission has now expired on this site and therefore appears as an Expired Site in Section 6.

Site EAA280 39-41 Kinnaird Street, Arbroath

This site has been removed from the 2020 audit as there was previously housing on the site. As the planning permission approved relates to the conversion of the building into flats and the residential use retained this confirms that there are no additional units proposed.

Site EAA282 - Timmergreen Regeneration (Phase 1 - Muirton & Emislaw), Arbroath:

A significant regeneration project at Timmergreens has obtained planning permission during 2019/2020. This overall project includes the demolition of 140 units with the replacement of 125 units with improved housing design and layout. Phase 1 includes projects at Emislaw and Muirton for a total of 51 units.

This site does not count towards the housing land supply as there is an overall reduction in units.

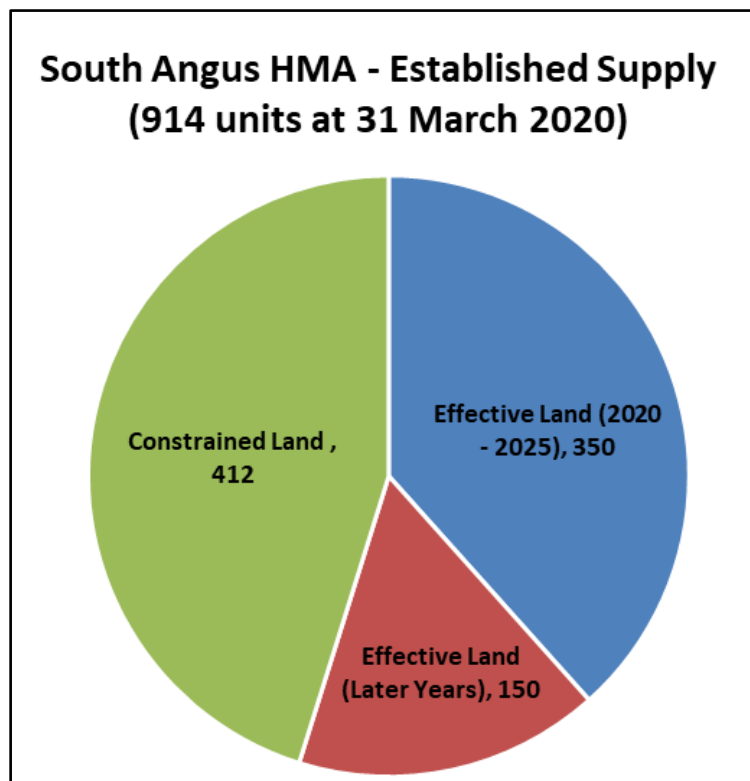
South Angus HMA (Greater Dundee HMA including Carnoustie; Monifieth; Birkhill and Muirhead; Newtyle; Wellbank and surrounds)

Table 1 in Section 2 of this audit identifies that there is an existing generous 5-year effective supply of housing land within the South Angus HMA.

Figure 6 (below) shows that at 31 March 2020 there is an established land supply in the South Angus HMA of 914 units. This included an effective land supply of 532 units, comprising 350 units effective in the next 5-years (38% of established supply in the HMA) and 152 units effective in Later Years (17% of established supply). Three large sites (Land North of Eassie Road, Newtyle, Shank of Omachie and Strathmartine Hospital) remain constrained and supplement this supply by a further 412 units (45% of established supply).

In addition, there is a supply of 141 units on small sites.

Figure 6: South Angus HMA – Established Supply (31 March 2020)



Completions for 2019/2020 (170 units) is higher than the previous year (150 units). An additional 11 units were also completed on small sites. The small site figure is again lower than the two previous years – 2017/2018 (26 units) and 2018/2019 (18 units).

The rate of delivery in the South Angus HMA is significantly higher than in other housing market areas with site SAM078 Victoria Street West, Monifieth (148 units) progressing well and delivering the largest proportion of completions. Delivery on this site is also taking place above the levels of programming set out in both the 2018 and 2019 audits.

Additional sites in Monifieth have also been progressing and have delivered units in 2019/2020, including Site SAM028 - Milton Mill (6 units), Site SAM076 Former Seaview P.S. Nursery (4 units) and Site SAM083 Former Panmure Hotel (4 units). Programming for these sites is in line with recent levels of completions and is also based on recent site [delivery discussions with developers](#).

The status of a number of sites has been reviewed as follows:

Site SAL341 - Shank of Omachie

A Section 42 application was approved in May 2019 for the site), however there has been no further progress during 2019/2020 to bring forward development at this site. As a result of this the site remains in the constrained supply.

Site SAL266 - Strathmartine Hospital

A planning application is currently pending consideration for the redevelopment of part of the former hospital estate site, including the listed building, with an active developer interest in the remainder of the site.

The site remains in the constrained supply for the 2020 audit, however the future status and programming, including progress of the current planning application, will be monitored and an update published as part of the 2021 Housing Land Audit.

Site SAC110 Balmachie Road, Carnoustie

This small site of 9 units was completed during 2019/2020 with the final 4 units being built. The site now appears as a Completed Site in Section 5.

Site SAC129 Middleton of Panbride, Carnoustie

This small site of 12 units was completed during 2019/2020 with the final 4 units being built. The site now appears as a Completed Site in Section 5.

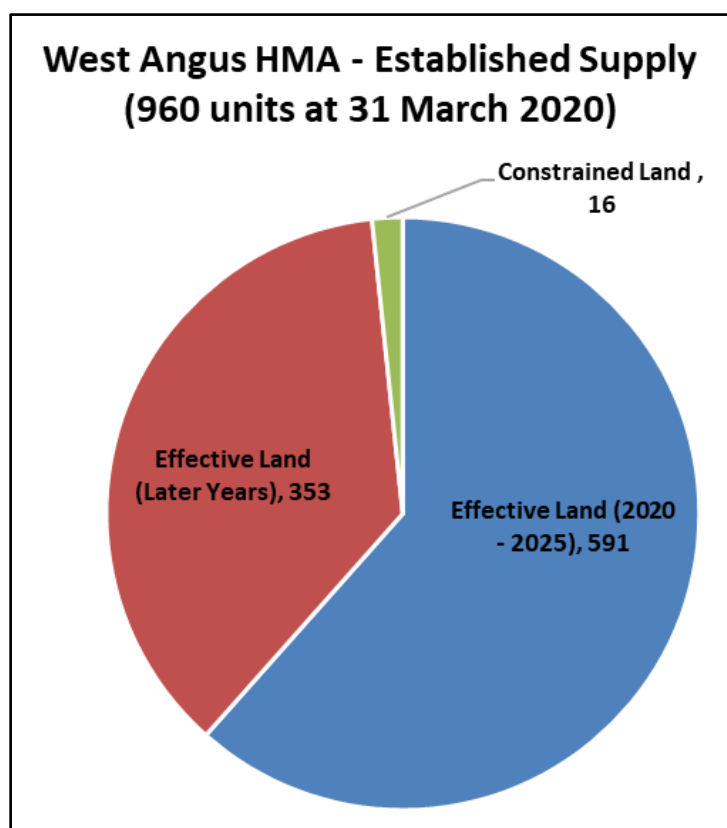
West Angus HMA (Forfar; Kirriemuir; Letham and Glamis)

Table 1 in Section 2 of this audit identifies that there is neither a surplus or shortfall in the 5-year effective supply of housing land within the West Angus HMA.

Figure 7 (below) shows that at 31 March 2020 there is an established land supply in the West Angus HMA of 960 units. This included an effective land supply of 944 units, comprising 591 units effective in the next 5-years (62% of established supply in the HMA) and 353 units effective in Later Years (37% of established supply). 16 further units (1% of established supply) are on constrained sites.

In addition, there is a supply of 219 small sites.

Figure 7: West Angus HMA – Established Supply (31 March 2020)



Completions for 2019/2020 (44 units) is down slightly than shown in the 2019 audit for the period 2018/19 (57 units). There were an additional 19 units completed on small sites. The small site figures is slightly higher but comparable with the completions in 2018/2019 across the housing market area (14 units).

A number of sites are now under construction. These sites are mostly in Forfar - Site WAF156 Dundee Road, Site WAF163 Slatefield Rise Phase 2 and Site WAF220 Turfbeg. A planning application is also pending consideration for a first phase of development on site WAF221 Westfield.

Programming for these sites is based on recent site [delivery discussions with developers](#).

The status and programming of a number of sites has been reviewed as follows:

Site WAK132 Land East of Platten Gardens, Kirriemuir

The 2019 audit showed that there had been 1 completion on this site. Following a review of the data, this completion was recorded as an error and related to a previous completion. This position has been confirmed by the developer.

The Kirriemuir table and Historic Completions table in Schedule 1 have been amended to reflect this change.

The planning permission on this site is also within one-year of expiry. In accordance with the recent Coronavirus (Scotland) Act 2020 the planning permission is extended for a further year until 29/08/2021.

Site WAL604 Field Behind 2-4 East Hemming Street, Letham

Site is within one-year of expiry. In accordance with the Coronavirus (Scotland) Act 2020 this permission is extended for a further year until 22/09/2021. No progress has been made to bring forward development and no building warrants have been obtained, therefore the site has been moved to the constrained supply. Progress on future delivery of this site will be monitored in the 2021 Housing Land Audit.

Site WAL022 Kingston Place, Kingsmuir

This small site of 13 units was completed during 2019/2020 with the final 8 units being built. The site now appears as a Completed Site in Section 5.

SECTION 5: CONSULTATION

Pre-Draft Audit Consultation

Angus Council did not undertake a formal pre-draft audit consultation process as there is active, regular engagement with landowners/developers to get up-to-date information on site delivery and programming as part of the Angus Local Development Plan key action in relation to site delivery. Further information about this regular engagement is available via the [Development Delivery Data Live Action Programme Map](#) on the Council's website. This webpage was updated at the end of March and will continue to be updated at least quarterly.

The engagement on site delivery is an ongoing process and the Planning Service actively encourage landowners/developers to make contact if they want to discuss particular issues relating to the delivery of sites as soon as possible.

Draft 2020 Angus Housing Land Audit Consultation

The draft audit was subject to consultation with the Scottish Government; Homes for Scotland; Scottish Water; Scottish Environment Protection Agency; Transport Scotland and other infrastructure providers including Scottish Southern Electricity (SSE) and Scottish Gas Networks (SGN).

Developers, planning agents and registered social landlords (RSLs) with an identified interest in the development of housing land across Angus who registered their contact details were also contacted directly.

The potential impact of the Coronavirus Pandemic was an emerging issue that the draft audit consultation highlighted we would be interested to hear about whether particularly whether there were any early impacts around the future delivery of housing sites in Angus.

The Council received a total of 10 responses to the draft housing land audit from developers, landowners as well as Scottish Government, Scottish Water and Homes for Scotland.

Although Homes for Scotland agreed with the position set out in the draft audit, they queried confidence in the Council on the ability of the Forfar housing market to support completions of 80+ homes per year, given the lower level of annual completions recorded in recent years. We have therefore agreed to monitor the delivery of housing across Forfar particularly as there are now a number of active housing sites which have delivered units in 2019/2020 or that are programmed to deliver from 2020/2021.

A number of consultation responses sought minor changes to site programming and some raised concerns with the effectiveness of some sites. The Council accepts that interested parties often have a greater knowledge of the future development prospects regarding their site(s); however it has been important to ensure that the overall projections for new completions remain realistic. All sites are assessed against the criteria set out in PAN 2/2010 which relate to effectiveness.

The programming and/or status on the following sites have been amended in line with consultation responses and other factors such as current development activity from the draft audit:

Site Reference	Site Name	Comment & Action
NAB146	Maisondieu Church, Brechin	<p>Two comments submitted, including a response from Homes for Scotland, indicate that although planning permission has been extended by the Coronavirus (Scotland) Act, no progress has been made since planning permission was originally granted to obtain additional consents or building warrants.</p> <p>The site will therefore be moved into the Constrained Supply and the position monitored in advance of the 2021 audit.</p>
NAL075	Sunnyside Hospital Estate, Montrose	<p>No change to programming.</p> <p>Homes for Scotland have noted concern about the build-out rate being very optimistic for the location of the site even during a strong market. Homes for Scotland guide build-out rates would be 20 homes per year for a rural site.</p>
EAA198	Montrose Road, Arbroath	<p>The developer (Stewart Milne Homes) requested a change to the programming of the site to:</p> <p>20/21 – 53 units; 21/22 – 24 units; 22/23 – 26 units; 23/24 - 24 units; 24/25 – 24 units.</p> <p>Based on historic completions on site and completions issues since 1 April 2020 the programme will not change in the finalised audit.</p> <p>The Council has agreed with Homes for Scotland to monitor completions on the site and amend the programming where necessary in the 2021 audit.</p>
EAA200	Ernest Street / Palmer Street, Arbroath	<p>Following a response from Homes for Scotland the site</p>

		<p>programming will be pushed back one year to: 20/21 – 0 units; 21/22 – 0 units; 22/23 – 12 units; 23/24 – 24 units; 24/25 – 24 units; Later Years – 15 units.</p> <p>This reflects the fact that discussions about the purchase of the site by a developer are ongoing and the numbers and mix of units originally granted planning permission may now not be suitable.</p> <p>The progress on delivery of this site will be monitored in advance of the 2021 audit.</p>
SAL584	Land North of Eassie Road, Newtyle	<p>Following response from Homes for Scotland the site will be moved to Constrained (marketing reasons).</p> <p>This is based on the fact the site has been marketed for more than two years and there remains no active developer interest in purchasing the site.</p>
WAF220	Turbeg, Forfar	<p>Programming for the site is changed to: 20/21 – 30 units; 21/22 – 30 units; 22/23 – 35 units; 23/24 – 35 units; 24/25 – 35 units; Later Years – 38 units.</p> <p>This change to the programming is based on comments received from the developer requesting a small reduction in years 20/21 & 21/22 as a result of potential Covid-19 impacts.</p>
WAL604	Field Behind 2-4 East Hemming Street	<p>Two comments submitted indicate that although planning permission has been extended by the Coronavirus (Scotland) Act, no progress has been made since planning permission was originally granted to obtain additional consents or building warrants.</p> <p>The site will therefore be moved into the Constrained Supply and the position</p>

		monitored in advance of the 2021 audit.
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If you are not already registered to receive updates about the Angus Housing Land Audit and would like to be contacted in the future then you can register your details [here](#).

SECTION 6

ANGUS COUNCIL

HOUSING MARKET AREAS

HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (April 2020)(sites of 5+ houses)

	PROGRAMMING ON EFFECTIVE SITES						Later Years	Constrained Sites	Established Sites
	2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2020 to 2025			
	A	B	C	D	E				
BRECHIN	10	26	31	32	39	138	287	7	432
MONTROSE	0	0	5	5	24	34	76	8	118
NORTH ANGUS HMA LANDWARD	36	64	76	71	48	295	44	72	411
North Angus HMA Total	46	90	112	108	111	467	407	87	961
ARBROATH	114	61	79	74	81	409	150	9	568
EAST ANGUS HMA LANDWARD	13	13	21	22	0	66	0	0	66
East Angus HMA Total	127	74	100	96	81	475	150	9	634
CARNOUSTIE	0	15	30	30	30	105	145	0	250
MONIFIETH	146	23	3	0	0	172	0	0	172
SOUTH ANGUS HMA LANDWARD	24	16	13	10	10	73	7	412	492
South Angus HMA Total	170	54	46	40	40	350	152	412	914
FORFAR	69	80	91	104	100	444	257	0	701
KIRRIEMUIR	2	10	18	28	34	92	86	7	185
WEST ANGUS HMA LANDWARD	1	24	20	5	5	55	10	9	74
West Angus HMA Total	72	114	129	137	139	591	353	16	960
ANGUS	415	332	387	381	371	1883	1062	524	3469

HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (April 2020)

BRECHIN

EFFECTIVE SUPPLY												PROGRAMMING - 5 years						
SITEREf	ALDP REF	NAME	OWNER / DEVELOPER	SITE TYPE	HOUSE TYPES (TENURE)	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2019 to 2020	UNITS TO BUILD	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2020 to 2025	Later Years
NAB074	B2	Former Andover P.S, Nursery Lane on 2 sites	Andover Developments Ltd.	Brownfield	Houses & Flats (Private)	CONS	09/11/2017	0.89	21	0	11		6	5			11	
NAB092a	B1	Dubton Farm	Scotia Homes	Greenfield	Houses (Mixed)	CONS	21/07/2017	10.00	163	0	163		18	24	24	24	90	73
NAB092	B1	Dubton Farm	Dalhousie Estates/A&J Stephen	Greenfield	Not yet known.	ALDP	26/09/2016	26.00	237	0	237				8	15	23	214
NAB147		Liddle's Close/Swan Street	Avon Developments	Brownfield	Houses (Private)	CONS	08/01/2016	0.05	9	0	4		2	2			4	
NAB152		Former Damacre Centre	Angus Council	Brownfield	Houses (Affordable - Social Rent)	CONS	05/01/2018	0.32	10	0	10	10					10	
TOTAL EFFECTIVE (SITES OF 5+ HOUSES)								37.26	440	0	425	10	26	31	32	39	138	287
small sites (less than 5 houses)									40	1	34							
Total									480	1	459							

CONSTRAINED SUPPLY												OTHER FACTORS		
SITEREf	ALDP REF	NAME	DEVELOPER	SITE TYPE	HOUSE TYPES (TENURE)	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	NATURE OF LONG TERM CONSTRAINTS				
NAB146	B5	Maisondieu Church **	Arrowpoint (Developments) Ltd	Brownfield	Flats (Private)	DEPC	20/04/2017	0.25	7	MAR				
NAB098	B4	Witchden Road	Private	Brownfield	Not yet known.	ALDP	26/09/2016	0.60	7	OWN, MAR, LAN, CON				OPPORTUNITY
TOTAL CONSTRAINED								0.85	7					

** Site is within one-year of expiry. In accordance with the Coronavirus (Scotland) Act 2020 this permission is extended for a further year until 20/04/2021. No progress has been made to bring forward development and therefore the site is in the constrained supply. Progress will be monitored in advance of the 2021 Audit.

CONSTRAINT STATUS OWN=OWNERSHIP, PHY=PHYSICAL, CON=CONTAMINATION, DEF=DEFICIT FUNDING NOT COMMITTED, INF=INFRASTRUCTURE, LAN=LAND USE, MAR=MARKETABILITY
 CONS=UNDER CONSTRUCTION, DEPC=DETAILED PLANNING CONSENT, PPPL=PLANNING PERMISSION IN PRINCIPLE, DELE=LIKELY TO BE DELETED, ALDP=ADOPTED ANGUS LOCAL DEVELOPMENT PLAN

HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (April 2020)

MONTROSE

EFFECTIVE SUPPLY												PROGRAMMING - 5 years						
SITEREf	ALDP REF	NAME	DEVELOPER	SITE TYPE	HOUSE TYPES (TENURE)	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2019 to 2020	UNITS TO BUILD	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025 to Later	
NAM016b	M1	Brechin Road *	Private/Campion Homes	Greenfield	Not yet known	ALDP	26/09/2016	16.50	100	0	100					24	24	76
NAM135		Former Victoria Works	Euro Garages	Brownfield	Not yet known	PPPL	18/10/2019	0.48	10	0	10			5	5		10	
TOTAL EFFECTIVE (SITES OF 5+ HOUSES)								16.98	110	0	110	0	0	5	5	24	34	76
small sites (less than 5 houses)																		
									27	5	18							
Total									137	5	128							
CONSTRAINED SUPPLY																		
SITEREf	ALDP REF	NAME	DEVELOPER	SITE TYPE	HOUSE TYPES (TENURE)	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	NATURE OF LONG TERM CONSTRAINT	OTHER FACTORS							
NAM037		Waldron Road	C & D Batchelor	Brownfield	Not yet known	PPPL	09/03/2018	0.63	8	MAR								
NAM088b	M4	Chapel Works, Patons Mill West **	George Martin (Builders)	Brownfield	Not yet known	ALDP	26/09/2016	0.16		MAR	OPPORTUNITY							
TOTAL CONSTRAINED								0.16	8									

* Site Capacity reduced to 100 units based on recent ground investigation survey's

** Planning application pending consideration for development of 26 units. The outcome of this planning application will be reflected in the 2021 Housing Land Audit.

CONSTRAINT OWN=OWNERSHIP, PHY=PHYSICAL, CON=CONTAMINATION, DEF=DEFICIT FUNDING NOT COMMITTED, INF=INFRASTRUCTURE, LAN=LAND USE, MAR=MARKETABILITY
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NORTH ANGUS HOUSING MARKET AREA LANDWARD

EFFECTIVE SUPPLY													PROGRAMMING - 5 years						
SITEREF	ALDP REF	NAME	LOCATION	DEVELOPER	SITE TYPE	HOUSE TYPES (TENURE)	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2019 to 2020	UNITS TO BUILD	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025 to 2025	Later Years
NAL173	E1	East of Duriehill Road	Edzell	Dalhousie Estates/Guild Homes	Greenfield	Not yet known	ALDP	26/09/2016	6.20	50	0	50		10	20	20		50	
NAL052	BM(a)	Muirton of Balloch, Bridge of Dun	Dun	Kirkland Properties	Brownfield	Houses (Private)	CONS	04/04/2013	1.19	5	0	1		1				1	
NAL075	M3	Sunnyside Hospital Estate	Hillside	Sunnyside Estate Ltd.	Brownfield	Houses & Flats (Mixed)	CONS	11/09/2019	21.00	272	0	272	36	48	48	48	48	228	44
NAL108		Glenskinno Farm, Wellhill	Hillside	Private	Brownfield	Houses (Private)	CONS	09/09/2010	0.11	6	0	5		2	3			5	
NAL174		West Balloch Farm	Montrose	Private	Brownfield	Houses (Private)	PPPL	05/11/2019	0.65	5	0	5			2	3		5	
NAL175		Land at Inchbare	Edzell	Stracathro Estaes	Greenfield	Houses (Affordable)	DEPC	11/12/2019	0.27	6	0	6		3	3			6	
TOTAL EFFECTIVE (SITES OF 5+ HOUSES)									29.42	344	0	339	36	64	76	71	48	295	44
small sites (less than 5 houses)										93	2	75							
Total										437	2	414							

CONSTRAINED SUPPLY													OTHER	
SITEREF	ALDP REF	NAME	LOCATION	DEVELOPER	SITE TYPE	HOUSE TYPES (TENURE)	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	NATURE OF LONG TERM CONSTRAINT	OTHER FACTORS		
NAL120	M2	Rosemount Road	Hillside	Angus Council	Greenfield	Not yet known	ALDP	26/09/2016	3.00	65	MAR			
NAL125		Mains Steading, Dunninald	Montrose	Dunninald Estate Ltd	Brownfield	Houses (Private)	DEPC	23/11/2017	0.20	7	MAR			
TOTAL CONSTRAINED									0.20	72				

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ARBROATH

EFFECTIVE SUPPLY												PROGRAMMING - 5 years						
SITEREf	ALDP REF	NAME	DEVELOPER	SITE TYPE	HOUSE TYPES (TENURE)	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2019 to 2020	UNITS TO BUILD	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025 to 2025	Later Years
EAA198	A(a)	Montrose Road	Stewart Milne Homes	Greenfield	Houses (Mixed)	CONS	15/04/2019	15.10	357	20	209	25	24	26	26	33	134	75
EAA200	A(d)	Ernest Street/Palmer Street	LEJ Ltd	Brownfield	Houses & Flats (Mixed)	CONS	03/01/2018	1.50	75	0	75			12	24	24	60	15
EAA243	A(f)	Viewfield Hotel	Viewfield Court Ltd	Brownfield	Flats (Private)	CONS	20/10/2015	0.30	20	5	2	2					2	
EAA202a	A(l)	Baltic Mill, Dens Road	Hillcrest H.A.	Brownfield	Flats (Affordable - Social Rent)	CONS	07/09/2018	0.28	24	0	24	24					24	
EAA270	A1	Crudie Acres, East Muirlands Road	Persimmon Homes	Greenfield	Houses & Flats (Mixed)	CONS	01/11/2016	9.45	287	38	87	35	23	29			87	
EAA271	A2	Crudie Farm, Arbirlot Road West	Private	Greenfield	Not yet known	ALDP	26/09/2016	5.00	120	0	120			12	24	24	60	60
EAA279	A5	Abbey Quarter	Angus Council	Brownfield	Houses & Flats (Affordable - Social Rent)	CONS	29/08/2017	0.92	40	regen								
EAA141		Little Cairnie Hospital	Chamberlain Bell Ltd	Brownfield	Houses & Flats (Mixed)	CONS	15/12/2017	2.11	49	21	28	28					28	
EAA282	A5	Timmergreen Regeneration (Phase 1 - Muirton & Emislaw)	Angus Council	Mixed	Houses & Flats (Affordable - Social Rent)	DEPC	20/06/2019	2.62	51	regen								
EAA284		Land at Mayfield Terrace	Angus Council	Brownfield	Flats (Affordable - Social Rent)	DEPC	25/03/2020	0.20	14	0	14		14					14
TOTAL EFFECTIVE (SITES OF 5+ HOUSES)								37.48	1037	84	559	114	61	79	74	81	409	150
small sites (less than 5 houses)									70	6	62							
Total									1107	90	621							

CONSTRAINED SUPPLY												OTHER FACTORS	
SITEREf	ALDP REF	NAME	DEVELOPER	SITE TYPE	HOUSE TYPES (TENURE)	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	NATURE OF LONG TERM CONSTRAINT	OTHER FACTORS		
EAA202(b)	A3	Wardmill/Dens Road	Dens Road Arbroath Ltd	Brownfield	Not yet known	ALDP	26/09/2016	4.03		LAN	OPPORTUNITY		
EAA017	A4	Cairnie Road, The Elms	Kwikbuild Building Contractors	Brownfield	Not yet known	ALDP	26/09/2016	0.58		MAR; PHY	OPPORTUNITY		
EAA183	A6	Elliot	G Land	Brownfield	Not yet known	ALDP	26/09/2016	1.24		MAR	OPPORTUNITY		
TOTAL CONSTRAINED								5.85	9				

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EAST ANGUS HOUSING MARKET AREA LANDWARD

EFFECTIVE SUPPLY													PROGRAMMING - 5 years							
SITEREF	ALDP REF	NAME	LOCATION	DEVELOPER	SITE TYPE	HOUSE TYPES (TENURE)	STATUS	LAST	AREA	CAPACITY	COMPLETIONS	UNITS	2020/	2021/	2022/	2023/	2024/	2020 to	Later	
								APPROVAL	(ha.)		2019 to 2020	TO BUILD	2021	2022	2023	2024	2025	2025	Years	
EAL226	FK1	South of Gardyne Street	Friockheim	Guild Homes	Greenfield	Houses (Mixed)	CONS	10/03/2015	7.65	80	1	2	2						2	
EAL163	Ik(a)	Railway Field, Inverkeilor South Former Joiner's Workshop, West Newbigging	Inverkeilor	James Keiller Investments Ltd / Angus HA	Brownfield	Houses (Mixed)	CONS	15/01/2018	2.83	48	10	38	8	10	10	10			38	
EAL419			Arbroath	Moir Construction	Brownfield	Houses (Mixed)	CONS	13/10/2017	0.78	6	3	3	3						3	
EAL015	Ik(b)	Kirkton Farm Steading	Inverkeilor	Private	Brownfield	Houses (Mixed)	PPPL	12/09/2018	1.02	18	0	18			9	9			18	
EAL328	ARB(b)	Greystone	Carmyllie	Private	Greenfield	Houses (Private)	DEPC	14/03/2019	0.55	5	0	5			2	3			5	
TOTAL EFFECTIVE (SITES OF 5+ HOUSES)									12.83	157	14	66	13	10	21	22	0	66	0	
small sites (less than 5 houses)										110	8	91								
Total										267	22	157								

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HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (April 2020)

CARNOUSTIE

EFFECTIVE SUPPLY												PROGRAMMING - 5 years						
SITEREf	ALDP REF	NAME	DEVELOPER	SITE TYPE	HOUSE TYPES (TENURE)	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2019 to 2020	UNITS TO BUILD	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2020 to 2025	Later Years
SAC123	C1	Land at Pitskelly	D J Laing Homes Ltd / Persimmon Homes	Greenfield	Not yet known	PPPL	19/12/2016	9.76	250	0	250		15	30	30	30	105	145
TOTAL EFFECTIVE (SITES OF 5+ HOUSES)								9.76	250	0	250	0	15	30	30	30	105	145
small sites (less than 5 houses)									37	1	32							
Total									287	1	282							
CONSTRAINED SUPPLY																		
SITEREf	ALDP REF	NAME	DEVELOPER	SITE TYPE	HOUSE TYPES (TENURE)	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	NATURE OF LONG TERM CONSTRAINT	OTHER FACTORS							
SAC043	C3	Former Social Club, Barry Road	D J Laing Homes Ltd	Brownfield	Not yet known	ALDP	26/09/2016	1.00		LAN	OPPORTUNITY							
SAC044	C4	Greenlaw Hill	Persimmon Homes	Greenfield	Not yet known	ALDP	26/09/2016	1.70		LAN	OPPORTUNITY							
SAC042b	C2	Woodside/Pitskelly	D J Laing Homes Ltd	Brownfield	Not yet known	ALDP	26/09/2016	2.50		LAN	REMAINDER OF OPPORTUNITY SITE (CAPACITY: 95)							
SAC124	C5	Panmure Industrial Estate	Private	Brownfield	Not yet known	ALDP	26/09/2016	3.70		LAN, INF	OPPORTUNITY							
TOTAL CONSTRAINED								8.90										

CONSTRAINTS STATUS

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HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (April 2020)

MONIFIETH

EFFECTIVE SUPPLY													PROGRAMMING - 5 years					
SITEREf	ALDP REF	NAME	DEVELOPER	SITE TYPE	HOUSE TYPES (TENURE)	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2019 to 2020	UNITS TO BUILD	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2020 to 2025	Later Years
SAM028	Mf(a)	Milton Mill	H & H Properties	Brownfield	Flats (Private)	CONS	16/09/2010	1.20	77	6	13	6	7				13	
SAM076	Mf(b)	Former Seaview P.S. Nursery	G.L. Residential	Brownfield	Mixed (Mixed)	CONS	16/11/2018	0.88	27	4	23	10	13				23	
SAM078	Mf2	Victoria Street West	Taylor Wimpey / Barratts	Greenfield	Houses (Mixed)	CONS	21/12/2017	16.30	336	148	125	125					125	
SAM083		Former Panmure Hotel	West Developments Ltd	Brownfield	Flats (Private)	CONS	21/02/2018	0.38	9	4	5	5					5	
SAM084		Panmure Church	Private	Brownfield	Flats (Private)	DEPC	13/09/2018	0.12	6	0	6		3	3			6	
TOTAL EFFECTIVE (5+ HOUSES)								18.88	455	162	172	146	23	3	0	0	172	0
small sites (less than 5 houses)									18	1	15							
Total									473	163	187							

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SOUTH ANGUS HOUSING MARKET AREA LANDWARD

EFFECTIVE SUPPLY													PROGRAMMING - 5 years						Later
SITEREf	ALDP REF	NAME	LOCATION	DEVELOPER	SITE TYPE	HOUSE TYPES (TENURE)	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2019 to 2020	UNITS TO BUILD	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025 to 2025	Years
SAL143	SA(a)	Piperdam	Muirhead	Piperdam Golf & Country Park Ltd	Greenfield	Houses (Private)	CONS	28/07/2010	7.30	124	0	3	1	2				3	
SAL583	N1	Land North of Coupar Angus Road	Newtyle	Ogilvie Homes	Greenfield	Not yet known	DEPC	20/06/2019	1.00	22	0	22	11	11				22	
SAL585		Ledyatt Farm	Lundie	Lundie Farming Ltd	Brownfield	Houses (Private)	PPPL	09/08/2018	1.12	5	0	5			5			5	
SAL586		Land at Former Newtyle P.S.	Newtyle	Angus Council	Brownfield	Houses (Affordable)	CONS	04/03/2019	0.48	12	0	12	12					12	
SAL292		The Walled Garden, Tealing House	Tealing	Western Developments Ltd	Greenfield	Houses (Private)	DEPC	20/06/2019	0.68	6	0	6		3	3			6	
SAL588		Land at North Street	Newtyle	Newtyle Property Company	Greenfield	Houses (Retirement & Affordable)	DEPC	09/10/2019	5.21	32	0	32			5	10	10	25	7
TOTAL EFFECTIVE (5+ HOUSES)									15.79	201	0	80	24	16	13	10	10	73	7
small sites (less than 5 houses)										145	9	94							
Total										346	9	174							
CONSTRAINED SUPPLY																			OTHER FACTORS
SITEREf	ALDP REF	NAME	LOCATION	DEVELOPER	SITE TYPE	HOUSE TYPES (TENURE)	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	NATURE OF LONG TERM CONSTRAINT								
SAL584	N2	Land North of Eassie Road	Newtyle	Church of Scotland	Greenfield	Not yet known	ALDP	26/09/2016	2.00	30	MAR								
SAL341	Wb(b)	Shank of Omachie	Wellbank	M & G Forbes	Greenfield	Houses (Mixed)	DEPC	25/03/2014	127.50	160	MAR								
SAL266	St1	Strathmartine Hospital *	Bridgefoot	Heathfield Ltd	Brownfield	Mixed (Private)	PPPL	25/04/2018	17.50	222	LAN,MAR		OPPORTUNITY						
TOTAL CONSTRAINED									147.00	412									

* Planning application currently pending consideration for part of the site, including the listed building. Position will be monitored in advance of the 2021 Housing Land Audit.

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HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (April 2020)

FORFAR

EFFECTIVE SUPPLY												PROGRAMMING - 5 years							
SITEREF	ALDP REF	NAME	DEVELOPER	SITE TYPE	HOUSE TYPES (TENURE)	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2019 to 2020	UNITS TO BUILD	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025 to 2026	Later Years	
WAF086	F(a)	Turbeg Farm	Elite Homes	Brownfield	Houses (Private)	CONS	19/02/2009	4.20	75	0	3						3		
WAF156	F(d)	Dundee Road	Scotia Homes	Brownfield	Houses & Flats (Mixed)	CONS	09/08/2018	5.40	100	0	100	17	24	24	24	11	100		
WAF157	F2	Gowanbank	Ogilvie Homes	Greenfield	Not yet known	ALDP	23/09/2016	6.39	63	0	63				15	24	39	24	
WAF163	F(e)	Slatefield Rise Ph 2	Vista Properties	Greenfield	Houses (Private)	CONS	12/07/2018	2.22	7	3	2	2					2		
WAF220	F3	Turbeg	Guild Homes	Greenfield	Houses & Flats (Mixed)	CONS	03/10/2017	17.60	236	33	203	30	30	35	35	35	165	38	
WAF221	F4	Westfield	Muir Homes/Scotia Homes	Greenfield	Not yet known	ALDP	26/09/2016	38.80	300	0	300		15	30	30	30	105	195	
WAF228		The Gables	Caledonia Housing Assoc.	Brownfield	Houses & Flats (Supported)	DEPC	24/05/2019	0.75	20	0	20	20					20		
WAF087a		Former Broadcroft Car Park	Angus Housing Association	Brownfield	Houses & Flats (Affordable - Social Rent)	DEPC	15/11/2019	0.16	10	0	10		10				10		
TOTAL EFFECTIVE (5+ HOUSES)								75.52	811	36	701	69	80	91	104	100	444	257	
small sites (less than 5 houses)									31	3	26								
Total									842	39	727								
CONSTRAINED SUPPLY																			
SITEREF	ALDP REF	NAME	DEVELOPER	SITE TYPE	HOUSE TYPES (TENURE)	STATUS	LAST APPROVAL	AREA (ha)	CAPACITY	NATURE OF LONG TERM CONSTRAINT								OTHER FACTORS	
WAF083	F5	South Street	Private	Brownfield	Not yet known	ALDP	26/09/2016	0.80		OWN, LAN								OPPORTUNITY	
WAF224	F8	Forfar Swimming Pool	Angus Council	Brownfield	Not yet known	ALDP	26/09/2016	0.10		LAN								OPPORTUNITY	
TOTAL CONSTRAINED								0.90	0										

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HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (April 2020)

KIRRIEMUIR

EFFECTIVE SUPPLY												PROGRAMMING - 5 years							
SITEREf	ALDP REF	NAME	DEVELOPER	SITE TYPE	HOUSE TYPES (TENURE)	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2019 to 2020	UNITS TO BUILD	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2020 to 2025	Later Years	
WAK063	K(a)	Westfield/Lindsay Street/Sunnyside	Strathmore Developments	Greenfield	Houses (Private)	CONS	24/02/2014	2.50	38	0	32	2	2	2	2	2	10	22	
WAK089	K(b)	Sunnyside	Strathmore Developments	Greenfield	Houses & Flats (Mixed)	CONS	18/03/2011	2.00	35	0	35			2	2	2	6	29	
WAK126(a)	K1	Land South of Beechwood Place	Delson Contracts/Invertay Homes	Greenfield	Houses & Flats (Mixed)	DEPC	24/10/2018	4.49	43	0	43		6	12	12	13	43		
WAK126(b)		Land South of Beechwood Place	Delson Contracts	Greenfield	Not yet known	ALDP	26/09/2016	1.98	57	0	57				10	15	25	32	
WAK132		Land East of Platten Gardens * **	Guild Homes	Greenfield	Houses (Private)	DEPC	29/08/2017	1.08	11	0	11		2	2	2	2	8	3	
TOTAL EFFECTIVE (5+ HOUSES)								12.05	184	0	178	2	10	18	28	34	92	86	
small sites (less than 5 houses)									35	4	34								
Total									219	4	212								

CONSTRAINED SUPPLY												
SITEREf	ALDP REF	NAME	DEVELOPER	SITE TYPE	HOUSE TYPES (TENURE)	STATUS	LAST APPROVAL	AREA (ha)	CAPACITY	NATURE OF LONG TERM CONSTRAINT	OTHER FACTORS	
WAK127	K2	Gairie Works	Private	Brownfield	Not yet known	ALDP	26/09/2016	2.75		LAN	OPPORTUNITY	
WAK128	K3	Land at Cortachy Road	Private	Brownfield	Not yet known	ALDP	26/09/2016	2.10		LAN	OPPORTUNITY	
WAK130		Hooks Hotel	Private	Brownfield	Flats	CONS	05/11/2015	0.07	7	PHY		
TOTAL CONSTRAINED								4.92	7			

* 2019 Audit showed that there had been 1 completion. This was an error. The Kirriemuir table and Historic Completions table have been updated to reflect this error.

** Site is within one-year of expiry. In accordance with the Coronavirus (Scotland) Act 2020 this permission is extended for a further year until 29/08/2021 and therefore the site remains in the effective supply. Progress will be monitored in the 2021 Audit.

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HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (April 2020)

WEST ANGUS HMA LANDWARD

EFFECTIVE SUPPLY													PROGRAMMING - 5 years							
SITEREf	ALDP REF	NAME	LOCATION	DEVELOPER	SITE TYPE	HOUSE TYPES (TENURE)	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2019 to 2020	UNITS TO BUILD	2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2020 to 2025	Later Years	
WAL242	FK(a)	Damside, Netherton	Aberlemno	Craigarran Homes	Brownfield	Houses (Private)	CONS	06/02/2008	0.64	6	0	3		2	1			3		
WAL386	FK(c)	Seggieden Farm	Inverarity	Albamuir Ltd	Brownfield	Houses (Private)	CONS	01/11/2011	0.57	8	0	3		3				3		
WAL350	FK(d)	Kingoldrum Garage 2	Kingoldrum	Jacobson Properties	Brownfield	Houses (Private)	CONS	08/12/2012	0.46	13	0	8		4	4			8		
WAL429	FK(e)	Over Ascreavie Farm	Kingoldrum	Craigallan Homes	Brownfield	Houses (Private)	CONS	02/02/2009	0.88	6	0	1	1					1		
WAL378	L2	Jubilee Park	Letham	Angus Council/J&J Properties	Greenfield	Not yet known	ALDP	26/09/2016	2.30	30	0	30		15	15			30		
WAL585	L3	Blairs Road/Dundee Street	Letham	Private	Greenfield	Not yet known	ALDP	26/09/2016	4.40	20	0	20					5	5	10	10
TOTAL EFFECTIVE (5+ HOUSES)									9.25	83	0	65	1	24	20	5	5	55	10	
small sites (less than 5 houses)											191	12	159							
Total											274	12	224							

CONSTRAINED SUPPLY												OTHER FACTORS	
SITEREf	ALDP REF	NAME	LOCATION	DEVELOPER	SITE TYPE	HOUSE TYPES (TENURE)	STATUS	LAST APPROVAL	AREA (ha)	CAPACITY	NATURE OF LONG TERM CONSTRAINT	OTHER FACTORS	
WAL604		Field Behind 2-4 East Hemming Street **	Letham	ALPCT Ltd	Greenfield	Houses (Private)	PPPL	20/09/2017	0.59	9	MAR		
WAL586	G1	Dundee Road East	Glamis	Strathmore Estates	Greenfield	Not yet known	ALDP	26/09/2016	1.80		LAN	OPPORTUNITY	
TOTAL CONSTRAINED									2.39	9			

** Site is within one-year of expiry. In accordance with the Coronavirus (Scotland) Act 2020 this permission is extended for a further year until 22/09/2021 and therefore the site remains in the effective supply. Progress will be monitored in the 2021 Audit.

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SECTION 7

ANGUS COUNCIL - COMPLETIONS (94-Present; Tenure)

HOUSING MARKET AREAS

AREA	YEAR TO	JUNE\94			JUNE\95			JUNE\96			JUNE\97			JUNE\98			JUNE\99			JUNE\2000		
	Tenure	LA	HA	PV	LA	HA	PV	LA	HA	PV	LA	HA	PV	LA	HA	PV	LA	HA	PV	LA	HA	PV
MONTROSE			14		24	91	8		23	10			19		0	30			3			13
BRECHIN		10	20				27			19		11	9	8	59	17		0	5			2
NORTH ANGUS LANDWARD							2			2			21			9			28			28
NORTH ANGUS HMA		0	10	34	24	91	37	0	23	31	0	11	49	8	59	56	0	0	36	0	0	43
ARBROATH		24	73		13	73	51		87	64			15	79	37	75	40	22	37		76	35
EAST ANGUS LANDWARD			14				5			21			12			4			11			2
EAST ANGUS HMA.		0	24	87	13	73	56	0	87	85	0	15	91	0	37	79	40	22	48	0	76	37
FORFAR			65				61			31			27	29		9			38		28	23
KIRRIEMUIR		7	19			34	23			66				36		37			25		16	15
WEST ANGUS LANDWARD			17			6	50			14			0	24		10	20		17			6
WEST ANGUS HMA		0	7	101	0	40	134	0	0	111	0	27	89	0	10	66	0	0	80	0	44	44
MONIFIETH			20				5		21	8						5			67			15
CARNOUSTIE			47			25	9			30				18					8		2	
SOUTH ANGUS LANDWARD			3				8			15				15		12			9		26	93
SOUTH ANGUS HMA		0	0	70	0	25	22	0	21	53	0	0	33	0	0	25	0	0	78	0	26	108
ANGUS COUNCIL		0	41	292	37	229	249	0	131	280	0	53	262	8	106	226	40	22	242	0	146	232

AREA	YEAR TO	JUNE\01			JUNE\02			JUNE\03			JUNE\04			JUNE\05			JUNE\06			JUNE\07		
	Tenure	LA	HA	PV	LA	HA	PV	LA	HA	PV	LA	HA	PV	LA	HA	PV	LA	HA	PV	LA	HA	PV
MONTROSE			7				17		93	2		18	46		2	9		20	51			92
BRECHIN		14	2							1					10			6		6		10
NORTH ANGUS LANDWARD			2				8			7			9	23		10	12		21			5
NORTH ANGUS HMA		0	14	11	0	0	25	0	93	10	0	27	69	0	22	21	0	20	78	0	6	107
ARBROATH		72	88			36	57			118		10	46		12	10			19		27	28
EAST ANGUS LANDWARD			13				12			18			28		5	4		4	9			18
EAST ANGUS HMA.		0	72	101	0	36	69	0	0	136	0	10	74	0	17	14	0	4	28	0	27	46
FORFAR			17			12	12		22	12			86		6	52			41			56
KIRRIEMUIR			7				21		13	9			3									
WEST ANGUS LANDWARD			9				10		6	16			1			9						5
WEST ANGUS HMA		0	0	33	0	12	43	0	41	37	0	0	90	0	6	61	0	0	41	0	0	61
MONIFIETH			18				12			78			63			16			31			
CARNOUSTIE							2			16			27		10	97			87		6	83
SOUTH ANGUS LANDWARD			118				92			32			79			81			125		25	117
SOUTH ANGUS HMA		0	0	136	0	0	106	0	0	126	0	0	169	0	10	194	0	0	243	0	31	200
ANGUS COUNCIL		0	86	281	0	48	243	0	134	309	0	37	402	0	55	290	0	24	390	0	64	414

AREA	YEAR TO	JUNE\08			JUNE\09			APRIL\10			APRIL\11			APRIL\12			APRIL\13			APRIL\14		
	Tenure	LA	HA	PV	LA	HA	PV	LA	HA	PV	LA	HA	PV	LA	HA	PV	LA	HA	PV	LA	HA	PV
MONTROSE			54			5	26			3			11		17			34	45			37
BRECHIN		30					12			24			4		8			5				20
NORTH ANGUS LANDWARD			2				1			6					3			0				1
NORTH ANGUS HMA		0	0	86	0	5	39	0	0	33	0	0	15	0	0	28	0	0	39	45	0	58
ARBROATH		21	37			8	52			5			61	11	16			31		31		88
EAST ANGUS LANDWARD			22				5						1		2							
EAST ANGUS HMA.		0	21	59	0	8	57	0	0	5	0	0	62	11	0	18	0	0	31	0	31	88
FORFAR		18	70			14	62		14	5		2	2		1			30				46
KIRRIEMUIR						14	16			11			35		35			33	5			4
WEST ANGUS LANDWARD			5				39			28			12		2			1				5
WEST ANGUS HMA		0	18	75	0	28	117	0	14	44	0	2	49	0	0	38	0	0	64	5	0	55
MONIFIETH															17			6				10
CARNOUSTIE		14	102			17	59			8		21	62	8	19			5				
SOUTH ANGUS LANDWARD			89				19			6			6		5			3	5			3
SOUTH ANGUS HMA		0	14	191	0	17	78	0	0	14	0	21	68	8	0	41	0	0	14	5	0	13
ANGUS COUNCIL		0	53	411	0	53	291	0	14	96	0	23	194	19	0	125	0	0	148	55	31	214

AREA	YEAR TO	APRIL\15			APRIL\16			APRIL\17			APRIL\18			APRIL\19			APRIL\20			APRIL\21		
	Tenure	LA	HA	PV	LA	HA	PV	LA	HA	PV	LA	HA	PV	LA	HA	PV	LA	HA	PV	LA	HA	PV
MONTROSE				16			3			6			6			13						
BRECHIN				11			18			4			3			12						
NORTH ANGUS LANDWARD													3			3			7			
NORTH ANGUS HMA		0	0	27	0	0	21	0	0	10	0	0	12	0	0	28	0	0	7	0	0	0
ARBROATH				60			10			7			78		71	66	10	8	66			
EAST ANGUS LANDWARD										8			37			33			10	6		
EAST ANGUS HMA.		0	0	60	0	0	10	0	0	15	0	0	115	0	71	99	10	18	72	0	0	0
FORFAR				50			80			7			5	29	18		6	30				
KIRRIEMUIR				9			27			11			1		2							
WEST ANGUS LANDWARD				3			24			8			7		2	5			8			
WEST ANGUS HMA		0	0	62	0	0	131	0	0	26	0	0	13	29	2	25	0	6	38	0	0	0
MONIFIETH				14						49			81			118			54	108		
CARNOUSTIE		16		9			13			68			56			32			3	5		
SOUTH ANGUS LANDWARD				2			19			1			1									
SOUTH ANGUS HMA		16	0	25	0	0	32	0	0	118	0	0	138	0	0	150	0	57	113	0	0	0
ANGUS COUNCIL		16	0	174	0	0	194	0	0	169	0	0	278	29	73	302	10	81	230	0	0	0