

**FINALISED**

**AUDIT OF HOUSING LAND  
IN  
ANGUS  
2024**

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## **SECTION 1: INTRODUCTION**

The Housing Land Audit is an assessment of the housing land supply position at 31 March 2024 and includes an overview of completions that took place between 1 April 2023 – 31 March 2024. The audit also provides details on expected completions over the next 10-year period: April 2024 – March 2034.

Sites included in the audit are housing sites under construction; sites with planning permission for housing; sites for housing identified in the Angus Local Development Plan (2016) where development has not yet taken place and appropriate opportunity/redevelopment sites with agreed potential for housing development. All new development, including redevelopment, conversion and subdivision of houses and flats are included in the audit but regeneration of existing housing is excluded unless the new number of units proposed is greater than was previously there.

National Planning Framework (NPF4) was published in February 2023 and introduced significant changes to the development planning system across Scotland, including the removal of Strategic Development Plans (SDP) and associated supplementary guidance.

NPF4 Policy 16: Quality Homes sets out that a local development plan should identify a housing target for the area it covers, in the form of a Local Housing Land Requirement. The Housing Land Requirement represents how much land is required and is expected to exceed the 10-year Minimum All-Tenure Housing Land Requirement (MATHLR). The Council will set out its LHLR in the forthcoming LDP Evidence Report.

The housing land audit is therefore an important source of information for the monitoring of the housing land supply position in Angus against the MATHLR and for setting out a deliverable housing land pipeline with detailed site programming established over a short (1-3 years), medium (4-7 years) and long term (8-10 years). This approach set out in the Angus Housing Land Audit is fully aligned with NPF4.

Sites with a capacity of 4 or more units are included in the Housing Land Audit with detailed programming established for each site. Smaller sites (1-3 units) are not detailed individually but are included as an aggregate figure only and included as effective sites in the housing market area tables. A programmed supply for small housing sites is now also provided in this audit based on the historic annual average number of completions per housing market area.

A detailed schedule including site details; an anticipated completions programme; the units completed over the previous 12 months; and a list of constrained sites are provided in Sections 6 and 7 of the housing land audit in relation to the Housing Market Area in which they are located.

## **SECTION 2: ANGUS HOUSING LAND SUPPLY**

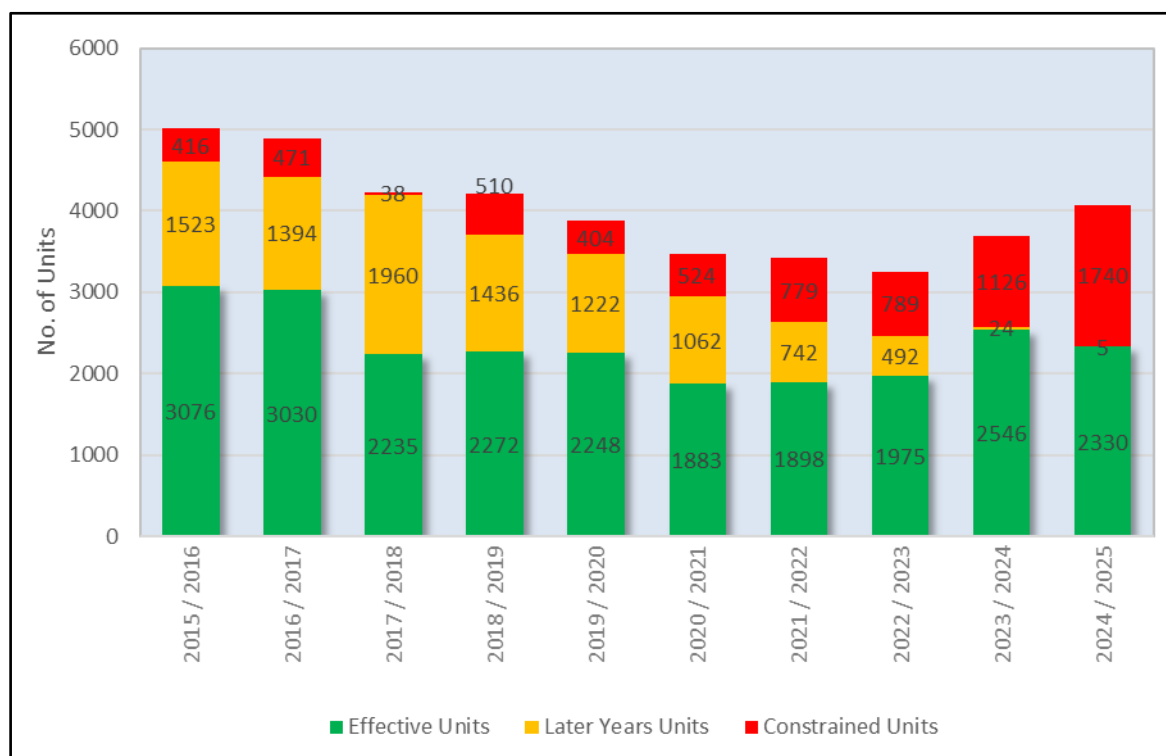
### **Established Land Supply**

The established land supply is all land identified for housing including; sites allocated in the Angus Local Development Plan (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 sites from the Deliverable Housing Pipeline 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 1 sets out the breakdown of the established land supply position across Angus over the last 10 years.

**Figure 1: Breakdown of Established Land Supply in Angus (31 March 2024)**



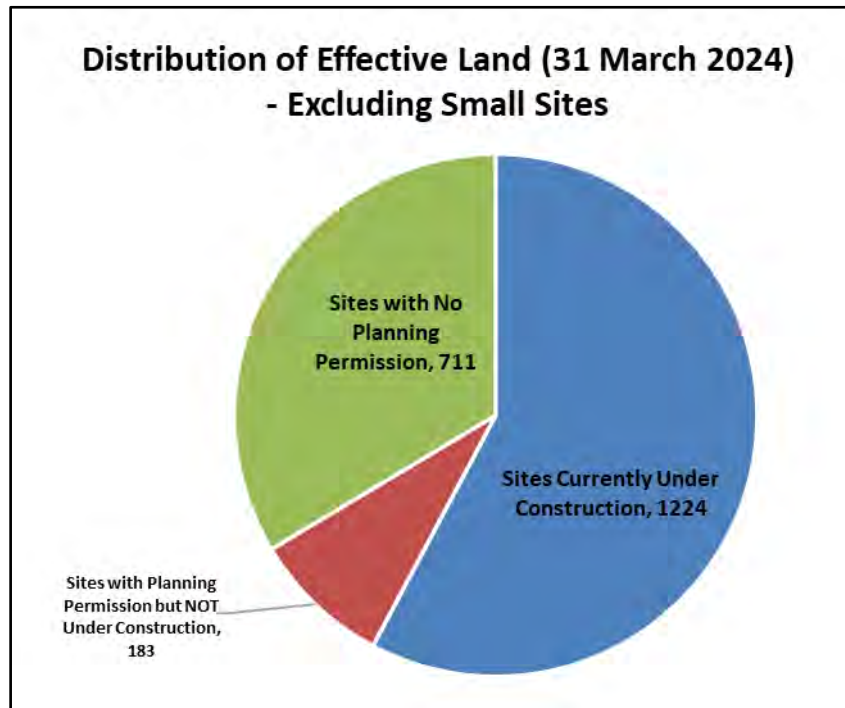
The established land supply in Angus as of the 31 March 2024 was 4,075 units. This included effective land free of all planning constraints for 2,330 units (including small sites but excluding Later Years) in the period 2024-2024 and land for a further 1,740 units on sites that are currently considered constrained. In addition, the established supply includes a further 5 units available from sites that are considered effective but are programmed for Later Years and post 2024.

## Deliverable Housing Pipeline Land Supply

Deliverable Housing Pipeline sites are considered to be free of all constraints.

Figure 2 shows the distribution of effective land over a ten-year period (2024-2034).

Figure 2: Effective Land in Angus (31 March 2024)



From the deliverable housing pipeline supply of 2,335 units across Angus (i.e. land free of planning constraints programmed 2024-2034 or in Later Years - post 2034), 1,224 units are on sites currently under construction; 183 units are on sites with planning permission, but where development has not yet started and a further 711 units are on sites that have not yet received planning permission. These figures are based on sites of 4 units or more.

1,380 deliverable housing pipeline units are on Greenfield Land. This equates to 59% of the total deliverable supply. The majority of deliverable units are greenfield sites that were allocated in the Angus Local Development Plan (2016).

738 deliverable housing pipeline units are on Brownfield Land. This equates to 32% of total supply with the majority of these effective brownfield units coming from windfall development, although some larger brownfield sites allocated in the Angus Local Development Plan (2016) remain under construction.

Following the publication of NPF4 in February 2023, the Council has reassessed the supply of small sites across Angus and considers that these sites are now part of the effective housing land supply as small sites have and continue to play an important part in supplementing the housing land supply. The supply of small sites has been notionally programmed over the 10-year period and is based across each housing

market area on the average number of completions within that market area over the last 10 years.

The 2024 audit indicates that there is a current supply of 217 units on small sites across Angus in addition to the larger allocated or windfall sites (see detailed figures above) in the deliverable housing pipeline.

### **Constrained Land**

Sites that are constrained are those on which development cannot take place without some form of remedial action. Site constraints are set out in [PAN 2/2010](#). Sites are considered constrained where the following cannot be demonstrated:

- **Ownership:** the site is not 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 and is not part of a programme of land disposal.
- **Physical:** the site, or relevant part of it, constrained in relation to slope, aspect, flood risk, ground stability or vehicular access which would preclude its development. Only 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, can the site can be included in the effective land supply.
- **Contamination:** previous use has resulted in contamination of the site, with no commitments in place to remediate this to make the site developable.
- **Deficit funding:** any public funding required to make residential development economically viable is not committed by the public bodies concerned.
- **Marketability:** the site, or a relevant part of it, cannot be developed in the period under consideration.
- **Infrastructure:** the site has infrastructure constraints and the required infrastructure cannot be provided realistically by the developer or is not committed to by another party to allow development.
- **Land use:** housing is not the preferred use of the land in planning terms, or where housing is one of a range of possible uses, other factors such as ownership and marketability make housing an realistic option.

## Angus Local Housing Requirement and Minimum All Tenure Housing Land Requirement (MATHLR)

Whilst NPF4 no longer states the need for a five-year effective land supply it still requires planning authorities to establish a deliverable housing land pipeline for the Local Housing Land Requirement (LHLR). The NPF 4 glossary indicates that the deliverable housing pipeline will be for “sequencing of the LHLR to be over the short (1-3 years), medium (4-6 years) and long-term (7-10 years). The aim of this is to monitor housing land progress in Angus against the NPF4 MATHLR figure.

The MATHLR for Angus is expressed as 2,550 houses over a 10-year period, which equates to an approximate minimum requirement for Angus of 255 houses per annum. This is the target that the Council is required to deliver from the adoption of NPF 4 in 2023 to 2033, or until it is replaced by the LHLR target in the new Local Development Plan. The established land supply in Angus as of the 31 March 2024 was 4,075 units. This included effective land free of all planning constraints for 2,330 units in the period 2024-2034.

NPF4 MATHLR 10-Year Requirement	2,550 units
Angus HLA 2024 Established Land Supply	4,075 units
Housing Completions in Angus (2023-2024)	221 units
Remaining Number of Houses Required to 2033  (MATHLR - Completions = Remaining Requirement)	2,329 units
Angus HLA 2024 Deliverable Housing Pipeline Land Supply (2024-2034)	2,330 units

The current Angus Local Development Plan (2016) allocated housing land up to 2026. During the period 2024-2034, the Council will adopt a new Local Development Plan. The new LDP will identify a LHLR for the area, which is expected to exceed the 10-year MATHLR figure. The new LDP will also allocate deliverable land in order to meet the 10-year Local Housing Land Requirement in locations that create quality places for people to live. The first step in this process will be the publication and consultation on the Council’s Evidence Report in early 2026.

The 2,550 housing unit target will therefore reduce each year until it is met in full based on how many houses have been completed against this target. In 2023/2024 there were 221 housing units completed across Angus. Subtracting this completions figure sets out that there is a requirement to build a further 2,329 units in the period to 2033. The agreed finalised audit position shows that there is a current deliverable housing pipeline land supply to 2033/2034 of 2,330 units across Angus, which demonstrates that there is a supply of deliverable housing land across Angus to meet the remaining housing requirement.

It is important to also consider that in addition to the deliverable housing pipeline supply of housing land in Angus, there are a further 5 units available on a deliverable site post-2034 and a further 1,740 units on sites that are currently considered constrained. These units have capacity to potentially deliver further units in the period to 2033/2034 to supplement the existing deliverable housing pipeline supply. The constrained supply also includes two sites located within the development boundaries of Montrose & Hillside (Sunnyside) and Arbroath (Crudie Farm) where land is allocated but the additional land release is to be determined by a future Local Plan.



## **SECTION 3: HOUSING DELIVERY**

### **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 then TAYplan Strategic Development Plan (2012) requirement set out an Annual Average Housing Supply Target (HST) of 330 completions per annum across Angus. The housing figures in the ALDP were set out to deliver this housing requirement in full. The Town and Country Planning (Scotland) Act 1997 (as amended) removed Strategic Development Plan's from forming part of the Statutory Development Plan, therefore the HLR figures in TAYplan no longer exist.

NPF4 Policy 16: Quality Homes sets out that a local development plan should identify a housing target for the area it covers, in the form of a Local Housing Land Requirement (LHLR), which represents how much land is required to meet this figure. NPF4 also expects the Council to exceed the 10-year Minimum All-Tenure Housing Land Requirement (MATHLR). At present, the MATHLR for Angus contained within NPF4 is 2,550 houses to be delivered over a 10-year period based on an updated Housing Need and Demand Assessment (HNDA).

Figure 3 below shows the number of completions on sites of 5 or more units across Angus over an eight year period since adoption of the ALDP in 2016 and when the TAYplan SDP was still in operation. The completion figures from 2022/2023 include sites of 4 or more units in-line with emerging Scottish Government guidance.

The data shows that in the four years up to 2022/2023 there was a significant increase in completions across Angus, despite development difficulties presented as a result of Covid-19.

The level of completions in 2022/2023 and 2023/204 has reduced to 278 units and 221 units, however a number of factors could be attributed to this including the fact that many of the larger active development sites have now completed whilst additional sites have only commenced delivering units. In addition, the last 2-years has also seen significant global challenges which has impacted on and increased the costs of building materials and fuel as well as impacting the availability of mortgages. This will have undoubtedly impacted the number of new house completions across Angus.

**Figure 3: Total Number of Completions Across Angus (2016/2017 – 2023/24)**

	<u>16/17</u>	<u>17/18</u>	<u>18/19</u>	<u>19/20</u>	<u>20/21</u>	<u>21/22</u>	<u>22/23</u>	<u>23/24</u>
Average Annual Build Rate	n/a	n/a	n/a	n/a	n/a	n/a	255	255
Total Angus Completions (Angus)	169	278	404	321	320	314	278	221

## Affordable Housing

The ALDP (2016) has a 25% affordable housing requirement on all housing development of 10 or more units or sites greater than 0.5ha. This approach remains consistent with the NPF 4 Policy 16: Quality Homes.

Between 2016-2024, 435 affordable housing units have been completed across Angus. This accounts for 19% of all dwellings completed in Angus. This significant contribution of affordable housing completions is a consequence of the delivery of allocated housing sites from the ALDP; a strong local authority design and build programme and a realistic SHIP programme. Small sites, which are generally for self-build dwellings can also make an important contribution towards affordable homes in line with PAN 2/2010.

Challenges to the strong affordable housing build programme have emerged in recent times, including the squeeze on local authority finances, the national policy changes with a greater emphasis than previously on future development will be on brownfield redevelopment sites as well as the reduction in Scottish Government grant for the affordable housing delivery programme across Scotland.

## Windfall Sites

Whilst the ALDP (2016) allocated enough land to meet the Strategic Development Plan Housing Land Requirement (HLR) in full when TAYplan was in force, it was always assumed that a certain amount of development would occur on unplanned, windfall sites that would come through the planning system. Windfall site completions will continue to contribute towards meeting the MATHLR set out in NPF4.

Since 2016, 763 homes have received planning permission on windfall sites of 4 or more units. The size distribution of windfall sites approved since 2016 is show in Figure 4 below.

Figure 4: Site Distribution of Windfall Sites (2016 – 2024)



Between 2016 and 2024, there were 552 units completed on windfall sites. This figure demonstrates the important contribution windfall sites make to the housing supply across Angus and equates to 24% of the overall delivery of housing units since 2016.

## Small Sites

Figure 5 below shows the number of small site completions across Angus over a 10-year period by each housing market area. These figures also include a 10-year average per market area. From 2022/2023, only sites with a capacity of 1-3 units are now considered as a small site. The average completion figure has then been used in Section 6 to notionally programme the anticipated number of small site completions over a 10-year period.

Figure 5: Breakdown of Small Sites Completions by HMA across Angus (2013-2023)

<u>Small Sites Completions</u>	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	10yr Average
North Angus HMA	10	9	8	10	16	8	5	7	9	5	9
East Angus HMA	3	1	9	10	16	14	3	11	10	3	8
South Angus HMA	18	15	10	26	18	11	6	13	16	5	14
West Angus HMA	11	13	2	12	14	19	17	7	11	5	11
<b>TOTAL</b>	<b>42</b>	<b>38</b>	<b>29</b>	<b>58</b>	<b>64</b>	<b>52</b>	<b>31</b>	<b>38</b>	<b>46</b>	<b>18</b>	

Across Angus in 2023/2024 there were a total of 18 completions on small sites. This equates to 8% of completions. The number of small site completions has significantly dropped in 2023/2024 and this is likely attributed to the increased costs of building materials and limited availability of mortgages from lenders.

## Programming

Site programming is an important element of the housing land audit. The programming in the audit has been extended to cover a 10-year period in line with requirements for housing land established in NPF 4.

The principles published by Homes for Scotland in guidance on the programming of sites across Scotland is used in this 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, the 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.

Each site in the 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 or a willing landowner looking to sell the 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.

## SECTION 4: HOUSING MARKET AREA KEY FACTS

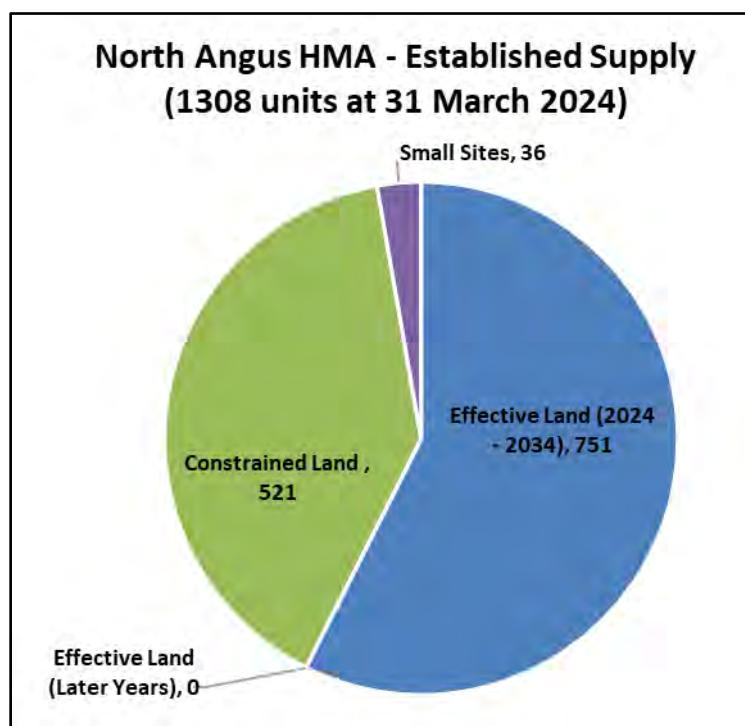
### North Angus HMA (Brechin; Montrose; Edzell and surrounds)

Figure 6 (below) shows that as of the 31 March 2024 there was an established land supply in the North Angus HMA of 1,308 units.

This includes an effective land supply of 787 units capable of coming forward in the next 10 years. 36 units are effective from small sites.

There is also land for a further 521 units on constrained sites. This includes additional land at site NAL075 - Sunnyside Hospital Estate which is within the defined development boundary for Montrose and Hillside and is allocated for housing with the additional release to be confirmed by a future Local Development Plan.

Figure 6: North Angus HMA – Established Supply (31 March 2024)



There were 34 units completed in the North Angus HMA with 29 on sites of 4 or more units in 2023/2024 at NAB092a – Dubton Farm, Brechin, NAB149 - Slater Way, Brechin and NAL075 - Sunnyside Hospital Estate and 5 completions on small sites.

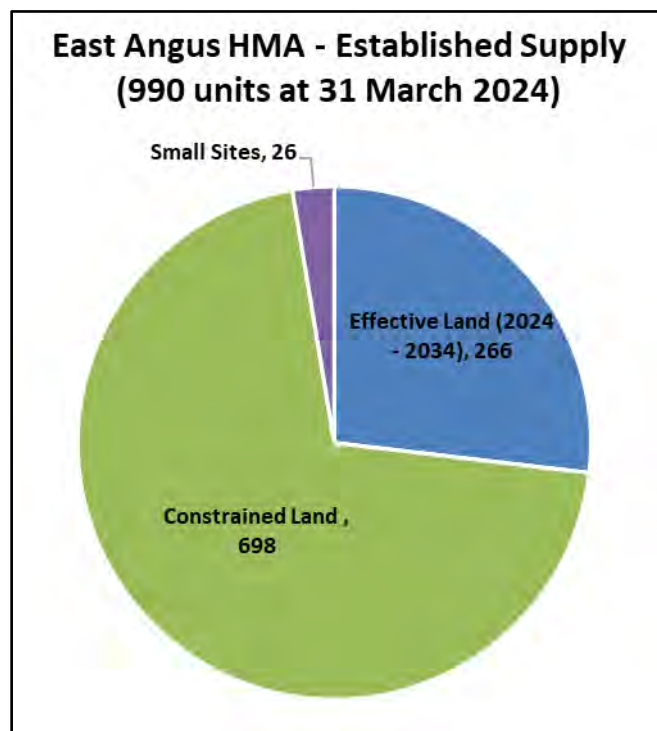
**East Angus HMA (Arbroath; Friockheim, Inverkeilor and surrounds)**

Figure 7 (below) shows that as of the 31 March 2024 there is an established land supply in the East Angus HMA of 990 units.

This includes an effective land supply of 292 units capable of coming forward in the next 10 years. 26 units are effective from small sites.

698 units are on constrained sites. This includes additional phases of development at site EAA271 – Crudie Farm, Arbroath which is within the defined development boundary for Arbroath and is allocated for housing with the additional release to be confirmed by a future Local Development Plan.

**Figure 7: East Angus HMA – Established Supply (31 March 2024)**



There were 22 units completed in the East Angus HMA with 19 on sites of 4 or more units in 2023/2024 and 3 units completed on small sites.

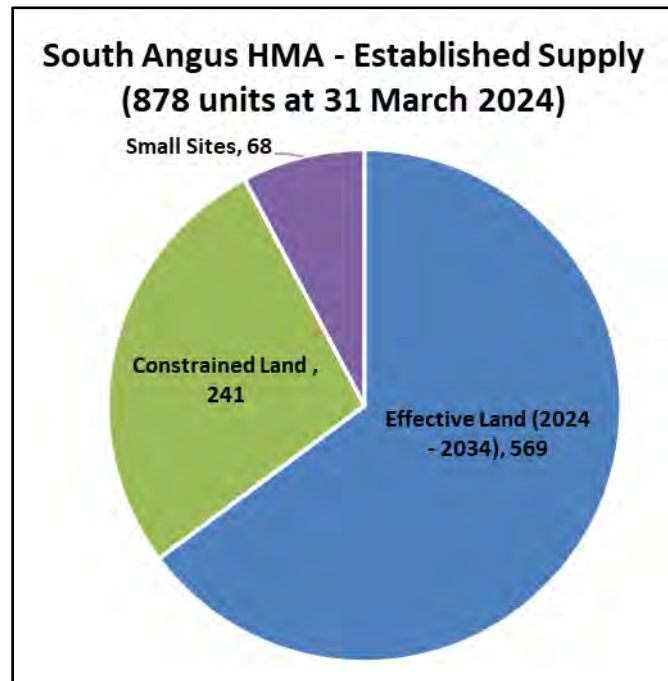
**South Angus HMA (Greater Dundee HMA including Carnoustie; Monifieth;, Birkhill and Muirhead; Newtyle; Wellbank and surrounds)**

Figure 8 (below) shows that as of the 31 March 2024 there is an established land supply in the South Angus HMA of 878 units.

This includes an effective land supply of 637 units capable of coming forward in the next 10 years. 68 units are effective from small sites.

241 units are on constrained sites, of which 160 units are from Site SAL341 Shank of Omachie.

**Figure 8: South Angus HMA – Established Supply (31 March 2024)**



There were 95 units completed in the South Angus HMA with 90 units completed on sites of 4 or more units in 2023/2024 and 5 units completed on small sites.

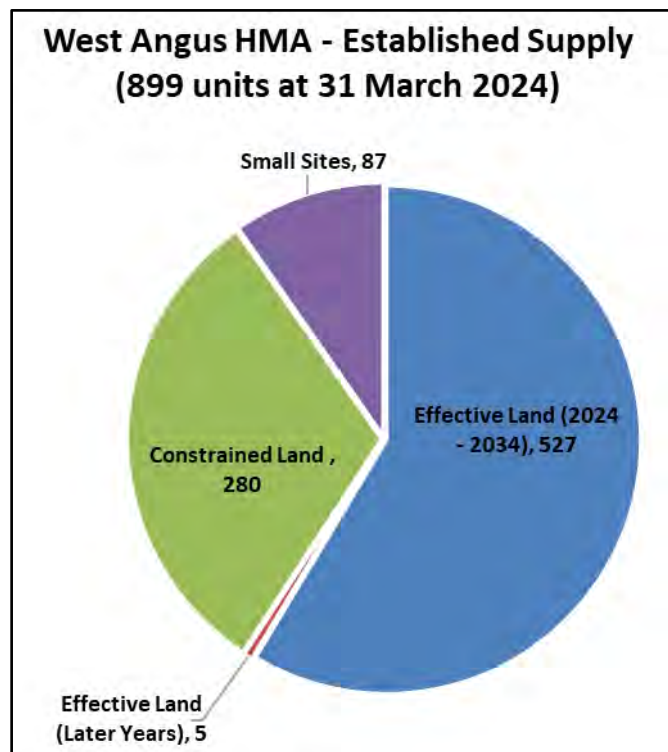
**West Angus HMA (Forfar; Kirriemuir; Letham and Glamis)**

Figure 9 (below) shows that as of the 31 March 2024 there is an established land supply in the West Angus HMA of 899 units.

This includes an effective land supply of 619 units, comprising 614 units capable of coming forward in the next 10-years and 5 units effective in Later Years post 2034. 87 units are effective from small sites.

280 units are on constrained sites.

**Figure 9: West Angus HMA – Established Supply (31 March 2024)**



There were 70 units completed in the West Angus HMA with 65 units completed on sites of 4 or more units in 2023/2024 and 5 units completed on small sites.



## **SECTION 5: CONSULTATION**

### Pre-Draft Audit Consultation

The Council does 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 ALDP (2016) and NPF 4.

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

### Draft 2024 Angus Housing Land Audit Consultation

The draft audit is subject to consultation with the Scottish Government; Homes for Scotland; Scottish Water; Scottish Environment Protection Agency; Transport Scotland and other Key Agencies.

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 Council received a total of 16 responses to the draft housing land audit from developers, landowners as well as Homes for Scotland. A meeting was held with developers, landowners, planning agents and Homes for Scotland on 8 November 2024 where various issues relating to the next Local Development Plan, housing land audit, site programming and the future approach towards housing land supply in Angus were discussed. The general consensus from those in attendance was that the meeting was helpful in clarifying a number of issues and in raising some concerns about the housing landscape across Angus and should be a regular occurrence to discuss the delivery of housing in Angus, particularly in relation to the emerging new Local Development Plan, as collaboration and joint-working with house builders and the industry is recognised as a key component in the preparation of the next development plan in Angus with stakeholder engagement on a draft Housing chapter anticipated in early 2025.

A number of consultation responses sought 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.

The programming and/or status on the following sites have been amended in line with consultation responses and the meeting with Homes for Scotland and developers as well as taking account of other factors such as current development activity from the draft audit:

Site Reference	Site Name	Comment & Action
<u>North Angus HMA</u>		
NAB092a	Dubton Farm, Brechin	<p>Following consultation on the Draft HLA, the number of Completions in 2023/2024 has reduced to 13 in total. Fu</p> <p>Further discussion with the developer also confirmed a change to the programming and this has been amended as follows:</p> <p>24/25 – 26 units; 25/26 – 34 units; 26/27 – 26 units; 27/28 – 30 units; 28/29 – 23 units.</p>
NAL149	Slater Way, Montrose Steet	A Temporary Occupation Certificate was issued in 2023/2024. Completions have been updated to 1 unit and Units to Build also updated to 2 units.
NAB150	Brechin Infirmary	Site programming pushed back 1-year on basis if ongoing marketing of site and requirement for future detailed planning application to be submitted.
NAL173	East of Duriehill Road, Edzell	<p>Following consultation on the Draft HLA and further discussion with the developer the programming and has been amended as follows:</p> <p>24/25 – 12 units; 25/26 – 25 units; 26/27 – 20 units.</p>
NAL176	Inglis Court	Additional information has been added to the North Angus HMA Table to highlight that this site is a regeneration project. Number of new units is less than was originally on site with overall numbers not counted towards the

		Deliverable Housing Pipeline.
NAL108	Glenskinno Farm, by Montrose	<p>Planning permission was granted in August 2023 for 3 units. In addition to these 3 units, 2 units had not been built from a previous permission and therefore the site was re-introduced into the audit with a potential total capacity of 5 units.</p> <p>Having reviewed the new planning permission again in more detail it would appear as though the 2 historic units will no longer be taken forward and therefore the new site capacity is only 3 units.</p> <p>The site has been removed as a named site in the Deliverable Housing Pipeline and the capacity of these units have been added to the Small Site supply.</p>
<u>East Angus HMA</u>		
EAA198	Montrose Road, Arbroath	<p>Following a response from Homes for Scotland in relation to the status and programming of the site, further discussion with the new developer – Milestone Developments about the future delivery of the site.</p> <p>Agreement has therefore been reached with Homes for Scotland to amend the site programming as follows:</p> <p>24/25 – 7 units; 25/26 – 25 units; 26/27 – 25 units.</p>
EAL409	Lunan Park Day Centre, Guthrie St, Friockheim	During consultation on the Draft HLA, Angus Housing Association confirmed that demolition of the existing

		<p>buildings will take place in 2024/2025, however due to current funding limitations construction works will not commence until 2028/2029.</p> <p>The programming for the Finalised HLA has therefore been pushed back in line with this expectation as follows:</p> <p>28/29 – 4 units; 29/30 – 8 units.</p>
SAL584	Newtyle Glebe	<p>Since publication of the Draft HLA, Hadden Homes are no longer operating. Discussions with Homes for Scotland around the status of the site concluded that the site programming should be pushed back 1-year with programming for the site reviewed in the 2025 HLA.</p>
SAL143	Piperdam	<p>Following consultation on the Draft HLA the site has been moved to the Constrained Supply as the remaining units have no shown no progress in coming forward and it has been some time since the last completions at this site.</p>
WAF221	Westfield, Forfar	<p>Following consultation on the Draft HLA the site programming has been pushed back 1-year with final completions taking place in 2033/2034.</p>
WAK063	Westfield/Lindsay Street/Sunnyside	<p>Programming has been amended in line with consultation comments and to take account of potential new developer developing remainder of the site, including the likelihood of new planning applications and building warrants etc.</p>

		<p>Programming amended as follows:</p> <p>26/27 – 12 units; 27/28 – 20 units,</p>
WAK089	Sunnyside	<p>Same comment as above.</p> <p>Programming amended as follows:</p> <p>27/28 – 4 units, 28/29 – 16 units; 29/30 – 15 units</p>
WAL378	Jubilee Park, Letham	<p>Following consultation on the Draft HLA the site programming has been amended to align with the grant funding for the site across financial years 28/29 and 29/30.as follows:</p> <p>28/29 – 12 units; 29/30 – 18 units.</p>
WAL585	Blairs Road/Dundee Street, Letham	<p>Following consultation on the Draft HLA and discussion with Homes for Scotland the site has been moved to the Constrained Supply as there is no active developer interest and no progress has been made to bring forward development at this site since initial inclusion in the 2015 HLA.</p>

If you are not already registered to receive updates about the Housing Land Audit and would like to be contacted in the future then you can register your details by contacting [ldp@angus.gov.uk](mailto:ldp@angus.gov.uk)

# SECTION 6 ANGUS COUNCIL

## HOUSING MARKET AREAS

HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (April 2024)(sites of 4+ houses)

	PROGRAMMING ON DELIVERABLE SITES												Constrained Sites	Established Sites
	SHORT TERM			MEDIUM TERM			LONG TERM							
	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	2031/ 2032	2032/ 2033	2033/ 2034	2024 to 2034	Later Years		
A	B	C	D	E	F	G	H	I	J					
BRECHIN	28	46	54	97	88	44	24	24	24	26	455	0	43	498
MONTROSE	26	0	0	0	0	0	0	0	0	0	26	0	308	334
NORTH ANGUS HMA LANDWARD	54	78	51	16	16	16	16	16	7	0	270	0	170	440
NORTH ANGUS HMA - SMALL SITES	9	9	9	9	0	0	0	0	0	0	36	0	0	36
<b>North Angus HMA Total</b>	<b>117</b>	<b>133</b>	<b>114</b>	<b>122</b>	<b>104</b>	<b>60</b>	<b>40</b>	<b>40</b>	<b>31</b>	<b>26</b>	<b>787</b>	<b>0</b>	<b>521</b>	<b>1308</b>
ARBROATH	32	69	58	44	20	0	0	0	0	0	223	0	672	895
EAST ANGUS HMA LANDWARD	10	7	8	5	5	8	0	0	0	0	43	0	26	69
EAST ANGUS HMA - SMALL SITES	8	8	8	2	0	0	0	0	0	0	26	0	0	26
<b>East Angus HMA Total</b>	<b>50</b>	<b>84</b>	<b>74</b>	<b>51</b>	<b>25</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>292</b>	<b>0</b>	<b>698</b>	<b>990</b>
CARNOUSTIE	54	89	81	33	15	0	0	0	0	0	272	0	40	312
MONIFIETH	6	5	0	0	0	0	0	0	0	0	11	0	0	11
SOUTH ANGUS HMA LANDWARD	74	60	60	56	36	0	0	0	0	0	286	0	201	487
SOUTH ANGUS HMA - SMALL SITES	14	14	14	14	12	0	0	0	0	0	68	0	0	68
<b>South Angus HMA Total</b>	<b>148</b>	<b>168</b>	<b>155</b>	<b>103</b>	<b>63</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>637</b>	<b>0</b>	<b>241</b>	<b>878</b>
FORFAR	21	0	0	36	50	50	50	50	52	12	321	0	136	457
KIRRIEMUIR	8	10	22	30	26	26	8	8	8	8	154	5	102	261
WEST ANGUS HMA LANDWARD	2	5	10	4	13	18	0	0	0	0	52	0	42	94
WEST ANGUS HMA - SMALL SITES	11	11	11	11	11	11	11	10	0	0	87	0	0	87
<b>West Angus HMA Total</b>	<b>42</b>	<b>26</b>	<b>43</b>	<b>81</b>	<b>100</b>	<b>105</b>	<b>69</b>	<b>68</b>	<b>60</b>	<b>20</b>	<b>614</b>	<b>5</b>	<b>280</b>	<b>899</b>
<b>ANGUS</b>	<b>357</b>	<b>411</b>	<b>386</b>	<b>357</b>	<b>292</b>	<b>173</b>	<b>109</b>	<b>108</b>	<b>91</b>	<b>46</b>	<b>2330</b>	<b>5</b>	<b>1740</b>	<b>4075</b>

**NORTH ANGUS HMA**

DELIVERABLE HOUSING PIPELINE																	SHORT TERM			MEDIUM TERM			LONG TERM							
SITE REF	ALDP REF	YEAR ADDED TO HLA	SITE NAME	GRID REF (E)	GRID REF (N)	LOCATION	OWNER / DEVELOPER	SITE TYPE	OVERALL SITE CAPACITY	NO. OF MARKET UNITS	NO. OF AFFORDABLE UNITS	NO. OF HOUSES	NO. OF FLATS	STATUS	LAST APPROVAL	AREA (ha)	COMPLETIONS 2023 to 2024	UNITS TO BUILD	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	2034/2035	2024 to 2035
NAB092a	B1	2005	Dubton Farm	35854	760624	Brechin	Scotia Homes	Greenfield	152	129	23	148	4	CONS	21/09/2022	10.05	13	139	26	34	26	30	23							139
NAB092	B1	2005	Dubton Farm	358700	760270	Brechin	A&J Stephen	Greenfield	264	200	64	264	0	ALDP	26/09/2016	18.56	0	270	12	24	57	55	24	24	24	24	26	270		
NAB149		2021	Slater Way, Montrose Street	360929	759681	Brechin	Angus Construction Development Ltd	Brownfield	5	5	0	5	0	CONS	08/02/2021	0.23	1	2	2											2
NAB150		2023	Brechin Infirmary	360212	760474	Brechin	NHS Tayside	Brownfield	40	tbc	tbc	tbc	tbc	PPPL	19/01/2023	1.52	0	40				10	10	20					40	
NAB151		2024	83 High Street	359823	760077	Brechin	Cullochgold Services Limited	Brownfield	4	4	0	0	4	DEPC	13/03/2024	0.03	0	4			4									4
NAM088b	M4	2000	Chapel Works, Patons Mill West	371794	757718	Montrose	George Martin (Builders)/ Hillcrest H.A.	Brownfield	26	0	26	0	26	CONS	09/04/2020	0.15	0	26	26											26
NAL173	E1	2015	East of Duriehill Road	360549	768823	Edzell	Guild Homes	Greenfield	57	43	14	57	0	CONS	10/03/2021	6.49	0	57	12	25	20									57
NAL075(a)	M3	2006	Sunnyside Hospital Estate	370888	761629	Hillside	Sunnyside Estate Ltd.	Brownfield	283	178	105	190	93	CONS	09/12/2022	17.48	15	202	40	50	30	15	15	15	15	15	7		202	
NAL176		2022	Jingis Court*	360308	768900	Edzell	Angus Council	Brownfield	21	0	21	0	0	CONS	21/05/2021	0.50	0													7
NAL177		2023	Stainochy Steading	358348	759006	Stainochy, Brechin	Westwater Estate Ltd.	Brownfield	7	7	0	7	0	DEPC	30/05/2022	1.93	0	7			1	1	1	1	1	1			7	
NAL178		2023	Fithie Farm	363254	754555	Farnell	B&D Developments	Brownfield	4	4	0	4	0	CONS	12/04/2023	0.45	0	4	2	2										4
			SMALL SITES						36								5	36	9	9	9	9							36	
<b>TOTAL EFFECTIVE (SITES OF 4+ HOUSES)</b>									<b>899</b>							<b>57.39</b>	<b>34</b>	<b>787</b>	<b>117</b>	<b>133</b>	<b>114</b>	<b>122</b>	<b>104</b>	<b>60</b>	<b>40</b>	<b>40</b>	<b>31</b>	<b>26</b>	<b>787</b>	<b>0</b>

**CONSTRAINED SUPPLY**

SITEREF	ALDP REF	YEAR ADDED TO HLA	NAME	GRID REF (E)	GRID REF (N)	LOCATION	OWNER / DEVELOPER	SITE TYPE	OVERALL SITE CAPACITY	NO. OF MARKET UNITS	NO. OF AFFORDABLE UNITS	NO. OF HOUSES	NO. OF FLATS	STATUS	APPROVAL	AREA (ha)	NATURE OF LONG TERM CONSTRAINT	OTHER FACTORS
NAB074	B2	2005	Former Andover P.S., Nursery Lane on 2 sites	360249	759706	Brechin	Redwood Retreats Limited	Brownfield	6	6	0	6	0	CONS	09/11/2017	0.73	MAR	6 Units to Build. Site Stalled
NAB098	B4	2000	Witchden Road	360120	759861	Brechin	Private	Brownfield	30	tbc	tbc	tbc	tbc	ALDP	26/09/2016	0.52	OWN, MAR, LAN, CON	OPPORTUNITY
NAB146	B5	2015	Maisonieu Church	360167	759740	Brechin	Private	Brownfield	7	tbc	tbc	tbc	tbc	ALDP	26/09/2016	0.25	MAR	
NAM016b	M1	2002	Brechin Road	370679	759426	Montrose	Private	Greenfield	300	tbc	tbc	tbc	tbc	ALDP	26/09/2016	16.50	PHY, MAR	
NAM037		2002	Waldron Road	371712	759362	Montrose	C & D Batchelor	Brownfield	8	tbc	tbc	tbc	tbc	PPPL	12/07/2021	0.69	MAR	
NAL075(b)	M3	2006	Sunnyside Hospital Estate - Woodlands Area	Mo	761901	Hillside	Sunnyside Estate Ltd.	Brownfield	100	tbc	tbc	tbc	tbc	ALDP	26/09/2016	8.51	LAN - Land Release to be confirmed bu future LDP	
NAL120	M2	2015	Rosemount Road	370618	761459	Hillside	Angus Council	Greenfield	65	tbc	tbc	tbc	tbc	ALDP	26/09/2016	3.11	MAR	
NAL179		2023	The Clouds, Addiccate	364377	763139	Muirton of Ballochy	Private	Greenfield	4	4	0	4	0	DEPC	11/05/2021	0.91	MAR	
NAL052	BM(a)	2005	Muirton of Ballochy, Bridge of Dun	364719	762673	Dun	Kirkland Properties	Greenfield	1	1	0	1	0	CONS	04/04/2013	1.18	MAR	1 Unit to Build. Site Stalled
<b>TOTAL CONSTRAINED</b>									<b>521</b>						<b>32.40</b>			

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

- Sites in Brechin
- Sites in Montrose
- North Angus Landward Sites
- Small Sites

\* Site is a regeneration project. Number of new units is less than was originally on site. Overall numbers not counted towards the Deliverable Housing Pipeline. Supply.

**EAST ANGUS HMA**

DELIVERABLE SUPPLY																			SHORT TERM			MEDIUM TERM			LONG TERM																			
SITE REF	ALDP REF	YEAR ADDED TO HLA	SITE NAME	GRID REF (E)	GRID REF (N)	LOCATION	OWNER / DEVELOPER	SITE TYPE	OVERALL SITE CAPACITY	NO. OF MARKET UNITS	NO. OF AFFORDABLE UNITS	NO. OF HOUSES	NO. OF FLATS	STATUS	LAST APPROVAL	AREA (ha.)	COMPLETIONS 2023 to 2024	UNITS TO BUILD	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034	2035 to														
																			2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2034	2039														
EAA198	A(a)	2000	Montrose Road	364935	742504	Arbroath	Milestone Developments	Greenfield	383	272	111	383	0	CONS	11/07/2023	15.28	16	57	7	25	25									57														
EAA271(a)	A2	2015	Crudie Farm, Arbrifot Road West	361876	740958	Arbroath	Scotia Homes	Greenfield	146	119	36	138	8	CONS	19/10/2022	6.24	0	146	5	44	33	44	20							146														
EAA171a		2002	Abbeybank House, Springfield Tce	364719	741317	Arbroath	Hillcrest Homes	Brownfield	20	0	20	0	20	CONS	10/02/2021	0.48	0	20	20											20														
EAA285		2024	Land at Fraser Path	362511	741103	Arbroath	Angus Council	Brownfield	21	0	21	21	0	DEPC	22/01/2024	0.87	Regen																											
EAL226	FK1	2009	South of Gardyne Street	359358	749559	Frickheim	Guild Homes	Greenfield	80	80	0	80	0	CONS	10/03/2015	7.29	0	2	2											2														
EAL409		2024	Lunan Park Day Centre, Guthrie S	359662	750048	Frickheim	Angus Housing Association	Brownfield	12	0	12	12	0	DEPC	27/03/2024	0.38	0	12					4	8						12														
EAL015	lk(b)	2005	Kirkton Farm Steading	366652	749465	Inverkeilor	Moir Construction	Brownfield	10	10	0	10	0	CONS	30/12/2022	1.04	0	10	6	4										10														
EAL403		2015	Land at Slade Farm	355795	744808	Carmyllie	Private	Brownfield	5	5	0	5	0	DEPC	05/09/2022	1.78	0	5		2	3									5														
EAL405		2023	Cairnton Steading	367017	746803	Arbroath	Private	Brownfield	4	4	0	4	0	DEPC	30/09/2022	0.76	0	4		1	1	1	1							4														
EAL406		2023	Redcastle Farm	368747	750328	Inverkeilor	Private	Brownfield	4	4	0	4	0	DEPC	10/06/2022	0.48	0	4			2	2								4														
EAL407		2023	Home Farm, Tarriebank	364991	744583	Marywell	Moir Construction	Brownfield	5	5	0	5	0	CONS	27/09/2022	0.51	3	2	2											2														
EAL408		2024	Bankfoot Farm	365031	743682	Arbroath	Private	Brownfield	4	4	0	4	0	PPPL	23/10/2023	0.43	0	4				2	2							4														
SMALL SITES																	26																26											
<b>TOTAL EFFECTIVE (SITES OF 4+ HOUSES)</b>																	<b>720</b>																											
																			<b>28.25</b>	<b>22</b>	<b>292</b>	<b>50</b>	<b>84</b>	<b>74</b>	<b>51</b>	<b>25</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>292</b>	<b>0</b>								

**CONSTRAINED SUPPLY**

SITE REF	ALDP REF	YEAR ADDED TO HLA	SITE NAME	GRID REF (E)	GRID REF (N)	LOCATION	OWNER / DEVELOPER	SITE TYPE	OVERALL SITE CAPACITY	NO. OF MARKET UNITS	NO. OF AFFORDABLE UNITS	NO. OF HOUSES	NO. OF FLATS	STATUS	LAST APPROVAL	AREA (ha.)	NATURE OF LONG TERM CONSTRAINT		OTHER FACTORS															
EAA271(b)	A2	2015	Crudie Farm, Arbrifot Road West - Phase 2	361947	741023	Arbroath	Scotia Homes	Greenfield	147	111	36	147	0	ALDP	26/09/2016	7.28	LAN - Land Release to be confirmed bu future LDP																	
EAA271(c)	A2	2015	Crudie Farm, Arbrifot Road West - Phase 3	361738	740886	Arbroath	Private	Greenfield	340	tbc	tbc	tbc	tbc	ALDP	26/09/2016	15.55	LAN - Land Release to be confirmed bu future LDP																	
EAA200	A(d)	2005	Ernest Street/Palmer Street	364577	741336	Arbroath	First Endeavor LLP	Brownfield	75	0	75	tbc	tbc	CONS	03/01/2018	1.57	MAR	SITE STALLED																
EAA202(b)	A3	2005	Wardmill/Dens Road	363962	741589	Arbroath	Dens Road Arbroath Ltd	Brownfield	80	tbc	tbc	tbc	tbc	ALDP	26/09/2016	4.05	LAN		OPPORTUNITY															
EAA017	A4	1998	Cairnie Road, The Elms	363209	741727	Arbroath	Kwikbuild Building Contract	Brownfield	5	tbc	tbc	tbc	tbc	ALDP	26/09/2016	0.82	MAR, PHY		OPPORTUNITY															
EAA183	A6	2003	Elliot	361888	739466	Arbroath	G Land	Brownfield	25	tbc	tbc	tbc	tbc	ALDP	26/09/2016	1.24	MAR		OPPORTUNITY															
EAL163	lk(a)	2000	Railway Field, Inverkeilor South	366567	749152	Inverkeilor	Private	Brownfield	26	26	0	26	0	DEPC	03/03/2022	2.83	MAR																	
<b>TOTAL CONSTRAINED</b>																	<b>698</b>																	

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**STATUS** CONS=UNDER CONSTRUCTION, DEPC=DETAILED PLANNING CONSENT, PPPL=PLANNING PERMISSION IN PRINCIPLE, DELE=LIKELY TO BE DELETED, ALDP=ADOPTED ANGUS LOCAL DEVELOPMENT PLAN

	Sites in Arbroath
	East Angus Landward Sites
	Small Sites



**SOUTH ANGUS HMA**

DELIVERABLE SUPPLY																			SHORT TERM			MEDIUM TERM			LONG TERM				2024 to	2035 to		
SITE REF	ALDP REF	YEAR ADDED TO HLA	SITE NAME	GRID REF (E)	GRID REF (N)	LOCATION	OWNER / DEVELOPER	SITE TYPE	OVERALL SITE CAPACITY	NO. OF MARKET UNITS	NO. OF AFFORDABLE UNITS	NO. OF HOUSES	NO. OF FLATS	STATUS	LAST APPROVAL	AREA (ha.)	COMPLETIONS 2023 to 2024	UNITS TO BUILD	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	2034	2035 to		
SAC123	C1	2015	Land at Pitskelly	354308	735067	Carnoustie	Persimmon Homes	Greenfield	240	220	20	220	0	CONS	08/03/2024	9.76	69	147	40	65	42									147		
SAC042b	C2	2000	Woodside/Pitskelly	354654	734554	Carnoustie	D J Laing Homes Ltd	Brownfield	54	41	13	42	12	ALDP	26/09/2016	2.48	0	54			15	24	15							54		
SAC044	C4	2000	Greenlaw Hill	354173	734672	Carnoustie	D J Laing Homes Ltd	Brownfield	57	43	14	57	0	DEPC	13/12/2023	1.70	0	57		24	24	9									57	
SAC124(a)	C5	2015	Panmure Industrial Estate	355372	734189	Carnoustie	D J Laing Homes Ltd	Brownfield	14	11	3	14	0	CONS	31/01/2023	1.11	0	14	14												14	
SAM028	Mf(a)	2000	Milton Mill	348714	731898	Monifieth	H & H Properties	Brownfield	77	77	0	0	77	CONS	16/09/2010	1.29	2	5	3	2											5	
SAM084		2019	Panmure Church	350052	732851	Monifieth	H & H Properties	Brownfield	6	6	0	0	6	CONS	13/09/2018	0.12	0	6	3	3											6	
SAL266	Slr	2009	Former Strathmartine Hospital	338508	735170	Bridgefoot	Chamberlain Bell Ltd & Hillcrest HA	Brownfield	40	12	28	40	0	CONS	30/11/2020	17.50	0	40	32	8											40	
SAL266	Slr	2009	Strathmartine Park	338508	735170	Bridgefoot	Miller Homes	Brownfield	182	182	0	182	0	CONS	30/11/2020	17.50	6	176	36	36	36	36	32								176	
SAL585		2019	Ledyatt Farm	329393	735627	Lundie	Focalstream Limited	Brownfield	5	5	0	5	0	CONS	16/12/2022	0.79	0	5	2	3											5	
SAL584	N2	2015	Newtyle Glebe	329923	741594	Newtyle	Unknown	Greenfield	39	29	10	35	4	CONS	13/06/2023	2.25	0	39			7	18	14							39		
SAL292		2020	The Walled Garden, Tealing	341397	738030	Tealing	Western Developments Spv1 Ltd	Greenfield	6	6	0	6	0	DEPC	05/12/2023	0.68	0	6			2	2	2								6	
SAL299	Mk(c)	2009	Hillhead Road	350017	738728	Monikie	West Developments (Scotland) Ltd	Brownfield	8	8	0	8	0	CONS	08/02/2022	0.51	0	8	4	4											8	
SAL591		2023	Former Panmure Filter Beds	353127	737246	Panmure	Chamberlain Bell Ltd	Brownfield	4	4	0	4	0	DEPC	18/02/2022	0.69	0	4			2	2									4	
SAL592		2023	Land at Former Piggery	353146	734326	Barry	Private	Brownfield	4	4	0	4	0	DEPC	08/09/2022	0.51	0	4				2	2								4	
SAL593		2024	Carlungie Farm	351277	735903	Carnoustie	Clova Farms Ltd	Brownfield	4	4	0	4	0	PPPL	23/05/2023	0.75	0	4					2	2							4	
			SMALL SITES						68								5	68	14	14	14	14	12						68			
<b>TOTAL EFFECTIVE (SITES OF 4+ HOUSES)</b>									<b>808</b>							<b>57.64</b>	<b>82</b>	<b>637</b>	<b>148</b>	<b>168</b>	<b>155</b>	<b>103</b>	<b>63</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>637</b>	<b>0</b>		

**CONSTRAINED SUPPLY**

SITE REF	ALDP REF	YEAR ADDED TO HLA	SITE NAME	GRID REF (E)	GRID REF (N)	LOCATION	OWNER / DEVELOPER	SITE TYPE	OVERALL SITE CAPACITY	NO. OF MARKET UNITS	NO. OF AFFORDABLE UNITS	NO. OF HOUSES	NO. OF FLATS	STATUS	LAST APPROVAL	AREA (ha.)	NATURE OF LONG TERM CONSTRAINT	OTHER FACTORS
SAC043	C3	2000	Former Social Club, Barry Road	354530	734484	Carnoustie	D J Laing Homes Ltd	Brownfield	15	tbc	tbc	tbc	tbc	ALDP	26/09/2016	0.76	LAN	OPPORTUNITY
SAC124(b)	C5	2015	Panmure Industrial Estate	355295	734175	Carnoustie	D J Laing Homes Ltd	Brownfield	25	tbc	tbc	tbc	tbc	ALDP	26/09/2016	2.55	INF	
SAL143	SA(a)	199 8	Piperdam	330093	735191	Muirhead	Piperdam Golf & Country Park Ltd	Greenfield	3	3	0	3	0	CONS	28/07/2010	7.30	MAR	Site overall capacity was 124 units. 3 units to build. Site Stalled
SAL295	SA(c)	2009	Former Baldovan House	339387	734787	Strathmartine	Nesco Estates Ltd	Brownfield	6	6	0	6	0	DEPC	28/04/2021	1.04	MAR	
SAL588		2020	Land at North Street	329625	741560	Newtyle	Newtyle Property Company	Greenfield	32	24	8	32	0	DEPC	13/02/2023	3.34	MAR	
SAL341	Wb(b)	2012	Shank of Omachie	348056	736829	Wellbank	M & G Forbes	Greenfield	160	140	20	160	0	DEPC	25/03/2014	127.50	MAR	
<b>TOTAL CONSTRAINED</b>									<b>241</b>						<b>142.49</b>			

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**STATUS** CONS=UNDER CONSTRUCTION, DEPC=DETAILED PLANNING CONSENT, PPPL=PLANNING PERMISSION IN PRINCIPLE, DELE=LIKELY TO BE DELETED, ALDP=ADOPTED ANGUS LOCAL DEVELOPMENT PLAN

- Sites in Carnoustie
- Sites in Monifieth
- South Angus Landward Sites
- Small Sites

HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (April 2024)

**WEST ANGUS HMA**

DELIVERABLE SUPPLY																	SHORT TERM			MEDIUM TERM			LONG TERM									
SITE REF	ALDP REF	YEAR ADDED TO HLA	SITE NAME	GRID REF (E)	GRID REF (N)	LOCATION	OWNER / DEVELOPER	SITE TYPE	OVERALL SITE CAPACITY	NO. OF MARKET UNITS	NO. OF AFFORDABLE UNITS	NO. OF HOUSES	NO. OF FLATS	STATUS	LAST APPROVAL	AREA (ha.)	COMPLETIONS 2023 to 2024	UNITS TO BUILD	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	2034/	2024 to	2035 to	
																			2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2034	2039		
WAF086	F(a)	2000	Turbeg Farm	344599	751175	Forfar	Elite Homes	Brownfield	75	75	0	75	0	CONS	19/02/2009	5.54	0	2	2												2	
WAF220	F3	2015	Turbeg	344603	751489	Forfar	Guild Homes	Greenfield	236	200	36	224	12	CONS	03/10/2017	17.83	24	19	19												19	
WAF221	F4	2015	Westfield	344545	749419	Forfar	Muir Homes/Scotia Homes	Greenfield	300	tbc	tbc	tbc	tbc	ALDP	26/09/2016	39.43	0	300				36	50	50	50	50	52	12	300			
WAK063	K(a)	2000	Westfield/Lindsay Street/Sunnyside	338036	753502	Kirriemuir	Strathmore Developments	Greenfield	38	38	0	38	0	CONS	24/02/2014	2.26	0	32			12	20								32		
WAK089	K(b)	2009	Sunnyside	338069	753366	Kirriemuir	Strathmore Developments	Greenfield	35	35	0	35	0	CONS	18/03/2011	2.00	0	35				4	16	15						35		
WAK126(a)	K1	2015	Land South of Beechwood Place	338763	753137	Kirriemuir	Delson Contracts	Greenfield	40	30	10	36	4	CONS	24/10/2018	2.51	9	24	8	8	8									24		
WAK126 (b)	K1	2015	Land South of Beechwood Place	338615	753108	Kirriemuir	Delson Contracts	Greenfield	57	tbc	tbc	tbc	tbc	ALDP	26/09/2016	1.98	0	57				4	8	8	8	8	8	8	8	52	5	
WAK132		2018	Land East of Platten Gardens	339248	754081	Kirriemuir	Guild Homes	Greenfield	11	8	3	11	0	DEPC	31/03/2022	1.08	0	11		2	2	2	2	3					11			
WAL378	L2	2005	Jubilee Park	352800	748406	Letham	Angus Council	Greenfield	30	0	30	20	10	ALDP	26/09/2016	2.39	0	30					12	18						30		
WAL605		2022	Fairlea, Watson Street	353263	748748	Letham	Mitchell Of Letham Ltd	Greenfield	5	5	0	5	0	CONS	11/08/2021	0.47	0	5	2	3									5			
WAL610		2024	Land North Of Drimmie Place	352801	749068	Letham	GLG Developments Limited	Greenfield	4	4	0	4	0	DEPC	03/05/2023	0.30	0	4			2	2							4			
WAL608		2023	Kemphills Farm	350102	742379	Kirkbuddo	Private	Brownfield	4	4	0	4	0	DEPC	17/02/2022	0.64	0	4		2	2								4			
WAL609		2023	12 The Square	352898	748883	Letham	Private	Brownfield	4	4	0	4	4	DEPC	04/08/2022	0.16	0	4			4								4			
WAL611		2024	East Inch Farm	337189	755723	Kirriemuir	Private	Brownfield	5	5	0	5	0	DEPC	15/09/2023	0.46	0	5			2	2	1						5			
SMALL SITES									87																				87			
<b>TOTAL EFFECTIVE (5+ HOUSES)</b>									<b>931</b>							<b>77.05</b>	<b>38</b>	<b>619</b>	<b>42</b>	<b>26</b>	<b>43</b>	<b>81</b>	<b>100</b>	<b>105</b>	<b>69</b>	<b>68</b>	<b>60</b>	<b>20</b>	<b>614</b>	<b>5</b>		

**CONSTRAINED SUPPLY**

SITE REF	ALDP REF	YEAR ADDED TO HLA	SITE NAME	GRID REF (E)	GRID REF (N)	LOCATION	OWNER / DEVELOPER	SITE TYPE	OVERALL SITE CAPACITY	NO. OF MARKET UNITS	NO. OF AFFORDABLE UNITS	NO. OF HOUSES	NO. OF FLATS	STATUS	LAST APPROVAL	AREA (ha.)	NATURE OF LONG TERM CONSTRAINT		OTHER FACTORS	
WAF157	F2	2006	Gowanbank	347244	750865	Forfar	Private	Greenfield	63	tbc	tbc	tbc	tbc	ALDP	26/09/2016	6.34				
WAF083	F5	2000	South Street	346250	750632	Forfar	Private	Brownfield	42	tbc	tbc	tbc	tbc	ALDP	26/09/2016	0.82			OWN, LAN	
WAF224	F8	2015	Forfar Swimming Pool	345637	750543	Forfar	LJY Properties	Brownfield	10	tbc	tbc	tbc	tbc	ALDP	26/09/2016	0.09			LAN	
WAF228		2019	The Gables	346357	750635	Forfar	Caledonia Housing Assoc.	Brownfield	21	0	21	10	11	DEPC	11/11/2021	0.75			MAR	
WAK127	K2	2015	Gairie Works	338621	753793	Kirriemuir	Private	Brownfield	60	tbc	tbc	tbc	tbc	ALDP	26/09/2016	1.31			LAN	
WAK128	K3	2015	Land at Cortachy Road	338096	754764	Kirriemuir	Private	Brownfield	35	tbc	tbc	tbc	tbc	ALDP	26/09/2016	1.92			LAN	
WAK130		2016	Hooks Hotel	338573	753976	Kirriemuir	Private	Brownfield	7	7	0	0	7	CONS	05/11/2015	0.07			PHY	
WAL585	L3	2015	Blairs Road/Dundee Street	352358	748420	Letham	Private	Greenfield	20	tbc	tbc	tbc	tbc	ALDP	26/09/2016	0.80			MAR	
WAL386	FK(c)	2006	Seggleden Farm	346996	744146	Inverarity	Albamuir Ltd	Brownfield	3	3	0	3	0	CONS	01/11/2011	0.54			MAR	3 Units to Build. Site Stalled
WAL350	FK(d)	2006	Kingoldrum Garage 2	333501	755025	Kingoldrum	Jacobson Properties	Brownfield	8	8	0	8	0	CONS	08/12/2012	0.33			MAR	8 Units to Build. Site Stalled
WAL429	FK(e)	2008	Over Ascreavie Farm	333813	757118	Kingoldrum	Craigallan Homes	Brownfield	1	1	0	1	0	CONS	02/02/2009	0.97			MAR	1 Unit to Build. Site Stalled
WAL586	G1	2003	Dundee Road East	338470	746595	Glamis	Strathmore Estates	Greenfield	10	tbc	tbc	tbc	tbc	ALDP	26/09/2016	1.77			LAN	
<b>TOTAL CONSTRAINED</b>									<b>280</b>						<b>15.71</b>					

**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

	Sites in Forfar
	Sites in Kirriemuir
	West Angus Landward Sites
	Small Sites



# 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	
<b>NORTH ANGUS HMA</b>		<b>0</b>	<b>10</b>	<b>34</b>	<b>24</b>	<b>91</b>	<b>37</b>	<b>0</b>	<b>23</b>	<b>31</b>	<b>0</b>	<b>11</b>	<b>49</b>	<b>8</b>	<b>59</b>	<b>56</b>	<b>0</b>	<b>0</b>	<b>36</b>	<b>0</b>	<b>0</b>	<b>43</b>	
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	
<b>EAST ANGUS HMA.</b>		<b>0</b>	<b>24</b>	<b>87</b>	<b>13</b>	<b>73</b>	<b>56</b>	<b>0</b>	<b>87</b>	<b>85</b>	<b>0</b>	<b>15</b>	<b>91</b>	<b>0</b>	<b>37</b>	<b>79</b>	<b>40</b>	<b>22</b>	<b>48</b>	<b>0</b>	<b>0</b>	<b>76</b>	<b>37</b>
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	
<b>WEST ANGUS HMA</b>		<b>0</b>	<b>7</b>	<b>101</b>	<b>0</b>	<b>40</b>	<b>134</b>	<b>0</b>	<b>0</b>	<b>111</b>	<b>0</b>	<b>27</b>	<b>89</b>	<b>0</b>	<b>10</b>	<b>66</b>	<b>0</b>	<b>0</b>	<b>80</b>	<b>0</b>	<b>44</b>	<b>44</b>	
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
<b>SOUTH ANGUS HMA</b>		<b>0</b>	<b>0</b>	<b>70</b>	<b>0</b>	<b>25</b>	<b>22</b>	<b>0</b>	<b>21</b>	<b>53</b>	<b>0</b>	<b>0</b>	<b>33</b>	<b>0</b>	<b>0</b>	<b>25</b>	<b>0</b>	<b>0</b>	<b>78</b>	<b>0</b>	<b>28</b>	<b>108</b>	
<b>ANGUS COUNCIL</b>		<b>0</b>	<b>41</b>	<b>292</b>	<b>37</b>	<b>229</b>	<b>249</b>	<b>0</b>	<b>131</b>	<b>280</b>	<b>0</b>	<b>53</b>	<b>262</b>	<b>8</b>	<b>106</b>	<b>226</b>	<b>40</b>	<b>22</b>	<b>242</b>	<b>0</b>	<b>146</b>	<b>232</b>	

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		
<b>NORTH ANGUS HMA</b>		<b>0</b>	<b>14</b>	<b>11</b>	<b>0</b>	<b>0</b>	<b>25</b>	<b>0</b>	<b>93</b>	<b>10</b>	<b>0</b>	<b>27</b>	<b>69</b>	<b>0</b>	<b>22</b>	<b>21</b>	<b>0</b>	<b>20</b>	<b>78</b>	<b>0</b>	<b>6</b>	<b>107</b>		
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		
<b>EAST ANGUS HMA.</b>		<b>0</b>	<b>72</b>	<b>101</b>	<b>0</b>	<b>36</b>	<b>69</b>	<b>0</b>	<b>0</b>	<b>136</b>	<b>0</b>	<b>10</b>	<b>74</b>	<b>0</b>	<b>17</b>	<b>14</b>	<b>0</b>	<b>4</b>	<b>28</b>	<b>0</b>	<b>27</b>	<b>46</b>		
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		
<b>WEST ANGUS HMA</b>		<b>0</b>	<b>0</b>	<b>33</b>	<b>0</b>	<b>12</b>	<b>43</b>	<b>0</b>	<b>41</b>	<b>37</b>	<b>0</b>	<b>0</b>	<b>90</b>	<b>0</b>	<b>6</b>	<b>61</b>	<b>0</b>	<b>0</b>	<b>41</b>	<b>0</b>	<b>0</b>	<b>61</b>		
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
<b>SOUTH ANGUS HMA</b>		<b>0</b>	<b>0</b>	<b>136</b>	<b>0</b>	<b>0</b>	<b>106</b>	<b>0</b>	<b>0</b>	<b>126</b>	<b>0</b>	<b>0</b>	<b>169</b>	<b>0</b>	<b>10</b>	<b>194</b>	<b>0</b>	<b>0</b>	<b>243</b>	<b>0</b>	<b>31</b>	<b>200</b>		
<b>ANGUS COUNCIL</b>		<b>0</b>	<b>86</b>	<b>281</b>	<b>0</b>	<b>48</b>	<b>243</b>	<b>0</b>	<b>134</b>	<b>309</b>	<b>0</b>	<b>37</b>	<b>402</b>	<b>0</b>	<b>55</b>	<b>290</b>	<b>0</b>	<b>24</b>	<b>390</b>	<b>0</b>	<b>64</b>	<b>414</b>		

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
<b>NORTH ANGUS HMA</b>		<b>0</b>	<b>0</b>	<b>86</b>	<b>0</b>	<b>5</b>	<b>39</b>	<b>0</b>	<b>0</b>	<b>33</b>	<b>0</b>	<b>0</b>	<b>15</b>	<b>0</b>	<b>0</b>	<b>28</b>	<b>0</b>	<b>0</b>	<b>39</b>	<b>45</b>	<b>0</b>	<b>58</b>
ARBROATH			21	37		8	52			5			61	11		16			31		31	88
EAST ANGUS LANDWARD				22			5						1			2						
<b>EAST ANGUS HMA.</b>		<b>0</b>	<b>21</b>	<b>59</b>	<b>0</b>	<b>8</b>	<b>57</b>	<b>0</b>	<b>0</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>62</b>	<b>11</b>	<b>0</b>	<b>18</b>	<b>0</b>	<b>0</b>	<b>31</b>	<b>0</b>	<b>31</b>	<b>88</b>
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
<b>WEST ANGUS HMA</b>		<b>0</b>	<b>18</b>	<b>75</b>	<b>0</b>	<b>28</b>	<b>117</b>	<b>0</b>	<b>14</b>	<b>44</b>	<b>0</b>	<b>2</b>	<b>49</b>	<b>0</b>	<b>0</b>	<b>38</b>	<b>0</b>	<b>0</b>	<b>64</b>	<b>5</b>	<b>0</b>	<b>55</b>
MONIFIETH																17			6			10
CARNOUSTIE				14	102		17	59		8		21	62	8		19			5			
SOUTH ANGUS LANDWARD							89			6			6			5			3	5		3
<b>SOUTH ANGUS HMA</b>		<b>0</b>	<b>14</b>	<b>191</b>	<b>0</b>	<b>17</b>	<b>78</b>	<b>0</b>	<b>0</b>	<b>14</b>	<b>0</b>	<b>21</b>	<b>68</b>	<b>8</b>	<b>0</b>	<b>41</b>	<b>0</b>	<b>0</b>	<b>14</b>	<b>5</b>	<b>0</b>	<b>13</b>
<b>ANGUS COUNCIL</b>		<b>0</b>	<b>53</b>	<b>411</b>	<b>0</b>	<b>53</b>	<b>291</b>	<b>0</b>	<b>14</b>	<b>96</b>	<b>0</b>	<b>23</b>	<b>194</b>	<b>19</b>	<b>0</b>	<b>125</b>	<b>0</b>	<b>0</b>	<b>148</b>	<b>55</b>	<b>31</b>	<b>214</b>



NORTH ANGUS HMA – DETAILED SITE INFORMATION

DUBTON FARM, BRECHIN											
HLA Site Ref	NAB092a										
Year Added to HLA	2005										
Site Name	Dubton Farm										
HMA	North Angus HMA										
Settlement	Brechin										
Developer / Owner Name	Scotia Homes										
LDP / Windfall	Local Development Plan										
Site Size	10 ha										
Site Type	Greenfield										
Site Information											
Overall Site Capacity	152										
Units to Build	139										
Completions to Date	13										
Site Status	Under Construction										
Last Planning Approval	21/09/2022										
Tenure (2024 – 2034)											
Developer Tenure	Mixed										
Market Units	116										
Affordable Units	23										
House Types (2024 – 2034)											
Houses	135										
Flats	4										
Completions (2023 – 2024)											
Market Units Completed	13										
Affordable Units Completed	0										
Site Programming											
Year	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	Later Years
Market Housing	16	30	17	30	23						
Affordable Housing	10	4	9								
2024 HLA Update											
Site well under construction. First house completions in 2023/2024.											



# NORTH ANGLUS HMA – DETAILED SITE INFORMATION

DUBTON FARM, BRECHIN											
HLA Site Ref	NAB092										
Year Added to HLA	2005										
Site Name	Dubton Farm										
HMA	North Angus HMA										
Settlement	Brechin										
Developer / Owner Name	A&J Stephen										
LDP / Windfall	Local Development Plan										
Site Size	26 ha										
Site Type	Greenfield										
<b>Site Information</b>											
Overall Site Capacity	270										
Units to Build	270										
Completions to Date	0										
Site Status	Angus Local Development Plan Allocation										
Last Planning Approval	26/09/2016										
<b>Tenure (2024 – 2034)</b>											
Developer Tenure	Mixed										
Market Units	200										
Affordable Units	70										
<b>House Types (2024 – 2034)</b>											
Houses	270										
Flats	0										
<b>Completions (2023 – 2024)</b>											
Market Units Completed	0										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	Later Years
Market Housing		12	24	24	24	24	24	24	24	26	
Affordable Housing				33	31						
<b>2024 HLA Update</b>											
Planning application for residential development is pending consideration. Ongoing discussions around design and layout continue.											



NORTH ANGUS HMA – DETAILED SITE INFORMATION

SLATER WAY, BRECHIN												
HLA Site Ref	NAB149											
Year Added to HLA	2021											
Site Name	Slater Way											
HMA	North Angus HMA											
Settlement	Brechin											
Developer / Owner Name	Angus Construction Development Ltd											
LDP / Windfall	Windfall											
Site Size	0.23 ha											
Site Type	Brownfield											
Site Information												
Overall Site Capacity	5											
Units to Build	2											
Completions to Date	3											
Site Status	Under Construction											
Last Planning Approval	08/02/2021											
Tenure (2024 – 2034)												
Developer Tenure	Private											
Market Units	2											
Affordable Units	0											
House Types (2024 – 2034)												
Houses	2											
Flats	0											
Completions (2023 – 2024)												
Market Units Completed	1											
Affordable Units Completed	0											
Site Programming												
Year	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	Later Years	
Market Housing	2											
Affordable Housing												
2024 HLA Update												
Site is under construction. One completion in 2023/2024 and it is anticipated the remaining units will be completed in 2024/2025.												





## NORTH ANGUS HMA – DETAILED SITE INFORMATION

BRECHIN INFIRMARY, BRECHIN												
HLA Site Ref	NAB150											
Year Added to HLA	2023											
Site Name	Brechin Infirmary											
HMA	North Angus HMA											
Settlement	Brechin											
Developer / Owner Name	NHS Tayside											
LDP / Windfall	Windfall											
Site Size	1.50 ha											
Site Type	Brownfield											
Site Information												
Overall Site Capacity	40											
Units to Build	40											
Completions to Date	0											
Site Status	Planning Permission in Principle											
Last Planning Approval	19/01/2023											
Tenure (2024 – 2034)												
Developer Tenure	Tbc											
Market Units	Tbc											
Affordable Units	Tbc											
House Types (2024 – 2034)												
Houses	Tbc											
Flats	Tbc											
Completions (2023 – 2024)												
Market Units Completed	0											
Affordable Units Completed	0											
Site Programming												
Year	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	Later Years	
Market Housing				5	5	20						
Affordable Housing				5	5							
2024 HLA Update												
Site has Planning Permission in Principle and remains marketed by Graham + Sibbald on behalf of NHS Tayside. Initial indications from the PPPL application are that the site has capacity for 40 units, full details of final housing numbers and affordable / private breakdown will be known in subsequent planning applications.												



NORTH ANGUS HMA – DETAILED SITE INFORMATION

83 HIGH STREET, BRECHIN											
HLA Site Ref	NAB151										
Year Added to HLA	2024										
Site Name	83 High Street										
HMA	North Angus HMA										
Settlement	Brechin										
Developer / Owner Name	Cullochgold Services Limited										
LDP / Windfall	Windfall										
Site Size	1.50 ha										
Site Type	Brownfield										
<b>Site Information</b>											
Overall Site Capacity	4										
Units to Build	4										
Completions to Date	0										
Site Status	Full Planning Permission										
Last Planning Approval	13/03/2024										
<b>Tenure (2024 – 2034)</b>											
Developer Tenure	Market										
Market Units	4										
Affordable Units	0										
<b>House Types (2024 – 2034)</b>											
Houses											
Flats											
<b>Completions (2023 – 2024)</b>											
Market Units Completed	0										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	Later Years
Market Housing			4								
Affordable Housing											
<b>2024 HLA Update</b>											
New site added to HLA as it is +4 units. No update.											



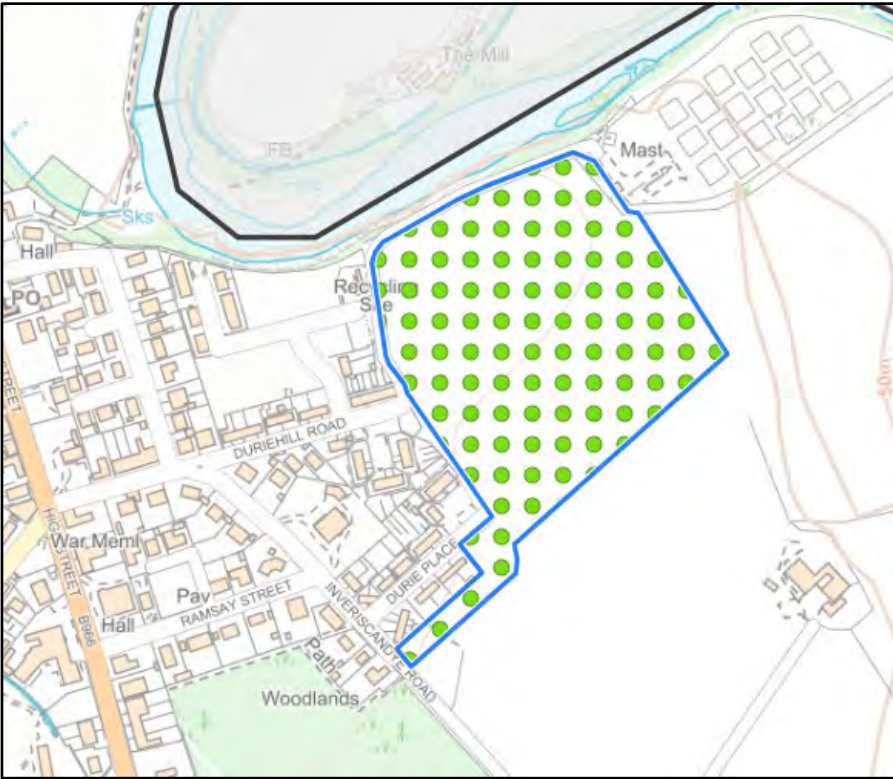
NORTH ANGUS HMA – DETAILED SITE INFORMATION

CHAPEL WORKS, PATONS MILL WEST, MONTROSE											
HLA Site Ref	NAM088b										
Year Added to HLA	2000										
Site Name	Chapel Works, Patons Mill West										
HMA	North Angus HMA										
Settlement	Montrose										
Developer / Owner Name	George Martin (Builders)/ Hillcrest H.A.										
LDP / Windfall	Angus Local Development Plan (2016)										
Site Size	0.16 ha										
Site Type	Brownfield										
<b>Site Information</b>											
Overall Site Capacity	26										
Units to Build	26										
Completions to Date	0										
Site Status	Under Construction										
Last Planning Approval	09/04/2020										
<b>Tenure (2024 – 2034)</b>											
Developer Tenure	Social Rented										
Market Units	0										
Affordable Units	26										
<b>House Types (2024 – 2034)</b>											
Houses	0										
Flats	26										
<b>Completions (2023 – 2024)</b>											
Market Units Completed	0										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	Later Years
Market Housing											
Affordable Housing	26										
<b>2024 HLA Update</b>											
Site under construction. Following a delay in site delivery, full site completions anticipated in 2024/2025.											



NORTH ANGUS HMA – DETAILED SITE INFORMATION

EAST OF DURIEHILL ROAD, EDZELL												
HLA Site Ref	NAL173											
Year Added to HLA	2015											
Site Address	East of Duriehill Road											
HMA	North Angus HMA											
Settlement	Edzell											
Developer / Owner Name	Guild Homes											
LDP / Windfall	Angus Local Development Plan (2016)											
Site Size	6.50 ha											
Site Type	Greenfield											
<b>Site Information</b>												
Overall Site Capacity	57											
Units to Build	57											
Completions to Date	0											
Site Status	Under Construction											
Last Planning Approval	10/03/2021											
<b>Tenure (2024 – 2034)</b>												
Developer Tenure	Mixed											
Market Units	43											
Affordable Units	14											
<b>House Types (2024 – 2034)</b>												
Houses	57											
Flats	0											
<b>Completions (2023 – 2024)</b>												
Market Units Completed	0											
Affordable Units Completed	0											
<b>Site Programming</b>												
Year	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	Later Years	
Market Housing	12	18	13									
Affordable Housing		7	7									
<b>2024 HLA Update</b>												
Developer has confirmed site is under construction with infrastructure and roads being put in place. Sales have also been progressing well with initial completions anticipated in early 2025.												



NORTH ANGUS HMA – DETAILED SITE INFORMATION

SUNNYSIDE HOSPITAL ESTATE											
HLA Site Ref	NAL075(a)										
Year Added to HLA	2006										
Site Name	Sunnyside Hospital Estate										
HMA	North Angus HMA										
Settlement	Hillside										
Developer / Owner Name	Sunnyside Estate Ltd.										
LDP / Windfall	Angus Local Development Plan (2016)										
Site Size	21.00 ha										
Site Type	Brownfield										
<b>Site Information</b>											
Overall Site Capacity	283										
Units to Build	202										
Completions to Date	81										
Site Status	Under Construction										
Last Planning Approval	09/12/2022										
<b>Tenure (2024 – 2034)</b>											
Developer Tenure	Mixed										
Market Units	178										
Affordable Units	105										
<b>House Types (2024 – 2034)</b>											
Houses	190										
Flats	93										
<b>Completions (2023 – 2024)</b>											
Market Units Completed	15										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	Later Years
Market Housing	20	15	15	15	15	15	15	15	7		
Affordable Housing	20	35	15								
<b>2024 HLA Update</b>											
Site under construction. Developer has confirmed that there has been a downturn in completions in 2023/2024, however they remain confident of further progress in next few years.											



NORTH ANGUS HMA – DETAILED SITE INFORMATION

INGLIS COURT, EDZELL											
HLA Site Ref	NAL176										
Year Added to HLA	2022										
Site Name	Inglis Court										
HMA	North Angus HMA										
Settlement	Edzell										
Developer / Owner Name	Angus Council										
LDP / Windfall	Windfall										
Site Size	0.47 ha										
Site Type	Brownfield										
<b>Site Information</b>											
Overall Site Capacity	21										
Units to Build	n/a										
Completions to Date	n/a										
Site Status	Under Construction										
Last Planning Approval	21/05/2021										
<b>Tenure (2024 – 2034)</b>											
Developer Tenure	Social Rented										
Market Units	0										
Affordable Units	21										
<b>House Types (2024 – 2034)</b>											
Houses	21										
Flats	0										
<b>Completions (2023 – 2024)</b>											
Market Units Completed	n/a										
Affordable Units Completed	n/a										
<b>Site Programming</b>											
Year	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	Later Years
Market Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Affordable Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
<b>2024 HLA Update</b>											
Site is a regeneration project and therefore housing numbers are not counted towards the deliverable housing land pipeline supply. Delivery of the site has been pushed back as a result of the reduction in affordable housing grant subsidy.											



NORTH ANGUS HMA – DETAILED SITE INFORMATION

STANNOCHY STEADING											
HLA Site Ref	NAL177										
Year Added to HLA	2023										
Site Name	Stannochy Steading										
HMA	North Angus HMA										
Settlement	Brechin										
Developer / Owner Name	Westwater Estate Ltd.										
LDP / Windfall	Windfall										
Site Size	1.55 ha										
Site Type	Brownfield										
<b>Site Information</b>											
Overall Site Capacity	7										
Units to Build	7										
Completions to Date	0										
Site Status	Detailed Planning Consent										
Last Planning Approval	30/05/2022										
<b>Tenure (2024 – 2034)</b>											
Developer Tenure	Private										
Market Units	7										
Affordable Units	0										
<b>House Types (2024 – 2034)</b>											
Houses	7										
Flats	0										
<b>Completions (2023 – 2024)</b>											
Market Units Completed	0										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	Later Years
Market Housing		1	1	1	1	1	1	1			
Affordable Housing											
<b>2024 HLA Update</b>											
Previous engagement with the developer indicated the site is likely to go on market for individual self-build plots. No further progress at this stage.											



NORTH ANGUS HMA – DETAILED SITE INFORMATION

FITHIE FARM, FARNELL											
HLA Site Ref	NAL178										
Year Added to HLA	2023										
Site Name	Fithie Farm										
HMA	North Angus HMA										
Settlement	Farnell										
Developer / Owner Name	Private										
LDP / Windfall	Windfall										
Site Size	0.45 ha										
Site Type	Brownfield										
<b>Site Information</b>											
Overall Site Capacity	4										
Units to Build	4										
Completions to Date	0										
Site Status	Planning Permission in Principle										
Last Planning Approval	08/12/2021										
<b>Tenure (2024 – 2034)</b>											
Developer Tenure	Private										
Market Units	4										
Affordable Units	0										
<b>House Types (2024 – 2034)</b>											
Houses	4										
Flats	0										
<b>Completions (2023 – 2024)</b>											
Market Units Completed	0										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	Later Years
Market Housing	2	2									
Affordable Housing											
<b>2024 HLA Update</b>											
Site now under construction. Programming of site has been amended to take account of site status.											





NORTH ANGUS HMA – DETAILED SITE INFORMATION

FORMER ANDOVER P.S., NURSERY LANE, BRECHIN											
HLA Site Ref	NAB074										
Year Added to HLA	2005										
Site Name	Former Andover P.S, Nursery Lane on 2 sites										
HMA	North Angus HMA										
Settlement	Brechin										
Developer / Owner Name	Redwood Retreats Limited										
LDP / Windfall	Windfall										
Site Size	0.89 ha										
Site Type	Brownfield										
<b>Site Information</b>											
Overall Site Capacity	16										
Units to Build	6										
Completions to Date	10										
Site Status	Constrained										
Last Planning Approval	09/11/2017										
<b>Tenure (2024 – 2034)</b>											
Developer Tenure	Private										
Market Units	6										
Affordable Units	0										
<b>House Types (2024 – 2034)</b>											
Houses	6										
Flats	0										
<b>Completions (2023 – 2024)</b>											
Market Units Completed	0										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	Later Years
Market Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Affordable Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
<b>2024 HLA Update</b>											
6 units to complete. As of 31 March 2024, a planning application for the 6 remaining units is pending consideration.											



NORTH ANGUS HMA – DETAILED SITE INFORMATION

WITCHDEN ROAD, BRECHIN												
HLA Site Ref	NAB098											
Year Added to HLA	2000											
Site Name	Witchden Road, Brechin											
HMA	North Angus HMA											
Settlement	Brechin											
Developer / Owner Name	Private											
LDP / Windfall	Angus Local Development Plan (2016)											
Site Size	0.60 ha											
Site Type	Brownfield											
Site Information												
Overall Site Capacity	30											
Units to Build	30											
Completions to Date	0											
Site Status	Constrained											
Last Planning Approval	26/09/2016											
Tenure (2024 – 2034)												
Developer Tenure	tbc											
Market Units	tbc											
Affordable Units	tbc											
House Types (2024 – 2034)												
Houses	tbc											
Flats	tbc											
Completions (2023 – 2024)												
Market Units Completed	0											
Affordable Units Completed	0											
Site Programming												
Year	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	Later Years	
Market Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
Affordable Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
2024 HLA Update												
Site is constrained. No development progress.												



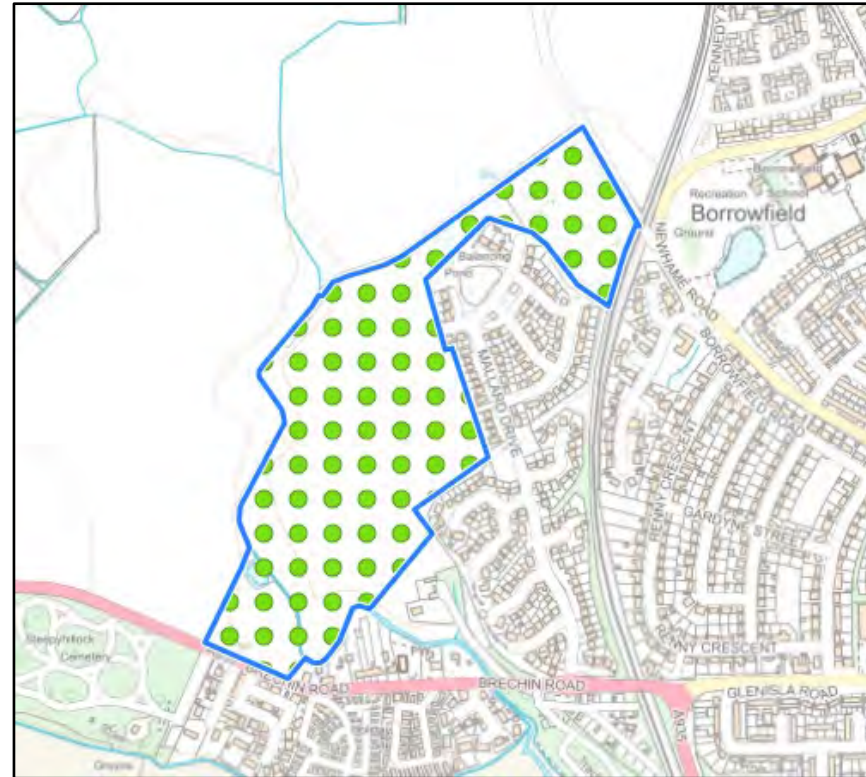
NORTH ANGUS HMA – DETAILED SITE INFORMATION

MAISONDIEU CHURCH, BRECHIN											
HLA Site Ref	NAB146										
Year Added to HLA	2015										
Site Name	Maisondieu Church, Brechin										
HMA	North Angus HMA										
Settlement	Brechin										
Developer / Owner Name	Private										
LDP / Windfall	Angus Local Development Plan (2016)										
Site Size	0.25 ha										
Site Type	Brownfield										
Site Information											
Overall Site Capacity	7										
Units to Build	7										
Completions to Date	0										
Site Status	Constrained										
Last Planning Approval	26/09/2016										
Tenure (2024 – 2034)											
Developer Tenure	tbc										
Market Units	tbc										
Affordable Units	tbc										
House Types (2024 – 2034)											
Houses	tbc										
Flats	tbc										
Completions (2023 – 2024)											
Market Units Completed	0										
Affordable Units Completed	0										
Site Programming											
Year	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	Later Years
Market Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Affordable Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
2024 HLA Update											
Site is constrained. No development progress.											



NORTH ANGUS HMA – DETAILED SITE INFORMATION

BRECHIN ROAD, MONTROSE												
HLA Site Ref	NAM016b											
Year Added to HLA	2002											
Site Address	Brechin Road, Montrose											
HMA	North Angus HMA											
Settlement	Montrose											
Developer / Owner Name	Private											
LDP / Windfall	Angus Local Development Plan (2016)											
Site Size	16.50 ha											
Site Type	Greenfield											
<b>Site Information</b>												
Overall Site Capacity	300											
Units to Build	300											
Completions to Date	0											
Site Status	Constrained											
Last Planning Approval	26/09/2016											
<b>Tenure (2024 – 2034)</b>												
Developer Tenure	tbc											
Market Units	tbc											
Affordable Units	tbc											
<b>House Types (2024 – 2034)</b>												
Houses	Tbc											
Flats	tbc											
<b>Completions (2023 – 2024)</b>												
Market Units Completed	0											
Affordable Units Completed	0											
<b>Site Programming</b>												
Year	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	Later Years	
Market Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
Affordable Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
<b>2024 HLA Update</b>												
Site constrained due to ground conditions. No active developer interest.												



NORTH ANGUS HMA – DETAILED SITE INFORMATION

WALDRON ROAD, MONTROSE											
HLA Site Ref	NAM037										
Year Added to HLA	2002										
Site Name	Waldron Road, Montrose										
HMA	North Angus HMA										
Settlement	Montrose										
Developer / Owner Name	C & D Batchelor										
LDP / Windfall	Windfall										
Site Size	0.63 ha										
Site Type	Brownfield										
<b>Site Information</b>											
Overall Site Capacity	8										
Units to Build	8										
Completions to Date	0										
Site Status	0										
Last Planning Approval	12/07/2021										
<b>Tenure (2024 – 2034)</b>											
Developer Tenure	tbc										
Market Units	tbc										
Affordable Units	tbc										
<b>House Types (2024 – 2034)</b>											
Houses	tbc										
Flats	tbc										
<b>Completions (2023 – 2024)</b>											
Market Units Completed	0										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	Later Years
Market Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Affordable Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
<b>2024 HLA Update</b>											
Site constrained. No active developer interest and no development progress.											



NORTH ANGUS HMA – DETAILED SITE INFORMATION

SUNNYSIDE HOSPITAL ESTATE – WOODLANDS AREA											
HLA Site Ref	NAL075(b)										
Year Added to HLA	2006										
Site Name	Sunnyside Hospital Estate – Woodlands Area										
HMA	North Angus HMA										
Settlement	Hillside										
Developer / Owner Name	Sunnyside Estate Ltd.										
LDP / Windfall	Angus Local Development Plan (2016)										
Site Size	8.51 ha										
Site Type	Brownfield										
<b>Site Information</b>											
Overall Site Capacity	100										
Units to Build	100										
Completions to Date	0										
Site Status	Constrained										
Last Planning Approval	n/a										
<b>Tenure (2024 – 2034)</b>											
Developer Tenure	tbc										
Market Units	tbc										
Affordable Units	tbc										
<b>House Types (2024 – 2034)</b>											
Houses	tbc										
Flats	tbc										
<b>Completions (2023 – 2024)</b>											
Market Units Completed	n/a										
Affordable Units Completed	n/a										
<b>Site Programming</b>											
Year	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	Later Years
Market Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Affordable Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
<b>2024 HLA Update</b>											
Initial phase of redevelopment at the Former Sunnyside Hospital Estate is under construction. This site is currently constrained in line with ALDP policy M3 which states that the scale any further land release in the period beyond 2026 will be determined by a future Local Plan.											



NORTH ANGUS HMA – DETAILED SITE INFORMATION

ROSEMOUNT ROAD, HILLSIDE											
HLA Site Ref	NAL120										
Year Added to HLA	2015										
Site Name	Rosemount Road, Hillside										
HMA	North Angus HMA										
Settlement	Montrose										
Developer / Owner Name	Angus Council										
LDP / Windfall	Angus Local Development Plan (2016)										
Site Size	3.00 ha										
Site Type	Greenfield										
<b>Site Information</b>											
Overall Site Capacity	65										
Units to Build	65										
Completions to Date	0										
Site Status	Constrained										
Last Planning Approval	26/09/2016										
<b>Tenure (2024 – 2034)</b>											
Developer Tenure	tbc										
Market Units	tbc										
Affordable Units	tbc										
<b>House Types (2024 – 2034)</b>											
Houses	tbc										
Flats	tbc										
<b>Completions (2023 – 2024)</b>											
Market Units Completed	0										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	Later Years
Market Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Affordable Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
<b>2024 HLA Update</b>											
No progress. Site constrained as still being considered for extension to the primary school as part of the Reimagining Montrose project of the Angus School Estates Review. This project has been extended to 2025.											



NORTH ANGUS HMA – DETAILED SITE INFORMATION

THE CLOUDS, ADDICATE											
HLA Site Ref	NAL179										
Year Added to HLA	2023										
Site Address	The Clouds, Addiccate										
HMA	North Angus HMA										
Settlement	Muirton of Ballochy										
Developer / Owner Name	Private										
LDP / Windfall	Windfall										
Site Size	0/96 ha										
Site Type	Brownfield										
<b>Site Information</b>											
Overall Site Capacity	4										
Units to Build	4										
Completions to Date	0										
Site Status	Detailed Planning Consent										
Last Planning Approval	11/05/2021										
<b>Tenure (2024 – 2034)</b>											
Developer Tenure	Private										
Market Units	4										
Affordable Units	0										
<b>House Types (2024 – 2034)</b>											
Houses	4										
Flats	0										
<b>Completions (2023 – 2024)</b>											
Market Units Completed	0										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	Later Years
Market Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Affordable Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
<b>2024 HLA Update</b>											
Site constrained. No active developer interest and no development progress.											





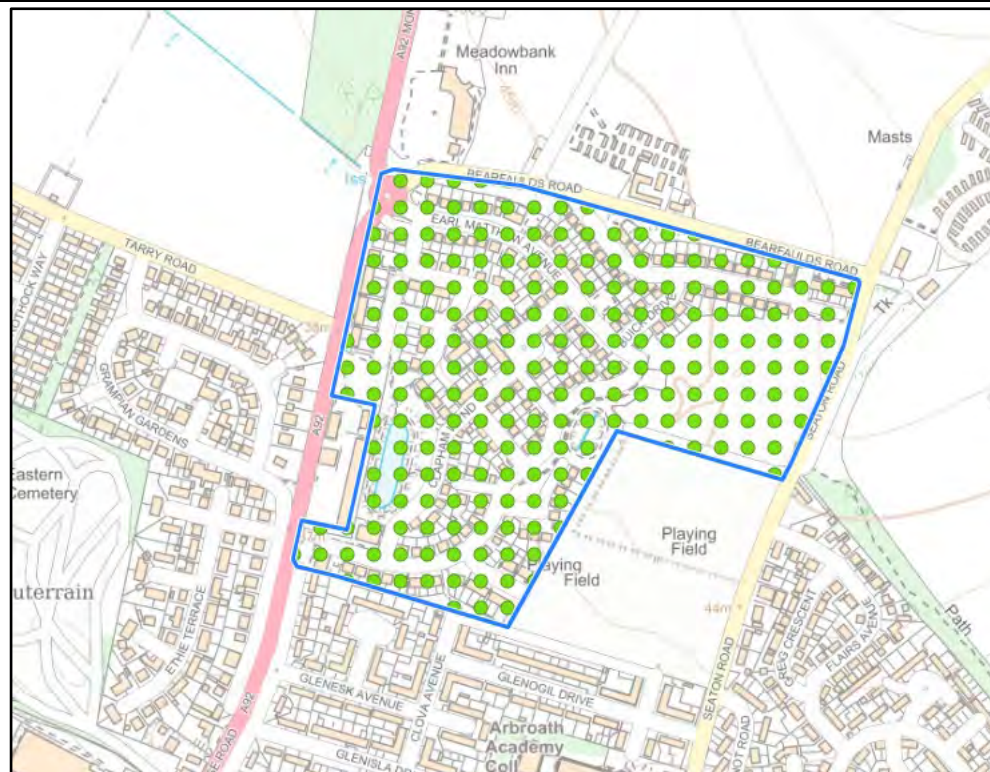
NORTH ANGUS HMA – DETAILED SITE INFORMATION

MUIRTON OF BALLOCHY, BRIDGE OF DUN												
HLA Site Ref	NAL052											
Year Added to HLA	2005											
Site Name	Muirton of Ballochy, Bridge of Dun											
HMA	North Angus HMA											
Settlement	Dun											
Developer / Owner Name	Kirkland Properties Ltd.											
LDP / Windfall	Angus Local Development Plan (2016)											
Site Size	1.19 ha											
Site Type	Greenfield											
<b>Site Information</b>												
Overall Site Capacity	5											
Units to Build	1											
Completions to Date	4											
Site Status	Constrained											
Last Planning Approval	04/04/2013											
<b>Tenure (2024 – 2034)</b>												
Developer Tenure	Private											
Market Units	1											
Affordable Units	0											
<b>House Types (2024 – 2034)</b>												
Houses	1											
Flats	0											
<b>Completions (2023 – 2024)</b>												
Market Units Completed	0											
Affordable Units Completed	0											
<b>Site Programming</b>												
Year	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	Later Years	
Market Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
Affordable Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
<b>2024 HLA Update</b>												
Site stalled and constrained as a result of no further development progress.												



EAST ANGUS HMA – DETAILED SITE INFORMATION

MONTROSE ROAD, ARBROATH											
HLA Site Ref	EAA198										
Year Added to HLA	2000										
Site Name	Montrose Road										
HMA	East Angus HMA										
Settlement	Arbroath										
Developer / Owner Name	Milestone Developments										
LDP / Windfall	Local Development Plan										
Site Size	15.10 ha										
Site Type	Greenfield										
<b>Site Information</b>											
Overall Site Capacity	383										
Units to Build	57										
Completions to Date	326										
Site Status	Under Construction										
Last Planning Approval	15/04/2019										
<b>Tenure (2024 – 2034)</b>											
Developer Tenure	Mixed										
Market Units	57										
Affordable Units	0										
<b>House Types (2024 – 2034)</b>											
Houses	57										
Flats	0										
<b>Completions (2023 – 2024)</b>											
Market Units Completed	16										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	Later Years
Market Housing	7	25	25								
Affordable Housing											
<b>2024 HLA Update</b>											
16 completions in 2023/2024. Site programming has been amended to reflect the change in developer..											



EAST ANGUS HMA – DETAILED SITE INFORMATION

CRUDIE FARM, ARBIRLOT ROAD WEST, ARBROATH											
HLA Site Ref	EAA271										
Year Added to HLA	2015										
Site Name	Crudie Farm, Arbirlot Road West										
HMA	East Angus HMA										
Settlement	Arbroath										
Developer / Owner Name	Scotia Homes										
LDP / Windfall	Local Development Plan										
Site Size	6.17 ha										
Site Type	Greenfield										
Site Information											
Overall Site Capacity	146										
Units to Build	146										
Completions to Date	0										
Site Status	Under Construction										
Last Planning Approval	19/10/2022										
Tenure (2024 – 2034)											
Developer Tenure	Mixed										
Market Units	119										
Affordable Units	36										
House Types (2024 – 2034)											
Houses	138										
Flats	8										
Completions (2023 – 2024)											
Market Units Completed	0										
Affordable Units Completed	0										
Site Programming											
Year	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	Later Years
Market Housing	5	14	27	44	20						
Affordable Housing		30	6								
2024 HLA Update											
Site now under construction with first completions anticipated in 2024.											



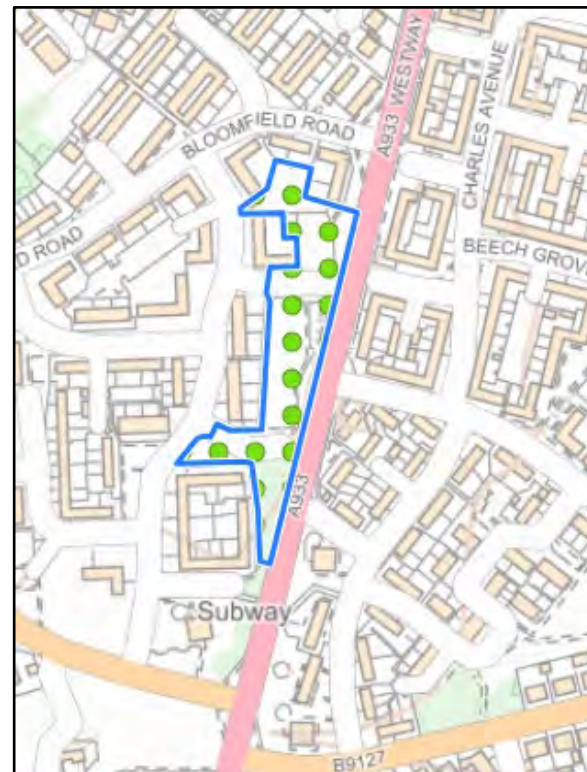
EAST ANGUS HMA – DETAILED SITE INFORMATION

ABBEYBANK HOUSE, ARBROATH											
HLA Site Ref	EAA171a										
Year Added to HLA	2002										
Site Name	Abbeybank House, Springfield Tce										
HMA	East Angus HMA										
Settlement	Arbroath										
Developer / Owner Name	Hillcrest Homes										
LDP / Windfall	Windfall										
Site Size	0.48 ha										
Site Type	Brownfield										
<b>Site Information</b>											
Overall Site Capacity	20										
Units to Build	20										
Completions to Date	0										
Site Status	Under Construction										
Last Planning Approval	10/02/2021										
<b>Tenure (2024 – 2034)</b>											
Developer Tenure	Affordable (Social Rent)										
Market Units	0										
Affordable Units	20										
<b>House Types (2024 – 2034)</b>											
Houses	0										
Flats	20										
<b>Completions (2023 – 2024)</b>											
Market Units Completed	0										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	Later Years
Market Housing											
Affordable Housing	20										
<b>2024 HLA Update</b>											
Site is now under construction. Developer anticipates site completion in 2024/2025.											



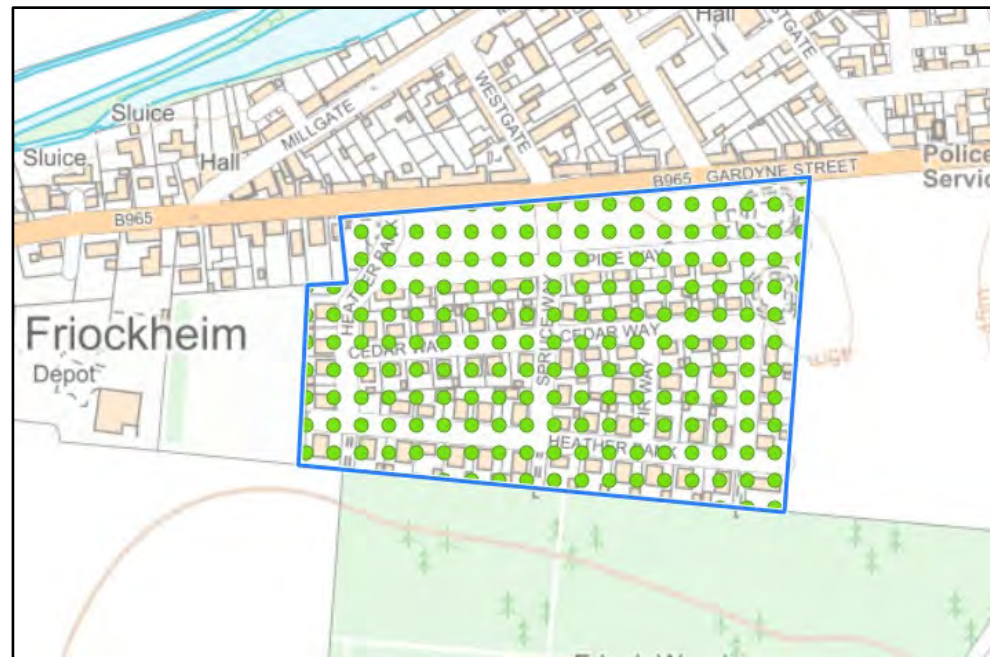
EAST ANGUS HMA – DETAILED SITE INFORMATION

LAND AT FRASER PATH, ARBROATH												
HLA Site Ref	EAA285											
Year Added to HLA	2024											
Site Name	Land at Fraser Path											
HMA	East Angus HMA											
Settlement	Arbroath											
Developer / Owner Name	Angus Council											
LDP / Windfall	Windfall											
Site Size	0.55 ha											
Site Type	Brownfield											
Site Information												
Overall Site Capacity	21											
Units to Build	n/a											
Completions to Date	n/a											
Site Status	Detailed Planning Consent											
Last Planning Approval	22/01/2024											
Tenure (2024 – 2034)												
Developer Tenure	Affordable (Social Rent)											
Market Units	0											
Affordable Units	21											
House Types (2024 – 2034)												
Houses	0											
Flats	20											
Completions (2023 – 2024)												
Market Units Completed	0											
Affordable Units Completed	0											
Site Programming												
Year	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	Later Years	
Market Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
Affordable Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
2024 HLA Update												
Site only recently obtained planning permission. No further progress.												



EAST ANGUS HMA – DETAILED SITE INFORMATION

SOUTH OF GARDYNE STREET, FRIOCKHEIM											
HLA Site Ref	EAL226										
Year Added to HLA	2009										
Site Address	South of Gardyne Street										
HMA	East Angus HMA										
Settlement	Friockheim										
Developer / Owner Name	Guild Homes										
LDP / Windfall	Angus Local Development Plan (2016)										
Site Size	7.65 ha										
Site Type	Greenfield										
<b>Site Information</b>											
Overall Site Capacity	80										
Units to Build	2										
Completions to Date	78										
Site Status	Under Construction										
Last Planning Approval	10/03/2015										
<b>Tenure (2024 – 2034)</b>											
Developer Tenure	Private										
Market Units	80										
Affordable Units	0										
<b>House Types (2024 – 2034)</b>											
Houses	80										
Flats	0										
<b>Completions (2023 – 2024)</b>											
Market Units Completed	0										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	Later Years
Market Housing	2										
Affordable Housing											
<b>2024 HLA Update</b>											
Site almost complete, only 2 plots remain. Developer has confirmed these will be completed in 2024/2025.											



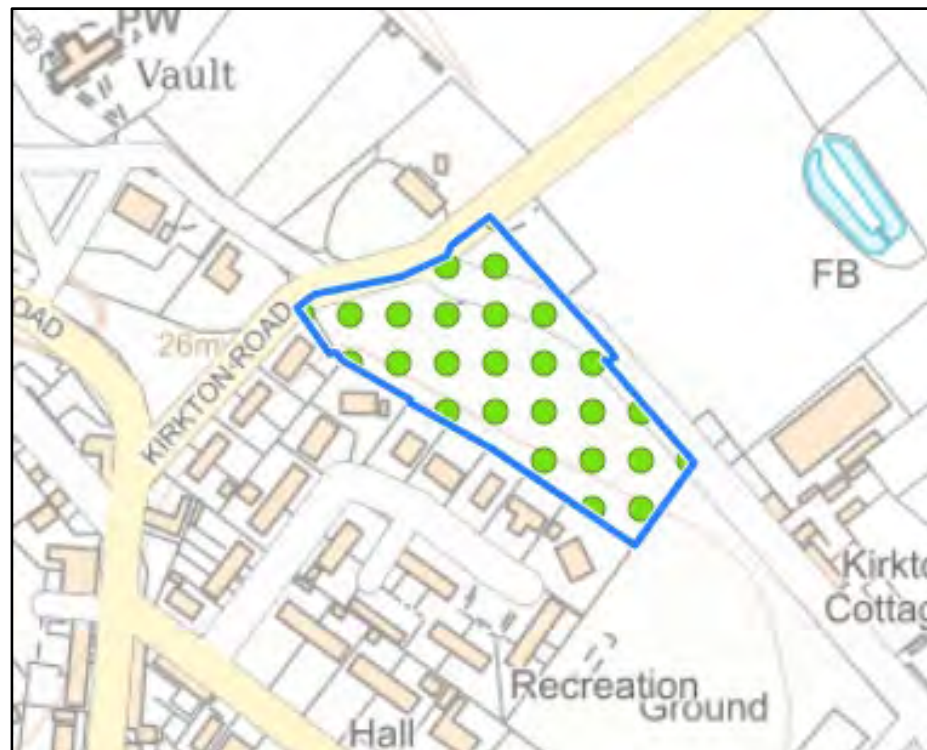
EAST ANGUS HMA – DETAILED SITE INFORMATION

LUNAN PARK DAY CENTRE, GUTHRIE STRRET, FRIOCKHEIM											
HLA Site Ref	EAL409										
Year Added to HLA	2024										
Site Address	Lunan Park Day Centre, Guthrie St.										
HMA	East Angus HMA										
Settlement	Friockheim										
Developer / Owner Name	Angus Housing Association										
LDP / Windfall	Windfall										
Site Size	0.38 ha										
Site Type	Brownfield										
<b>Site Information</b>											
Overall Site Capacity	12										
Units to Build	12										
Completions to Date	0										
Site Status	Detailed Planning Consent										
Last Planning Approval	27/03/2024										
<b>Tenure (2024 – 2034)</b>											
Developer Tenure	Affordable										
Market Units	0										
Affordable Units	12										
<b>House Types (2024 – 2034)</b>											
Houses	12										
Flats	0										
<b>Completions (2023 – 2024)</b>											
Market Units Completed	0										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	Later Years
Market Housing											
Affordable Housing					4	8					
<b>2024 HLA Update</b>											
Site only recently received planning permission. Developer has confirmed site clearance works will commence in 2024 with initial house completions in 2028/2029 as a result of availability of affordable housing funding.											



EAST ANGUS HMA – DETAILED SITE INFORMATION

KIRKTON FARM STEADING												
HLA Site Ref	EAL015											
Year Added to HLA	2005											
Site Name	Kirkton Farm Steading											
HMA	East Angus HMA											
Settlement	Inverkeilor											
Developer / Owner Name	Moir Construction											
LDP / Windfall	Angus Local Development Plan (2016)											
Site Size	1.01 ha											
Site Type	Brownfield											
Site Information												
Overall Site Capacity	10											
Units to Build	10											
Completions to Date	0											
Site Status	Under Construction											
Last Planning Approval	30/12/2022											
Tenure (2024 – 2034)												
Developer Tenure	Private											
Market Units	10											
Affordable Units	0											
House Types (2024 – 2034)												
Houses	10											
Flats	0											
Completions (2023 – 2024)												
Market Units Completed	0											
Affordable Units Completed	0											
Site Programming												
Year	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	Later Years	
Market Housing	6	4										
Affordable Housing												
2024 HLA Update												
Site is under construction and is progressing well. Developer has confirmed site completion by March 2025.												





EAST ANGUS HMA – DETAILED SITE INFORMATION

LAND AT SLADE FARM											
HLA Site Ref	EAL403										
Year Added to HLA	2015										
Site Name	Land at Slade Farm										
HMA	East Angus HMA										
Settlement	Carmyllie										
Developer / Owner Name	Private										
LDP / Windfall	Windfall										
Site Size	1.60 ha										
Site Type	Brownfield										
<b>Site Information</b>											
Overall Site Capacity	5										
Units to Build	5										
Completions to Date	0										
Site Status	Detailed Planning Consent										
Last Planning Approval	05/09/2022										
<b>Tenure (2024 – 2034)</b>											
Developer Tenure	Private										
Market Units	5										
Affordable Units	0										
<b>House Types (2024 – 2034)</b>											
Houses	5										
Flats	0										
<b>Completions (2023 – 2024)</b>											
Market Units Completed	0										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	Later Years
Market Housing		2	3								
Affordable Housing											
<b>2024 HLA Update</b>											
Site has detailed planning permission. Site progress will continue to be monitored as no progress to date.											



EAST ANGUS HMA – DETAILED SITE INFORMATION

CAIRNTON STEADING, ARBROATH											
HLA Site Ref	EAL405										
Year Added to HLA	2023										
Site Address	Cairnton Steading										
HMA	East Angus HMA										
Settlement	Arbroath										
Developer / Owner Name	Private										
LDP / Windfall	Windfall										
Site Size	0.76 ha										
Site Type	Brownfield										
<b>Site Information</b>											
Overall Site Capacity	4										
Units to Build	4										
Completions to Date	0										
Site Status	Detailed Planning Consent										
Last Planning Approval	30/09/2022										
<b>Tenure (2024 – 2034)</b>											
Developer Tenure	Private										
Market Units	4										
Affordable Units	0										
<b>House Types (2024 – 2034)</b>											
Houses	4										
Flats	0										
<b>Completions (2023 – 2024)</b>											
Market Units Completed	0										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	Later Years
Market Housing		1	1	1	1						
Affordable Housing											
<b>2024 HLA Update</b>											
Site has detailed planning permission. Site progress will continue to be monitored as no progress to date.											



EAST ANGUS HMA – DETAILED SITE INFORMATION

REDCASTLE FARM, INVERKEILOR											
HLA Site Ref	EAL406										
Year Added to HLA	2023										
Site Address	Redcastle Farm										
HMA	East Angus HMA										
Settlement	Inverkeilor										
Developer / Owner Name	Private										
LDP / Windfall	Windfall										
Site Size	0.96 ha										
Site Type	Brownfield										
<b>Site Information</b>											
Overall Site Capacity	4										
Units to Build	4										
Completions to Date	0										
Site Status	Detailed Planning Consent										
Last Planning Approval	10/06/2022										
<b>Tenure (2024 – 2034)</b>											
Developer Tenure	Private										
Market Units	4										
Affordable Units	0										
<b>House Types (2024 – 2034)</b>											
Houses	4										
Flats	0										
<b>Completions (2023 – 2024)</b>											
Market Units Completed	0										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	Later Years
Market Housing			2	2							
Affordable Housing											
<b>2024 HLA Update</b>											
Site has detailed planning permission. Site progress will continue to be monitored as no progress to date.											



EAST ANGUS HMA – DETAILED SITE INFORMATION

HOME FARM, TARRIEBANK											
HLA Site Ref	EAL407										
Year Added to HLA	2023										
Site Address	Home Farm, Tarriebank										
HMA	East Angus HMA										
Settlement	Marywell										
Developer / Owner Name	Private										
LDP / Windfall	Windfall										
Site Size	0.59 ha										
Site Type	Brownfield										
<b>Site Information</b>											
Overall Site Capacity	5										
Units to Build	2										
Completions to Date	3										
Site Status	Under Construction										
Last Planning Approval	27/09/2022										
<b>Tenure (2024 – 2034)</b>											
Developer Tenure	Private										
Market Units	2										
Affordable Units	0										
<b>House Types (2024 – 2034)</b>											
Houses	2										
Flats	0										
<b>Completions (2023 – 2024)</b>											
Market Units Completed	0										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	Later Years
Market Housing	2										
Affordable Housing											
<b>2024 HLA Update</b>											
Initial 3 completions in 2023/2024. Developer has confirmed 2 remaining units will be complete in 2024.											



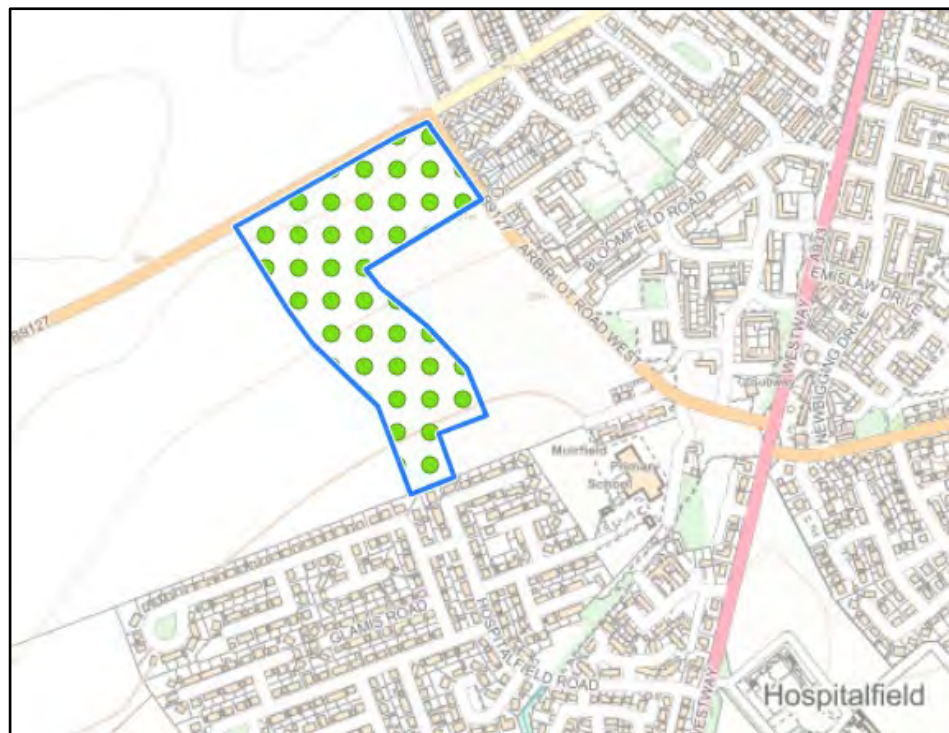
EAST ANGUS HMA – DETAILED SITE INFORMATION

BANKFOOT FARM											
HLA Site Ref	EAL406										
Year Added to HLA	2024										
Site Address	Bankfoot Farm										
HMA	East Angus HMA										
Settlement	Arbroath										
Developer / Owner Name	Private										
LDP / Windfall	Windfall										
Site Size	0.43 ha										
Site Type	Brownfield										
<b>Site Information</b>											
Overall Site Capacity	4										
Units to Build	4										
Completions to Date	0										
Site Status	Planning Permission in Principle										
Last Planning Approval	23/10/2023										
<b>Tenure (2024 – 2034)</b>											
Developer Tenure	Private										
Market Units	4										
Affordable Units	0										
<b>House Types (2024 – 2034)</b>											
Houses	4										
Flats	0										
<b>Completions (2023 – 2024)</b>											
Market Units Completed	0										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	Later Years
Market Housing			2	2							
Affordable Housing											
<b>2024 HLA Update</b>											
No progress.											



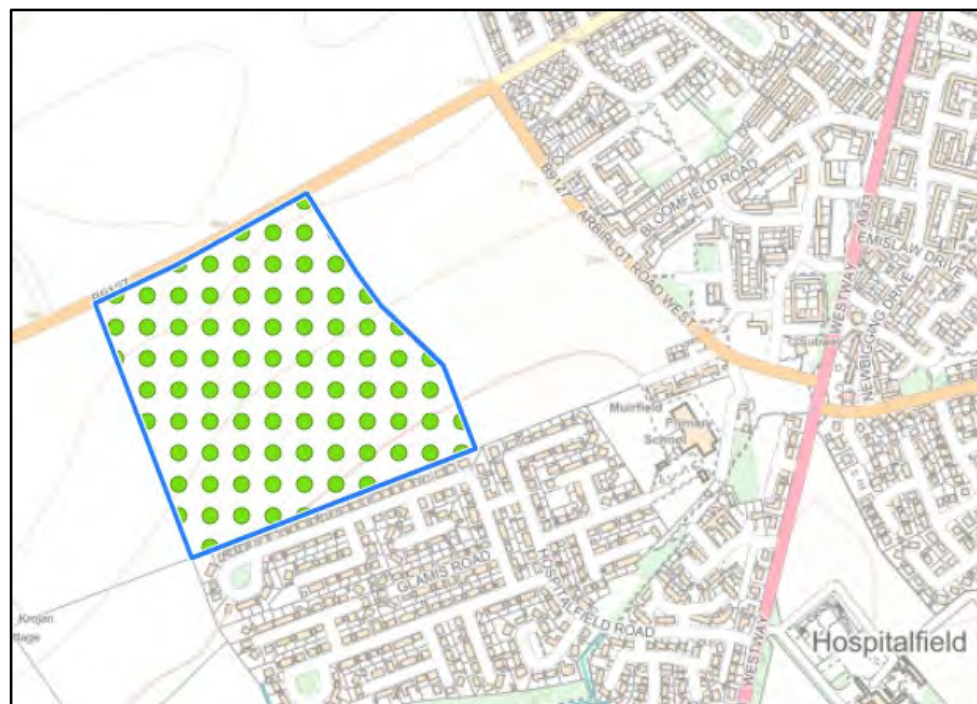
# EAST ANGUS HMA – DETAILED SITE INFORMATION

CRUDIE FARM, ARBIRLOT ROAD WEST, ARBROATH (PHASE 2)												
HLA Site Ref	EAA271(b)											
Year Added to HLA	2015											
Site Name	Crudie Farm, Arbirlot Road West (Phase 2)											
HMA	East Angus HMA											
Settlement	Arbroath											
Developer / Owner Name	Scotia Homes											
LDP / Windfall	Local Development Plan											
Site Size	7.28 ha											
Site Type	Greenfield											
<b>Site Information</b>												
Overall Site Capacity	147											
Units to Build	147											
Completions to Date	0											
Site Status	Constrained											
Last Planning Approval	26/09/2016											
<b>Tenure (2024 – 2034)</b>												
Developer Tenure	Mixed											
Market Units	tbc											
Affordable Units	tbc											
<b>House Types (2024 – 2034)</b>												
Houses	tbc											
Flats	tbc											
<b>Completions (2023 – 2024)</b>												
Market Units Completed	0											
Affordable Units Completed	0											
<b>Site Programming</b>												
Year	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	Later Years	
Market Housing	tbc	tbc	tbc	tbc	tbc	tbc	tbc	tbc	tbc	tbc	tbc	
Affordable Housing	tbc	tbc	tbc	tbc	tbc	tbc	tbc	tbc	tbc	tbc	tbc	
<b>2024 HLA Update</b>												
Planning application 24/00151/FULM submitted in early 2024 for 147 units. Application remains pending consideration.												



## EAST ANGUS HMA – DETAILED SITE INFORMATION

CRUDIE FARM, ARBIRLOT ROAD WEST, ARBROATH (PHASE 3)											
HLA Site Ref	EAA271(c)										
Year Added to HLA	2015										
Site Name	Crudie Farm, Arbirlot Road West (Phase 3)										
HMA	East Angus HMA										
Settlement	Arbroath										
Developer / Owner Name	Scotia Homes										
LDP / Windfall	Local Development Plan										
Site Size	15.55 ha										
Site Type	Greenfield										
<b>Site Information</b>											
Overall Site Capacity	340										
Units to Build	340										
Completions to Date	0										
Site Status	Constrained										
Last Planning Approval	26/09/2016										
<b>Tenure (2024 – 2034)</b>											
Developer Tenure	Mixed										
Market Units	tbc										
Affordable Units	tbc										
<b>House Types (2024 – 2034)</b>											
Houses	tbc										
Flats	tbc										
<b>Completions (2023 – 2024)</b>											
Market Units Completed	0										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	Later Years
Market Housing	tbc	tbc	tbc	tbc	tbc	tbc	tbc	tbc	tbc	tbc	tbc
Affordable Housing	tbc	tbc	tbc	tbc	tbc	tbc	tbc	tbc	tbc	tbc	tbc
<b>2024 HLA Update</b>											
Initial phase of development at Crudie Farm is under construction with a planning application for phase 2 under consideration. This site is currently constrained in line with ALDP policy A3 which states that the site is safeguarded with further land release in the period beyond 2026 to be determined by a future Local Plan.											



# EAST ANGUS HMA – DETAILED SITE INFORMATION

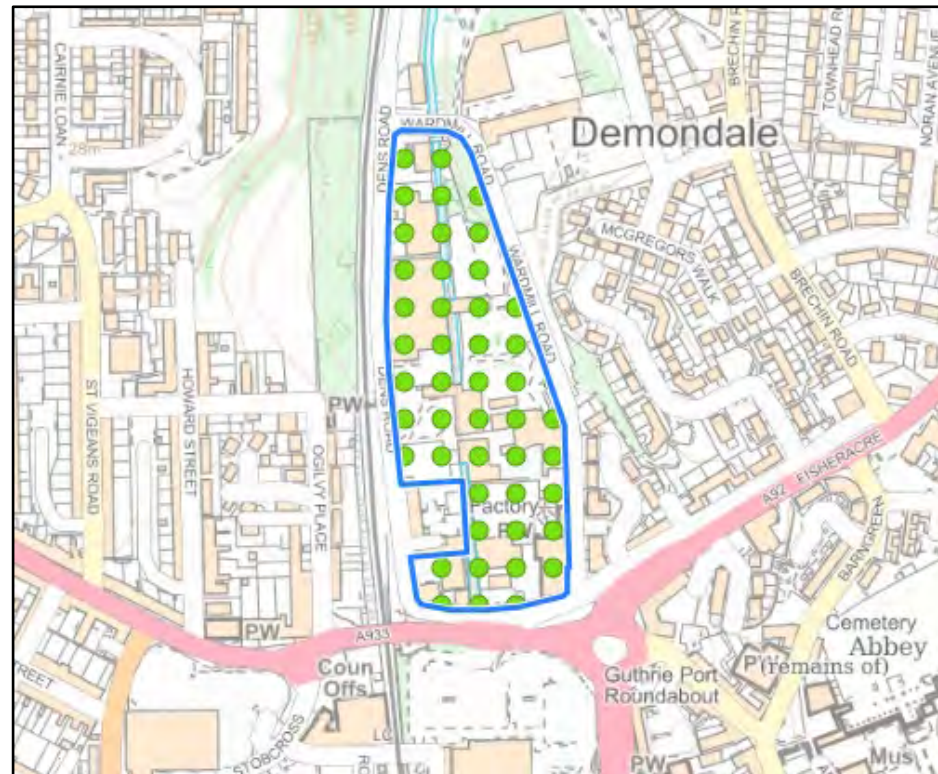
ERNEST STREET / PALMER STREET, ARBROATH											
HLA Site Ref	EAA200										
Year Added to HLA	2005										
Site Name	Ernest Street/Palmer Street										
HMA	East Angus HMA										
Settlement	Arbroath										
Developer / Owner Name	First Endeavor LLP										
LDP / Windfall	Angus Local Development Plan (2016)										
Site Size	1.50 ha										
Site Type	Brownfield										
Site Information											
Overall Site Capacity	75										
Units to Build	75										
Completions to Date	0										
Site Status	Constrained										
Last Planning Approval	03/01/2018										
Tenure (2024 – 2034)											
Developer Tenure	Affordable										
Market Units	0										
Affordable Units	75										
House Types (2024 – 2034)											
Houses	tbc										
Flats	tbc										
Completions (2023 – 2024)											
Market Units Completed	0										
Affordable Units Completed	0										
Site Programming											
Year	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	Later Years
Market Housing	tbc	tbc	tbc	tbc	tbc	tbc	tbc	tbc	tbc	tbc	tbc
Affordable Housing	tbc	tbc	tbc	tbc	tbc	tbc	tbc	tbc	tbc	tbc	tbc
2024 HLA Update											
New developer interest. PAN submitted for affordable housing but no further progress.											





EAST ANGUS HMA – DETAILED SITE INFORMATION

WARDMILL/DENS ROAD, ARBROATH												
HLA Site Ref	EAA202(b)											
Year Added to HLA	2005											
Site Name	Wardmill/Dens Road											
HMA	East Angus HMA											
Settlement	Arbroath											
Developer / Owner Name	Dens Road Arbroath Ltd											
LDP / Windfall	Angus Local Development Plan (2016)											
Site Size	4.03 ha											
Site Type	Brownfield											
Site Information												
Overall Site Capacity	80											
Units to Build	80											
Completions to Date	0											
Site Status	Constrained											
Last Planning Approval	26/09/2016											
Tenure (2024 – 2034)												
Developer Tenure	tbc											
Market Units	tbc											
Affordable Units	tbc											
House Types (2024 – 2034)												
Houses	tbc											
Flats	tbc											
Completions (2023 – 2024)												
Market Units Completed	0											
Affordable Units Completed	0											
Site Programming												
Year	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	Later Years	
Market Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
Affordable Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
2024 HLA Update												
Site is constrained. No development progress.												



EAST ANGUS HMA – DETAILED SITE INFORMATION

CAIRNIE ROAD, THE ELMS, ARBROATH												
HLA Site Ref	EAA017											
Year Added to HLA	1998											
Site Name	Cairnie Road, The Elms											
HMA	East Angus HMA											
Settlement	Arbroath											
Developer / Owner Name	Kwikbuild Building Contractors											
LDP / Windfall	Angus Local Development Plan (2016)											
Site Size	0.58 ha											
Site Type	Brownfield											
Site Information												
Overall Site Capacity	5											
Units to Build	5											
Completions to Date	0											
Site Status	Constrained											
Last Planning Approval	26/09/2016											
Tenure (2024 – 2034)												
Developer Tenure	tbc											
Market Units	tbc											
Affordable Units	tbc											
House Types (2024 – 2034)												
Houses	tbc											
Flats	tbc											
Completions (2023 – 2024)												
Market Units Completed	0											
Affordable Units Completed	0											
Site Programming												
Year	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	Later Years	
Market Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
Affordable Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
2024 HLA Update												
Site is constrained. No development progress.												



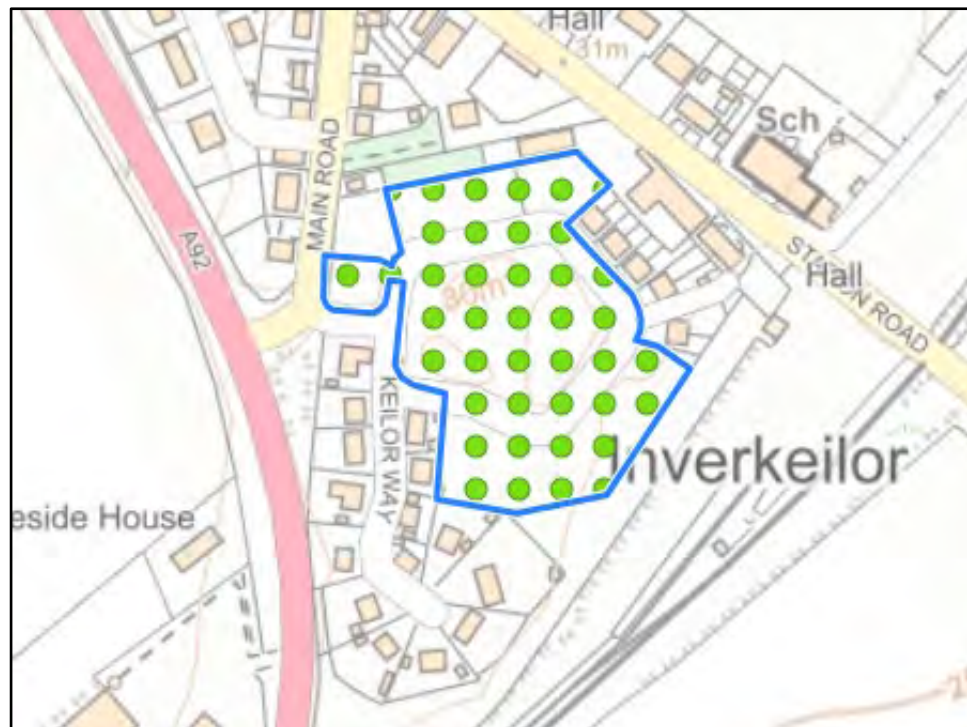
EAST ANGUS HMA – DETAILED SITE INFORMATION

ELLIOT, ARBROATH												
HLA Site Ref	EAA183											
Year Added to HLA	2003											
Site Name	Elliot, Arbroath											
HMA	East Angus HMA											
Settlement	Arbroath											
Developer / Owner Name	G Land											
LDP / Windfall	Angus Local Development Plan (2016)											
Site Size	1.24 ha											
Site Type	Brownfield											
Site Information												
Overall Site Capacity	25											
Units to Build	25											
Completions to Date	0											
Site Status	Constrained											
Last Planning Approval	26/09/2016											
Tenure (2024 – 2034)												
Developer Tenure	tbc											
Market Units	tbc											
Affordable Units	tbc											
House Types (2024 – 2034)												
Houses	tbc											
Flats	tbc											
Completions (2023 – 2024)												
Market Units Completed	0											
Affordable Units Completed	0											
Site Programming												
Year	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	Later Years	
Market Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
Affordable Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
2024 HLA Update												
Site is constrained. No development progress.												



# EAST ANGUS HMA – DETAILED SITE INFORMATION

RAILWAY FIELD, INVERKEILOR SOUTH											
HLA Site Ref	EAL163										
Year Added to HLA	2000										
Site Name	Railway Field, Inverkeilor South										
HMA	East Angus HMA										
Settlement	Inverkeilor										
Developer / Owner Name	Private										
LDP / Windfall	Angus Local Development Plan (2016)										
Site Size	2.83 ha										
Site Type	Brownfield										
<b>Site Information</b>											
Overall Site Capacity	36										
Units to Build	26										
Completions to Date	0										
Site Status	Constrained										
Last Planning Approval	03/03/2022										
<b>Tenure (2024 – 2034)</b>											
Developer Tenure	Private										
Market Units	26										
Affordable Units	0										
<b>House Types (2024 – 2034)</b>											
Houses	26										
Flats	0										
<b>Completions (2023 – 2024)</b>											
Market Units Completed	0										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	Later Years
Market Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Affordable Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
<b>2024 HLA Update</b>											
No development progress and no active developer interest since planning permission was granted in 2022.											



SOUTH ANGUS HMA – DETAILED SITE INFORMATION

LAND AT PITSKELLY, CARNOUSTIE												
HLA Site Ref	SAC123											
Year Added to HLA	2015											
Site Name	Land at Pitskelly											
HMA	South Angus HMA											
Settlement	Carnoustie											
Developer / Owner Name	Persimmon Homes											
LDP / Windfall	Local Development Plan											
Site Size	9.76 ha											
Site Type	Greenfield											
Site Information												
Overall Site Capacity	249											
Units to Build	147											
Completions to Date	93											
Site Status	Under Construction											
Last Planning Approval	10/02/2021											
Tenure (2024 - 2034)												
Developer Tenure	Mixed											
Market Units	147											
Affordable Units	0											
House Types (2024 - 2034)												
Houses	147											
Flats	0											
Completions (2023 - 2024)												
Market Units Completed	49											
Affordable Units Completed	20											
Site Programming												
Year	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	Later Years	
Market Housing	40	65	42									
Affordable Housing												
2024 HLA Update												
Construction works and house completions continue. Developer has confirmed change to affordable housing delivery due to current funding constraints.												



SOUTH ANGUS HMA – DETAILED SITE INFORMATION

WOODSIDE / PITSKELLY, CARNOUSTIE											
HLA Site Ref	SAC042b										
Year Added to HLA	2000										
Site Name	Woodside/Pitskelly										
HMA	South Angus HMA										
Settlement	Carnoustie										
Developer / Owner Name	D J Laing Homes Ltd										
LDP / Windfall	Local Development Plan										
Site Size	2.50 ha										
Site Type	Brownfield										
Site Information											
Overall Site Capacity	54										
Units to Build	54										
Completions to Date	0										
Site Status	Angus Local Development Plan (2016)										
Last Planning Approval	26/09/2016										
Tenure (2024 – 2034)											
Developer Tenure	Mixed										
Market Units	41										
Affordable Units	13										
House Types (2024 – 2034)											
Houses	42										
Flats	12										
Completions (2023 – 2024)											
Market Units Completed	0										
Affordable Units Completed	0										
Site Programming											
Year	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	Later Years
Market Housing			3	21	15						
Affordable Housing			12	3							
2024 HLA Update											
Planning application pending consideration.											



SOUTH ANGUS HMA – DETAILED SITE INFORMATION

GREENLAW HILL, CARNOUSTIE											
HLA Site Ref	SAC044										
Year Added to HLA	2000										
Site Name	Greenlaw Hill										
HMA	South Angus HMA										
Settlement	Carnoustie										
Developer / Owner Name	DJ Laing Homes										
LDP / Windfall	Local Development Plan										
Site Size	1.70 ha										
Site Type	Brownfield										
Site Information											
Overall Site Capacity	57										
Units to Build	57										
Completions to Date	0										
Site Status	Detailed Planning Consent										
Last Planning Approval	13/12/2023										
Tenure (2024 – 2034)											
Developer Tenure	Mixed										
Market Units	43										
Affordable Units	14										
House Types (2024 – 2034)											
Houses	57										
Flats	0										
Completions (2023 – 2024)											
Market Units Completed	0										
Affordable Units Completed	0										
Site Programming											
Year	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	Later Years
Market Housing		20	20	3							
Affordable Housing		4	4	6							
2024 HLA Update											
Site has planning permission. Site likely to start in 2024.											



SOUTH ANGUS HMA – DETAILED SITE INFORMATION

PANMURE INDUSTRIAL ESTATE, CARNOUSTIE											
HLA Site Ref	SAC124(a)										
Year Added to HLA	2015										
Site Name	Panmure Industrial Estate										
HMA	South Angus HMA										
Settlement	Carnoustie										
Developer / Owner Name	D J Laing Homes										
LDP / Windfall	Local Development Plan										
Site Size	1.15 ha										
Site Type	Brownfield										
Site Information											
Overall Site Capacity	14										
Units to Build	14										
Completions to Date	0										
Site Status	Under Construction										
Last Planning Approval	31/01/2023										
Tenure (2024 – 2034)											
Developer Tenure	Mixed										
Market Units	11										
Affordable Units	3										
House Types (2024 – 2034)											
Houses	14										
Flats	0										
Completions (2023 – 2024)											
Market Units Completed	0										
Affordable Units Completed	0										
Site Programming											
Year	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	Later Years
Market Housing	11										
Affordable Housing	3										
2024 HLA Update											
Site now under construction. Initial completions anticipated in late-2024.											





SOUTH ANGUS HMA – DETAILED SITE INFORMATION

MILTON MILL, MONIFIETH											
HLA Site Ref	SAM028										
Year Added to HLA	2000										
Site Name	Milton Mill										
HMA	South Angus HMA										
Settlement	Monifieth										
Developer / Owner Name	H & H Properties										
LDP / Windfall	Angus Local Development Plan (2016)										
Site Size	1.20 ha										
Site Type	Brownfield										
<b>Site Information</b>											
Overall Site Capacity	77										
Units to Build	5										
Completions to Date	72										
Site Status	Under Construction										
Last Planning Approval	16/09/2010										
<b>Tenure (2024 – 2034)</b>											
Developer Tenure	Private										
Market Units	77										
Affordable Units	0										
<b>House Types (2024 – 2034)</b>											
Houses	0										
Flats	5										
<b>Completions (2023 – 2024)</b>											
Market Units Completed	2										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	Later Years
Market Housing	3	2									
Affordable Housing											
<b>2024 HLA Update</b>											
Site under construction and still delivering units.											



SOUTH ANGUS HMA – DETAILED SITE INFORMATION

PANMURE CHURCH, MONIFIETH											
HLA Site Ref	SAM084										
Year Added to HLA	2019										
Site Name	Panmure Church										
HMA	South Angus HMA										
Settlement	Monifieth										
Developer / Owner Name	H & H Properties										
LDP / Windfall	Windfall										
Site Size	0.12 ha										
Site Type	Brownfield										
<b>Site Information</b>											
Overall Site Capacity	6										
Units to Build	6										
Completions to Date	0										
Site Status	Under Construction										
Last Planning Approval	13/09/2018										
<b>Tenure (2024 – 2034)</b>											
Developer Tenure	Private										
Market Units	6										
Affordable Units	0										
<b>House Types (2024 – 2034)</b>											
Houses	6										
Flats	0										
<b>Completions (2023 – 2024)</b>											
Market Units Completed	0										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	Later Years
Market Housing	3	3									
Affordable Housing											
<b>2024 HLA Update</b>											
Site under construction.											



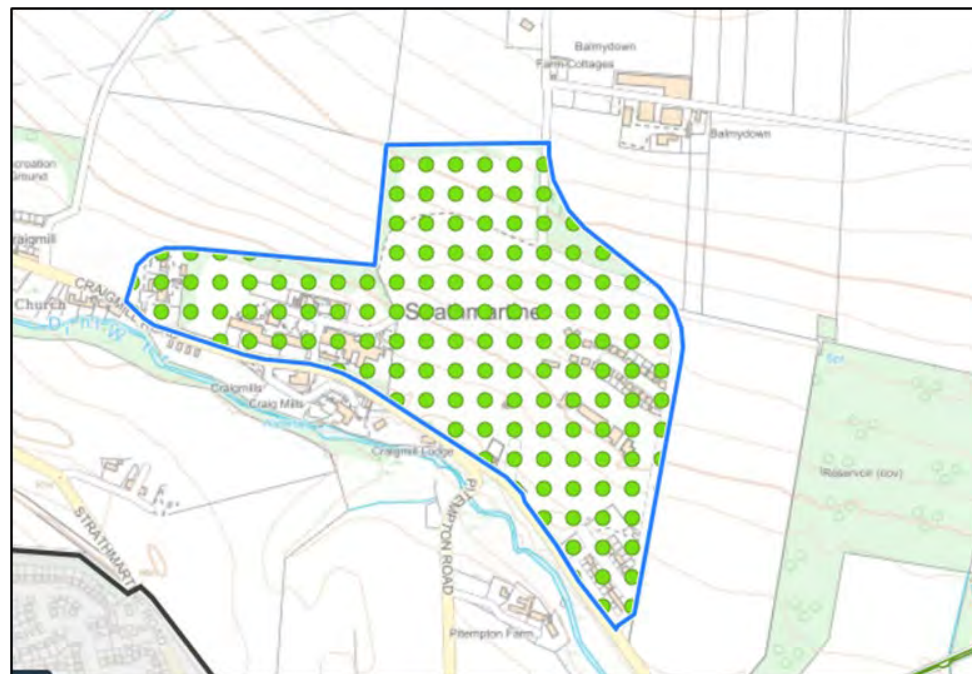
SOUTH ANGUS HMA – DETAILED SITE INFORMATION

FORMER STRATHMARTINE HOSPITAL											
HLA Site Ref	SAL266										
Year Added to HLA	2009										
Site Name	Former Strathmartine Hospital										
HMA	South Angus HMA										
Settlement	Bridgefoot										
Developer / Owner Name	Chamberlain Bell Ltd & Hillcrest HA										
LDP / Windfall	Angus Local Development Plan (2016)										
Site Size	17.50 ha										
Site Type	Brownfield										
<b>Site Information</b>											
Overall Site Capacity	42										
Units to Build	42										
Completions to Date	0										
Site Status	Under Construction										
Last Planning Approval	30/11/2020										
<b>Tenure (2024 – 2034)</b>											
Developer Tenure	Private										
Market Units	12										
Affordable Units	28										
<b>House Types (2024 – 2034)</b>											
Houses	40										
Flats	0										
<b>Completions (2023 – 2024)</b>											
Market Units Completed	0										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	Later Years
Market Housing	4	8									
Affordable Housing	28										
<b>2024 HLA Update</b>											
Site now under construction with initial completions anticipated in 2024..											



SOUTH ANGUS HMA – DETAILED SITE INFORMATION

STRATHMARTINE PARK											
HLA Site Ref	SAL266										
Year Added to HLA	2009										
Site Name	Strathmartine Park										
HMA	South Angus HMA										
Settlement	Bridgefoot										
Developer / Owner Name	Miller Homes										
LDP / Windfall	Angus Local Development Plan (2016)										
Site Size	17.50 ha										
Site Type	Brownfield										
<b>Site Information</b>											
Overall Site Capacity	182										
Units to Build	176										
Completions to Date	6										
Site Status	Under Construction										
Last Planning Approval	30/11/2020										
<b>Tenure (2024 – 2034)</b>											
Developer Tenure	Private										
Market Units	176										
Affordable Units	0										
<b>House Types (2024 – 2034)</b>											
Houses	176										
Flats	0										
<b>Completions (2023 – 2024)</b>											
Market Units Completed	/6										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	Later Years
Market Housing	36	36	36	36	32						
Affordable Housing											
<b>2024 HLA Update</b>											
Site now under construction with first completions in 2023/2024.											



SOUTH ANGUS HMA – DETAILED SITE INFORMATION

LEDYATT FARM											
HLA Site Ref	SAL585										
Year Added to HLA	2019										
Site Name	Ledyatt Farm										
HMA	South Angus HMA										
Settlement	Lundie										
Developer / Owner Name	RA Contracts										
LDP / Windfall	Windfall										
Site Size	1.12 ha										
Site Type	Brownfield										
<b>Site Information</b>											
Overall Site Capacity	5										
Units to Build	5										
Completions to Date	0										
Site Status	Under Construction										
Last Planning Approval	16/12/2022										
<b>Tenure (2024 – 2034)</b>											
Developer Tenure	Private										
Market Units	5										
Affordable Units	0										
<b>House Types (2024 – 2034)</b>											
Houses	5										
Flats	0										
<b>Completions (2023 – 2024)</b>											
Market Units Completed	0										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	Later Years
Market Housing	2	3									
Affordable Housing											
<b>2024 HLA Update</b>											
Site is under construction with initial units now well under construction.											



SOUTH ANGUS HMA – DETAILED SITE INFORMATION

NEWTYLE GLEBE											
HLA Site Ref	SAL584										
Year Added to HLA	2015										
Site Name	Newtyle Glebe										
HMA	South Angus HMA										
Settlement	Newtyle										
Developer / Owner Name	Unknown										
LDP / Windfall	Angus Local Development Plan (2016)										
Site Size	0.30 ha										
Site Type	Greenfield										
<b>Site Information</b>											
Overall Site Capacity	39										
Units to Build	39										
Completions to Date	0										
Site Status	Angus Local Development Plan (2016)										
Last Planning Approval	26/09/2016										
<b>Tenure (2024 – 2034)</b>											
Developer Tenure	Mixed										
Market Units	29										
Affordable Units	10										
<b>House Types (2024 – 2034)</b>											
Houses	35										
Flats	4										
<b>Completions (2023 – 2024)</b>											
Market Units Completed	0										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	Later Years
Market Housing		7	13	9							
Affordable Housing			5	5							
<b>2024 HLA Update</b>											
Planning permission granted in June 2023. Site is under construction although programming pushed back 1-year following collapse of Hadden Homes.											



SOUTH ANGUS HMA – DETAILED SITE INFORMATION

THE WALLED GARDEN, TEALING											
HLA Site Ref	SAL292										
Year Added to HLA	2020										
Site Address	The Walled Garden, Tealing										
HMA	South Angus HMA										
Settlement	Tealing										
Developer / Owner Name	Western Developments Spv1 Ltd										
LDP / Windfall	Windfall										
Site Size	0.68 ha										
Site Type	Greenfield										
<b>Site Information</b>											
Overall Site Capacity	6										
Units to Build	6										
Completions to Date	0										
Site Status	Detailed Planning Consent										
Last Planning Approval	05/12/2023										
<b>Tenure (2024 – 2034)</b>											
Developer Tenure	Private										
Market Units	6										
Affordable Units	0										
<b>House Types (2024 – 2034)</b>											
Houses	6										
Flats	0										
<b>Completions (2023 – 2024)</b>											
Market Units Completed	0										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	Later Years
Market Housing			2	2	2						
Affordable Housing											
<b>2024 HLA Update</b>											
Site granted new planning permission in December 2023. No progress to date.											



SOUTH ANGUS HMA – DETAILED SITE INFORMATION

HILLHEAD ROAD, MONIKIE											
HLA Site Ref	SAL299										
Year Added to HLA	2009										
Site Address	Hillhead Road										
HMA	South Angus HMA										
Settlement	Monikie										
Developer / Owner Name	West Developments (Scotland) Ltd										
LDP / Windfall	Local Development Plan										
Site Size	0.49 ha										
Site Type	Brownfield										
<b>Site Information</b>											
Overall Site Capacity	8										
Units to Build	8										
Completions to Date	0										
Site Status	Under Construction										
Last Planning Approval	27/09/2022										
<b>Tenure (2024 – 2034)</b>											
Developer Tenure	Private										
Market Units	8										
Affordable Units	0										
<b>House Types (2024 – 2034)</b>											
Houses	8										
Flats	0										
<b>Completions (2023 – 2024)</b>											
Market Units Completed	0										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	Later Years
Market Housing	4	4									
Affordable Housing											
<b>2024 HLA Update</b>											
Site is under construction. Developer has indicated that change of house types has delayed delivery. Enabling works imminent.											





SOUTH ANGUS HMA – DETAILED SITE INFORMATION

FORMER PANMURE FILTER BEDS, PANMURE											
HLA Site Ref	SAL591										
Year Added to HLA	2023										
Site Address	Former Panmure Filter Beds										
HMA	South Angus HMA										
Settlement	Panmure										
Developer / Owner Name	Chamberlain Bell Ltd										
LDP / Windfall	Windfall										
Site Size	0.69 ha										
Site Type	Brownfield										
<b>Site Information</b>											
Overall Site Capacity	4										
Units to Build	4										
Completions to Date	0										
Site Status	Detailed Planning Consent										
Last Planning Approval	18/02/2022										
<b>Tenure (2024 – 2034)</b>											
Developer Tenure	Private										
Market Units	4										
Affordable Units	0										
<b>House Types (2024 – 2034)</b>											
Houses	4										
Flats	0										
<b>Completions (2023 – 2024)</b>											
Market Units Completed	0										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	Later Years
Market Housing		2	2								
Affordable Housing											
<b>2024 HLA Update</b>											
No further progress to date. Site will continue to be monitored.											



SOUTH ANGUS HMA – DETAILED SITE INFORMATION

LAND AT FORMER PIGGERY, BARRY											
HLA Site Ref	SAL592										
Year Added to HLA	2023										
Site Address	Land at Former Piggery										
HMA	South Angus HMA										
Settlement	Barry										
Developer / Owner Name	Private										
LDP / Windfall	Windfall										
Site Size	0.49 ha										
Site Type	Brownfield										
<b>Site Information</b>											
Overall Site Capacity	4										
Units to Build	4										
Completions to Date	0										
Site Status	Planning Permission in Principle										
Last Planning Approval	08/09/2022										
<b>Tenure (2024 – 2034)</b>											
Developer Tenure	Private										
Market Units	4										
Affordable Units	0										
<b>House Types (2024 – 2034)</b>											
Houses	4										
Flats	0										
<b>Completions (2023 – 2024)</b>											
Market Units Completed	0										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	Later Years
Market Housing			2	2							
Affordable Housing											
<b>2024 HLA Update</b>											
No further progress to date. Site will continue to be monitored.											



SOUTH ANGUS HMA – DETAILED SITE INFORMATION

CARLUNGIE FARM											
HLA Site Ref	SAL593										
Year Added to HLA	2024										
Site Address	Carlungie Farm										
HMA	South Angus HMA										
Settlement	Carnoustie										
Developer / Owner Name	Clova Farms Ltd										
LDP / Windfall	Windfall										
Site Size	0.75 ha										
Site Type	Brownfield										
<b>Site Information</b>											
Overall Site Capacity	4										
Units to Build	4										
Completions to Date	0										
Site Status	Detailed Planning Consent										
Last Planning Approval	23/05/2023										
<b>Tenure (2024 – 2034)</b>											
Developer Tenure	Private										
Market Units	4										
Affordable Units	0										
<b>House Types (2024 – 2034)</b>											
Houses	4										
Flats	0										
<b>Completions (2023 – 2024)</b>											
Market Units Completed	0										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	Later Years
Market Housing				2	2						
Affordable Housing											
<b>2024 HLA Update</b>											
Site granted planning permission in May 2023. No progress to date.											



## SOUTH ANGUS HMA – DETAILED SITE INFORMATION

FORMER SOCIAL CLUB, BARRY ROAD, CARNOUSTIE											
HLA Site Ref	SAC043										
Year Added to HLA	2000										
Site Name	Former Social Club, Barry Road										
HMA	South Angus HMA										
Settlement	Carnoustie										
Developer / Owner Name	D J Laing Homes Ltd										
LDP / Windfall	Local Development Plan										
Site Size	1.00 ha										
Site Type	Brownfield										
<b>Site Information</b>											
Overall Site Capacity	15										
Units to Build	15										
Completions to Date	0										
Site Status	Constrained										
Last Planning Approval	26/09/2016										
<b>Tenure (2024 – 2034)</b>											
Developer Tenure	tbc										
Market Units	tbc										
Affordable Units	tbc										
<b>House Types (2024 – 2034)</b>											
Houses	tbc										
Flats	tbc										
<b>Completions (2023 – 2024)</b>											
Market Units Completed	0										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	Later Years
Market Housing	tbc	tbc	tbc	tbc	tbc	tbc	tbc	tbc	tbc	tbc	tbc
Affordable Housing	tbc	tbc	tbc	tbc	tbc	tbc	tbc	tbc	tbc	tbc	tbc
<b>2024 HLA Update</b>											
Site constrained. No progress.											



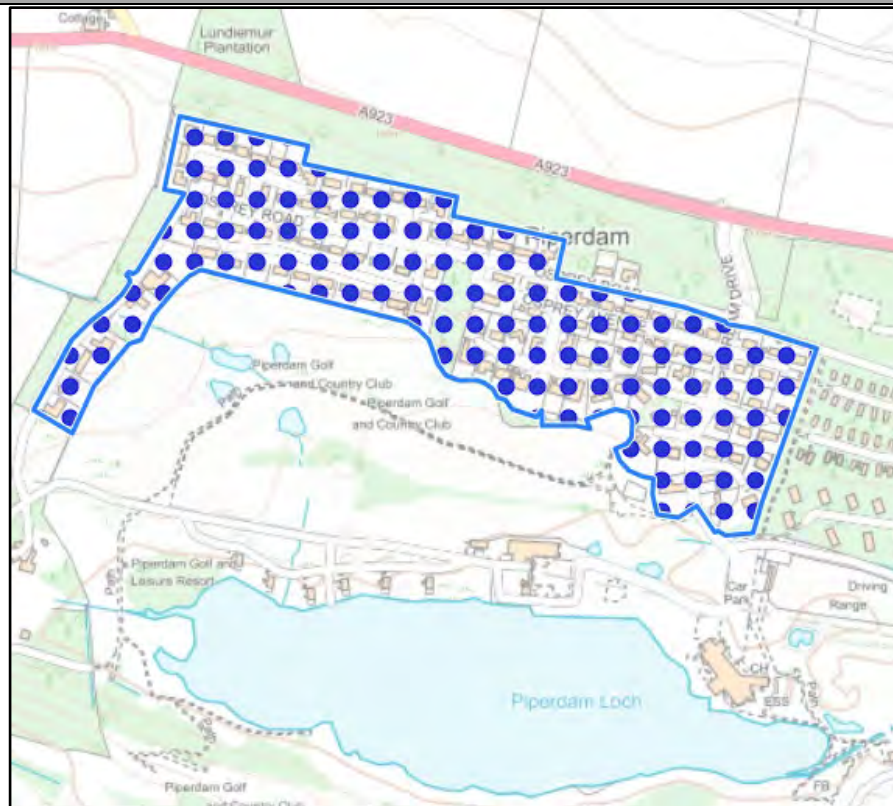
SOUTH ANGUS HMA – DETAILED SITE INFORMATION

PANMURE INDUSTRIAL ESTATE, CARNOUSTIE											
HLA Site Ref	SAC124(b)										
Year Added to HLA	2015										
Site Name	Panmure Industrial Estate										
HMA	South Angus HMA										
Settlement	Carnoustie										
Developer / Owner Name	D J Laing Homes Ltd										
LDP / Windfall	Local Development Plan										
Site Size	2.55 ha										
Site Type	Brownfield										
Site Information											
Overall Site Capacity	25										
Units to Build	25										
Completions to Date	0										
Site Status	Constrained										
Last Planning Approval	26/09/2016										
Tenure (2024 – 2034)											
Developer Tenure	tbc										
Market Units	tbc										
Affordable Units	tbc										
House Types (2024 – 2034)											
Houses	tbc										
Flats	tbc										
Completions (2023 – 2024)											
Market Units Completed	0										
Affordable Units Completed	0										
Site Programming											
Year	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	Later Years
Market Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Affordable Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
2024 HLA Update											
Site is constrained due to flood risk. No development progress.											



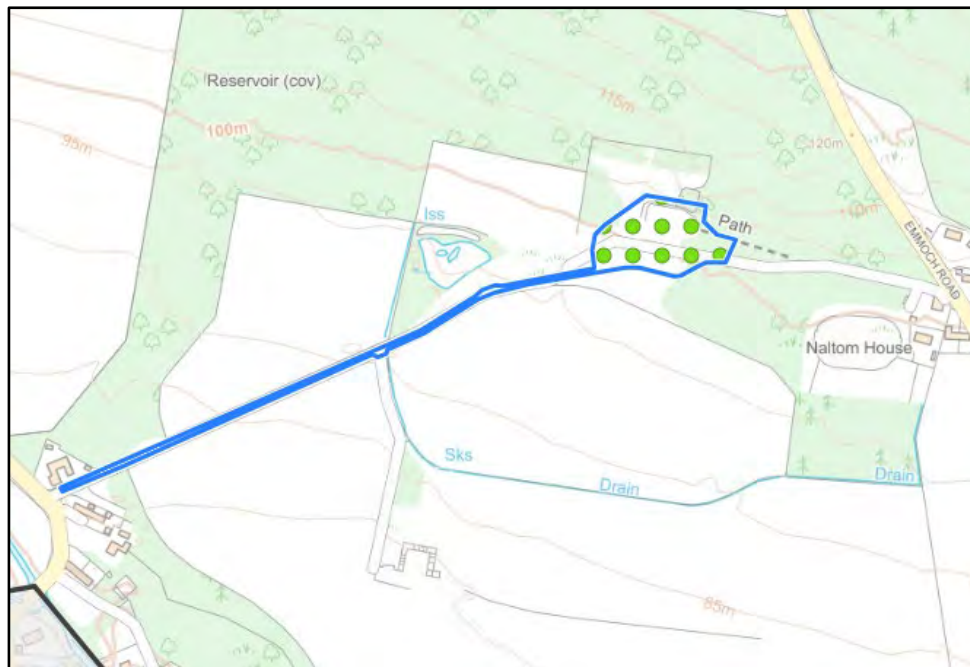
SOUTH ANGUS HMA – DETAILED SITE INFORMATION

PIPERDAM											
HLA Site Ref	SAL143										
Year Added to HLA	1998										
Site Address	Piperdam										
HMA	South Angus HMA										
Settlement	Muirhead										
Developer / Owner Name	Piperdam Golf & Country Park Ltd										
LDP / Windfall	Angus Local Development Plan (2016)										
Site Size	7.30 ha										
Site Type	Greenfield										
<b>Site Information</b>											
Overall Site Capacity	124										
Units to Build	3										
Completions to Date	121										
Site Status	Constrained										
Last Planning Approval	28/07/2010										
<b>Tenure (2024 – 2034)</b>											
Developer Tenure	Private										
Market Units	3										
Affordable Units	0										
<b>House Types (2024 – 2034)</b>											
Houses	3										
Flats	0										
<b>Completions (2023 – 2024)</b>											
Market Units Completed	0										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	Later Years
Market Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Affordable Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
<b>2024 HLA Update</b>											
Site almost complete, only 3 plots remain. Further site delivery has stalled.											



SOUTH ANGUS HMA – DETAILED SITE INFORMATION

FORMER BALDOVAN HOUSE, STRATHMARTINE											
HLA Site Ref	SAL295										
Year Added to HLA	2009										
Site Address	Former Baldovan House										
HMA	South Angus HMA										
Settlement	Strathmartine										
Developer / Owner Name	Nesco Estates Ltd										
LDP / Windfall	Local Development Plan										
Site Size	1.57 ha										
Site Type	Brownfield										
<b>Site Information</b>											
Overall Site Capacity	6										
Units to Build	6										
Completions to Date	0										
Site Status	Constrained										
Last Planning Approval	28/04/2021										
<b>Tenure (2024 – 2034)</b>											
Developer Tenure	Private										
Market Units	6										
Affordable Units	0										
<b>House Types (2024 – 2034)</b>											
Houses	6										
Flats	0										
<b>Completions (2023 – 2024)</b>											
Market Units Completed	0										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	Later Years
Market Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Affordable Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
<b>2024 HLA Update</b>											
No progress in 2023/2024. Site is marketed but planning permission expired in April 2024.											



SOUTH ANGUS HMA – DETAILED SITE INFORMATION

LAND AT NORTH STREET, NEWTYLE											
HLA Site Ref	SAL588										
Year Added to HLA	2020										
Site Address	Land at North Street										
HMA	South Angus HMA										
Settlement	Newtyle										
Developer / Owner Name	Newtyle Property Company										
LDP / Windfall	Windfall										
Site Size	5.21 ha										
Site Type	Greenfield										
<b>Site Information</b>											
Overall Site Capacity	32										
Units to Build	32										
Completions to Date	0										
Site Status	Detailed Planning Consent										
Last Planning Approval	13/02/2023										
<b>Tenure (2024 – 2034)</b>											
Developer Tenure	Mixed										
Market Units	24										
Affordable Units	8										
<b>House Types (2024 – 2034)</b>											
Houses	32										
Flats	0										
<b>Completions (2023 – 2024)</b>											
Market Units Completed	0										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	Later Years
Market Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Affordable Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
<b>2024 HLA Update</b>											
Recent planning permission related to a change to planning condition. No development progress.											





SOUTH ANGUS HMA – DETAILED SITE INFORMATION

SHANK OF OMACHIE, WELLBANK											
HLA Site Ref	SAL341										
Year Added to HLA	2012										
Site Address	Shank of Omachie										
HMA	South Angus HMA										
Settlement	Wellbank										
Developer / Owner Name	M & G Forbes										
LDP / Windfall	Local Development Plan										
Site Size	127.50 ha										
Site Type	Greenfield										
<b>Site Information</b>											
Overall Site Capacity	160										
Units to Build	160										
Completions to Date	0										
Site Status	Detailed Planning Consent										
Last Planning Approval	27/09/2022										
<b>Tenure (2024 – 2034)</b>											
Developer Tenure	Mixed										
Market Units	tbc										
Affordable Units	tbc										
<b>House Types (2024 – 2034)</b>											
Houses	160										
Flats	0										
<b>Completions (2023 – 2024)</b>											
Market Units Completed	0										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	Later Years
Market Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Affordable Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
<b>2024 HLA Update</b>											
No development progress.											



WEST ANGUS HMA – DETAILED SITE INFORMATION

TURFBEG FARM, FORFAR												
HLA Site Ref	WAF086											
Year Added to HLA	2000											
Site Name	Turbeg Farm											
HMA	West Angus HMA											
Settlement	Forfar											
Developer / Owner Name	Guild Homes											
LDP / Windfall	Local Development Plan											
Site Size	4.20 ha											
Site Type	Brownfield											
Site Information												
Overall Site Capacity	75											
Units to Build	2											
Completions to Date	73											
Site Status	Under Construction											
Last Planning Approval	19/02/2009											
Tenure (2024 – 2034)												
Developer Tenure	Private											
Market Units	2											
Affordable Units	0											
House Types (2024 – 2034)												
Houses	2											
Flats	0											
Completions (2023 – 2024)												
Market Units Completed	0											
Affordable Units Completed	0											
Site Programming												
Year	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	Later Years	
Market Housing	2											
Affordable Housing												
2024 HLA Update												
Construction works and house completions continue. Developer has confirmed final 2 units are on site and will be completed alongside site WAF220 Turbeg.												



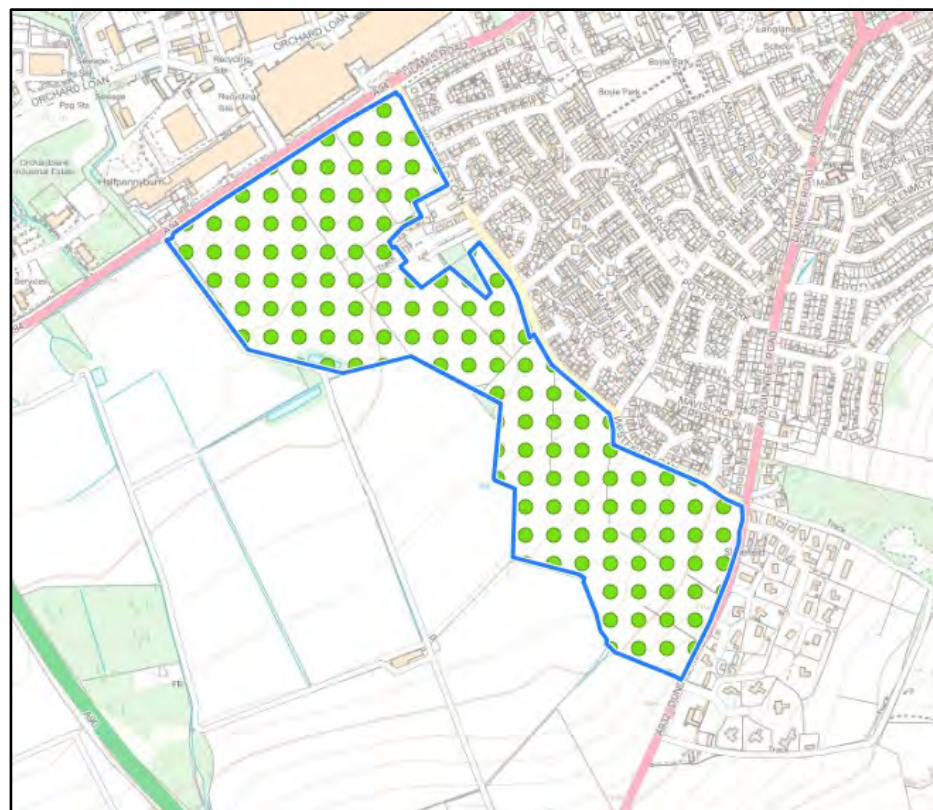
WEST ANGUS HMA – DETAILED SITE INFORMATION

TURFBEG, FORFAR											
HLA Site Ref	WAF220										
Year Added to HLA	2015										
Site Name	Turbeg										
HMA	West Angus HMA										
Settlement	Forfar										
Developer / Owner Name	Guild Homes										
LDP / Windfall	Local Development Plan										
Site Size	17.50 ha										
Site Type	Greenfield										
Site Information											
Overall Site Capacity	236										
Units to Build	19										
Completions to Date	215										
Site Status	Under Construction										
Last Planning Approval	03/10/2017										
Tenure (2024 – 2034)											
Developer Tenure	Mixed										
Market Units	19										
Affordable Units	0										
House Types (2024 – 2034)											
Houses	19										
Flats	0										
Completions (2023 – 2024)											
Market Units Completed	24										
Affordable Units Completed	0										
Site Programming											
Year	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	Later Years
Market Housing	19										
Affordable Housing											
2024 HLA Update											
Site will be completed in 2024/2025.											



## WEST ANGUS HMA – DETAILED SITE INFORMATION

WESTFIELD, FORFAR											
HLA Site Ref	WAF221										
Year Added to HLA	2015										
Site Name	Westfield, Forfar										
HMA	West Angus HMA										
Settlement	Forfar										
Developer / Owner Name	Muir Homes/Scotia Homes										
LDP / Windfall	Local Development Plan										
Site Size	38.80 ha										
Site Type	Greenfield										
<b>Site Information</b>											
Overall Site Capacity	300										
Units to Build	300										
Completions to Date	0										
Site Status	Angus Local Development Plan (2016)										
Last Planning Approval	26/09/2016										
<b>Tenure (2024 – 2034)</b>											
Developer Tenure	Mixed										
Market Units	tbc										
Affordable Units	tbc										
<b>House Types (2024 – 2034)</b>											
Houses	tbc										
Flats	tbc										
<b>Completions (2023 – 2024)</b>											
Market Units Completed	0										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	Later Years
Proposed Housing Programme				36	50	50	50	50	52	12	
<b>2024 HLA Update</b>											
Site has two developers - Muir Homes and Scotia Homes, both developers have confirmed they are working together to bring forward development on the site. Part of the site had a previous planning application refused for 159 houses and this decision was dismissed at appeal by the DPEA. The programming set out above is based on numbers provided by the developers and current progress following submission of a new Proposal of Application Notice (PAN). At this stage the market/affordable housing split is not known.											



WEST ANGUS HMA – DETAILED SITE INFORMATION

WESTFIELD/LINDSAY STREET/SUNNYSIDE, KIRRIEMUIR											
HLA Site Ref	WAK063										
Year Added to HLA	2000										
Site Name	Westfield/Lindsay Street/Sunnyside										
HMA	West Angus HMA										
Settlement	Kirriemuir										
Developer / Owner Name	Strathmore Developments										
LDP / Windfall	Local Development Plan										
Site Size	2.50 ha										
Site Type	Greenfield										
<b>Site Information</b>											
Overall Site Capacity	38										
Units to Build	32										
Completions to Date	6										
Site Status	Under Construction										
Last Planning Approval	24/02/2014										
<b>Tenure (2024 – 2034)</b>											
Developer Tenure	Private										
Market Units	32										
Affordable Units	0										
<b>House Types (2024 – 2034)</b>											
Houses	32										
Flats	0										
<b>Completions (2023 – 2024)</b>											
Market Units Completed	0										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	Later Years
Market Housing			12	20							
Affordable Housing											
<b>2024 HLA Update</b>											
Site under construction. No units delivered for some time, but current developer has confirmed that future development options are being considered.											



WEST ANGUS HMA – DETAILED SITE INFORMATION

SUNNYSIDE, KIRRIEMUIR											
HLA Site Ref	WAK089										
Year Added to HLA	2009										
Site Name	Sunnyside										
HMA	West Angus HMA										
Settlement	Kirriemuir										
Developer / Owner Name	Strathmore Developments										
LDP / Windfall	Local Development Plan										
Site Size	2.00 ha										
Site Type	Greenfield										
<b>Site Information</b>											
Overall Site Capacity	35										
Units to Build	35										
Completions to Date	0										
Site Status	Under Construction										
Last Planning Approval	18/03/2011										
<b>Tenure (2024 – 2034)</b>											
Developer Tenure	Private										
Market Units	35										
Affordable Units	0										
<b>House Types (2024 – 2034)</b>											
Houses	35										
Flats	0										
<b>Completions (2023 – 2024)</b>											
Market Units Completed	0										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	Later Years
Market Housing				4	16	15					
Affordable Housing											
<b>2024 HLA Update</b>											
Site under construction with site access constructed. No delivery to date, but current developer has confirmed that future development options are being considered.											



WEST ANGUS HMA – DETAILED SITE INFORMATION

LAND SOUTH OF BEECHWOOD PLACE, KIRRIEMUIR											
HLA Site Ref	WAK126(a)										
Year Added to HLA	2015										
Site Name	Land South of Beechwood Place										
HMA	West Angus HMA										
Settlement	Kirriemuir										
Developer / Owner Name	Delson Contracts										
LDP / Windfall	Local Development Plan										
Site Size	4.49 ha										
Site Type	Greenfield										
<b>Site Information</b>											
Overall Site Capacity	40										
Units to Build	24										
Completions to Date	16										
Site Status	Under Construction										
Last Planning Approval	24/10/2018										
<b>Tenure (2024 – 2034)</b>											
Developer Tenure	Private										
Market Units	14										
Affordable Units	10										
<b>House Types (2024 – 2034)</b>											
Houses	20										
Flats	4										
<b>Completions (2023 – 2024)</b>											
Market Units Completed	4										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	Later Years
Market Housing	8	3	3								
Affordable Housing		5	5								
<b>2024 HLA Update</b>											
Site under construction and continues to deliver units.											



WEST ANGUS HMA – DETAILED SITE INFORMATION

LAND SOUTH OF BEECHWOOD PLACE, KIRRIEMUIR											
HLA Site Ref	WAK126 (b)										
Year Added to HLA	2015										
Site Name	Land South of Beechwood Place										
HMA	West Angus HMA										
Settlement	Kirriemuir										
Developer / Owner Name	Delson Contracts										
LDP / Windfall	Local Development Plan										
Site Size	1.98 ha										
Site Type	Greenfield										
<b>Site Information</b>											
Overall Site Capacity	57										
Units to Build	57										
Completions to Date	0										
Site Status	Angus Local Development Plan (2016)										
Last Planning Approval	26/09/2016										
<b>Tenure (2024 – 2034)</b>											
Developer Tenure	Mixed										
Market Units	tbc										
Affordable Units	tbc										
<b>House Types (2024 – 2034)</b>											
Houses	tbc										
Flats	tbc										
<b>Completions (2023 – 2024)</b>											
Market Units Completed	0										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	Later Years
Market Housing				4	8	8	8	8	8	8	5
Affordable Housing											
<b>2024 HLA Update</b>											
Phase 1 currently under construction (see site WAK126(a). This site is a future phase of that development with likely initial completions in 2028/2029 (medium to long-term site). Planning application for the site submitted in summer 2024. Progress will be monitored.											





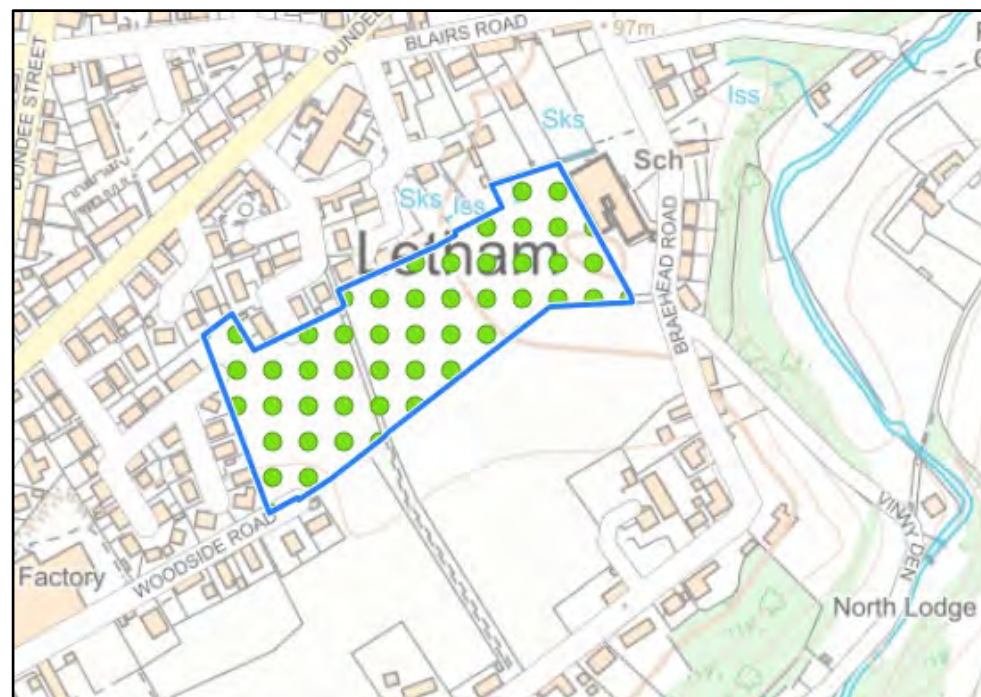
WEST ANGUS HMA – DETAILED SITE INFORMATION

LAND EAST OF PLATTEN GARDENS, KIRRIEMUIR											
HLA Site Ref	WAK132										
Year Added to HLA	2018										
Site Name	Land East of Platten Gardens										
HMA	West Angus HMA										
Settlement	Kirriemuir										
Developer / Owner Name	Guild Homes										
LDP / Windfall	Windfall										
Site Size	1.08 ha										
Site Type	Greenfield										
<b>Site Information</b>											
Overall Site Capacity	11										
Units to Build	11										
Completions to Date	0										
Site Status	Detailed Planning Consent										
Last Planning Approval	31/03/2022										
<b>Tenure (2024 – 2034)</b>											
Developer Tenure	Private										
Market Units	8										
Affordable Units	3										
<b>House Types (2024 – 2034)</b>											
Houses	11										
Flats	0										
<b>Completions (2023 – 2024)</b>											
Market Units Completed	0										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	Later Years
Market Housing		1	1	1	2	3					
Affordable Housing		1	1	1							
<b>2024 HLA Update</b>											
Site has detailed planning consent. Developer has remains in discussion with the Council regarding affordable housing delivery.											



WEST ANGUS HMA – DETAILED SITE INFORMATION

JUBILEE PARK, LETHAM											
HLA Site Ref	WAL378										
Year Added to HLA	2005										
Site Address	Jubilee Park										
HMA	West Angus HMA										
Settlement	Letham										
Developer / Owner Name	Angus Council										
LDP / Windfall	Local Development Plan										
Site Size	2.30 ha										
Site Type	Greenfield										
<b>Site Information</b>											
Overall Site Capacity	30										
Units to Build	30										
Completions to Date	0										
Site Status	Angus Local Development Plan (2016)										
Last Planning Approval	26/09/2016										
<b>Tenure (2024 – 2034)</b>											
Developer Tenure	Affordable										
Market Units	0										
Affordable Units	30										
<b>House Types (2024 – 2034)</b>											
Houses	20										
Flats	10										
<b>Completions (2023 – 2024)</b>											
Market Units Completed	0										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	Later Years
Market Housing											
Affordable Housing			5	15	10						
<b>2024 HLA Update</b>											
Site continues to be delayed due to											



WEST ANGUS HMA – DETAILED SITE INFORMATION

FAIRLEA, WATSON STREET, LETHAM											
HLA Site Ref	WAL605										
Year Added to HLA	2022										
Site Name	Fairlea, Watson Street										
HMA	West Angus HMA										
Settlement	Letham										
Developer / Owner Name	Private										
LDP / Windfall	Windfall										
Site Size	0.48 ha										
Site Type	Greenfield										
<b>Site Information</b>											
Overall Site Capacity	5										
Units to Build	5										
Completions to Date	0										
Site Status	Under Construction										
Last Planning Approval	11/08/2021										
<b>Tenure (2024 – 2034)</b>											
Developer Tenure	Private										
Market Units	5										
Affordable Units	0										
<b>House Types (2024 – 2034)</b>											
Houses	5										
Flats	0										
<b>Completions (2023 – 2024)</b>											
Market Units Completed	0										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	Later Years
Market Housing	2	3									
Affordable Housing											
<b>2024 HLA Update</b>											
Site now under construction. Anticipated initial completions in 2024/2025,											



WEST ANGUS HMA – DETAILED SITE INFORMATION

LAND NORTH OF DRIMMIE PLACE, LETHAM											
HLA Site Ref	WAL610										
Year Added to HLA	2024										
Site Name	Land North of Drimmie Place										
HMA	West Angus HMA										
Settlement	Letham										
Developer / Owner Name	Private										
LDP / Windfall	Windfall										
Site Size	0.30 ha										
Site Type	Greenfield										
<b>Site Information</b>											
Overall Site Capacity	4										
Units to Build	4										
Completions to Date	0										
Site Status	Detailed Planning Consent										
Last Planning Approval	03/05/2023										
<b>Tenure (2024 – 2034)</b>											
Developer Tenure	Private										
Market Units	4										
Affordable Units	0										
<b>House Types (2024 – 2034)</b>											
Houses	4										
Flats	0										
<b>Completions (2023 – 2024)</b>											
Market Units Completed	0										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	Later Years
Market Housing			2	2							
Affordable Housing											
<b>2024 HLA Update</b>											
Site granted planning permission in May 2023. No progress.											



WEST ANGUS HMA – DETAILED SITE INFORMATION

KEMPHILLS FARM, KIRKBUDDO											
HLA Site Ref	WAL608										
Year Added to HLA	2023										
Site Address	Kemphills Farm										
HMA	West Angus HMA										
Settlement	Kirkbuddo										
Developer / Owner Name	Private										
LDP / Windfall	Windfall										
Site Size	0.68 ha										
Site Type	Brownfield										
<b>Site Information</b>											
Overall Site Capacity	4										
Units to Build	4										
Completions to Date	0										
Site Status	Detailed Planning Consent										
Last Planning Approval	17/02/2022										
<b>Tenure (2024– 2034)</b>											
Developer Tenure	Private										
Market Units	4										
Affordable Units	0										
<b>House Types (2024 – 2034)</b>											
Houses	4										
Flats	0										
<b>Completions (2023 – 2024)</b>											
Market Units Completed	0										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	Later Years
Market Housing		2	2								
Affordable Housing											
<b>2024 HLA Update</b>											
No further progress.											



WEST ANGUS HMA – DETAILED SITE INFORMATION

12 THE SQUARE, LETHAM											
HLA Site Ref	WAL609										
Year Added to HLA	2023										
Site Address	12 The Square										
HMA	West Angus HMA										
Settlement	Letham										
Developer / Owner Name	Private										
LDP / Windfall	Windfall										
Site Size	0.02 ha										
Site Type	Brownfield										
<b>Site Information</b>											
Overall Site Capacity	4										
Units to Build	4										
Completions to Date	0										
Site Status	Detailed Planning Consent										
Last Planning Approval	04/08/2022										
<b>Tenure (2024 – 2034)</b>											
Developer Tenure	Private										
Market Units	4										
Affordable Units	0										
<b>House Types (2024 – 2034)</b>											
Houses	0										
Flats	4										
<b>Completions (2023 – 2024)</b>											
Market Units Completed	0										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	Later Years
Market Housing			4								
Affordable Housing											
<b>2024 HLA Update</b>											
No further progress.											



WEST ANGUS HMA – DETAILED SITE INFORMATION

EAST INCH FARM											
HLA Site Ref	WAL611										
Year Added to HLA	2024										
Site Address	East Inch Farm										
HMA	West Angus HMA										
Settlement	Kirriemuir										
Developer / Owner Name	Private										
LDP / Windfall	Windfall										
Site Size	0.46 ha										
Site Type	Brownfield										
<b>Site Information</b>											
Overall Site Capacity	5										
Units to Build	5										
Completions to Date	0										
Site Status	Detailed Planning Consent										
Last Planning Approval	15/09/2023										
<b>Tenure (2024 – 2034)</b>											
Developer Tenure	Private										
Market Units	5										
Affordable Units	0										
<b>House Types (2024 – 2034)</b>											
Houses	5										
Flats	0										
<b>Completions (2023 – 2024)</b>											
Market Units Completed	0										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	Later Years
Market Housing			2	2	1						
Affordable Housing											
<b>2024 HLA Update</b>											
No further progress.											



WEST ANGUS HMA – DETAILED SITE INFORMATION

GOWANBANK, FORFAR												
HLA Site Ref	WAF157											
Year Added to HLA	2006											
Site Name	Gowanbank											
HMA	West Angus HMA											
Settlement	Forfar											
Developer / Owner Name	Private											
LDP / Windfall	Local Development Plan											
Site Size	6.39 ha											
Site Type	Greenfield											
Site Information												
Overall Site Capacity	63											
Units to Build	63											
Completions to Date	0											
Site Status	Constrained											
Last Planning Approval	26/09/2016											
Tenure (2024 – 2034)												
Developer Tenure	tbc											
Market Units	tbc											
Affordable Units	tbc											
House Types (2024 – 2034)												
Houses	tbc											
Flats	tbc											
Completions (2023 – 2024)												
Market Units Completed	0											
Affordable Units Completed	0											
Site Programming												
Year	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	Later Years	
Market Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
Affordable Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
2024 HLA Update												
Previous planning application for development refused and appeal dismissed by DPEA. No progress since appeal dismissed.												





WEST ANGUS HMA – DETAILED SITE INFORMATION

SOUTH STREET, FORFAR											
HLA Site Ref	WAF083										
Year Added to HLA	2000										
Site Name	South Street										
HMA	West Angus HMA										
Settlement	Forfar										
Developer / Owner Name	Private										
LDP / Windfall	Local Development Plan										
Site Size	0.80 ha										
Site Type	Brownfield										
<b>Site Information</b>											
Overall Site Capacity	42										
Units to Build	42										
Completions to Date	0										
Site Status	Constrained										
Last Planning Approval	26/09/2016										
<b>Tenure (2024 – 2034)</b>											
Developer Tenure	tbc										
Market Units	tbc										
Affordable Units	tbc										
<b>House Types (2024 – 2034)</b>											
Houses	tbc										
Flats	tbc										
<b>Completions (2023 – 2024)</b>											
Market Units Completed	0										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	Later Years
Market Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Affordable Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
<b>2024 HLA Update</b>											
Site constrained. No progress.											



WEST ANGUS HMA – DETAILED SITE INFORMATION

FORFAR SWIMMING POOL, FORFAR											
HLA Site Ref	WAF224										
Year Added to HLA	2015										
Site Name	Forfar Swimming Pool										
HMA	West Angus HMA										
Settlement	Forfar										
Developer / Owner Name	LJY Properties										
LDP / Windfall	Local Development Plan										
Site Size	0.10 ha										
Site Type	Brownfield										
Site Information											
Overall Site Capacity	10										
Units to Build	10										
Completions to Date	0										
Site Status	Constrained										
Last Planning Approval	26/09/2016										
Tenure (2024– 2034)											
Developer Tenure	tbc										
Market Units	tbc										
Affordable Units	tbc										
House Types (2024 – 2034)											
Houses	tbc										
Flats	tbc										
Completions (2023 – 2024)											
Market Units Completed	0										
Affordable Units Completed	0										
Site Programming											
Year	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	Later Years
Market Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Affordable Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
2024 HLA Update											
Site recently re-marketed but it is still unknown if site will come forward for residential use. No progress and remains constrained.											



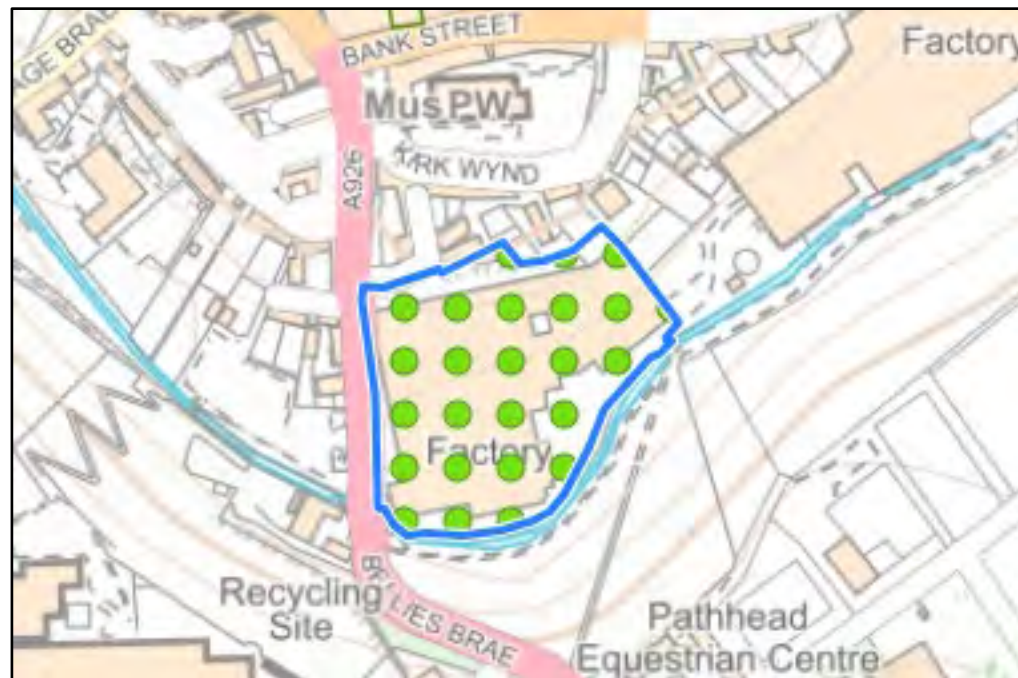
WEST ANGUS HMA – DETAILED SITE INFORMATION

THE GABLES, FORFAR												
HLA Site Ref	WAF228											
Year Added to HLA	2019											
Site Name	The Gables											
HMA	West Angus HMA											
Settlement	Forfar											
Developer / Owner Name	Caledonia Housing Assoc.											
LDP / Windfall	Windfall											
Site Size	0.75 ha											
Site Type	Brownfield											
Site Information												
Overall Site Capacity	21											
Units to Build	21											
Completions to Date	0											
Site Status	Constrained											
Last Planning Approval	11/11/2021											
Tenure (2024 – 2034)												
Developer Tenure	Affordable / Specialist											
Market Units	0											
Affordable Units	21											
House Types (2024 – 2034)												
Houses	10											
Flats	11											
Completions (2023 – 2024)												
Market Units Completed	0											
Affordable Units Completed	0											
Site Programming												
Year	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	Later Years	
Market Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
Affordable Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
2024 HLA Update												
Constrained. No development progress since planning application approved.												



WEST ANGUS HMA – DETAILED SITE INFORMATION

GAIRIE WORKS, KIRRIEMUIR											
HLA Site Ref	WAK127										
Year Added to HLA	2015										
Site Name	Gairie Works										
HMA	West Angus HMA										
Settlement	Kirriemuir										
Developer / Owner Name	Private										
LDP / Windfall	Local Development Plan										
Site Size	2.75 ha										
Site Type	Brownfield										
<b>Site Information</b>											
Overall Site Capacity	60										
Units to Build	60										
Completions to Date	0										
Site Status	Constrained										
Last Planning Approval	26/09/2016										
<b>Tenure (2024 – 2034)</b>											
Developer Tenure	tbc										
Market Units	tbc										
Affordable Units	tbc										
<b>House Types (2024 – 2034)</b>											
Houses	tbc										
Flats	tbc										
<b>Completions (2023 – 2024)</b>											
Market Units Completed	0										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	Later Years
Market Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Affordable Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
<b>2024 HLA Update</b>											
Site constrained and in active use. No development progress. Planning application submitted in September 2024 for Substantial demolition of Gairie Works, conversion of existing loom shed to a residential unit, erection of five (Class 1A) units, formation of a car park and associated works.											



WEST ANGUS HMA – DETAILED SITE INFORMATION

LAND AT CORTACHY ROAD, KIRRIEMUIR											
HLA Site Ref	WAK128										
Year Added to HLA	2015										
Site Name	Land at Cortachy Road										
HMA	West Angus HMA										
Settlement	Kirriemuir										
Developer / Owner Name	Private										
LDP / Windfall	Local Development Plan										
Site Size	2.10 ha										
Site Type	Brownfield										
<b>Site Information</b>											
Overall Site Capacity	35										
Units to Build	35										
Completions to Date	0										
Site Status	Constrained										
Last Planning Approval	26/09/2016										
<b>Tenure (2024 – 2034)</b>											
Developer Tenure	tbc										
Market Units	tbc										
Affordable Units	tbc										
<b>House Types (2024 – 2034)</b>											
Houses	tbc										
Flats	tbc										
<b>Completions (2023 – 2024)</b>											
Market Units Completed	0										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	Later Years
Market Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Affordable Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
<b>2024 HLA Update</b>											
Site is constrained for residential use as it remains in active business use.											



WEST ANGUS HMA – DETAILED SITE INFORMATION

HOOKS HOTEL, KIRRIEMUIR											
HLA Site Ref	WAK130										
Year Added to HLA	2016										
Site Name	Hooks Hotel										
HMA	West Angus HMA										
Settlement	Kirriemuir										
Developer / Owner Name	Private										
LDP / Windfall	Windfall										
Site Size	0.07 ha										
Site Type	Brownfield										
<b>Site Information</b>											
Overall Site Capacity	7										
Units to Build	7										
Completions to Date	0										
Site Status	Constrained										
Last Planning Approval	05/11/2015										
<b>Tenure (2024 – 2034)</b>											
Developer Tenure	Private										
Market Units	7										
Affordable Units	0										
<b>House Types (2024 – 2034)</b>											
Houses	0										
Flats	7										
<b>Completions (2023 – 2024)</b>											
Market Units Completed	0										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	Later Years
Market Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Affordable Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
<b>2024 HLA Update</b>											
Site constrained. Initial works undertaken but no further progress.											



WEST ANGUS HMA – DETAILED SITE INFORMATION

BLAIRS ROAD/DUNDEE STREET, LETHAM											
HLA Site Ref	WAL585										
Year Added to HLA	2015										
Site Name	Blairs Road/Dundee Street										
HMA	West Angus HMA										
Settlement	Letham										
Developer / Owner Name	Private										
LDP / Windfall	Local Development Plan										
Site Size	4.40 ha										
Site Type	Greenfield										
<b>Site Information</b>											
Overall Site Capacity	20										
Units to Build	20										
Completions to Date	0										
Site Status	Constrained										
Last Planning Approval	26/09/2016										
<b>Tenure (2024 – 2034)</b>											
Developer Tenure	tbc										
Market Units	tbc										
Affordable Units	tbc										
<b>House Types (2024 – 2034)</b>											
Houses	tbc										
Flats	tbc										
<b>Completions (2023 – 2024)</b>											
Market Units Completed	0										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	Later Years
Market Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Affordable Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
<b>2024 HLA Update</b>											
No development progress.											



WEST ANGUS HMA – DETAILED SITE INFORMATION

SEGGIEDEN FARM, INVERARITY											
HLA Site Ref	WAL386										
Year Added to HLA	2006										
Site Address	Seggieden Farm										
HMA	West Angus HMA										
Settlement	Inverarity										
Developer / Owner Name	Albamuir Ltd										
LDP / Windfall	Local Development Plan										
Site Size	0.57 ha										
Site Type	Brownfield										
<b>Site Information</b>											
Overall Site Capacity	8										
Units to Build	3										
Completions to Date	5										
Site Status	Constrained										
Last Planning Approval	01/11/2011										
<b>Tenure (2024 – 2034)</b>											
Developer Tenure	Private										
Market Units	3										
Affordable Units	0										
<b>House Types (2024 – 2034)</b>											
Houses	3										
Flats	0										
<b>Completions (2023 – 2024)</b>											
Market Units Completed	0										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	Later Years
Market Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Affordable Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
<b>2024 HLA Update</b>											
Site stalled.											





WEST ANGUS HMA – DETAILED SITE INFORMATION

KINGOLDRUM GARAGE 2, KINGOLDRUM											
HLA Site Ref	WAL350										
Year Added to HLA	2006										
Site Address	Kingoldrum Garage 2										
HMA	West Angus HMA										
Settlement	Kingoldrum										
Developer / Owner Name	Jacobson Properties										
LDP / Windfall	Local Development Plan										
Site Size	0.46 ha										
Site Type	Brownfield										
<b>Site Information</b>											
Overall Site Capacity	13										
Units to Build	8										
Completions to Date	5										
Site Status	Constrained										
Last Planning Approval	08/12/2012										
<b>Tenure (2024 – 2034)</b>											
Developer Tenure	Private										
Market Units	8										
Affordable Units	0										
<b>House Types (2024 – 2034)</b>											
Houses	8										
Flats	0										
<b>Completions (2023 – 2024)</b>											
Market Units Completed	0										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	Later Years
Market Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Affordable Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
<b>2024 HLA Update</b>											
Site stalled.											



WEST ANGUS HMA – DETAILED SITE INFORMATION

OVER ASCREAVIE FARM, KINGOLDRUM											
HLA Site Ref	WAL429										
Year Added to HLA	2008										
Site Address	Over Ascreavie Farm										
HMA	West Angus HMA										
Settlement	Kingoldrum										
Developer / Owner Name	Craigallan Homes										
LDP / Windfall	Local Development Plan										
Site Size	0.88 ha										
Site Type	Brownfield										
<b>Site Information</b>											
Overall Site Capacity	6										
Units to Build	1										
Completions to Date	5										
Site Status	Constrained										
Last Planning Approval	02/02/2009										
<b>Tenure (2024 – 2034)</b>											
Developer Tenure	Private										
Market Units	1										
Affordable Units	0										
<b>House Types (2024 – 2034)</b>											
Houses	1										
Flats	0										
<b>Completions (2023 – 2024)</b>											
Market Units Completed	0										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	Later Years
Market Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Affordable Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
<b>2024 HLA Update</b>											
Site stalled.											



WEST ANGUS HMA – DETAILED SITE INFORMATION

DUNDEE ROAD EAST											
HLA Site Ref	WAL586										
Year Added to HLA	2003										
Site Address	Dundee Road East										
HMA	West Angus HMA										
Settlement	Glamis										
Developer / Owner Name	Strathmore Estates										
LDP / Windfall	Local Development Plan										
Site Size	1.80 ha										
Site Type	Brownfield										
<b>Site Information</b>											
Overall Site Capacity	10										
Units to Build	tbc										
Completions to Date	tbc										
Site Status	Constrained										
Last Planning Approval	26/09/2016										
<b>Tenure (2024 – 2034)</b>											
Developer Tenure	tbc										
Market Units	tbc										
Affordable Units	tbc										
<b>House Types (2024 – 2034)</b>											
Houses	tbc										
Flats	tbc										
<b>Completions (2023 – 2024)</b>											
Market Units Completed	tbc										
Affordable Units Completed	tbc										
<b>Site Programming</b>											
Year	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	Later Years
Market Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Affordable Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
<b>2024 HLA Update</b>											
Np progress. Site constrained.											

