



# ANGUS HOUSING LAND AUDIT 2013



**AUDIT OF HOUSING LAND  
IN  
ANGUS  
2013**

**PRODUCED BY  
ANGUS COUNCIL**

**Communities  
Planning Service  
Angus Council  
County Buildings  
Market Street  
FORFAR  
DD8 3LG**

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## **SECTION 1 : INTRODUCTION**

The annual audit of housing land provides a factual statement of land supply within Angus Council's administrative boundaries. Only sites with a capacity of 5 or more units are included, although aggregate details on the capacity of smaller sites is also included.

This audit is the result of a survey undertaken in March 2013, and covers a twelve month period. The base date for the audit is 31 March 2013, which has been established in order to meet the requirements of the TAYplan Strategic Development Plan.

TAYplan was approved by Scottish Ministers on 8 June 2012 and replaced the Dundee and Angus Structure Plan as the strategic land-use plan for Angus. The previously established Housing Market Areas have not been altered by the TAYplan and will continue to be used as a basis for assessing housing land requirements. The audit gives details of the land supply for each of the four housing market areas in the Angus part of the TAYplan Strategic Development Plan area and the names of the four housing market areas are consistent with TAYplan and the emerging Angus Local Development Plan. This includes the South Angus Housing Market Area which is part of the Greater Dundee Housing Market Area.

The Scottish Government's Planning Advice Note (PAN) 2/2010 provides guidance on the content of housing land audits. This guidance has been followed in preparing the Angus Housing Land Audit 2013.

## **SECTION 2 : GENERAL PRINCIPLES**

Housing sites are included under the Housing Market Area in which they are located. The audit provides a range of information relating to each housing site:

- The schedules in Section 4 are grouped by effective supply and constrained supply, as defined within PAN 2/2010 (see Appendix 1).
- Each site has a unique site reference followed (where appropriate) by the Local Plan reference, the name of the site and the developer or applicant.
- The status of the site relates to whether the site is under construction, identified in a local plan or has planning permission or other Council approval.
- The approval date refers to the date of publication of the relevant local plan or the date that the latest planning permission was issued.
- The number of houses still to be completed on each site is included and an assessment is made of the potential yield from the site in the programming columns.
- Details of the number of completions in the preceding year are included in the schedules.

The potential yield figures take into account past trends and completions, either on-site or within the housing market area. The effects of the continuing financial difficulties for the house-building industry have been considered and where appropriate a cautious approach has been adopted in predicting future yield from development sites. More generally, emphasis is made that the likely yield is indicative and will undoubtedly vary from the actual figure.

The last component of this audit (Section 5) sets out the number of completions recorded on sites of five or more houses for each settlement/area. The aggregate number of dwellings that is expected to come forward on small sites (less than 5 units) is included in the audit tables, but Angus Council does not consider that completions on these sites will contribute to meeting the TAYplan requirements for housing land. These sites will however have a role to play in augmenting the supply of effective housing land and in contributing to meeting the TAYplan annual average build rates.

### **SECTION 3 : CONSULTATION**

The audit has been subject to consultation with the Scottish Government; Homes for Scotland; Scottish Water; Scottish Environment Protection Agency and the public via the Angus Council website and through advertisement in the local press. In addition, developers and registered social landlords (RSLs) that have an identified interest in the development of housing land across Angus were contacted individually, to further increase opportunities for participation in the audit process.

The Council received a total of 19 responses to the draft housing land audit from developers and landowners. In addition, responses were received from Scottish Government, Scottish Water, Scottish Environment Protection Agency and Homes for Scotland. These responses have led to a number of changes to the draft Angus Housing Land Audit 2013.

A small number of consultation responses, including the response from Homes for Scotland, questioned the effectiveness of various sites within the draft audit, principally on the grounds of marketability. These responses have led to a reassessment of some sites within the housing land audit, on the basis of the information available to the Council and in accordance with the criteria from the Scottish Government's PAN 2/2010.

As a result of the re-assessment, the status of three additional sites in Montrose, Forfar and Kingsmuir has been changed to constrained. The effectiveness of six sites continues to be disputed by Homes for Scotland (see table below):

**Table of Disputed Sites (2013)**

<b>Site Reference</b>	<b>Site Name</b>	<b>Capacity</b>
BRL073	Mains of Farnell	5
DUM049	Ashludie Hospital	25
FKF088	New Road	16
FKF089	Beechhill Nursery, Lour Road	5
FKF155	Whitehills Nursery	100
FKF157	Gowanbank	60

Many consultation responses also sought a change to the site programming within the draft audit. 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. Where an increase in programming could be made for an individual site without significantly affecting the overall projected completions within a town or housing market area, these suggestions have generally been accepted in line with consultation responses.

Angus Council would like to thank all of those responding to the draft Angus Housing Land Audit 2013 for their input, which has helped to align the audit process with the expectations and commitments of those involved in building new homes across the Angus area.

## SECTION 4

## ANGUS COUNCIL

## HOUSING MARKET AREAS

HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (April 2013)(sites of 5+ houses)

	PROGRAMMING ON EFFECTIVE SITES								Later Years	Constrained Sites	Established Sites
	2013/ 2014	2014/ 2015	2015/ 2016	2016/ 2017	2017/ 2018	2018/ 2019	2019/ 2020	2013 to 2020			
	A	B	C	D	E	F	G				
BRECHIN	12	18	24	28	20	20	20	142	320	109	571
MONTROSE	79	34	17	6	14	15	15	180	253	45	478
NORTH ANGUS HMA LANDWARD	1	3	9	0	0	0	0	13	0	320	333
<b>North Angus HMA Total</b>	<b>92</b>	<b>55</b>	<b>50</b>	<b>34</b>	<b>34</b>	<b>35</b>	<b>35</b>	<b>335</b>	<b>573</b>	<b>474</b>	<b>1382</b>
ARBROATH	40	70	73	54	67	57	48	409	124	58	591
EAST ANGUS HMA LANDWARD	1	19	30	32	24	8	0	114	0	0	114
<b>East Angus HMA Total</b>	<b>41</b>	<b>89</b>	<b>103</b>	<b>86</b>	<b>91</b>	<b>65</b>	<b>48</b>	<b>523</b>	<b>124</b>	<b>58</b>	<b>705</b>
CARNOUSTIE	3	32	29	23	2	0	0	89	0	67	156
MONIFIETH	24	12	37	12	0	0	0	85	0	0	85
SOUTH ANGUS HMA LANDWARD	9	9	12	7	4	10	20	71	130	205	406
<b>South Angus HMA Total</b>	<b>36</b>	<b>53</b>	<b>78</b>	<b>42</b>	<b>6</b>	<b>10</b>	<b>20</b>	<b>245</b>	<b>130</b>	<b>272</b>	<b>647</b>
FORFAR	72	67	77	38	43	55	55	407	90	75	572
KIRRIEMUIR	8	15	12	14	15	10	10	84	0	0	84
WEST ANGUS HMA LANDWARD	4	34	31	19	19	10	10	127	0	12	139
<b>West Angus HMA Total</b>	<b>84</b>	<b>116</b>	<b>120</b>	<b>71</b>	<b>77</b>	<b>75</b>	<b>75</b>	<b>618</b>	<b>90</b>	<b>87</b>	<b>795</b>
<b>ANGUS</b>	<b>253</b>	<b>313</b>	<b>351</b>	<b>233</b>	<b>208</b>	<b>185</b>	<b>178</b>	<b>1721</b>	<b>917</b>	<b>891</b>	<b>3529</b>

HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (April 2013)

**BRECHIN**

EFFECTIVE SUPPLY										PROGRAMMING -7 years								
SITEREF	LOCAL PLAN REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2012 to 2013	UNITS TO BUILD	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2013 to 2020	Later Years
BRB053	B(b)	Bearehill/Rosehill	A & J Stephen	CONS	30/01/2013	7.40	97	5	42	12	12	12	6				42	
BRB092	B1	Dubton Farm	Scotia Homes / Dalhousie Estates	ALPR	19/02/2009	29.00	400	0	400			20	20	20	20		80	320
BRB107		St Andrew Street, Townhead Nursery	Smallburn Developments	CONS	22/09/2012	0.50	7	0	3		3						3	
BRB135		Clerk Street 59	Mr S Frew	DEPC	18/04/2011	0.09	9	0	9			9					9	
BRB138		Park Road	Carberry Devs/Westwater Homes	DEPC	13/07/2012	0.43	8	0	8		3	3	2				8	
<b>TOTAL EFFECTIVE (SITES OF 5+ HOUSES)</b>						<b>37.42</b>	<b>521</b>	<b>5</b>	<b>462</b>	<b>12</b>	<b>18</b>	<b>24</b>	<b>28</b>	<b>20</b>	<b>20</b>	<b>20</b>	<b>142</b>	<b>320</b>
small sites (less than 5 houses)						1.13	40	7	30									
<b>Total including small sites</b>						<b>38.55</b>	<b>561</b>	<b>12</b>	<b>492</b>									
<b>CONSTRAINED SUPPLY</b>																		
SITEREF	LOCAL PLAN REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	NATURE OF LONG TERM CONSTRAINTS	OTHER FACTORS									
BRB039	B5	Scott Street Goods Yard	J Logan Milne & D M Carnegie	ALPR	19/02/2009	2.40	70	CON, MAR, LAN	OPPORTUNITY									
BRB098	B6	Witchden Road	Private	ALPR	19/02/2009	0.60	18	OWN, MAR, LAN, CON	OPPORTUNITY									
BRB074	B2	Nursery Lane, Andover P.S.	Private	ALPR	19/02/2009	0.99	21	OWN, PHYS										
<b>TOTAL CONSTRAINED</b>						<b>3.99</b>	<b>109</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, OUPC=OUTLINE PLANNING CONSENT, DELE=LIKELY TO BE DELETED, ALPR=ANGUS LOCAL PLAN REVIEW AS ADOPTED



HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (April 2013)

**MONTROSE**

EFFECTIVE SUPPLY										PROGRAMMING -7 years								
SITEREf	LOCAL PLAN REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2012 to 2013	UNITS TO BUILD	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2013 to 2020	Later Years
MOM016a	M1 part	Brechin Road	Muir Homes	CONS	05/02/2013	12.20	200	32	41	21	20						41	
MOM016b	M1 part	Brechin Road	Private	OUPC	06/06/2012	17.80	293	0	293					10	15	15	40	253
MOM037	M(a)	Waldron Road	Messrs Batchelor	ALPR	19/02/2009	0.56	8	0	8				4	4			8	
MOM087	M2	Dungmans Tack	Angus Council	CONS	20/09/2011	1.20	45	0	45	45							45	
MOM116	M(f)	Hill Place	Pert Bruce Construction	DEPC	14/01/2013	0.24	20	0	20	10	10						20	
MOM136		Croft Road	Mr John Gray	CONS	09/07/2009	0.15	6	2	2	2							2	
MOM156		Wishart Gardens, Roseacre Caravans	Northesk Dev Co	CONS	12/06/2012	0.65	9	0	7	1	2	2	2				7	
MOM175		Lower Hall Street 15-17	Mr Grant Turriff	DEPC	26/10/2012	0.04	7	0	7				7				7	
MOM214		Bridge Street 65-71	Mr Alex Gibson	DEPC	04/02/2011	0.05	5	0	5				5				5	
MOM218		Broomfield Road rear of 11 to 15	B & K Properties	DEPC	02/11/2012	0.14	5	0	5		2	3					5	
<b>TOTAL EFFECTIVE (SITES OF 5+ HOUSES)</b>						<b>33.03</b>	<b>598</b>	<b>34</b>	<b>433</b>	<b>79</b>	<b>34</b>	<b>17</b>	<b>6</b>	<b>14</b>	<b>15</b>	<b>15</b>	<b>180</b>	<b>253</b>
small sites (less than 5 houses)						0.96	39	1	37									
<b>Total including small sites</b>						<b>33.99</b>	<b>637</b>	<b>35</b>	<b>470</b>									

  

CONSTRAINED SUPPLY										OTHER FACTORS	
SITEREf	LOCAL PLAN REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	NATURE OF LONG TERM CONSTRAINT		OTHER FACTORS	
MOM088b	M(c)	Chapel Works, Patons Mill West	George Martin (Builders)	ALPR	19/02/2009	0.16	10	MAR			
MOM210		Waldron Road, Former Drexel Workshop	Fernmeadow Developments	DEPC	08/11/2010	0.41	29	MAR			
MOM199		Traill Drive	Ian Ingram Contracts	DEPC	13/01/2011	0.07	6	LAN			
<b>TOTAL CONSTRAINED</b>						<b>0.48</b>	<b>45</b>				

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**NORTH ANGUS HOUSING MARKET AREA LANDWARD**

EFFECTIVE SUPPLY											PROGRAMMING -7 years										
SITEREf	LOCAL PLAN REF	NAME	LOCATION	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2012 to 2013	UNITS TO BUILD	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2013 to 2020	Later Years		
BRL073		Mains of Farnell	Farnell	Angus Estates	DEPC	09/06/2009	0.84	5	0	5		2	3					5			
MOL052		Muirton of Ballochy, Bridge of Dun	Dun	Kirkland Properties	CONS	06/05/2008	1.19	5	0	2	1	1						2			
MOL108		Glenskinno Farm, Wellhill	Hillside	Mr & Mrs Gall	DEPC	09/09/2010	0.11	6	0	6			6					6			
<b>TOTAL EFFECTIVE (SITES OF 5+ HOUSES)</b>							<b>2.14</b>	<b>16</b>	<b>0</b>	<b>13</b>	<b>1</b>	<b>3</b>	<b>9</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>13</b>	<b>0</b>		
small sites (less than 5 houses)							11.71	68	8	58											
<b>Total including small sites</b>							<b>13.85</b>	<b>84</b>	<b>8</b>	<b>71</b>											
<b>CONSTRAINED SUPPLY</b>																					
SITEREf	LOCAL PLAN REF	NAME	LOCATION	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	NATURE OF LONG TERM CONSTRAINT										OTHER FACTORS		
MOL075	M4	Sunnyside Hospital Estate	Hillside	Private	ALPR	19/02/2009	21.00	320	LAN, MAR										OPPORTUNITY		
<b>TOTAL CONSTRAINED</b>							<b>21.00</b>	<b>320</b>													

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## ARBROATH

EFFECTIVE SUPPLY										PROGRAMMING -7 years									
SITEREF	LOCAL PLAN REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2012 to 2013	UNITS TO BUILD	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2013 to 2020	Later Years	
ACA198	A1	Montrose Road	Stewart Milne Homes	CONS	26/03/2013	15.10	344	10	334	20	25	30	30	35	35	35	210	124	
ACA171	A(g)	Springfield Terrace, Abbeybank House	McNulty Homes	DEPC	10/05/2011	0.53	9	0	9				2	2	2	3	9		
ACA199	A5	Cliffburn	Taylor Wimpey	CONS	05/02/2013	1.90	128	21	25	20	5						25		
ACA200	A9	Ernest Street/Palmer Street	LEJ Ltd	DEPC	03/01/2013	1.50	75	0	75		9	16	15	15	10	10	75		
ACA209		Cairnie Loan, The Cairnie	Fotheringham Property Developments	CONS	20/03/2006	0.37	35	0	20			20					20		
ACA224		Burnside Drive, Arbroath Herald	Caledonia Housing Association	CONS	03/04/2012	0.16	20	0	20		20						20		
ACA243		Viewfield Hotel	Mr Ivor Brown	DEPC	21/09/2009	0.30	21	0	21			7	7	7			21		
ACA253		Millgate/North Grimsby	Mr Mark Edgar	DEPC	02/02/2011	0.04	5	0	5					5			5		
ACA256		Roy's Auto, 32-38 Dishlandtown St	Mr& Mrs Ritchie	DEPC	25/07/2012	0.13	13	0	13					3	10		13		
ACA257		Noran Avenue	Angus Council	DEPC	05/01/2012	0.33	11	0	11		11						11		
<b>TOTAL EFFECTIVE (SITES OF 5+ HOUSES)</b>						<b>20.36</b>	<b>661</b>	<b>31</b>	<b>533</b>	<b>40</b>	<b>70</b>	<b>73</b>	<b>54</b>	<b>67</b>	<b>57</b>	<b>48</b>	<b>409</b>	<b>124</b>	
small sites (less than 5 houses)						1.41	43	0	42										
<b>Total including small sites</b>						<b>21.77</b>	<b>704</b>	<b>31</b>	<b>575</b>										
<b>CONSTRAINED SUPPLY</b>																			
SITEREF	LOCAL PLAN REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	NATURE OF LONG TERM CONSTRAINT	OTHER FACTORS										
ACA141	A7	Little Cairnie Hospital	Private	ALPR	19/02/2009	0.30	6	OWN	OPPORTUNITY										
ACA202	A10	Wardmill/Dens Road	Dens Road Arbroath Ltd	ALPR	19/02/2009			LAN	OPPORTUNITY										
ACA017	A(a)	Cairnie Road, The Elms	Kwikbuild Building Contractors	ALPR	19/02/2009	0.58	14	MAR											
ACA236		Lordburn 3	Mr K Bertram	DEPC	18/08/2008	0.03	6	MAR											
ACA237		Hill Street 19	Lodge Panmuir 299	DEPC	31/12/2008	0.03	7	MAR											
ACA183	A(i)	Elliot	G Land	ALPR	19/02/2009	1.24	25	OWN											
<b>TOTAL CONSTRAINED</b>						<b>2.18</b>	<b>58</b>												

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HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (April 2013)

**EAST ANGUS HOUSING MARKET AREA LANDWARD**

EFFECTIVE SUPPLY											PROGRAMMING -7 years									
SITEREf	LOCAL PLAN REF	NAME	LOCATION	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2012 to 2013	UNITS TO BUILD	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2013 to 2020	Later Years	
ACL239	Am1	Kirkbank	Auchmithie	Crudie Farms	ALPR	19/02/2009	1.20	15	0	15		8	7					15		
ACL328		Greystone	Carmyllie	Mrs A Goetz	OUPC	24/12/2012	0.55	5	0	5			2	2	1			5		
ACL007	LG1	Letham Grange	Colliston	F P C Developments	CONS	01/06/2010	8.68	140	0	2	1	1						2		
ACL106		Cotton of Colliston	Colliston	D Henderson/Kilwarton Ltd	CONS	02/03/2005	0.48	5	0	1	1							1		
ACL372		Denside Farm	Colliston	Newhouse Develoments	DEPC	18/12/2012	0.80	7	0	7		4	3					7		
ACL226	Fk2	Gardyne Street South of	Friockheim	Guild Homes	OUPC	13/12/2011	7.40	40	0	40		5	10	10	10	5		40		
ACL015	lk1 & lk(b)	Lunan Avenue/Kirkton Farm	Inverkeilor	Mr D Reid	ALPR	19/02/2009	1.90	15	0	9			3	3	3			9		
ACL110	lk(c) (part)	Railway Field 1, Inverkeilor South	Inverkeilor	Inverkeilor Property Co	CONS	07/07/2004	4.00	36	0	20			5	5	10			20		
ACL163	lk(c) (part)	Railway Field 2, Inverkeilor South	Inverkeilor	Angus Housing Association	DEPC	03/04/2008	0.90	10	0	10				10				10		
ACL285		North Mains of Ethie	Inverkeilor	Messrs Tinsley,Fitchett & Burgess	DEPC	08/01/2013	0.41	5	0	5		1	2	2				5		
<b>TOTAL EFFECTIVE (SITES OF 5+ HOUSES)</b>							<b>26.32</b>	<b>278</b>	<b>0</b>	<b>114</b>	<b>1</b>	<b>19</b>	<b>30</b>	<b>32</b>	<b>24</b>	<b>8</b>	<b>0</b>	<b>114</b>	<b>0</b>	
small sites (less than 5 houses)							16.30	97	5	85										
<b>Total including small sites</b>							<b>42.62</b>	<b>375</b>	<b>5</b>	<b>199</b>										

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HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (April 2013)

## CARNOUSTIE

EFFECTIVE SUPPLY											PROGRAMMING -7 years							
SITEREf	LOCAL PLAN REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2012 to 2013	UNITS TO BUILD	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2013 to 2020	Later Years
ACC087	C2 part	Victoria Street, Former Maltings	D J Laing Homes Ltd	CONS	07/09/2007	2.60	130	0	62		20	20	20	2			62	
ACC090		Links Parade 8	Carnoustie Links Dev	DEPC	12/12/2011	0.10	8	0	8		8						8	
ACC093		Burnside Street 2	Private	DEPC	09/07/2008	0.05	7	0	7			7					7	
ACC100		High Street 108	D J Laing Homes Ltd	DEPC	23/04/2009	0.09	7	0	7	3	4						7	
ACC110		Balmachie Road	Clayholes Farming Co	DEPC	28/02/2011	0.52	5	0	5			2	3				5	
<b>TOTAL EFFECTIVE (SITES OF 5+ HOUSES)</b>						<b>3.36</b>	<b>157</b>	<b>0</b>	<b>89</b>	<b>3</b>	<b>32</b>	<b>29</b>	<b>23</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>89</b>	<b>0</b>
small sites (less than 5 houses)						1.03	19	0	19									
<b>Total including small sites</b>						<b>4.39</b>	<b>176</b>	<b>0</b>	<b>108</b>									
<b>CONSTRAINED SUPPLY</b>																		
SITEREf	LOCAL PLAN REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	NATURE OF LONG TERM CONSTRAINT	OTHER FACTORS									
ACC043	C4	Barry Road, Former Social Club	Private	ALPR	19/02/2009	1.00	15	LAN	OPPORTUNITY									
ACC044	C5	Greenlaw Hill	Private	ALPR	19/02/2009	1.70	15	LAN	OPPORTUNITY									
ACC042b	C3 part	Woodside/Pitskelly	D J Laing Homes Ltd	ALPR	09/07/2009	2.50	37	LAN	REMAINDER OF OPPORTUNITY SITE (CAPACITY: 95)									
<b>TOTAL CONSTRAINED</b>						<b>5.20</b>	<b>67</b>											

**CONSTRAINTS 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, OUPC=OUTLINE PLANNING CONSENT, DELE=LIKELY TO BE DELETED, ALPR=ANGUS LOCAL PLAN REVIEW AS ADOPTED

HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (April 2013)

**MONIFIETH**

EFFECTIVE SUPPLY											PROGRAMMING -7 years							
SITEREf	LOCAL PLAN REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2012 to 2013	UNITS TO BUILD	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2013 to 2020	Later Years
DUM049	Mf1	Ashludie Hospital, Broomhill	Tayside Primary Care NHS Trust	ALPR	19/02/2009	2.10	25	0	25			25					25	
DUM028	Mf2	Milton Mill	H & H Properties	CONS	16/09/2010	1.20	77	0	60	24	12	12	12				60	
<b>TOTAL EFFECTIVE (5+ HOUSES)</b>						<b>3.30</b>	<b>102</b>	<b>0</b>	<b>85</b>	<b>24</b>	<b>12</b>	<b>37</b>	<b>12</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>85</b>	<b>0</b>
small sites (less than 5 houses)						1.39	16	0	16									
<b>Total including small sites</b>						<b>4.69</b>	<b>118</b>	<b>0</b>	<b>101</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, OUPC=OUTLINE PLANNING CONSENT, DELE=LIKELY TO BE DELETED, ALPR=ANGUS LOCAL PLAN REVIEW AS ADOPTED

**SOUTH ANGUS HOUSING MARKET AREA LANDWARD**

<b>EFFECTIVE SUPPLY</b>											<b>PROGRAMMING -7 years</b>									
SITEREf	LOCAL PLAN REF	NAME	LOCATION	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2012 to 2013	UNITS TO BUILD	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2013 to 2020	Later Years	
DUL143	Pd(a)	Piperdam	Muirhead	Piperdam Golf & Country Park Ltd	CONS	28/07/2010	7.30	123	0	1		1						1		
DUL261		Dronley Road, Jungle Kids	Birkhill	Donavin Homes	CONS	17/01/2006	0.43	9	0	4	2	2						4		
DUL295		Baldovan House	Strathmartine	Kirkwood Homes Linlathen Estate	DEPC	10/06/2011	0.34	6	0	6			6					6		
DUL341		Shank of Omachie	Wellbank	M & G Forbes	OUPC	06/02/2012	127.50	160	0	160						10	20	30	130	
DUL342		Former Scout Hall Land at	Inveraldie	Angus Council	CONS	03/04/2012	0.26	5	0	5	5							5		
ACL308		Former Manse	Barry	D J Laing	DEPC	13/11/2009	1.80	5	0	4		4						4		
ACL111a	Mk1	Granary Site (part)	Monikie	Melford Developments	CONS	19/02/2009	3.09	34	2	14		2	4	4	4			14		
ACL141	Mk(a)	Panmure Road, The Fiddlers	Monikie	P & S Developments	CONS	14/11/2008	0.29	9	0	2	2							2		
ACL299		Hillhead Road	Monikie	Arnott Contracts	DEPC	26/01/2010	0.78	5	0	5			2	3				5		
<b>TOTAL EFFECTIVE (5+ HOUSES)</b>							<b>141.79</b>	<b>356</b>	<b>2</b>	<b>201</b>	<b>9</b>	<b>9</b>	<b>12</b>	<b>7</b>	<b>4</b>	<b>10</b>	<b>20</b>	<b>71</b>	<b>130</b>	
small sites (less than 5 houses)							19.85	123	9	123										
<b>Total including small sites</b>							<b>161.64</b>	<b>479</b>	<b>11</b>	<b>324</b>										
<b>CONSTRAINED SUPPLY</b>																				
SITEREf	LOCAL PLAN REF	NAME	LOCATION	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	NATURE OF LONG TERM CONSTRAINT	OTHER FACTORS										
DUL264b		Kingennie Fishings 2	Wellbank	M & G Forbes	CONS	24/08/2006	1.25	5	INF	REMAINDER OF SITE (ORIGINAL CAPACITY: 12)										
DUL266	St1	Strathmartine Hospital	Bridgefoot	Heathfield	ALPR	19/02/2009	17.50	200	LAN,MAR	OPPORTUNITY										
<b>TOTAL CONSTRAINED</b>							<b>18.75</b>	<b>205</b>												

\*note:- Site capacity for Strathmartine Hospital (St1) is taken from the 2009 Urban Capacity study and merely indicates a notional capacity.

The site does not have planning permission and housing development is limited to 40 units including conversion of the listed building, within the Angus Local Plan Review (2006-2011).

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HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (April 2013)

**FORFAR**

EFFECTIVE SUPPLY										PROGRAMMING -7 years									
SITEREf	LOCAL PLAN REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2012 to 2013	UNITS TO BUILD	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2013 to 2020	Later Years	
FKF086	F(d)	Turfbeg Farm	Elite Homes	CONS	19/02/2009	4.20	75	0	3		1	1	1				3		
FKF088	F12	New Road	Asda Stores	DEPC	28/02/2011	0.35	16	0	16				8	8			16		
FKF089	F2	Lour Road, Beechhill Nursery	Private	ALPR	19/02/2009	1.40	5	0	5				2	3			5		
FKF154	F4 part	Wester Restenneth	Guild Homes	CONS	14/03/2013	20.00	209	30	179	65	65	49					179		
FKF155	F5	Whitehills Nursery	Private	ALPR	19/02/2009	6.50	100	0	100							25	25	50	50
FKF156	F6	Dundee Road	Guide Dogs for the Blind	DEPC	08/06/2011	5.40	120	0	120			10	15	20	20	20	85	35	
FKF157	F7	Gowanbank	Gowanbank LLP	ALPR	19/02/2009	6.00	60	0	60			15	10	10	10	10	55	5	
FKF163	F8	Slatefield Rise Ph 2	Messrs K&D Webster	DEPC	25/07/2012	2.22	7	0	7		1	2	2	2			7		
FKF208	F4 part	Montrose Road, Rathmell	Mr & Mrs McFarlane	CONS	22/12/2010	0.90	7	0	7	7							7		
FKF210		Newmonthill	Angus Council	CONS	18/09/2012	0.70	18***	0	18***	18***							18***		
<b>TOTAL EFFECTIVE (5+ HOUSES)</b>						<b>46.97</b>	<b>599</b>	<b>30</b>	<b>497</b>	<b>72</b>	<b>67</b>	<b>77</b>	<b>38</b>	<b>43</b>	<b>55</b>	<b>55</b>	<b>407</b>	<b>90</b>	
small sites (less than 5 houses)						1.87	37	7	28										
<b>Total including small sites</b>						<b>48.84</b>	<b>636</b>	<b>37</b>	<b>525</b>										
note *** Housing Regeneration Site where redevelopment results in a net loss of dwellings. New housing not counted against Strategic Plan allowance for HMA																			
CONSTRAINED SUPPLY																		OTHER FACTORS	
SITEREf	LOCAL PLAN REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha)	CAPACITY	NATURE OF LONG TERM CONSTRAINT										OTHER FACTORS	
FKF130	F(h)	Prior Road 1	Wester Restenneth Co	ALPR	19/02/2009	0.59	5	MAR											
FKF083	F10	South Street	Private	ALPR	19/02/2009	0.80	30	OWN, LAN										OPPORTUNITY	
FKF087	F13	St James Road	Private	ALPR	19/02/2009	1.10	40	OWN, LAN										OPPORTUNITY	
<b>TOTAL CONSTRAINED</b>						<b>1.90</b>	<b>75</b>												

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HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (April 2013)

**KIRRIEMUIR**

EFFECTIVE SUPPLY											PROGRAMMING - 7 years							
SITEREf	LOCAL PLAN REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2012 to 2013	UNITS TO BUILD	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2013 to 2020	Later Years
FKK063	K(b)	Westfield/Lindsay Street/Sunnyside	J & J Learmonth	ALPR	19/02/2009	2.50	38	0	38		12	12	7	7			38	
FKK063a		Sunnyside, Westfield	Angus Council	CONS	20/09/2011	0.26	5	0	5	5							5	
FKK081a	K2 part	Hillhead	Guild Homes	CONS	19/01/2012	7.60	113	26	1	1							1	
FKK081b	K2 part	Hillhead, Kinnordy Road	Glenmuir Devs/Guild	CONS	10/08/2012	0.43	8	0	2	2							2	
FKK083		Brechin Road, Platten	Guild Homes	CONS	16/08/2012	1.35	9	6	2		2						2	
FKK089	K3	Sunnyside	J & J Learmonth	DEPC	18/03/2011	2.00	35	0	35				7	8	10	10	35	
FKK114		Forfar Road, Pathhead Nursery	Guild Homes	CONS	20/12/2012	0.48	6	1	1		1						1	
<b>TOTAL EFFECTIVE (5+ HOUSES)</b>						<b>14.62</b>	<b>214</b>	<b>33</b>	<b>84</b>	<b>8</b>	<b>15</b>	<b>12</b>	<b>14</b>	<b>15</b>	<b>10</b>	<b>10</b>	<b>84</b>	<b>0</b>
small sites (less than 5 houses)						1.33	18	1	17									
<b>Total including small sites</b>						<b>15.95</b>	<b>232</b>	<b>34</b>	<b>101</b>									

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**STATUS** CONS=UNDER CONSTRUCTION, DEPC=DETAILED PLANNING CONSENT, OUPC=OUTLINE PLANNING CONSENT, DELE=LIKELY TO BE DELETED, ALPR=ANGUS LOCAL PLAN REVIEW AS ADOPTED

HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (April 2013)

**WEST ANGUS HMA LANDWARD**

EFFECTIVE SUPPLY											PROGRAMMING -7 years									
SITEREF	LOCAL PLAN REF	NAME	LOCATION	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2012 to 2013	UNITS TO BUILD	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2013 to 2020	Later Years	
FKL242		Damside, Netherton	Aberlemno	Craigarran Homes	CONS	06/02/2008	0.64	6	0	3		1	2					3		
FKL561		Jubilee Arms Hotel Motel	Dykehead	Mrs L Laird	DEPC	14/03/2012	0.34	9	0	9				9				9		
FKL057	G(a)	Dundee Road	Glamis	F J Esposito	CONS	20/06/2007	1.90	24	1	21	2	5	5	5	4			21		
FKL386		Seggieden Farm	Inverarity	Albamuir Ltd	CONS	01/11/2011	0.57	8	0	3		3						3		
FKL350		Kingoldrum Garage 2	Kingoldrum	Jacobson Properties	CONS	08/12/2012	0.46	13	0	8		4	4					8		
FKL429		Over Ascreavie Farm	Kingoldrum	Craigallan Homes	CONS	02/02/2009	0.88	6	0	4	1	1	2					4		
FKL361		Guthrie Street 16	Letham	F M Construction	CONS	18/07/2012	0.64	9	0	2	1	1						2		
FKL378	L2	Jubilee Park	Letham	Private/Angus Council	ALPR	19/02/2009	2.30	30	0	30					10	10	10	30		
FKL379	L3	East Hemming Street	Letham	Scotia Homes	CONS	11/08/2008	2.34	40	0	15		8	7					15		
FKL466		Eassie Farm	Eassie	AH & HA Patullo	DEPC	21/09/2012	0.41	5	0	5		5						5		
FKL474		Balgownie Farm Steading	Eassie	Kenneth Whyte	DEPC	13/05/2008	0.33	6	0	6		6						6		
FKL537		Pitkenney Farm	Pitkenney	NML Projects	DEPC	20/07/2010	0.49	5	0	5			5					5		
FKL562		Bellahill Farm	Melgund	Gray Beaton Partnershi	OUPC	11/11/2011	1.18	10	0	10				5	5			10		
BRL113		Balnabreich Steading	Careston	Careston Ltd	DEPC	11/06/2009	0.38	6	0	6			6					6		
<b>TOTAL EFFECTIVE (5+ HOUSES)</b>							<b>12.86</b>	<b>177</b>	<b>1</b>	<b>127</b>	<b>4</b>	<b>34</b>	<b>31</b>	<b>19</b>	<b>19</b>	<b>10</b>	<b>10</b>	<b>127</b>	<b>0</b>	
small sites (less than 5 houses)							25.19	173	15	151										
<b>Total including small sites</b>							<b>38.05</b>	<b>350</b>	<b>16</b>	<b>278</b>										

CONSTRAINED SUPPLY										
SITEREF	LOCAL PLAN REF	NAME	LOCATION	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha)	CAPACITY	NATURE OF LONG TERM CONSTRAINT	OTHER FACTORS
FKL022	Ki2	Kingston Place	Kingsmuir	Private	ALPR	19/02/2009	0.80	12	INF	OPPORTUNITY
<b>TOTAL CONSTRAINED</b>							<b>0.80</b>	<b>12</b>		

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## SECTION 5

# ANGUS COUNCIL - COMPLETIONS (94-Present; Tenure)

### HOUSING MARKET AREAS

AREA	YEAR TO	JUNE\94			JUNE\95			JUNE\96			JUNE\97			JUNE\98			JUNE\99			JUNE2000			
	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>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>26</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			
BRECHIN				30			12			24			4			8			5			
NORTH ANGUS LANDWARD				2			1			6						3			0			
<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>			
ARBROATH			21	37		8	52			5			61	11		16			31			
EAST ANGUS LANDWARD				22			5						1			2			0			
<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>			
FORFAR			18	70		14	62		14	5		2	2			1			30			
KIRRIEMUIR						14	16			11			35			35			33			
WEST ANGUS LANDWARD				5			39			28			12			2			1			
<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>			
MONIFIETH																17			6			
CARNOUSTIE			14	102		17	59		8			21	62		8	19			5			
SOUTH ANGUS LANDWARD				89			19		6				6			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>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>			

## **APPENDIX 1 : EFFECTIVENESS CRITERIA**

The following criteria for judging the effectiveness of housing sites within the established supply are taken from PAN 2/2010: Affordable Housing and Housing Land Audits.

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

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

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

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

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

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

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

## **APPENDIX 2: GLOSSARY OF TERMS**

The definitions of terms used within the audit reflect the glossary contained in the SPP (February 2010).

***Brownfield land:*** Land which has previously been developed. The term may encompass vacant or derelict land; infill sites; land occupied by redundant or unused buildings; and developed land within the settlement boundary where further intensification of use is considered acceptable.

***Constrained housing land supply:*** That part of the established housing land supply which at the time of any audit is not assessed as being effective.

***Effective housing land supply:*** The part of the established housing land supply that is free or is expected to be free of development constraints in the period under consideration, and will therefore be available for the construction of housing.

***Established housing land supply:*** The total housing land supply – including both constrained and unconstrained sites. This will include the effective housing land supply, plus the remaining capacity of sites under construction; sites with planning consent; sites in adopted local plans; and other land and buildings with agreed potential for housing development.

***Greenfield land:*** Land which has never been previously developed, or fully-restored formerly derelict land which has been brought back into active or beneficial use for agricultural, forestry, environmental purposes, or outdoor recreation.

***Housing Land Audit:*** The mechanism for monitoring the housing land supply and identifying those sites within the established land supply which are expected to be effective within the period under consideration.

***Housing Land Requirement:*** The difference between a figure arrived at by considering market demand, demographic need and other relevant factors, and the effective housing land supply.

***Housing Market Area:*** A geographical area which is relatively self-contained in terms of housing demand; i.e. a large percentage of the people moving home or settling in the area will have sought a dwelling only in that area.

***Private sector housing:*** Housing for sale or rent provided by private developers or other commercial organisations. The term “owner-occupied sector” excludes the private rented element.

***Public sector housing:*** General and special needs housing provision by registered housing associations, local authorities and other social housing providers for rent.