

**AUDIT OF HOUSING LAND  
IN  
DUNDEE AND ANGUS  
2003**

**PRODUCED JOINTLY BY  
ANGUS COUNCIL  
AND  
DUNDEE CITY COUNCIL**

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# CONTENTS

<b>Section 1 :</b>	<b>Introduction</b>
<b>Section 2 :</b>	<b>General Principles</b>
<b>Section 3 :</b>	<b>Consultation</b>
<b>Section 4 :</b>	<b>Dundee &amp; Angus Housing Market Areas</b>
<b>Section 5 :</b>	<b>Dundee City</b>
<b>Section 6 :</b>	<b>Angus</b>
<b>Section 7 :</b>	<b>Completions</b>
<b>Appendix 1 :</b>	<b>Effectiveness Criteria</b>
<b>Appendix 2 :</b>	<b>Glossary and Terms</b>

## **SECTION 1 : INTRODUCTION**

The annual audit of housing land provides a factual statement of land supply within the administrative boundaries of Dundee City Council and Angus Council. Only sites with a capacity of 5 or more units are included. The audit is the result of a survey undertaken in June 2003.

The audit is an important source of information for the monitoring of the Dundee and Angus Structure Plan, approved by Scottish Ministers in October 2002. This Plan uses Housing Market Areas as a basis for assessing housing land requirements. The audit gives details of the land supply in each of the council areas and is presented for each of the 4 housing market areas in the Dundee and Angus Structure Plan area.

## **SECTION 2 : GENERAL PRINCIPLES**

The Audit provides a range of information relating to each housing site. The schedules in Sections 5 and 6 are grouped by “effective supply” and “constrained supply” as defined by Planning Advice Note 38 Housing Land (Revised 2003). 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 given refers to the date of publication of the relevant local plan or the date 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. This year details of the number of completions in the preceding year are included in the schedules.

Details of the housing market area within which sites are located are given for sites within the Angus Council area. All sites in the Dundee City Council area fall within the Dundee and South Angus housing market area.

Housing sites have been monitored since 1979 and in arriving at the potential yield figures, due account has been taken of past trends and completions, anticipated starts and comments from private housebuilders and other housing providers. It must be emphasised however, that the potential yields are only indicative and the actual yields may vary.

The last component of this audit sets out the number of completions recorded on sites of five or more houses for each settlement/area. Also included for the Angus Council area is the aggregate number of dwellings expected to come forward on small sites (less than 5 units). They are included in the schedule of effective sites, given they are either under construction or have a valid planning permission, but are not counted towards meeting the housing land requirement for Angus set out in either the Tayside Structure Plan 1993 or the draft Dundee and Angus Structure Plan. These Structure Plans make no specific allowance for small sites in determining the housing land requirements but recognise their contribution in augmenting the effective supply of land.

### **Finalised Dundee Local Plan Review**

Dundee City Council approved the finalised Dundee Local Plan Review in January 2003. This plan allocates housing land in accordance with Schedule 1 of the Dundee and Angus Structure Plan.

The finalised Local Plan was published in April 2003 and formal objections invited. Where objections have been received and not withdrawn these will require to be considered at a Public Local Plan enquiry that is expected to commence in March 2004.

Sites that have been allocated for housing in the Finalised Dundee Local Plan Review have been included in the established land supply and thereafter tested for effectiveness against the criteria in PAN 38 (revised 2003).

### **SECTION 3 : CONSULTATION**

The Audit has been the subject of consultation with Communities Scotland, Homes for Scotland, the public via the Angus and Dundee City Council Internet sites and through advertisement in the local press. There are no outstanding consultation issues.

In drawing up the Housing Land Audit for 2003, the Angus and Dundee City Councils have had full regard to the revised PAN 38 Housing Land (Revised 2003) which includes the following definition of effective housing land supply.

“.....the part of the established housing land supply that is expected to be free of constraints in the period under consideration, and will therefore be available for the construction of housing.”

The assessment of effectiveness of the sites identified in the 2003 Audit has been carried out having regard to the criteria set out in Paragraph 29 and summarised in Appendix 1 of this report.

## SECTION 4

# DUNDEE AND ANGUS

## HOUSING MARKET AREAS

HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (June 2003)(sites of 5+ houses)

	PROGRAMMING ON EFFECTIVE SITES						Later Years	Constrained Sites	Established Sites
	2003/ 2004	2004/ 2005	2005/ 2006	2006/ 2007	2007/ 2008	2003 to 2008			
	A	B	C	D	E	A+B+C+D+E			
ARBROATH	64	75	70	73	54	336	0	26	362
ARBROATH HMA LANDWARD	29	30	19	14	40	132	0	0	132
<b>ARBROATH HMA</b>	<b>93</b>	<b>105</b>	<b>89</b>	<b>87</b>	<b>94</b>	<b>468</b>	<b>0</b>	<b>26</b>	<b>494</b>
BRECHIN	10	10	26	28	10	84	50	80	214
MONTROSE	53	79	69	76	64	341	290	30	661
BRECHIN/MONTROSE HMA LANDWARD	15	29	22	19	0	85	0	60	145
<b>BRECHIN AND MONTROSE HMA</b>	<b>78</b>	<b>118</b>	<b>117</b>	<b>123</b>	<b>74</b>	<b>510</b>	<b>340</b>	<b>170</b>	<b>1020</b>
FORFAR	110	90	83	94	80	457	0	0	457
KIRRIEMUIR	2	5	4	25	24	60	0	0	60
FORFAR/KIRRIEMUIR HMA LANDWARD	5	13	15	22	17	72	0	0	72
<b>FORFAR, KIR'MUIR &amp; ANGUS GLENS HMA</b>	<b>117</b>	<b>108</b>	<b>102</b>	<b>141</b>	<b>121</b>	<b>589</b>	<b>0</b>	<b>0</b>	<b>589</b>
CARNOUSTIE	43	100	6	0	0	149	0	160	309
MONIFIETH	53	35	23	10	0	121	0	0	121
SOUTH ANGUS HMA LANDWARD	59	101	89	75	50	374	30	157	561
DUNDEE GREENFIELD	112	118	130	94	58	512	0	1156	1668
DUNDEE BROWNFIELD	588	620	495	332	173	2208	270	964	3442
<b>DUNDEE AND SOUTH ANGUS HMA</b>	<b>855</b>	<b>974</b>	<b>743</b>	<b>511</b>	<b>281</b>	<b>3364</b>	<b>300</b>	<b>2437</b>	<b>6101</b>
<b>DUNDEE AND ANGUS</b>	<b>1143</b>	<b>1305</b>	<b>1051</b>	<b>862</b>	<b>570</b>	<b>4931</b>	<b>640</b>	<b>2633</b>	<b>8204</b>

## SECTION 5

# DUNDEE CITY

HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (June 2003)(sites of 5+ houses)

PRIVATE SECTOR	PROGRAMMING ON EFFECTIVE SITES						Later Years	Constrained Sites	Established Sites
	2003/ 2004	2004/ 2005	2005/ 2006	2006/ 2007	2007/ 2008	2003/ 2008			
DUNDEE GREENFIELD	112	118	130	94	58	512	0	1156	1668
DUNDEE BROWFIELD	588	620	495	332	173	2208	270	964	3442

## DUNDEE CITY - GREENFIELD SITES

EFFECTIVE SUPPLY OVER FIVE YEAR PERIOD - PRIVATE SECTOR														5 Year Effective Programme	
SITE REF	L' PLAN REF	SITE NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA(ha)	CAPACITY	UNITS TO BUILD	03-04	04-05	05-06	06-07	07-08	2003-2008	LATER YEARS
<b>PRIVATE SECTOR</b>															
199011	HS51	EMMOCK WOODS	BALDRAGON HOMES	CONS	26/08/2002	18.2	95	95	15	20	20	20	20	95	
199526	HS46	NINEWELLS AVENUE	STEWART MILNE	CONS	05/10/2001	6	98	10	10					10	
9530	HS42	FINTRY PLACE	PRIVATE	ALPL		1.3	6	6			6			6	
199536	HS52	BALLUMBIE FARM PH1	DJ LAING	CONS	10/07/2002	9	200	113	30	25	20	20	18	113	
199538	HS50	TROTTICK	UNKNOWN	ALPL		2.37	35	35		15	20			35	
199725		SOUTH OF ARBROATH RD PH1	WIMPEY HOMES	CONS	05/06/1998	11.04	210	101		22	40	39		101	
199817	HS51	EMMOCK WOODS PH1	BALDRAGON HOMES	CONS	08/04/2003	2.37	55	32	32					32	
200005		AREA C, NINEWELLS AVENUE	H&H PROPERTIES	DEPC	25/04/2000	1.48	24	24	5	10	9			24	
200207		SOUTH OF ARBROATH RD PH4	STEWART MILNE	DEPC	29/04/2002	2.14	40	26	20	6				26	
200345	HS51	EMMOCK WOODS (Later Stages)	PRIVATE	ALPL			60	60		10	15	15	20	60	
200358	H69	BALLUMBIE	PRIVATE	FLPL		1.51	10	10		10				10	
<b>TOTAL PRIVATE SECTOR EFFECTIVE</b>							<b>833</b>	<b>512</b>	<b>112</b>	<b>118</b>	<b>130</b>	<b>94</b>	<b>58</b>	<b>512</b>	<b>0</b>

<b>CONSTRAINED SITES - PRIVATE SECTOR</b>															
SITE REF	L' PLAN REF	SITE NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA(ha)	CAPACITY	UNITS TO BUILD	03-04	04-05	05-06	06-07	07-08	NATURE OF LONG TERM CONSTRAINT	OTHER FACTORS
9721	HS48	DOWNFIELD GOLF COURSE	MARTIN ALLAN	ALPL		2	20	20						OWN	
9810	HS53	PITKERRO MILL	UNKNOWN	ALPL		0	6	6						PHY	
200356	H70	DUNDEE WESTERN GATEWAY	PRIVATE	FLPL		59.08	750	750						LAND USE	
200357	H67	BALDRAGON	PRIVATE	FLPL		7.54	130	130						LAND USE	
200359	H71	BALGILLO NORTH	PRIVATE	FLPL		9	150	150						LAND USE	
200360	H72	BALMOSSIE	PRIVATE	FLPL		7.22	100	100						LAND USE	
<b>PRIVATE SECTOR</b>															
<b>TOTAL PRIVATE SECTOR NON-EFFECTIVE</b>								<b>1156</b>							
<b>TOTAL ESTABLISHED SUPPLY</b>								<b>1668</b>							

LOCAL PLAN REF HS-Adopted Local Plan H-Finalised Local Plan

CONSTRAINT OWN=OWNERSHIP PHY=PHYSICAL(ON-SITE) CON=CONTAMINATION DEF=DEFICIT FUNDING NOT COMMITTED PRO=PROGRAMMING INF=INFRASTRUCTURE LAN=LAND USE MAR=MARKETABILITY

STATUS CONS=UNDER CONSTRUCTION OUPC=OUTLINE PLANNING CONSENT DEPC=DETAILED PLANNING CONSENT FLPL= FINALISED LOCAL PLAN SITE DEL=LIKELY TO BE DELETED

OCAP=OTHER COUNCIL APPROVAL ALPL=APPROVED LOCAL PLAN

**DUNDEE CITY - BROWNFIELD SITES**

EFFECTIVE SUPPLY OVER FIVE YEAR PERIOD - PRIVATE SECTOR															5 Year Effective Programme
SITE REF	L' PLAN REF	SITE NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA(ha)	CAPACITY	UNITS TO BUILD	03-04	04-05	05-06	06-07	07-08	LATER YEARS	2003-2008
059	HS37	HAMILTON STREET	PRIVATE	ALPL		0.5	6	6	2	4					6
8837	HS11	ARTHSTNE TCE/BROWN CONS ST	HILLCREST HSG ASSOC	DEPC	22/11/2000	0.12	17	17	7	10					17
9002		CARBERRY CRESCENT	HOME IN SCOTLAND	CONS	16/10/2001	0	6	6	6						6
9110	HS33	LONGCROFT ROAD	ANGUS HSG.ASSOC.	CONS	30/09/2002	9.07	208	28		28					28
9135	HS34	WHITFIELD DRIVE	HOMES IN SCOTLAND	CONS	28/01/2002	1.64	43	43	30	13					43
9219		VICTORIA DOCK	FORTH PROPERTIES	CONS	30/10/2000	0.8	246	208	80	68	60				208
9507		CRAIGIEBARNES HOUSE	G. S. BROWN	CONS	24/03/2003	0.2	30	4	4						4
9522	HS8	DUNDEE ROYAL INFIRMARY	H&H PROPERTIES	CONS	06/03/2001	4.13	163	119	51	29	29	10			119
9524	HS4	RAILYARDS	PRIVATE	ALPL		2.5	110	110		20	20	20	20	50	60
9525	HS19	PERTH ROAD NURSERY	PRIVATE	ALPL		0.12	6	6	6						6
9528	H43	PITALPIN WORKS	PRIVATE	FLPL		1.1	95	95		10	15	15	15	40	55
9601	HS6	ROCKWELL WORKS PHASE TWO	BIELD HSG. ASSOC.	ALPL		0.51	33	33		10	13	10			33
9701		EDWARD STREET MILL	HOME IN SCOTLAND	CONS	27/08/2001	0.41	34	34		34					34
9720	HS15	BROOK STREET, BLACKNESS	H&H PROPERTIES	CONS	13/12/2001	0.86	65	32	32						32
9808		COX STREET	BETT PARTNERSHIPS	DEPC	28/04/2003	1.11	31	31		31					31
9807	HS45	MAYFIELD	SCOTIA DEVELOPMENTS			5.1	63	63							
				DEPC	31/03/2003				5	25	25	8			63
9809	HS13	TAYBANK WORKS PH1 (Private)	CLOVA HOMES	CONS	26/03/2001	0.9	32	15	15						15
200003		STRATHMARTINE RD/BRACKENS RD	PRIVATE	CONS	10/09/2001	0.41	11	11	6	5					11
200107		12 HAREFIELD ROAD	MILNBANK DEVELOPMENTS	CONS	25/09/2000	0.14	6	6	6						6
200111		ARDLER PHASE 3C	WIMPEY/SANCTUARY	CONS	22/05/2000	0.96	68	68	50	18					68
200112		ARDLER PHASE 3D	WIMPEY/SANCTUARY	CONS	23/01/2001	2.04	41	41	41						41
200115		BLACKNESS NURSERY	SELECT HOMES LTD	OUPC		1.03	5	5	1	4					5
200116		VICTORIA STREET/ALBERT ST	SERVITE HSG.ASSOC	OUPC		0.2	36	36		15	15	6			36
200202		FORMER LIMB FITTING CENTRE	TAYFIELD INVESTMENTS	CONS	25/03/2002	0.46	17	17	17						17
200203		BALLINARD HOTEL	JUSTICE HOMES PLC	DEPC	21/04/2003	0.8	10	10	2	6	2				10
200204	H59	SALTON CRES/BERWICK DRIVE	ANGUS HSG.ASSOC	CONS	25/02/2002	1.2	32	32	10	22					32
200205		CITY ROAD/ROSEBERRY STREET	PRIVATE	DEPC	29/04/2002	0.46	19	19		6	13				19
200206	H52	GRAMPIAN GARDENS	ABERTAY HSG.ASSOC	CONS	29/04/2002	3.93	38	38	38						38
200210		DANIEL STREET	H&H	CONS	28/01/2002	0.29	21	21	15	6					21
200211		ARDLER PHASE 4	SANCTUARY HSG.ASSOC			3.73	215	215							
				OUPC						70	70	75			215
200215		ARDLER PHASE 6B	SANCTUARY HSG.ASSOC			3.34	44	44			12	32			44
				OUPC											
200301		ALLOWAY PLACE	SERVITE HSG.ASSOC	DEPC	29/08/2002	0.4	16	16	16						16
200302		SHAFTSBURY ROAD	EMMOCK HOMES	DEPC	24/02/2003	0.1	7	7	7						7
200303		BEACH CRESCENT/KING STREET	CAMPERDOWN	DEPC	24/02/2003	0.1	12	12	2	10					12
200304		BLEACHFIELD COTTAGES	MANOR HOUSE	CONS	20/06/2001	0.5	6	2	2						2
200305		FORMER TRINITY CHURCH	H&H	DEPC	23/04/2003	0.05	8	8		4	4				8
200306		ARDLER PHASE 2A	WIMPEY	CONS		5.72	117	117	40	50	27				117
200307		LAWSIDE WORKS, PATERSON ST	HILLCREST HSG ASSOC	OUPC	02/12/2002	1.4	51	51		20	20	11			51
200308	H01	SOUTH TAY STREET	PRIVATE	FLPL		0.2	15	15			15				15
200309	H02	MARKETGAIT/SOUTH TAY STREET	PRIVATE	FLPL		0.13	18	18			10	8			18
200310	H03	MARKETGAIT/TAY STREET LANE	PRIVATE	FLPL		0.23	25	25			20	5			25
200311	H04	PARKER STREET	PRIVATE	FLPL		0.16	23	23					23		23
200313	H07	CHALMERS HALL	PRIVATE	FLPL		0.1	27	27	27						27
200314	H08	12-14 MURRAYGATE	PRIVATE	FLPL		0.02	5	5	5						5

**DUNDEE CITY - BROWNFIELD SITES**

EFFECTIVE SUPPLY OVER FIVE YEAR PERIOD - PRIVATE SECTOR														5 Year Effective Programme	
SITE REF	L' PLAN REF	SITE NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA(ha)	CAPACITY	UNITS TO BUILD	03-04	04-05	05-06	06-07	07-08	LATER YEARS	2003-2008
200317	H15	PERTH ROAD(McVicars Lane)	PRIVATE	FLPL		0.26	10	10	5	5					10
200319	H17	15a-b ROSEANGLE	PRIVATE	FLPL		0.12	5	5	5						5
200321	H19	QUEEN VICTORIA WORKS	PRIVATE	FLPL		1.25	40	40		10	20	10			40
200323	H23	ROSEFIELD STREET/CITY ROAD	H&H	FLPL		0.44	20	20		15	5				20
200324	H24	ALEXANDER ST/ST.SALVADOR ST	PUBLIC	FLPL		0.86	30	30			10	10	10		30
200325	H25	DONS ROAD	PRIVATE	FLPL		0.16	6	6			6				6
200326	H26	CONSTABLE WORKS	PRIVATE	FLPL		0.22	12	12	6	6					12
200327	H27	JAMES ST/NORTH GEORGE ST	PUBLIC	FLPL		0.1	5	5		5					5
200328	H28	MAIN STREET	HILLCREST HSG ASSOC	FLPL		0.15	6	6	6						6
200330	H31	ERSKINE STREET	PRIVATE	FLPL		0.35	15	15		10	5				15
200331	H32	ERSKINE ST/ARTHURSTONE TERR	PUBLIC	FLPL		0.15	9	9	4	5					9
200332	H33	MAINS LOAN/ELIZA STREET	PRIVATE	FLPL		0.47	38	38	8	15	15				38
200333	H34	CITY QUAY	PRIVATE	FLPL		1.47	200	200				25	25	150	50
200334	H35	VICTORIA DOCK PHASE TWO	PRIVATE	FLPL		0.06	12	12		6	6				12
200335	H36	CAMPERDOWN DOCK/VICTORIA DOCK	PRIVATE	FLPL		0.68	25	25				10	15		25
200336	HS13	TAYBANK WORKS PHASE 1 (Public)	HILLCREST HSG ASSOC	ALPL		0.9	29	29	29						29
200337	H40	WIMBERLY, GLAMIS DRIVE	PRIVATE	FLPL		1.27	12	12	2	10					12
200338	H41	HILLSIDE, YARROW TERRACE	PRIVATE	FLPL		1.43	60	60			5	20	20	15	45
200339	H44	FOGGYLEA GARDENS	PUBLIC	FLPL		0.79	11	11		11					11
200340	H45	ALLOWAY PLACE	PRIVATE	FLPL		1.56	25	25				15	10		25
200341	H46	FAIRMUIR STREET	PRIVATE	FLPL		0.15	5	5		5					5
200342	H49	KIRKTON CENTRAL CORE	PUBLIC	FLPL		2	50	50		15	20	15			50
200343	H50	TROTTICK, LOWRISE	PRIVATE	FLPL		4.11	60	60			20	20	20		60
200344	H51	TROTTICK, FORMER MULTIS	PRIVATE	FLPL		1.21	14	14			7	7			14
200350	H37	CAMPERDOWN DOCK	PRIVATE	FLPL		0.52	30	30					15	15	15
200347	H66	MONIFIETH ROAD, ARMISTEAD	PRIVATE	FLPL		1.14	10	10		4	6				10
<b>TOTAL PRIVATE SECTOR EFFECTIVE</b>							<b>2820</b>	<b>2478</b>	<b>588</b>	<b>620</b>	<b>495</b>	<b>332</b>	<b>173</b>	<b>270</b>	<b>2208</b>

LOCAL PLAN REF HS-Adopted Local Plan H-Finalised Local Plan

**DUNDEE CITY - BROWNFIELD SITES**

<b>CONSTRAINED SITES - PRIVATE SECTOR</b>															
<b>SITE REF</b>	<b>L' PLAN REF</b>	<b>SITE NAME</b>	<b>DEVELOPER</b>	<b>STATUS</b>	<b>LAST APPROVAL</b>	<b>AREA(ha)</b>	<b>CAPACITY</b>	<b>UNITS TO BUILD</b>	<b>03-04</b>	<b>04-05</b>	<b>05-06</b>	<b>06-07</b>	<b>07-08</b>	<b>OTHER FACTORS</b>	<b>NATURE OF LONG TERM CONSTRAINT</b>
<b>PRIVATE SECTOR</b>															
9130	HS40/H57	GIRVAN GARDENS	PRIVATE	ALPL		0.9	40	40							MAR
9131	HS39/H55	KILBRIDE PLACE, WHITFIELD	KELLYFIELD COOP	ALPL		0.85	35	35							DEF
9132	HS38/H54	KILKERRAN TERRACE, WHITFIELD	PRIVATE	ALPL		0.95	35	35							MAR
9133	HS37/H53	SUMMERFIELD PLACE,WHITFIELD	PRIVATE	ALPL		1.15	40	40							OWN/PRO
9134	HS36/H56	WHITFIELD LOAN, WHITFIELD	PRIVATE	ALPL		1.41	50	50							OWN/PRO
9425		DOCK STREET FRONTAGE	BETT HOMES	OCAP		0.17	30	30							OWN/LAND USE
9527	HS20	DONALD STREET	BETT HOMES	ALPL		1	30	30							OWN
9722	HS17/H20	GUTHRIE STREET, BLACKNESS	PRIVATE	ALPL		0.55	25	25							LAND USE
9803		11-13 WHITEHALL STREET	PRIVATE	DEPC		0.98	60	60							PRO
200214		ARDLER PHASE 6A	PRIVATE	OUPC		1.82	69	69							PRO
200311	H04	PARKER STREET	PRIVATE	FLPL		0.16	23	23							LAND USE
200312	H06	TAY HOTEL	PRIVATE	FLPL		0.1	44	44							OWN/LAND USE
200315	H09	38-40 SEAGATE	PRIVATE	FLPL		0.08	24	24							OWN
200316	H14	ROSEANGLE, PETERSON HOUSE	PRIVATE	FLPL		0.43	10	10							LANDUSE
200318	H16	GREENFIELD PLACE	PRIVATE	FLPL		0.06	5	5							OWN
200320	H18	19-21 ROSEANGLE	PRIVATE	FLPL		0.1	5	5							OWN
200329	H30	TAYBANK WORKS PHASE TWO	PRIVATE/PUBLIC	ALPL		0.74	18	18							OWN
200346	H10	334 PERTH ROAD (PINEGROVE)	PRIVATE	FLPL		0.44	22	22							LAND USE
200348	H22	LOONS ROAD/LAWSIDE ROAD	PRIVATE	FLPL		0.33	8	8							OWN/LAND USE
200349	H23	TAYSPINNERS WORKS, ARBROATH RD	HILLCREST HSG ASSOC	FLPL		0.44	44	44							LAND USE
200351	H65	PANMUIRFIELD	PRIVATE	FLPL		4.5	55	55							LAND USE
200352	H58	DRUMGEITH ROAD	PUBLIC	FLPL		0.72	17	17							PRO
200354	H61	LOTHIAN CRESCENT/SALTON CRES	PRIVATE	FLPL		3.55	90	90							PRO
200355	H62	WHITFIELD RISE/SUMMERFIELD	PRIVATE	FLPL		4.09	100	100							PRO
200353	H60	WHITFIELD CENTRE	PRIVATE	FLPL		2.89	85	85							PRO
<b>TOTAL PRIVATE SECTOR NON-EFFECTIVE</b>								<b>964</b>							
<b>TOTAL ESTABLISHED SUPPLY</b>								<b>3442</b>							

LOCAL PLAN REF HS-Adopted Local Plan H-Finalised Local Plan

**CONSTRAINT** OWN=OWNERSHIP PHY=PHYSICAL(ON-SITE) CON=CONTAMINATION DEF=DEFICIT FUNDING NOT COMMITTED PRO=PROGRAMMING INF=INFRASTRUCTURE LAN=LAND USE MAR=MARKETABILITY  
**STATUS** CONS=UNDER CONSTRUCTION OUPC=OUTLINE PLANNING CONSENT DEPC=DETAILED PLANNING CONSENT FLPL= FINALISED LOCAL PLAN SITE DEL=LIKELY TO BE DELETED  
 OCAP=OTHER COUNCIL APPROVAL ALPL=APPROVED LOCAL PLAN

## DUNDEE - SITES COMPLETED BETWEEN JUNE 2002 AND JUNE 2003

(Therefore now withdrawn from the audit)

SITEREF	NAME	LOCATION	DEVELOPER	STATUS	AREA	TOTAL COMPLETIONS
199421	EXCHANGE STREET NORTH	CITY CENTRE	HILLCREST	BROWN	0.20	18
199535	BALDRAGON FARM	PERIPHERAL	BETT HOMES	GREEN	5.61	89
199624	ROCKWELL WORKS PHASE ONE	SUBURBAN	HILLCREST	BROWN	0.59	43
199706	TRADES LANE(FILLING STATION)	CITY CENTRE	PRIVATE	BROWN	0.13	22
199719	LARCH STREET	SUBURBAN	H&H	BROWN	1.17	71
199726	SOUTH OF ARBROATH ROAD PH2	PERIPHERAL	TULLOCH	GREEN	3.30	55
199728	SOUTH OF ARBROATH ROAD PH3	PERIPHERAL	PERSIMMON	GREEN	4.79	71
199904	ARDLER PHASE 1A	PERIPHERAL	WIMPEY	BROWN	3.70	115
200002	AMBLESIDE TERRACE	SUBURBAN	MILLER HOMES	BROWN	2.78	94
200006	DUNDEE ROAD WEST	SUBURBAN	PRIVATE	BROWN	0.70	6
200104	SANDEMAN STREET	SUBURBAN	TAYLOR SHEPHERD DEV	BROWN	0.46	17
200108	ARDLER PHASE 1B	PERIPHERAL	WIMPEY	BROWN	8.01	159
200110	ARDLER PHASE 3B	PERIPHERAL	BROWN CONSTRUCTION	BROWN	0.47	40
200201	ELCHO DRIVE	PERIPHERAL	PRIVATE	GREEN		7
200208	EMMOCK WOODS PH3	PERIPHERAL	BALDRAGON HOMES	GREEN		15
200209	NORTH OF LARCH STREET	SUBURBAN	H&H PROPERTIES	BROWN		18

## SECTION 6

## ANGUS COUNCIL

## HOUSING MARKET AREAS

HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (June 2003)(sites of 5+ houses)

	PROGRAMMING ON EFFECTIVE SITES						Later Years	Constrained Sites	Established Sites
	2003/ 2004	2004/ 2005	2005/ 2006	2006/ 2007	2007/ 2008	2003 to 2008			
	A	B	C	D	E	A+B+C+D+E			
ARBROATH	64	75	70	73	54	336	0	26	362
ARBROATH HMA LANDWARD	29	30	19	14	40	132	0	0	132
<b>Arbroath HMA Total</b>	<b>93</b>	<b>105</b>	<b>89</b>	<b>87</b>	<b>94</b>	<b>468</b>	<b>0</b>	<b>26</b>	<b>494</b>
BRECHIN	10	10	26	28	10	84	50	80	214
MONTROSE	53	79	69	76	64	341	290	30	661
BRECHIN/MONTROSE HMA LANDWARD	15	29	22	19	0	85	0	60	145
<b>Brechin/Montrose HMA Total</b>	<b>78</b>	<b>118</b>	<b>117</b>	<b>123</b>	<b>74</b>	<b>510</b>	<b>340</b>	<b>170</b>	<b>1020</b>
FORFAR	110	90	83	94	80	457	0	0	457
KIRRIEMUIR	2	5	4	25	24	60	0	0	60
FORFAR/KIRRIEMUIR HMA LANDWARD	5	13	15	22	17	72	0	0	72
<b>Forfar/Kirriemuir HMA Total</b>	<b>117</b>	<b>108</b>	<b>102</b>	<b>141</b>	<b>121</b>	<b>589</b>	<b>0</b>	<b>0</b>	<b>589</b>
CARNOUSTIE	43	100	6	0	0	149	0	160	309
MONIFIETH	53	35	23	10	0	121	0	0	121
SOUTH ANGUS HMA LANDWARD	59	101	89	75	50	374	30	157	561
<b>South Angus HMA Total</b>	<b>155</b>	<b>236</b>	<b>118</b>	<b>85</b>	<b>50</b>	<b>644</b>	<b>30</b>	<b>317</b>	<b>991</b>
<b>ANGUS</b>	<b>443</b>	<b>567</b>	<b>426</b>	<b>436</b>	<b>339</b>	<b>2211</b>	<b>370</b>	<b>513</b>	<b>3094</b>

HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (June 2003)

**ARBROATH**

EFFECTIVE SUPPLY											PROGRAMMING					
SITEREF	LOCAL PLAN REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS SINCE 2002	UNITS TO BUILD	2003/2004	2004/2005	2005/2006	2006/2007	2007/2008	2003 to 2008	LATER
ACA017	A/H1k	Cairnie Road, The Elms	Worldwide Evangelical Crusade	CONS	01/06/1997	0.58	14	0	6		2	2	2		6	
ACA019	A/H3	East Kirktons	Kilmartin Homes	CONS	19/09/2002	3.80	106	40	36	36					36	
ACA039	A/H1a	Dale School, Brechin Road	Mr Lafferty	DEPC	09/12/1991	0.05	24	0	18			6	6	6	18	
ACA075	A/H1c	Lochlands Drive/Cairnie Street	B G Addison	DEPC	28/04/2003	0.12	10	0	10		10				10	
ACA078	A/H1d	East Newgate 2	Hillcrest Housing Association	DEPC	13/08/2000	0.16	13	0	13			13			13	
ACA079	A/H1e	West Kirkton 2 Phase 2 Parkview Gdns	D J Laing	CONS	05/06/2003	2.57	59	27	10	10					10	
ACA106	A/H1j(part)	Millgate Loan/Chalmers Street		ALPL	23/11/2000	0.15	20	0	20				10	10	20	
ACA115	A/H1m	Millgate, Alma Works	Hillcrest Housing Association	DEPC	25/10/2001	0.06	8	0	8		8				8	
ACA126	A/H1q	James Street Hall	Buddon Ltd	ALPL	23/11/2000	0.05	17	0	17				9	8	17	
ACA132	A/H1t	Millfield Road/Kirkton Road	Margaret Blackwood HA	CONS	23/10/2001	0.29	10	0	10	10					10	
ACA140	A/H4	Montrose Road	Private	ALPL	23/11/2000	4.00	80	0	80			20	30	30	80	
ACA144	A/H8	Benedict Road	Hillcrest Housing Association	OUPC	02/02/2001	0.68	25	0	25		25				25	
ACA145		Millgate Loan, Floreat Hotel	Miss K Treacy	DEPC	18/03/1999	0.10	6	0	6			6			6	
ACA171		Springfield Terrace, Abbeybank House	Healthcare Property Co	OUPC	26/02/2002	0.53	9	0	9				9		9	
ACA172		Seagate 29-35	Seagate Point Ltd	DEPC	20/03/2002	0.11	14	0	14		7	7			14	
ACA181		Cliffburn Road, Cliffburn Hotel	F Ogston	OUPC	08/04/2003	0.25	7	0	7				7		7	
ACA182		Ness Drive/Great Michael Road	Angus Housing Association	DEPC	08/04/2003	0.70	16	0	16	8	8				16	
ACA183		Elliot	G Land	OUPC	16/07/2002	1.24	31	0	31		15	16			31	
<b>TOTAL EFFECTIVE (SITES OF 5+ HOUSES)</b>						<b>15.44</b>	<b>469</b>	<b>67</b>	<b>336</b>	<b>64</b>	<b>75</b>	<b>70</b>	<b>73</b>	<b>54</b>	<b>336</b>	<b>0</b>
SMALL SITES (less than 5 houses)						1.18	26	7	20	10	6	4	0	0	20	0
<b>TOTAL (including small sites)</b>						<b>16.62</b>	<b>495</b>	<b>74</b>	<b>356</b>	<b>74</b>	<b>81</b>	<b>74</b>	<b>73</b>	<b>54</b>	<b>356</b>	<b>0</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	A/H5	Little Cairnie Hospital	Private	ALPL	23/11/2000	0.30	6	OWN								OPPORTUNITY
ACA143	A/H7	Hill Street, Marine Ballroom	Housing Association	ALPL	23/11/2000	0.15	20	DEF,MAR								OPPORTUNITY
<b>TOTAL CONSTRAINED</b>						<b>0.45</b>	<b>26</b>									

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## ARBROATH HOUSING MARKET AREA LANDWARD

EFFECTIVE SUPPLY											PROGRAMMING						
LOCAL PLAN		NAME	LOCATION	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS SINCE 2002	UNITS TO BUILD	2003/2004	2004/2005	2005/2006	2006/2007	2007/2008	2003 to 2008	LATER
SITEREF	REF										2003/2004	2004/2005	2005/2006	2006/2007	2007/2008	2003 to 2008	LATER
ACL026		Rosecroft Court, Forehills, Mosston	Carmyllie	Mr G Rose	CONS	17/12/1998	0.68	5	0	1	1					1	
ACL007	LG/H1	Letham Grange	Colliston	F P C Developments	CONS	19/08/2002	8.68	140	2	4	2	2				4	
ACL106		Cotton of Colliston	Colliston	D Henderson	DEPC	10/02/2000	0.48	6	0	6		3	3			6	
ACL008		Millgate	Friockheim	James Falcon	DEPC	21/08/1989	0.17	8	0	3	1	1	1			3	
ACL010	Fk/H1	Guthrie Street 1 (ph2-3)north of School	Friockheim	Kinnell Homes	CONS	28/09/2001	1.00	24	6	11	8	3				11	
ACL016	Fk/H2	Andson Street/Lunan Street	Friockheim	Douglas Fraser & Son	CONS	22/10/2002	0.90	11	2	1	1					1	
ACL019	Fk/H3	Guthrie Street 2, Ph1 north of School	Friockheim	Angus Housing Assoc	ALPL	23/11/2000	0.50	20	0	20					20	20	
ACL020		Legaston Farm	Friockheim	Mr G K Smith	CONS	07/04/2000	0.45	5	1	4	4					4	
ACL159		Millgate	Friockheim	Individual	CONS	10/04/2003	0.24	6	0	6	2	2	2			6	
ACL015	Ik/H1	Lunan Avenue/Kirkton Farm	Inverkeilor	Mr D Reid	DEPC	24/11/2002	1.90	9	0	2		1		1		2	
ACL109	Ik/H2	Village Field, Inverkeilor West	Inverkeilor	Inverkeilor Property Co	CONS	05/06/2003	2.60	15	2	13	7	6				13	
ACL110	Ik/H3 (part)	Railway Field 1, Inverkeilor South	Inverkeilor	Private	ALPL	23/11/2000	4.00	25	0	25			12	13		25	
ACL163	Ik/H3 (part)	Railway Field 2, Inverkeilor South	Inverkeilor	Angus Housing Association	DEPC	07/03/2003	0.90	10	0	10		10				10	
ACL012		Tarriebank House	Marywell	A Burnett	CONS	19/01/2001	1.06	5	0	5	2	2	1			5	
ACL021	R/H2	Croft Farm	Redford	Slade Farming Co	ALPL	23/11/2000	1.33	20	0	20					20	20	
ACL092	R/H1	Burnhead Terrace	Redford	Sandy Law/Guild Homes	CONS	25/06/2002	0.05	6	3	1	1					1	
<b>TOTAL EFFECTIVE (SITES OF 5+ HOUSES)</b>							<b>24.94</b>	<b>315</b>	<b>16</b>	<b>132</b>	<b>29</b>	<b>30</b>	<b>19</b>	<b>14</b>	<b>40</b>	<b>132</b>	<b>0</b>
SMALL SITES (less than 5 houses)							8.28	53	3	51	18	15	12	6	0	51	0
<b>TOTAL (including small sites)</b>							<b>33.22</b>	<b>368</b>	<b>19</b>	<b>183</b>	<b>47</b>	<b>45</b>	<b>31</b>	<b>20</b>	<b>40</b>	<b>183</b>	<b>0</b>

**CONSTRAINTS**

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**STATUS**

CONS=UNDER CONSTRUCTION, DEPC=DETAILED PLANNING CONSENT, OUPC=OUTLINE PLANNING CONSENT, ALPL=ADOPTED LOCAL PLAN, DELE=LIKELY TO BE DELETED

HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (June 2003)

**BRECHIN**

EFFECTIVE SUPPLY											PROGRAMMING					
LOCAL PLAN		NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS SINCE 2002	UNITS TO BUILD	2003/	2004/	2005/	2006/	2007/	2003 to	LATER
SITEREf	REF									2004	2005	2006	2007	2008	2008	
BRB025	B/H1b	River Street, Valley Works	Hillcrest HA	CONS	01/08/2002	1.17	85	0	26			8	18		26	
BRB052	B/H2	Witchden Road	Private	ALPL	23/11/2000	0.20	8	0	8			8			8	
BRB053	B/H3	Bearehill/Rosehill	Private	ALPL	23/11/2000	7.40	100	0	100	10	10	10	10	10	50	50
<b>TOTAL EFFECTIVE (SITES OF 5+ HOUSES)</b>						<b>8.77</b>	<b>193</b>	<b>0</b>	<b>134</b>	<b>10</b>	<b>10</b>	<b>26</b>	<b>28</b>	<b>10</b>	<b>84</b>	<b>50</b>
SMALL SITES (less than 5 houses)						0.69	13	0	13	6	4	3	0	0	13	0
<b>TOTAL (including small sites)</b>						<b>9.46</b>	<b>206</b>	<b>0</b>	<b>147</b>	<b>16</b>	<b>14</b>	<b>29</b>	<b>28</b>	<b>10</b>	<b>97</b>	<b>50</b>
CONSTRAINED SUPPLY																
LOCAL PLAN		NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA	CAPACITY	NATURE OF LONG TERM CONSTRAINTS	OTHER FACTORS							
SITEREf	REF															
BRB039	B/H1c	Scott Street Goods Yard	J Logan Milne & D M Carnegie	ALPL	23/11/2000	2.40	70	CON, MAR								
BRB054	B/H4	Albert Place	Private	ALPL	23/11/2000	0.22	10	OWN, INF, MAR, LAN	OPPORTUNITY							
<b>TOTAL CONSTRAINED</b>						<b>2.62</b>	<b>80</b>									

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

HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (June 2003)

**MONTROSE**

EFFECTIVE SUPPLY											PROGRAMMING						
SITEREF	LOCAL PLAN REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS SINCE 2002	UNITS TO BUILD	2003/2004	2004/2005	2005/2006	2006/2007	2007/2008	2003 to 2008	LATER	
MOM016	M/H1e & M/H2	Brechin Road	Montrose Auction Co	OUPC	13/04/2001	31.50	400	0	400		20	30	30	30	110	290	
MOM037	M/H1a	Waldron Road	Messrs Batchelor	OUPC	17/10/2001	0.56	8	0	8		4	4			8		
MOM039	M/H1b	Charleton Road	Mr A C Dey	CONS	31/03/2003	1.20	21	1	3	2	1				3		
MOM044	M/H1d	John Street, Park Hotel	Nigel Henderson	ALPL	23/11/2000	0.20	20	0	20				10	10	20		
MOM081	M/H4	New Wynd/Chapel Street	W W Pert	DEPC	15/07/1998	0.23	20	0	20		10	10			20		
MOM087	M/H3	Dungmans Tack	ACCCT	ALPL	23/11/2000	1.20	18	0	18				9	9	18		
MOM088	M/H5	Chapel Works, Patons Mill West	Bonnyman Properties/Hillcrest/Servite HA	CONS	12/01/2000	1.77	94	86	8		8				8		
MOM089	M/H6	Lochside Distillery Tower	Muir Homes	ALPL	23/11/2000	0.70	60	0	60		15	15	15	15	60		
MOM090	M/H7	Glenogil Street	Gowrie HA	CONS	18/07/2002	0.40	18	0	18	18					18		
MOM094		McNab Avenue/Newhame Road	Muir Homes	CONS	13/05/2000	3.08	67	7	39	28	11				39		
MOM097		High Street 94/Western Road	Mr Buchanan	DEPC	13/05/2000	0.07	10	0	10		5	5			10		
MOM104		Brechin Road, Tayock	M Hill	CONS	17/02/2003	0.85	15	0	15	5	5	5			15		
MOM116		Hill Place	East Coast Viners	OUPC	03/02/2003	0.13	12	0	12				12		12		
<b>TOTAL EFFECTIVE (SITES OF 5+ HOUSES)</b>						<b>10.39</b>	<b>763</b>	<b>94</b>	<b>631</b>	<b>53</b>	<b>79</b>	<b>69</b>	<b>76</b>	<b>64</b>	<b>341</b>	<b>290</b>	
SMALL SITES (less than 5 houses)						0.64	20	10	18	8	5	3	2	0	18	0	
<b>TOTAL (including small sites)</b>						<b>11.03</b>	<b>783</b>	<b>104</b>	<b>649</b>	<b>61</b>	<b>84</b>	<b>72</b>	<b>78</b>	<b>64</b>	<b>359</b>	<b>290</b>	
<b>CONSTRAINED SUPPLY</b>																	
SITEREF	LOCAL PLAN REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA	CAPACITY	NATURE OF LONG TERM CONSTRAINTS								OTHER FACTORS	
MOM091	M/H9	Montrose Infirmary	Private	ALPL	23/11/2000	0.50	30	LAN								OPPORTUNITY	
<b>TOTAL CONSTRAINED SUPPLY</b>						<b>0.50</b>	<b>30</b>										

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HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (June 2003)

**BRECHIN/MONTROSE HOUSING MARKET AREA LANDWARD**

EFFECTIVE SUPPLY											PROGRAMMING						
SITEREf	LOCAL PLAN REF	NAME	LOCATION	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS SINCE 2002	UNITS TO BUILD	2003/2004	2004/2005	2005/2006	2006/2007	2007/2008	2003 to 2008	LATER
BRL066		North Craigo	Craigo	E Russell	OUPC	29/10/2002	0.44	5	0	5				5		5	
BRL001	E/H2	Lindsay Place	Edzell	Servite Housing Association	DEPC	02/06/2003	0.31	14	0	14		14				14	
BRL047	E/H1	Lethnot Road/Slatefield Road	Edzell	DBL (Scotland) Ltd	CONS	09/12/2002	3.40	41	0	41	11	10	10	10		41	
MOL063		Barns of Craig Farm	Ferryden	Anniston Farms	DEPC	24/02/2003	0.79	9	0	9			5	4		9	
MOL066		Rosemount Road, Sunnyside Social Club	Hillside	Sunnyside Developments	OUPC	20/05/2003	0.49	7	0	7			7			7	
MOL067		Loanhead, Hillside Primary School	Hillside	Angus Housing Association	DEPC	23/05/2003	0.30	9	0	9	4	5				9	
<b>TOTAL EFFECTIVE (SITES OF 5+ HOUSES)</b>							<b>5.73</b>	<b>85</b>	<b>0</b>	<b>85</b>	<b>15</b>	<b>29</b>	<b>22</b>	<b>19</b>	<b>0</b>	<b>85</b>	<b>0</b>
SMALL SITES (less than 5 houses)							10.28	53	4	52	25	15	6	6	0	52	0
TOTAL (including small sites)							16.01	138	4	137	40	44	28	25	0	137	0
<b>CONSTRAINED SUPPLY</b>																	
SITEREf	LOCAL PLAN REF	NAME	LOCATION	DEVELOPER	STATUS	LAST APPROVAL	AREA	CAPACITY	NATURE OF LONG TERM CONSTRAINT								OTHER FACTORS
MOL047	H/H2	Gayfield	Hillside	Private	ALPL	23/11/2000	2.50	40	INF								
BRL048	T/H1	Trinity Nursery	Trinity	Private	ALPL	23/11/2000	1.70	20	MAR								
<b>TOTAL CONSTRAINED</b>							<b>4.20</b>	<b>60</b>									

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HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (June 2003)

**FORFAR**

EFFECTIVE SUPPLY										PROGRAMMING						
SITEREF	LOCAL PLAN REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS SINCE 2002	UNITS TO BUILD	2003/2004	2004/2005	2005/2006	2006/2007	2007/2008	2003 to 2008	LATER
FKF018	F/H3(part)	Lilybank Phase 4	Housing Association	ALPL	23/11/2000	0.70	22	0	22			22			22	
FKF082	F/H2	Lilybank, Montrose Road	A & J Stephen	DEPC	11/09/2002	2.00	25	0	25			5	10	10	25	
FKF083	F/H4	South Street	Private	ALPL	23/11/2000	0.80	50	0	50				25	25	50	
FKF084	F/H5	Green Street	Private	ALPL	23/11/2000	0.10	20	0	20		6	5	9		20	
FKF086	F/H7	Turbeg Farm	Elite Homes	CONS	23/05/2003	4.20	74	11	51	20	20	11			51	
FKF087	F/H8	St James Road	Private	ALPL	23/11/2000	1.10	40	0	40				20	20	40	
FKF088	F/H9	New Road	Private	ALPL	23/11/2000	1.60	75	0	75			25	25	25	75	
FKF089	F/H10	Lour Road, Beechhill Nursery	Private	ALPL	23/11/2000	1.40	5	0	5				5		5	
FKF094	F/H11	Roberts Street/Prior Road	W W (Forfar) Ltd/Hillcrest HA	CONS	07/03/2003	2.60	66	1	65	35	30				65	
FKF096	F/H14	Forfar Infirmary	Private	ALPL	23/11/2000	1.20	30	0	30		15	15			30	
FKF116		Dundee Road, Slatefield Farm A	Select Homes	DEPC	22/10/2001	0.86	10	0	10	5	5				10	
FKF119		Dundee Road	Webster Contracts	OUPC	30/04/2002	2.52	6	0	6	3	3				6	
FKF124		Victoria Street 10, Windmill Brae	Ark Housing Association	CONS	08/08/2002	0.07	6	0	6	6					6	
FKF126		Gallowshade Road 1	Margaret Blackwood Housing Association	CONS	28/03/2003	0.32	15	0	15	15					15	
FKF127		Gallowshade Road 2	Webster Property Dev Co	DEPC	31/03/2003	0.21	6	0	6	6					6	
FKF128		Service Road	Mr C Elphinstone	CONS	12/05/2003	0.77	10	0	10	10					10	
FKF130		Prior Road 1	Wester Restenneth Co	OUPC	14/03/2003	0.59	5	0	5		5				5	
FKF132		Prior Road 2	Taylor Shepherd Developments Ltd	CONS	18/11/2002	0.35	10	0	10	10					10	
FKF134		North Street 98 Commercial Hotel	FMS Construction	DEPC	19/06/2003	0.03	6	0	6		6				6	
<b>TOTAL EFFECTIVE (5+ HOUSES)</b>						<b>21.42</b>	<b>481</b>	<b>12</b>	<b>457</b>	<b>110</b>	<b>90</b>	<b>83</b>	<b>94</b>	<b>80</b>	<b>457</b>	<b>0</b>
SMALL SITES (less than 5 houses)						1.54	26	5	25	10	8	5	2	0	25	0
<b>TOTAL (including small sites)</b>						<b>22.96</b>	<b>507</b>	<b>17</b>	<b>482</b>	<b>120</b>	<b>98</b>	<b>88</b>	<b>96</b>	<b>80</b>	<b>482</b>	<b>0</b>

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HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (June 2003)

# KIRRIEMUIR

EFFECTIVE SUPPLY											PROGRAMMING					
SITEREF	LOCAL PLAN REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS SINCE 2002	UNITS TO BUILD	2003/2004	2004/2005	2005/2006	2006/2007	2007/2008	2003 to 2008	LATER
FKK015	K/H2	Shielhill Road, Northmuir	Private	ALPL	23/11/2000	0.50	10	0	10				5	5	10	
FKK024	K/H1b	Glengate 21, Angus Mill	W H Brown Construction	CONS	12/04/1999	0.40	23	0	8		4	4			8	
FKK028	K/H1e	Court Hillock, Denhead	Inwood Ltd	CONS	08/03/2002	1.26	20	2	3	2	1				3	
FKK063	K/H3	Westfield/Lindsay Street/Sunnyside	J & J Learmonth	OUPC	17/03/2003	2.50	39	0	39				20	19	39	
<b>TOTAL EFFECTIVE (5+ HOUSES)</b>						<b>4.66</b>	<b>92</b>	<b>2</b>	<b>60</b>	<b>2</b>	<b>5</b>	<b>4</b>	<b>25</b>	<b>24</b>	<b>60</b>	<b>0</b>
SMALL SITES (less than 5 houses)						0.48	14	1	14	6	4	3	1	0	14	0
<b>TOTAL (including small sites)</b>						<b>5.14</b>	<b>106</b>	<b>3</b>	<b>74</b>	<b>8</b>	<b>9</b>	<b>7</b>	<b>26</b>	<b>24</b>	<b>74</b>	<b>0</b>

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## FORFAR/KIRRIEMUIR HOUSING MARKET AREA LANDWARD

EFFECTIVE SUPPLY											PROGRAMMING						
SITEREf	LOCAL PLAN REF	NAME	LOCATION	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS SINCE 2002	UNITS TO BUILD	2003/2004	2004/2005	2005/2006	2006/2007	2007/2008	2003 to 2008	LATER
FKL242		Damside, Netherton	Aberlemno	A Simmers	DEPC	04/05/2001	0.64	6	0	6		3	3			6	
FKL057	G/H1	Dundee Road	Glamis	Martin Alan Homes	DEPC	19/06/2003	1.90	24	0	24		4	10	10		24	
FKL013	Ki/H1	Bunkerhill	Kingsmuir		ALPL	23/11/2000	1.48	25	0	25				10	15	25	
FKL278		South Leckaway Farm	Kinnettles	Janoch & Sons	DEPC	22/04/2003	0.32	6	0	6	3	3				6	
FKL147		Guthrie Street West	Letham	Mr & Mrs K Florence	CONS	24/08/2000	0.22	5	0	1	1					1	
FKL036	FKL/H1b	Thrums Caravan Site	Maryton	Mr Maxwell Stewart	ALPL	23/11/2000	0.53	8	0	8		2	2	2	2	8	
BRL004		Blackhall Farm,	Menmuir	J & J Barron	CONS	10/01/1994	0.54	5	0	2	1	1				2	
<b>TOTAL EFFECTIVE (5+ HOUSES)</b>							<b>5.63</b>	<b>79</b>	<b>0</b>	<b>72</b>	<b>5</b>	<b>13</b>	<b>15</b>	<b>22</b>	<b>17</b>	<b>72</b>	<b>0</b>
SMALL SITES (less than 5 houses)							19.53	94	11	87	25	20	15	15	12	87	0
<b>TOTAL (including small sites)</b>							<b>25.16</b>	<b>173</b>	<b>11</b>	<b>159</b>	<b>30</b>	<b>33</b>	<b>30</b>	<b>37</b>	<b>29</b>	<b>159</b>	<b>0</b>

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HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (June 2003)

# CARNOUSTIE

EFFECTIVE SUPPLY										PROGRAMMING						
SITEREF	LOCAL PLAN REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS SINCE 2002	UNITS TO BUILD	2003/2004	2004/2005	2005/2006	2006/2007	2007/2008	2003 to 2008	LATER
ACC041	C/H2	Newton Road	Private	ALPL	23/11/2000	6.70	120	0	120	24	90	6			120	
ACC055		Westhaven Farm	D J Laing Homes Ltd	CONS	17/10/2002	0.75	19	0	19	19					19	
ACC058		Lochend Road 10, Former Dairy	Angus Housing Association	DEPC	07/03/2003	0.10	10	0	10		10				10	
<b>TOTAL EFFECTIVE (SITES OF 5+ HOUSES)</b>						<b>7.55</b>	<b>149</b>	<b>0</b>	<b>149</b>	<b>43</b>	<b>100</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>149</b>	<b>0</b>
SMALL SITES (less than 5 houses)						0.53	14	6	10	6	4				10	0
<b>TOTAL (including small sites)</b>						<b>8.08</b>	<b>163</b>	<b>6</b>	<b>159</b>	<b>49</b>	<b>104</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>159</b>	<b>0</b>
CONSTRAINED SUPPLY																
SITEREF	LOCAL PLAN REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	NATURE OF LONG TERM CONSTRAINT							OTHER FACTORS	
ACC042	C/H3	Woodside/Pitskelly	Private	ALPL	23/11/2000	3.70	60	INF,PHY							OPPORTUNITY	
ACC043	C/H4	Barry Road, Former Social Club	Private	ALPL	23/11/2000	1.00	15	OWN,INF							OPPORTUNITY	
ACC044	C/H5	Greenlaw Hill	Private	ALPL	23/11/2000	1.70	15	INF							OPPORTUNITY	
ACC045	C/H6	Taymouth Terrace	Private	ALPL	23/11/2000	3.80	70	INF,PHY,CON							OPPORTUNITY	
<b>TOTAL CONSTRAINED</b>						<b>10.20</b>	<b>160</b>									

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HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (JUne 2003)

**MONIFIETH**

EFFECTIVE SUPPLY										PROGRAMMING						
SITEREf	LOCAL PLAN REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS SINCE 2002	UNITS TO BUILD	2003/2004	2004/2005	2005/2006	2006/2007	2007/2008	2003 to 2008	LATER
DUM028	Mf/H2	Milton Mill	Interbuild	ALPL	23/11/2000	1.10	10	0	10				10		10	
DUM029	Mf/H3	South Grange (18 in Ph 1)	Wimpey Homes Holdings Ltd	CONS	31/12/2002	8.80	122	33	70	45	25				70	
DUM041		Ashludie Terrace	L & R Developments	CONS	27/05/2003	0.41	9	0	7		7				7	
DUM042	Mf/H5	Ashludie Hospital, Walled Garden	Martin Allan Construction	CONS	20/11/2002	0.90	8	0	8	8					8	
DUM045	Mf/H4	West Grange Road	Wimpey Homes Holdings Ltd	CONS	27/04/2001	0.32	6	1	3		3				3	
DUM049	Mf/H6 (part)	Ashludie Hospital, Broomhill Drive	Tayside Primary Care NHS Trust	ALPL	23/11/2000	2.10	23	0	23			23			23	
<b>TOTAL EFFECTIVE (5+ HOUSES)</b>						<b>13.63</b>	<b>179</b>	<b>34</b>	<b>121</b>	<b>53</b>	<b>35</b>	<b>23</b>	<b>10</b>	<b>0</b>	<b>121</b>	<b>0</b>
SMALL SITES (less than 5 houses)						1.50	16	1	15	6	5	4	0	0	15	0
<b>TOTAL (including small sites)</b>						<b>15.13</b>	<b>195</b>	<b>35</b>	<b>136</b>	<b>59</b>	<b>40</b>	<b>27</b>	<b>10</b>	<b>0</b>	<b>136</b>	<b>0</b>

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## SOUTH ANGUS HOUSING MARKET AREA LANDWARD

EFFECTIVE SUPPLY											PROGRAMMING						
SITEREf	LOCAL PLAN REF	NAME	LOCATION	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS SINCE 2002	UNITS TO BUILD	2003/2004	2004/2005	2005/2006	2006/2007	2007/2008	2003 to 2008	LATER
DUL019	Au/H1	Hospital Road, The Brae	Auchterhouse	Eastfield Estate	OUPC	13/08/2001	4.00	20	0	16			6	6	4	16	
DUL191		Eastfield Farm Steading	Auchterhouse	Brown Homes	CONS	06/06/2001	0.65	8	0	8	4	4				8	
DUL101		Bridgefoot Farm Steading	Bridgefoot	Taylor Shepherd Devs Ltd	CONS	18/12/2002	0.35	6	0	6	3	3				6	
DUL177		Craigmill Road	Bridgefoot	J Wallace	OUPC	26/09/2000	0.38	5	0	5			2	3		5	
DUL026	UF/H3	Ballumbie House	Duntrune	Castle 2000/George Wilson Ltd	CONS	17/07/2002	88.00	248	8	180		30	40	40	40	150	30
DUL034		Balruddery	Invergowrie	Hilltown Properties	CONS	20/11/1996	1.30	14	0	2		1	1			2	
DUL051		Flocklones Farm	Invergowrie	Mr Mrs Bain	CONS	02/05/2003	1.52	7	0	7	3	3	1			7	
DUL179		Berryhill Farm	Invergowrie	Berryhill Farm	CONS	19/08/2002	0.75	17	0	17	6	6	5			17	
DUL042	Li/H1	Henderson Park	Liff		ALPL	23/11/2000	1.50	6	0	6		6				6	
DUL143	Pd/H1	Piperdam	Muirhead	Piperdam Golf & Country Park Ltd	CONS	12/05/2003	7.30	84	10	29	10	10	9			29	
DUL149	BM/H1	Dronley Road	Muirhead	A & J Stephen	DEPC	23/05/2003	5.00	90	0	90	20	25	25	20		90	
DUL158	UF/H1	Baldovan Nurseries	Strathmartine	Private	ALPL	23/11/2000	2.00	12	0	12				6	6	12	
DUL205		Balmuir Farm	Strathmartine	Guild Homes	DEPC	03/03/2003	0.78	5	0	5	2	3				5	
DUL048	WT/H1	Quarry Site	Westhall Terrace	A & H Kidd	CONS	10/04/2003	3.30	8	2	6	3	3				6	
ACL104		Craigton Poultry Farm	Monikie	Harvest Property Developments	CONS	25/02/2003	1.87	12	3	7	4	3				7	
ACL145		Old Dairy Farm	Muirdrum	J Scott Watson Farmers	CONS	17/01/2003	0.42	8	0	8	4	4				8	
<b>TOTAL EFFECTIVE (5+ HOUSES)</b>							<b>119.12</b>	<b>550</b>	<b>23</b>	<b>404</b>	<b>59</b>	<b>101</b>	<b>89</b>	<b>75</b>	<b>50</b>	<b>374</b>	<b>30</b>
SMALL SITES (less than 5 houses)							26.73	86	11	86	20	20	20	16	10	86	0
<b>TOTAL (including small sites)</b>							<b>145.85</b>	<b>636</b>	<b>34</b>	<b>490</b>	<b>79</b>	<b>121</b>	<b>109</b>	<b>91</b>	<b>60</b>	<b>470</b>	<b>30</b>
CONSTRAINED SUPPLY																	
SITEREf	LOCAL PLAN REF	NAME	LOCATION	DEVELOPER	STATUS	LAST APPROVAL	AREA	CAPACITY	NATURE OF LONG TERM CONSTRAINT	OTHER FACTORS							
FKL190	N/H2	Glamis Road North	Newtyle		ALPL	23/11/2000	2.00	40	INF	OPPORTUNITY							
ACL111	Mk/H1	Granary Site	Monikie	Private	ALPL	23/11/2000	4.00	60	INF								
DUL032	Other small site	Murroes Farm	Murroes		ALPL	23/11/2000	0.30	6	MAR,LAN								
ACL128	Nb/H1	Pitairlie Road	Newbigging		ALPL	23/11/2000	1.12	20	INF								
DUL012	Au/H2	School Site, Bonnyton Road	Auchterhouse	Housing Association	ALPL	23/11/2000	0.55	6	INF								
DUL043	ND/H1	Eastfield, Hosiepark	Dronley North		ALPL	23/11/2000	1.58	20	INF								
DUL159	IT/H3	Council Depot	Inveraldie	Private	ALPL	23/11/2000	0.10	5	LAN,INF	OPPORTUNITY							
<b>TOTAL CONSTRAINED</b>							<b>9.65</b>	<b>157</b>									

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## ANGUS - SITES COMPLETED BETWEEN JUNE 2002 AND JUNE 2003

<b>Arbroath HMA</b>							
SITEREf	LOCAL PLAN REF	NAME	LOCATION	DEVELOPER	STATUS	AREA	TOTAL COMPLETIONS
ACA077	A/H11	Elliot St/Russell St/Lochlands Drive	Arbroath	Stewart Milne Homes	COMP	0.88	50
ACA081	A/H1f(part)	Cliffburn Road 2	Arbroath	Isla Investments Ltd	COMP	0.48	14
ACA152		Howard Street/Baldovan Street	Arbroath	Inverbrothock Homes	COMP	0.24	15
ACA159	A/H1f(part)	Cliffburn Road 4, Donaldsons Acre	Arbroath	Avonside Timber Frame Ltd	COMP	0.20	6
ACA162		Westway	Arbroath	Guild Homes	COMP	0.96	12
ACL023		Leysmill Farm	Leysmill	Linlathen Estates	COMP	0.38	7

<b>Forfar HMA</b>							
SITEREf	LOCAL PLAN	NAME	LOCATION	DEVELOPER	STATUS	AREA	TOTAL COMPLETIONS
FKF085	F/H6	Lour Road, Beechhill House	Forfar	Kirkcare Housing Association	COMP	0.64	16
FKF105	F/H12(part)	Chapel Street 2	Forfar	Angus HA	COMP	0.11	6
FKK025	K/H1c	Tannage Brae	Kirriemuir	Angus Housing Association	COMP	0.16	13
FKK064		Golf Road, Northmuir Garage	Kirriemuir	J Hardie	COMP	0.40	7
FKL003	L/H1a	Dundee Road 2	Letham	Angus HA/Webster Contracts	COMP	0.20	9
FKL014	FKL/H1a	Milton of Finavon	Finavon	F P C Construction	COMP	1.40	18
FKL025	L/H1c	West Hemming Street (Caravan Site)	Letham	G S Brown Construction	COMP	0.60	19
FKL031	FKL/H1c	Westbank 2, Heardhill Road	Westmuir	D A Mcmartin	COMP	0.60	8
FKL148	L/H1d	Guthrie Street East	Letham	Guild Homes	COMP	0.65	14
FKL251		Gradonfield	Westmuir	Angus Housing Association	COMP	0.21	6

<b>Brechin/Montrose HMA</b>							
SITEREf	LOCAL PLAN	NAME	LOCATION	DEVELOPER	STATUS	AREA	TOTAL COMPLETIONS
BRB016		Park Road, Viewbank	Brechin	Mr I Taylor	COMP	1.00	9
MOM045		North Esk Road 122/Broomfield Road	Montrose	S S McDonald	COMP	0.25	5
MOL011	H/H1b	Howden Villa	Hillside	Muirfield Contracts	COMP	0.80	16

<b>South Angus HMA</b>							
SITEREf	LOCAL PLAN	NAME	LOCATION	DEVELOPER	STATUS	AREA	TOTAL COMPLETIONS
DUM043	Mf/H6	Ashludie Hospital, Broomhill Drive	Monifieth	Bett Homes	COMP	3.30	52
DUL044	BM/H2	Coupar Angus Road, Former Primary School	Muirhead	Muirfield Developments	COMP	0.52	11
DUL041	Fo/H1	Fowlis	Fowlis Easter	Tay Developments	COMP	2.20	35
ACC050		Panbride Farm	Carnoustie	Martin Alan Construction	COMP	0.87	18

**STATUS** COMP = Site completed between June 2002 and June 2003

## SECTION 7

HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (June 2003)(sites of 5+ houses)

### DUNDEE CITY - COMPLETIONS

AREA	YEAR TO	JUNE\80			JUNE\81			JUNE\82			JUNE\83			JUNE\84			JUNE\85			JUNE\86		
	TENURE	LA	HA	P	LA	HA	P	LA	HA	P	LA	HA	P	LA	HA	P	LA	HA	P	LA	HA	P
DUNDEE CITY		271	184	148	80	149	152	67	173	168	84	62	242	44	88	309	5	141	269	56	143	214
MONIFIETH							1			13			2		33			8				24
DUNDEE LANDWARD				79	15		36			13			3		4			21			48	21
<b>DUNDEE P.A./DISTRICT</b>		<b>271</b>	<b>184</b>	<b>227</b>	<b>95</b>	<b>149</b>	<b>189</b>	<b>67</b>	<b>173</b>	<b>194</b>	<b>84</b>	<b>62</b>	<b>247</b>	<b>44</b>	<b>88</b>	<b>346</b>	<b>5</b>	<b>141</b>	<b>298</b>	<b>56</b>	<b>191</b>	<b>259</b>
AREA	YEAR TO	JUNE\87			JUNE\88			JUNE\89			JUNE\90			JUNE\91			JUNE\92			JUNE\93		
	TENURE	LA	HA	P	LA	HA	P	LA	HA	P	LA	HA	P	LA	HA	P	LA	HA	P	LA	HA	P
DUNDEE CITY		7	331	153		209	139		197	243	5	220	303	5	206	258		200	215		206	348
MONIFIETH				25		77			36		30	94		10	120			36				41
DUNDEE LANDWARD				15		16			37			45		6	42			45				12
<b>DUNDEE P.A./DISTRICT</b>		<b>7</b>	<b>331</b>	<b>193</b>	<b>0</b>	<b>209</b>	<b>232</b>	<b>0</b>	<b>197</b>	<b>316</b>	<b>5</b>	<b>250</b>	<b>442</b>	<b>5</b>	<b>222</b>	<b>420</b>	<b>0</b>	<b>200</b>	<b>296</b>	<b>0</b>	<b>206</b>	<b>401</b>
AREA	YEAR TO	JUNE\94			JUNE\95			JUNE\96			JUNE\97			JUNE\98			JUNE\99			JUNE\2000		
	TENURE	LA	HA	P	LA	HA	P	LA	HA	P	LA	HA	P	LA	HA	P	LA	HA	P	LA	HA	P
DUNDEE CITY		21	449	579		69	547		247	592		328	285		61	348		158	320		125	392
MONIFIETH				20		3																
DUNDEE LANDWARD				9		11																
<b>DUNDEE P.A./DISTRICT</b>		<b>21</b>	<b>449</b>	<b>608</b>	<b>0</b>	<b>69</b>	<b>561</b>	<b>0</b>	<b>247</b>	<b>592</b>	<b>0</b>	<b>328</b>	<b>285</b>	<b>0</b>	<b>61</b>	<b>348</b>	<b>0</b>	<b>158</b>	<b>320</b>	<b>0</b>	<b>125</b>	<b>392</b>
AREA	YEAR TO	JUNE\2001			JUNE\2002			JUNE\2003														
	TENURE	LA	HA	P	LA	HA	P	LA	HA	P												
DUNDEE CITY			149	356		404	589		133	392												
MONIFIETH																						
DUNDEE LANDWARD																						
<b>DUNDEE P.A./DISTRICT</b>		<b>0</b>	<b>149</b>	<b>356</b>	<b>0</b>	<b>404</b>	<b>589</b>	<b>0</b>	<b>133</b>	<b>392</b>												

Dundee City Council from 1 April 1996



## **APPENDIX 1 : EFFECTIVENESS CRITERIA**

The following criteria for judging the effectiveness of housing sites within the established supply are taken from paragraph 29 of PAN 38 Housing Land (Revised 2003).

**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 sales.

**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 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 to provide marketable housing.

**Infrastructure:** the site is either free of infrastructure constraints, or any required infrastructure can realistically be provided 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 becoming a realistic option

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

The definition of terms used in the audit reflect the glossary contained in Planning Advice Note 38 Housing Land (Revised 2003)

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

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