

**AUDIT OF HOUSING LAND
IN
DUNDEE AND ANGUS
2004**

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

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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 2004.

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. Details of the number of completions in the preceding year are included in the schedules.

Within the Angus Council area the housing market area within which sites are located is included. 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 house builders 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 the Dundee and Angus Structure Plan. The Structure Plan makes no specific allowance for small sites in determining the housing land requirements but recognises 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 were invited. Objections that were not withdrawn were considered at a Public Local Plan Inquiry held between April and June 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.

In drawing up the Housing Land Audit for 2004, 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 2004 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 2004)(sites of 5+ houses)

PRIVATE SECTOR	PROGRAMMING ON EFFECTIVE SITES						Later Years	Constrained Sites	Established Sites
	2004/ 2005	2005/ 2006	2006/ 2007	2007/ 2008	2008/ 2009	2004 to 2009			
	A	B	C	D	E	A+B+C+D+E			
ARBROATH	7	50	106	81	23	267	0	26	293
ARBROATH HMA LANDWARD	11	30	18	16	10	85	0	20	105
Arbroath HMA Total	18	80	124	97	33	352	0	46	398
BRECHIN	5	25	36	20	20	106	13	80	199
MONTROSE	24	71	95	74	58	322	290	30	642
BRECHIN/MONTROSE HMA LANDWARD	24	8	20	6	0	58	0	60	118
Brechin/Montrose HMA Total	53	104	151	100	78	486	303	170	959
FORFAR	61	48	71	53	0	233	0	115	348
KIRRIEMUIR	0	4	23	19	11	57	0	0	57
FORFAR/KIRRIEMUIR HMA LANDWARD	9	26	27	17	2	81	0	0	81
Forfar/Kirriemuir HMA Total	70	78	121	89	13	371	0	115	486
CARNOUSTIE	53	62	59	30	14	218	0	90	308
MONIFIETH	26	3	23	10	0	62	0	0	62
SOUTH ANGUS HMA LANDWARD	75	100	77	55	50	357	34	157	548
DUNDEE GREENFIELD	129	200	253	247	220	1049	256	236	1541
DUNDEE BROWNFIELD	548	680	665	487	296	2676	147	284	3107
Dundee and South Angus HMA Total	831	1045	1077	829	580	4362	437	767	5566
DUNDEE AND ANGUS	972	1307	1473	1115	704	5571	740	1098	7409

SECTION 5

DUNDEE CITY

HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (June 2004)(sites of 5+ houses)

PRIVATE SECTOR	PROGRAMMING ON EFFECTIVE SITES								
	2004/ 2005	2005/ 2006	2006/ 2007	2007/ 2008	2008/ 2009	2004/ 2009	Later Years	Constrained Sites	Established Sites
DUNDEE GREENFIELD	129	200	253	247	220	1049	256	236	1541
DUNDEE BROWFIELD	548	680	665	487	296	2676	147	284	3107

DUNDEE CITY - GREENFIELD SITES

EFFECTIVE SUPPLY OVER FIVE YEAR PERIOD - PRIVATE SECTOR														5 Yr Effective	
SITE REF	L' PLAN REF	SITE NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA(ha)	CAPACITY	UNITS TO BUILD	04-05	05-06	06-07	07-08	08-09	2004-2009	LATER YEARS
PRIVATE SECTOR															
199011	HS51	EMMOCK WOODS	BALDRAGON HOMES	CONS	26/08/2002	18.2	95	77	40	37				77	
9530	HS42	FINTRY PLACE	PRIVATE	ALPL		1.3	6	6		3	3			6	
199536	HS52	BALLUMBIE FARM PH1	DJ LAING			9	200	82	30	25	20	7		82	
199538	HS50	TROTICK	DISCOVERY HOMES	ALPL	25/08/2003	2.37	35	35	15	20				35	
199725		SOUTH OF ARBROATH RD PH1	WIMPEY HOMES	CONS	05/06/1998	11.04	210	101		10	25	25	25	85	16
200005		AREA C, NINEWELLS AVENUE	H&H PROPERTIES	DEPC	25/04/2000	1.48	24	21						21	
200201		ELCHO DRIVE		DEPC	29/09/2003		20	13	13					13	
200345	HS51	EMMOCK WOODS (Later Stages)	PRIVATE	ALPL		0	60	60			15	25	20	60	
200358	H69	BALLUMBIE	DJ LAING	FLPL		1.51	10	10	5	5				10	
200409	H70	WESTERN GATEWAY LIFF	DUNCARSE	FLPL		28.31	250	250		20	30	30	30	110	140
200408	H70	WESTERN GATEWAY SWALLOW	BETT/CALA	FLPL		15.82	270	270		25	75	75	75	250	20
200357	H67	BALDRAGON	BETTS	FLPL		7.54	130	130		20	40	40	30	130	
200359	H71	BALGILLO NORTH	AWG	FLPL		9	150	150		10	20	20	20	70	80
200360	H72	BALMOSSIE	STEWART MILNE	FLPL		7.22	100	100	5	25	25	25	20	100	
TOTAL PRIVATE SECTOR EFFECTIVE							1560	1305	129	200	253	247	220	1049	256

CONSTRAINED SITES - PRIVATE SECTOR															
SITE REF	L' PLAN REF	SITE NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA(ha)	CAPACITY	UNITS TO BUILD	04-05	05-06	06-07	07-08	08-09	NATURE OF TERM CONS	OTHER FACTORS
9810	HS53	PITKERRO MILL	UNKNOWN	ALPL		0	6	6						PHY	
200356	H70	WESTERN GATEWAY, SOUTH	BETT/CALA	FLPL		14.96	230	230						LAND USE	
PRIVATE SECTOR															
TOTAL PRIVATE SECTOR NON-EFFECTIVE								236							
TOTAL ESTABLISHED SUPPLY								1541							

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	04-05	05-06	06-07	07-08	08-09	LATER YEARS	2004-2009
059	HS37	HAMILTON STREET	PRIVATE	ALPL		0.5	6	5	5						5
8837	HS11	ARTHURSTONE TCE/BROWN CONS ST	HILLCREST HSG ASSOC	CONS	22/11/2000	0.12	17	17	17						17
9110	HS33	LONGCROFT ROAD	ANGUS HSG.ASSOC.	CONS	30/09/2002	9.07	208	7	7						7
9130	HS40/H57	GIRVAN GARDENS	PRIVATE	ALPL		0.9	40	40			20	20			40
9131	HS39/H55	KILBRIDE PLACE, WHITFIELD	KELLYFIELD COOP	ALPL		0.85	35	35				20	15		35
9132	HS38/H54	KILKERRAN TERRACE, WHITFIELD	PRIVATE	ALPL		0.95	35	35				20	15		35
9133	HS37/H53	SUMMERFIELD PLACE,WHITFIELD	PRIVATE	ALPL		1.15	40	40					20	20	20
9134	HS36/H56	WHITFIELD LOAN, WHITFIELD	PRIVATE	ALPL		1.41	50	50					20	30	20
9219		VICTORIA DOCK	AWG RESIDENTIAL	CONS	30/10/2000	0.8	246	101	25	30	30	16			101
9522	HS8	DUNDEE ROYAL INFIRMARY	H&H PROPERTIES	CONS	06/03/2001	4.13	163	76	30	30	16				76
9524	HS4	RAILYARDS	PRIVATE	ALPL		2.5	110	110			20	20	30	40	70
9527	HS20	DONALD STREET	BETT PARTNERSHIPS	ALPL		1	23	23	8	15					23
9528	H43	PITALPIN WORKS	PRIVATE	FLPL		1.1	95	95		20	20	20	20	15	80
9601	HS6	ROCKWELL WORKS PHASE TWO	BIELD HSG. ASSOC.	DEPC	09/12/2003	0.51	35	35	35						35
9701		EDWARD STREET MILL	HOME IN SCOTLAND	CONS	27/08/2001	0.41	34	34	34						34
9803		11-13 WHITEHALL STREET	PRIVATE	DEPC	31/03/1998	0.98	60	60			15	15	15	15	45
9808		COX STREET	BETT PARTNERSHIPS	CONS	28/04/2003	1.11	31	18	18						18
9807	HS45	MAYFIELD	SCOTIA DEVELOPMENTS	CONS	31/03/2003	5.1	63	60	20	20	20				60
200003		STRATHMARTINE RD/BRACKENS RD	PRIVATE	CONS	10/09/2001	0.41	11	4	4						4
200107		12 HAREFIELD ROAD	MILNBANK	CONS	25/09/2000	0.14	6	6	6						6
200111		ARDLER PHASE 3C	WIMPEY/SANCTUARY	CONS	22/05/2000	0.96	68	53	53						53
200115		BLACKNESS NURSERY	SIGNATURE HOMES LTD	DEPC	27/02/2004	1.03	5	5	1	1	2	1			5
200116		VICTORIA STREET/ALBERT ST	SERVITE HSG.ASSOC	OUPC		0.2	41	41	20	21					41

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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	04-05	05-06	06-07	07-08	08-09	LATER YEARS	2004-2009
200202		FORMER LIMB FITTING CENTRE	TAYFIELD INVESTMENTS	CONS	25/03/2002	0.46	16	6	6						6
200203		BALLINARD HOTEL	JUSTICE HOMES PLC	CONS	21/04/2003	0.8	10	10	10						10
200205		CITY ROAD/ROSEBERRY STREET	PRIVATE	DEPC	29/04/2002	0.46	19	19	6	13					19
200210		DANIEL STREET	H&H	CONS	28/01/2002	0.29	21	21	21						21
200211		ARDLER PHASE 4	SANCTUARY	DEPC	23/02/2004	3.73	215	215	70	70	75				215
200214		ARDLER PHASE 6A	PRIVATE	OUPC	18/12/1998	1.82	69	69		35	34				69
200215		ARDLER PHASE 6B	SANCTUARY	OUPC	18/12/1998	3.34	44	44		22	22				44
200301		ALLOWAY PLACE	SERVITE HSG.ASSOC	CONS	29/08/2002	0.4	16	16	16						16
200302		SHAFTSBURY ROAD	EMMOCK HOMES	CONS	24/02/2003	0.1	7	7	7						7
200303		BEACH CRESCENT/KING STREET	CAMPERDOWN	CONS	24/02/2003	0.1	12	12	8	4					12
200304		BLEACHFIELD COTTAGES	MANOR HOUSE	CONS	23/09/2003	0.5	6	1		1					1
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	66	20	20	26				66
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	8	10	9				27
200316	H14	ROSEANGLE, PETERSON HOUSE	PRIVATE	FLPL		0.43	10	10				10			10
200317	H15/H17	15AB ROSEANGLE/MCVICARS LANE	PRIVATE	FLPL		0.38	25	25		10	15				25
200318	H16	GREENFIELD PLACE	PRIVATE	FLPL		0.06	5	5				5			5
200320	H18	19-21 ROSEANGLE	PRIVATE	FLPL		0.1	5	5				5			5

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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	04-05	05-06	06-07	07-08	08-09	LATER YEARS	2004-2009
200321	H19	QUEEN VICTORIA WORKS	PRIVATE	FLPL		1.25	40	40			10	20	10		40
200323	H23	ROSEFIELD STREET/CITY ROAD	H&H	DEPC	04/12/2003	0.44	20	20	10	10					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		15					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	120	120		25	25	25	25	20	100
200334	H35	VICTORIA DOCK PHASE TWO	PRIVATE	FLPL		0.06	12	12			12				12
200335	H36	CAMPERDOWN DOCK/VICTORIA	PRIVATE	FLPL		0.68	25	25			10	15			25
200337	H40	WIMBERLY, GLAMIS DRIVE	PRIVATE	FLPL		1.27	12	12			12				12
200338	H41	HILLSIDE, YARROW TERRACE	PRIVATE	FLPL		1.43	60	60			20	20	20		60
200339	H44	FOGGYLEA GARDENS	PUBLIC	FLPL		0.79	11	11				11			11
200340	H45	ALLOWAY PLACE	PRIVATE	FLPL		1.56	25	25				25			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	DISCOVERY HOMES	FLPL		1.21	23	23			7	14	2		23
200346	H10	334 PERTH ROAD (PINEGROVE)	PRIVATE	FLPL		0.44	22	22	2	10	10				22
200347	H66	MONIFIETH ROAD, ARMISTEAD	PRIVATE	FLPL		1.14	10	10		5	5				10
200349	H23	TAYSPINNERS WORKS, ARBROATH	PRIVATE	FLPL		0.44	60	60		15	20	20	5		60
200350	H37	CAMPERDOWN DOCK	PRIVATE	FLPL		0.52	30	30				15	15		30
200352	H58	DRUMGEITH ROAD	PUBLIC	FLPL		0.72	17	17					10	7	10
200353	H60	WHITFIELD CENTRE	PRIVATE	FLPL		2.89	85	85		20	20	25	20		85
200354	H61	LOTHIAN CRESCENT/SALTON CRES	HOME IN SCOT/PRIVATE	FLPL		3.55	90	90	20	20	20	20	10		90
200401		CARBERRY CRESCENT	HOMEINSCOTLAND	DEPC	23/002/2004	1.24	31	31		10	21				31
200402		PITAIRLIE ROAD	ABERTAY HSG ASSOC	DEPC	30/06/2003	0.18	7	7	7						7
200403		TAYLORS LANE	PRIVATE	DEPC	23/02/2004	0.14	7	7	7						7
200404		BURNSIDE MILL	HILLCREST HSG ASSOC	DEPC	29/03/2004	0.16	20	20		20					20
200405		BROOK STREET/WALTON STREET	H&H	DEPC	23/02/2004	0.53	25	25	5	10	10				25
200406		GRAMPIAN GRDNS/CHEVIOT CRES	ABERTAY HSG ASSOC	DEPC	23/02/2004	2.4	56	56	20	36					56
200407		MEADOWSIDE	PRIVATE	DEPC	13/02/2004	0.03	8	8	8						8
200410		WARD ROAD	ARDMUIR	DEPC	30/06/2003	0.13	31	31			31				31
200411		BALFOUR STREET	DSV	DEPC	24/04/2024	1.01	60	60		60					60
200412		SEABRAES	DSV	DEPC	24/04/2003	0.47	32	32		32					32
TOTAL PRIVATE SECTOR EFFECTIVE							3361	2823	548	680	665	487	296	147	2676

DUNDEE CITY - BROWNFIELD SITES

CONSTRAINED SITES - PRIVATE SECTOR															
SITE REF	L' PLAN REF	SITE NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA(ha)	CAPACITY	UNITS TO BUILD	04-05	05-06	06-07	07-08	08-09	OTHER FACTORS	NATURE OF LONG TERM CONSTRAINT
PRIVATE SECTOR															
9722	HS17/H20	GUTHRIE STREET, BLACKNESS	PRIVATE	ALPL		0.55	25	25							LAND USE
200312	H06	TAY HOTEL	PRIVATE	FLPL		0.1	44	44							OWN/LAND USE
200314	H08	12-14 MURRAYGATE	PRIVATE	FLPL		0.02	5	5							LAND USE
200315	H09	38-40 SEAGATE	PRIVATE	FLPL		0.08	24	24							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
200348	H22	LOONS ROAD/LAWSIDE ROAD	PRIVATE	FLPL		0.33	8	8							OWN/LAND USE
200351	H65	PANMUREFIELD	PRIVATE	FLPL		4.5	55	55							LAND USE
200355	H62	WHITFIELD RISE/SUMMERFIELD	PRIVATE	FLPL		4.09	100	100							PRO
TOTAL PRIVATE SECTOR NON-EFFECTIVE								284							
TOTAL ESTABLISHED SUPPLY								3107							

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

CONSTRAINT STATUS OWN=OWNERSHIP PHY=PHYSICAL(ON-SITE) CON=CONTAMINATION DEF=DEFICIT FUNDING NOT COMMITTED PRO=PROGRAMMING INF=INFRASTRUCTURE LAN=LAND USE MAR=MARKETABILITY
 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 2003 AND JUNE 2004**(Therefore now withdrawn from the audit)**

SITEREF	NAME	LOCATION	DEVELOPER	STATUS	AREA	TOTAL COMPLETIONS
199002	CARBERRY CRESCENT		HOME IN SCOTLAND	BROWN	4.10	213
199135	WHITFIELD DRIVE		HOME IN SCOTLAND	BROWN	0.40	43
199526	NINEWELLS AVENUE		STEWART MILNE	GREEN	6.00	98
199720	BROOK STREET, BLACKNESS		H&H	BROWN	0.86	65
199809	TAYBANK WORKS PHASE 1 (private)		CLOVA	BROWN	0.90	15
199812	EMMOCK WOODS PHASE ONE		BALDRAGON	GREEN	2.37	55
200112	ARDLER PHASE 3D		WIMPEY	BROWN	2.04	41
200204	SALTON CRESCENT/BERWICK DRIVE		ANGUS HOUSING ASSOCIATION	BROWN	1.20	32
200206	GRAMPIAN GARDENS		ABERTAY HOUSING ASSOCIATION	BROWN	1.62	38
200207	SOUTH OF ARBROATH ROAD PH4		STEWART MILNE	GREEN	2.14	40
200336	TAYBANK WORKS PHASE 1 (Public)		HILLCREST HOUSING ASSOCIATION	BROWN	0.90	29

SECTION 6

ANGUS COUNCIL

HOUSING MARKET AREAS

HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (June 2004)(sites of 5+ houses)

	PROGRAMMING ON EFFECTIVE SITES						Later Years	Constrained Sites	Established Sites
	2004/ 2005	2005/ 2006	2006/ 2007	2007/ 2008	2008/ 2009	2004 to 2009			
	A	B	C	D	E	A+B+C+D+E			
ARBROATH	7	50	106	81	23	267	0	26	293
ARBROATH HMA LANDWARD	11	30	18	16	10	85	0	20	105
Arbroath HMA Total	18	80	124	97	33	352	0	46	398
BRECHIN	5	25	36	20	20	106	13	80	199
MONTROSE	24	71	95	74	58	322	290	30	642
BRECHIN/MONTROSE HMA LANDWARD	24	8	20	6	0	58	0	60	118
Brechin/Montrose HMA Total	53	104	151	100	78	486	303	170	959
FORFAR	61	48	71	53	0	233	0	115	348
KIRRIEMUIR	0	4	23	19	11	57	0	0	57
FORFAR/KIRRIEMUIR HMA LANDWARD	9	26	27	17	2	81	0	0	81
Forfar/Kirriemuir HMA Total	70	78	121	89	13	371	0	115	486
CARNOUSTIE	53	62	59	30	14	218	0	90	308
MONIFIETH	26	3	23	10	0	62	0	0	62
SOUTH ANGUS HMA LANDWARD	75	100	77	55	50	357	34	157	548
South Angus HMA Total	154	165	159	95	64	637	34	247	918
ANGUS	295	427	555	381	188	1846	337	578	2761

HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (June 2004)

ARBROATH

EFFECTIVE SUPPLY										PROGRAMMING						
SITEREF	LOCAL PLAN REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS SINCE 2003	UNITS TO BUILD	2004/2005	2005/2006	2006/2007	2007/2008	2008/2009	2004 to 2009	LATER
ACA017	A/H1k	Cairnie Road, The Elms	Worldwide Evangelical Crusade	CONS	23/11/2000	0.58	14	0	6		2	2	2		6	
ACA039	A/H1a	Dale School, McGregors Walk	Mr Lafferty/Kildonan Homes	DEPC	15/03/2004	0.05	21	0	15			5	5	5	15	
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	
ACA106	A/H1j(part)	Millgate Loan/East Mary 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	
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	ALPL	02/02/2001	0.68	25	0	25			25			25	
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	CONS	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		3	4			7	
ACA182		Ness Drive/Great Michael Road*	Angus Housing Association	CONS	08/04/2003	0.70	16									
ACA183		Elliot	G Land	OUPC	16/07/2002	1.24	31	0	31			15	16		31	
ACA190		Edradour Gardens,Cliff House	Edradour Housing Association	DEPC	14/05/2004	0.45	12	0	12			12			12	
TOTAL EFFECTIVE (SITES OF 5+ HOUSES)						9.13	297	0	267	7	50	106	81	23	267	0
SMALL SITES (less than 5 houses)						1.39	24	2	22	10	6	4	2	0	22	0
TOTAL (including small sites)						10.52	321	2	289	17	56	110	83	23	289	0
CONSTRAINED SUPPLY																
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						
TOTAL CONSTRAINED						0.45	26									

* Housing Regeneration Site where redevelopment results in a net loss of dwellings.
New housing not counted against Dundee& Angus Structure Plan allowance for Arbroath HMA

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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 2004)

ARBROATH HOUSING MARKET AREA LANDWARD

EFFECTIVE SUPPLY												PROGRAMMING						
SITEREF	LOCAL PLAN REF	NAME	LOCATION	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS SINCE 2003	UNITS TO BUILD	2004/2005	2005/2006	2006/2007	2007/2008	2008/2009	2004 to 2009	LATER	
ACL007	LG/H1	Letham Grange	Colliston	F P C Developments	CONS	19/08/2002	8.68	140	1	3	1	2				3		
ACL008		Millgate 1	Friockheim	James Falcon	DEPC	21/08/1989	0.17	8	0	3	1	1	1			3		
ACL012		Tarriebank House	Marywell	A Burnett	CONS	21/10/2003	1.06	8	0	8	2	2	2			8		
ACL015	Ik/H1	Lunan Avenue/Kirkton Farm	Inverkeilor	Mr D Reid	DEPC	24/11/2002	1.90	9	0	2	1		2	1		2		
ACL019	Fk/H3	Kinnell Gardens	Friockheim	Angus Housing Assoc/Private	DEPC	23/11/2000	0.50	9	0	9		9				9		
ACL020		Legaston Farm	Friockheim	Mr G K Smith	CONS	07/04/2000	0.45	5	1	3	2	1				3		
ACL026		Rosecroft Court, Forehills, Mosston	Carmyllie	Mr G Rose	CONS	17/12/1998	0.68	5	0	1	1					1		
ACL106		Cotton of Colliston	Colliston	D Henderson	DEPC	10/02/2000	0.48	6	0	6		3	3			6		
ACL109	Ik/H2	Village Field, Inverkeilor West	Inverkeilor	Inverkeilor Property Co	CONS	12/02/2004	2.60	15	9	4	3	1				4		
ACL110	Ik/H3 (part)	Railway Field 1, Inverkeilor South	Inverkeilor	Private	DEPC	10/12/2003	4.00	35	0	35			12	13	10	35		
ACL159		Millgate 2	Friockheim	Individual	CONS	18/07/2003	0.24	6	5	1	1					1		
ACL163	Ik/H3 (part)	Railway Field 2, Inverkeilor South	Inverkeilor	Angus Housing Association	DEPC	07/03/2003	0.90	10	0	10		10				10		
TOTAL EFFECTIVE (SITES OF 5+ HOUSES)							21.66	256	16	85	11	30	18	16	10	85	0	
SMALL SITES (less than 5 houses)							9.80	81	14	67	30	20	10	7	0	67	0	
TOTAL (including small sites)							31.46	337	30	152	41	50	28	23	10	152	0	
CONSTRAINED SUPPLY																		
SITEREF	LOCAL PLAN REF	NAME	LOCATION	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	NATURE OF LONG TERM CONSTRAINT								OTHER FACTORS	
ACL021	R/H2	Croft Farm	Redford	Slade Farming Co	ALPL	23/11/2000	1.33	20	INF									
TOTAL CONSTRAINED							1.33	20										

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HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (June 2004)

BRECHIN

EFFECTIVE SUPPLY										PROGRAMMING						
SITEREF	LOCAL PLAN REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS SINCE 2003	UNITS TO BUILD	2004/2005	2005/2006	2006/2007	2007/2008	2008/2009	2004 to 2009	LATER
BRB025	B/H1b	River Street,Valley Works	Hillcrest HA	CONS	01/08/2002	1.17	67	0	8			8			8	
BRB052	B/H2	Witchden Road	North Latch Developments	DEPC	07/10/2003	0.20	8	0	8			8			8	
BRB053	B/H3	Bearehill/Rosehill	A & J Stephen	DEPC	27/04/2004	7.40	93	0	93		20	20	20	20	80	13
BRB073		Guthrie Park	Albamuir Ltd	DEPC	22/06/2004	0.33	10	0	10	5	5				10	
TOTAL EFFECTIVE (SITES OF 5+ HOUSES)						9.10	178	0	119	5	25	36	20	20	106	13
SMALL SITES (less than 5 houses)						1.18	22	1	21	9	6	4	2	0	21	0
TOTAL (including small sites)						10.28	200	1	140	14	31	40	22	20	127	13
CONSTRAINED SUPPLY																
SITEREF	LOCAL PLAN REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA	CAPACITY	NATURE OF LONG TERM CONSTRAINTS								OTHER FACTORS
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,MAR,LAN								OPPORTUNITY
TOTAL CONSTRAINED						2.62	80									

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HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (June 2004)

MONTROSE

EFFECTIVE SUPPLY										PROGRAMMING						
SITEREf	LOCAL PLAN REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS SINCE 2003	UNITS TO BUILD	2004/2005	2005/2006	2006/2007	2007/2008	2008/2009	2004 to 2009	LATER
MOM016	M/H1e & M/H2	Brechin Road	Montrose Auction Co	ALPL	23/11/2000	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	2	1	1				2	
MOM044	M/H1d	John Street, Park Hotel	Nigel Henderson	DELE	23/11/2000	0.20	20	0	20			8	8	4	20	
MOM081	M/H4	New Wynd/Chapel Street	W W Pert	CONS	07/01/2003	0.23	15	0	15		15				15	
MOM087	M/H3	Dungmans Tack		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	0	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	
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	22/04/2004	0.85	15	6	9	3	3	3			9	
MOM116		Hill Place	East Coast Viners	OUPC	03/02/2003	0.13	12	0	12				12		12	
MOM123		Provost Johnston Avenue 2-22	Angus Community Care Charitable Trust	CONS	06/08/2003	0.20	20	0	20	20					20	
MOM127		Bridge Street 99/101	Autumncastle Ltd	DEPC	25/11/2003	0.16	22	0	22			22			22	
MOM129		Lower Balmain Street	W W Pert & Co	DEPC	05/01/2004	0.25	8	0	8			8			8	
TOTAL EFFECTIVE (SITES OF 5+ HOUSES)						39.02	723	7	612	24	71	95	74	58	322	290
SMALL SITES (less than 5 houses)						0.57	31	7	24	10	8	4	2	0	24	0
TOTAL (including small sites)						39.59	754	14	636	34	79	99	76	58	346	290
CONSTRAINED SUPPLY																
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
TOTAL CONSTRAINED SUPPLY						0.50	30									

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HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (June 2004)

BRECHIN/MONTROSE HOUSING MARKET AREA LANDWARD

EFFECTIVE SUPPLY											PROGRAMMING						
SITEREf	LOCAL PLAN REF	NAME	LOCATION	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS SINCE 2003	UNITS TO BUILD	2004/2005	2005/2006	2006/2007	2007/2008	2008/2009	2004 to 2009	LATER
BRL001	E/H2	Lindsay Place	Edzell	Servite Housing Association	CONS	02/06/2003	0.31	14	0	14	14					14	
BRL047	E/H1	Lethnot Road/Slatefield Road	Edzell	DBL (Scotland) Ltd	CONS	10/12/2003	3.40	41	23	18	10	8				18	
BRL066		North Craigo	Craigo	Peterkin Homes	DEPC	16/12/2003	0.44	5	0	5			3	2		5	
BRL073		Mains of Farnell	Farnell	Angus Estates	DEPC	30/01/2004	0.84	5	0	5			5			5	
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	DEPC	04/02/2004	0.49	7	0	7			7			7	
TOTAL EFFECTIVE (SITES OF 5+ HOUSES)							6.27	81	23	58	24	8	20	6	0	58	0
SMALL SITES (less than 5 houses)							8.87	68	5	63	30	20	10	3	0	63	0
TOTAL (including small sites)							15.14	149	28	121	54	28	30	9	0	121	0
CONSTRAINED SUPPLY																	
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								
TOTAL CONSTRAINED							4.20	60									

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HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (June 2004)

FORFAR

EFFECTIVE SUPPLY										PROGRAMMING						
SITEREF	LOCAL PLAN REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS SINCE 2003	UNITS TO BUILD	2004/2005	2005/2006	2006/2007	2007/2008	2008/2009	2004 to 2009	LATER
FKF018	F/H3(part)	Lilybank Phase 4		ALPL	23/11/2000	0.70	10	0	10			10			10	
FKF082	F/H2	Lilybank, Montrose Road	A & J Stephen	DEPC	11/09/2002	2.00	25	0	25		10	10	5		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	6	8		20	
FKF086	F/H7	Turbeg Farm	Elite Homes	CONS	15/01/2004	6.60	74	30	21	6	15				21	
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	41	25	25					25	
FKF096	F/H14	Forfar Infirmary	Private	ALPL	23/11/2000	1.20	30	0	30			15	15		30	
FKF116		Dundee Road, Slatefield Farm	Select Homes	CONS	22/10/2001	0.86	13	1	12	10	2				12	
FKF119		Dundee Road, Glencoe Park	Webster Contracts	CONS	07/08/2003	2.52	6	0	6	3	3				6	
FKF124		Victoria Street 10, Windmill Br	Ark Housing Association	CONS	08/08/2002	0.07	6	0	6	6					6	
FKF126		Gallowshade Road 1*	Margaret Blackwood Housing Assoc	CONS	28/03/2003	0.32	15									
FKF127		Gallowshade Road 2*	Webster Property Dev Co	CONS	31/03/2003	0.21	6									
FKF128		Service Road	Westwater Homes	CONS	20/04/2004	0.77	10	8	2	2					2	
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	7	3	3					3	
FKF134		North Street 98 Commercial H	FMS Construction	CONS	19/06/2003	0.03	6	0	6	6					6	
FKF145		Manor Street, Manor Rise	Stewart Construction & Dex	DEPC	25/03/2004	0.47	7	0	7		7				7	
TOTAL EFFECTIVE (5+ HOUSES)						21.59	364	87	233	61	48	71	53	0	233	0
SMALL SITES (less than 5 houses)						2.68	45	5	40	15	15	8	2	0	40	0
TOTAL (including small sites)						24.27	409	92	273	76	63	79	55	0	273	0
CONSTRAINED SUPPLY																
SITEREF	LOCAL PLAN REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA	CAPACITY	NATURE OF LONG TERM CONSTRAINT								OTHER FACTORS
FKF087	F/H8	St James Road	Private	ALPL	23/11/2000	1.10	40	OWN, LAN								
FKF088	F/H9	New Road	Private	ALPL	23/11/2000	1.60	75	OWN, LAN								
TOTAL CONSTRAINED						2.70	115									

* Housing Regeneration Site where redevelopment results in a net loss of dwellings.
 New housing not counted against Dundee& Angus Structure Plan allowance for Forfar, Kirriemuir and the Glens HMA.

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HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (June 2004)

KIRRIEMUIR

EFFECTIVE SUPPLY										PROGRAMMING						
SITEREf	LOCAL PLAN REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS SINCE 2003	UNITS TO BUILD	2004/2005	2005/2006	2006/2007	2007/2008	2008/2009	2004 to 2009	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	
FKK063	K/H3	Westfield/Lindsay Street/Sunnyside	J & J Learmonth	OUPC	17/03/2003	2.50	39	0	39			14	14	11	39	
TOTAL EFFECTIVE (5+ HOUSES)						3.40	72	0	57	0	4	23	19	11	57	0
SMALL SITES (less than 5 houses)						0.56	16	4	12	6	4	3	1	0	14	0
TOTAL (including small sites)						3.96	88	4	69	6	8	26	20	11	71	0

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HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (June 2004)

FORFAR/KIRRIEMUIR HOUSING MARKET AREA LANDWARD

EFFECTIVE SUPPLY											PROGRAMMING						
SITEREf	LOCAL PLAN REF	NAME	LOCATION	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS SINCE 2003	UNITS TO BUILD	2004/2005	2005/2006	2006/2007	2007/2008	2008/2009	2004 to 2009	LATER
FKL242		Damside, Netherton	Aberlemno	A Simmers	DEPC	22/04/2003	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		12	12			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	
FKL036	FKL/H1b	Thrums Caravan Site	Maryton	Mr Maxwell Stewart	DELE	23/11/2000	0.53	8	0	8		2	2	2	2	8	
FKL302		Tannadice Glebe	Tannadice	Craigallan Ltd	DEPC	27/05/2004	1.00	10	0	10	5	5				10	
BRL004		Blackhall Farm,	Menmuir	J & J Barron	CONS	10/01/1994	0.54	5	0	2	1	1				2	
TOTAL EFFECTIVE (5+ HOUSES)							6.41	84	0	81	9	26	27	17	2	81	0
SMALL SITES (less than 5 houses)							23.88	127	26	101	32	24	18	15	12	101	0
TOTAL (including small sites)							30.29	211	26	182	41	50	45	32	14	182	0

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HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (June 2004)

CARNOUSTIE

EFFECTIVE SUPPLY										PROGRAMMING						
SITEREF	LOCAL PLAN REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS SINCE 2003	UNITS TO BUILD	2004/2005	2005/2006	2006/2007	2007/2008	2008/2009	2004 to 2009	LATER
ACC041	C/H2 (part)	Newton Road 1*	Private	ALPL	23/11/2000	4.10	74	0	74			30	30	14	74	
ACC045	C/H6	Taymouth Terrace	Castlegait Homes	DEPC	02/06/2004	3.80	81	0	81		52	29			81	
ACC055		Westhaven Farm	D J Laing Homes Ltd	CONS	17/10/2002	0.75	19	7	12	12					12	
ACC058		Lochend Road 10, Former Dairy	Angus Housing Association	CONS	07/03/2003	0.10	10	0	10	10					10	
ACC061		Ravensby Road	D J Laing Homes Ltd	DEPC	14/07/2003	0.37	10	0	10		10				10	
ACC062	C/H2 (part)	Newton Road 2	Bett Homes	CONS	13/08/2003	2.26	46	15	31	31					31	
TOTAL EFFECTIVE (SITES OF 5+ HOUSES)						11.38	240	22	218	53	62	59	30	14	218	0
SMALL SITES (less than 5 houses)						1.29	26	0	26	6	4				10	0
TOTAL (including small sites)						12.67	266	22	244	59	66	59	30	14	228	0

CONSTRAINED SUPPLY										OTHER FACTORS	
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	
TOTAL CONSTRAINED						6.40	90				

* Planning application approved August 2004 for 158 units.

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HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (JUne 2004)

MONIFIETH

EFFECTIVE SUPPLY										PROGRAMMING						
SITEREF	LOCAL PLAN REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS SINCE 2003	UNITS TO BUILD	2004/2005	2005/2006	2006/2007	2007/2008	2008/2009	2004 to 2009	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	127	49	25	25					25	
DUM041		Ashludie Terrace	L & R Developments	CONS	27/05/2003	0.41	9	6	1	1					1	
DUM045	Mf/H4	West Grange Road	Wimpey Homes Holdings Ltd	CONS	27/04/2001	0.32	6	0	3		3				3	
DUM049	Mf/H6 (part)	Ashludie Hospital, Broomhill	Tayside Primary Care NHS Trust	ALPL	23/11/2000	2.10	23	0	23			23			23	
TOTAL EFFECTIVE (5+ HOUSES)						12.73	175	55	62	26	3	23	10	0	62	0
SMALL SITES (less than 5 houses)						0.91	24	11	13	6	4	3	0	0	13	0
TOTAL (including small sites)						13.64	199	66	75	32	7	26	10	0	75	0

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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 2003	UNITS TO BUILD	2004/2005	2005/2006	2006/2007	2007/2008	2008/2009	2004 to 2009	LATER
DUL019	Au/H1	Hospital Road, The Brae	Auchterhouse	Eastfield Estate	OUPC	13/08/2001	4.00	20	0	16			6	6	4	16	
DUL101		Bridgefoot Farm Steading	Bridgefoot	Taylor Shepherd Devs Ltd	CONS	18/12/2002	0.35	6	2	4	4					4	
DUL026	UF/H3	Ballumbie House	Duntrune	Castle 2000/George Wilson Ltd	CONS	17/06/2004	88.00	252	0	184		30	40	40	150	34	
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	20/04/2004	1.52	7	0	7	3	3	1			7	
DUL179		Berryhill Farm	Invergowrie	Berryhill Farm	CONS	08/04/2004	0.75	17	8	9	3	3	3			9	
DUL042	Li/H1	Henderson Park	Liff	Westwater Homes	DEPC	10/05/2004	1.50	8	0	8		4	4			8	
DUL143	Pd/H1	Piperdam	Muirhead	Piperdam Golf & Country Park Ltd	CONS	02/01/2004	7.30	123	23	45	23	22				45	
DUL149	BM/H1	Dronley Road	Muirhead	A & J Stephen	CONS	01/06/2004	5.00	90	21	69	25	24	20			69	
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	CONS	18/11/2003	0.78	5	3	2	2					2	
DUL216		Templeton Farm 1, Dronley	Strathmartine	R Knox	DEPC	01/04/2004	0.30	5	0	5			2	3		5	
DUL048	WT/H1	Quarry Site	Westhall Terrace	A & H Kidd	CONS	10/04/2003	3.30	8	5	1	1					1	
DUL217		Kingennie Fishings	Wellbank	Guild Homes	CONS	12/05/2004	3.00	14	0	14	7	7				14	
ACL104		Craigton Poultry Farm	Monikie	Harvest Property Developments	CONS	25/02/2003	1.87	12	6	1	1					1	
ACL141		Panmure Road, The Fiddlers	Monikie	P & S Developments	DEPC	01/06/2004	0.29	7	0	7	3	4				7	
ACL145		Old Dairy Farm	Muirdrum	J Scott Watson Farmers	CONS	15/01/2004	0.42	8	3	5	3	2				5	
TOTAL EFFECTIVE (5+ HOUSES)							121.68	608	71	391	75	100	77	55	50	357	34
SMALL SITES (less than 5 houses)							21.31	90	12	78	30	20	15	10	3	78	0
TOTAL (including small sites)							142.99	698	83	469	105	120	92	65	53	470	34
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		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							
TOTAL CONSTRAINED							9.65	157									

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ANGUS - SITES COMPLETED BETWEEN JUNE 2003 AND JUNE 2004

Arbroath HMA							
SITEREf	LOCAL PLAN REF	NAME	LOCATION	DEVELOPER	STATUS	AREA	TOTAL COMPLETIONS
ACA019	A/H3	East Kirktons	Arbroath	Kilmartin Homes	COMP	3.80	106
ACA079	A/H1e	West Kirkton 2 Phase 2 Parkview Gdns	Arbroath	D J Laing	COMP	2.57	59
ACA132	A/H1t	Millfield Road/Kirkton Road	Arbroath	Margaret Blackwood Housing Assoc	COMP	0.29	10
ACL010	Fk/H1	Guthrie Street 1 (ph2-3)north of School	Friockheim	Kinnell Homes	COMP	1.00	24
ACL016	Fk/H2	Andson Street/Lunan Street	Friockheim	Douglas Fraser & Son	COMP	0.90	11
ACL092	R/H1	Burnhead Terrace	Redford	Sandy Law/Guild Homes	COMP	0.05	6

Forfar HMA							
SITEREf	LOCAL PLAN	NAME	LOCATION	DEVELOPER	STATUS	AREA	TOTAL COMPLETIONS
FKK028	K/H1e	Court Hillock, Denhead	Kirriemuir	Inwood Homes	COMP	1.26	20
FKL147		Guthrie Street West	Letham	Mr & Mrs K Florence	COMP	0.22	5

Brechin/Montrose HMA							
SITEREf	LOCAL PLAN	NAME	LOCATION	DEVELOPER	STATUS	AREA	TOTAL COMPLETIONS
MOL067		Loanhead, Hillside Primary School	Hillside	Angus HA	COMP	0.30	9
MOM090	M/H7	Glenogil Street	Montrose	Gowrie HA	COMP	0.40	18
MOM094		McNab Avenue/Newhame Road	Montrose	Muir Homes	COMP	3.08	67

South Angus HMA							
SITEREf	LOCAL PLAN	NAME	LOCATION	DEVELOPER	STATUS	AREA	TOTAL COMPLETIONS
DUL191		Eastfield Farm Steading	Auchterhouse	Brown Homes	COMP	0.65	8
DUM042	Mf/H5	Ashludie Hospital, Walled Garden	Monifieth	Martin Allan Construction	COMP	0.90	8

STATUS

COMP = Site completed between June 2003 and June 2004

SECTION 7

HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (June 2004)(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
DUNDEE P.A./DISTRICT		271	184	227	95	149	189	67	173	194	84	62	247	44	88	346	5	141	298	56	191	259	
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	
DUNDEE P.A./DISTRICT		7	331	193	0	209	232	0	197	316	5	250	442	5	222	420	0	200	296	0	206	401	
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																
DUNDEE P.A./DISTRICT		21	449	608	0	69	561	0	247	592	0	328	285	0	61	348	0	158	320	0	125	392	
AREA	YEAR TO	JUNE\2001			JUNE\2002			JUNE\2003			JUNE\2004												
	TENURE	LA	HA	P	LA	HA	P	LA	HA	P	LA	HA	P										
DUNDEE CITY			149	356		404	589		133	392		186	440										
MONIFIETH																							
DUNDEE LANDWARD																							
DUNDEE P.A./DISTRICT		0	149	356	0	404	589	0	133	392	0	186	440										

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 part of the established housing land supply that 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.