

**AUDIT OF HOUSING LAND  
IN  
DUNDEE AND ANGUS  
2005**

**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 2005.

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 Angus Local Plan Review**

The Finalised Angus Local Plan Review, published in February 2005, allocates housing land to meet the requirements set out in Schedule 1 of the Dundee and Angus Structure Plan. Sites that are allocated for housing in the Finalised Angus Local Plan Review are included in this Draft Audit. A Public Local Plan Inquiry into objections to the Finalised Local Plan is expected to commence in January 2006.

### **SECTION 3 : CONSULTATION**

The Audit will be 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 2005, 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 2005 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 2005)(sites of 5+ houses)

PRIVATE SECTOR	PROGRAMMING ON EFFECTIVE SITES						Later Years	Constrained Sites	Established Sites
	2005/ 2006	2006/ 2007	2007/ 2008	2008/ 2009	2009/ 2010	2005 to 2010			
	A	B	C	D	E	A+B+C+D+E			
ARBROATH	33	59	85	86	73	336	160	76	572
ARBROATH HMA LANDWARD	21	38	37	23	10	129	0	20	149
<b>Arbroath HMA Total</b>	<b>54</b>	<b>97</b>	<b>122</b>	<b>109</b>	<b>83</b>	<b>465</b>	<b>160</b>	<b>96</b>	<b>721</b>
BRECHIN	6	45	62	68	35	216	30	80	326
MONTROSE	98	78	60	64	48	348	225	30	603
BRECHIN/MONTROSE HMA LANDWARD	19	17	6	1	0	43	0	60	103
<b>Brechin/Montrose HMA Total</b>	<b>123</b>	<b>140</b>	<b>128</b>	<b>133</b>	<b>83</b>	<b>607</b>	<b>255</b>	<b>170</b>	<b>1032</b>
FORFAR	67	148	120	105	95	535	130	115	780
KIRRIEMUIR	0	4	4	80	79	167	110	0	277
FORFAR/KIRRIEMUIR HMA LANDWARD	17	41	35	20	10	123	0	8	131
<b>Forfar/Kirriemuir HMA Total</b>	<b>84</b>	<b>193</b>	<b>159</b>	<b>205</b>	<b>184</b>	<b>825</b>	<b>240</b>	<b>123</b>	<b>1188</b>
CARNOUSTIE	62	64	40	30	16	212	0	90	302
MONIFIETH	23	10	25	0	0	58	0	10	68
SOUTH ANGUS HMA LANDWARD	109	119	73	68	33	402	0	77	479
DUNDEE GREENFIELD	138	256	252	216	205	1067	396	0	1463
DUNDEE BROWNFIELD	579	774	632	452	217	2654	260	114	3028
<b>Dundee and South Angus HMA Total</b>	<b>911</b>	<b>1223</b>	<b>1022</b>	<b>766</b>	<b>471</b>	<b>4393</b>	<b>656</b>	<b>291</b>	<b>5340</b>
<b>DUNDEE AND ANGUS</b>	<b>1172</b>	<b>1653</b>	<b>1431</b>	<b>1213</b>	<b>821</b>	<b>6290</b>	<b>1311</b>	<b>680</b>	<b>8281</b>

## SECTION 5

# DUNDEE CITY

HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (June 2005)(sites of 5+ houses)

PRIVATE SECTOR	PROGRAMMING ON EFFECTIVE SITES								
	2005/ 2006	2006/ 2007	2007/ 2008	2008/ 2009	2009/ 2010	2005/ 2010	Later Years	Constrained Sites	Established Sites
DUNDEE GREENFIELD	138	256	252	216	205	1067	396	0	1463
DUNDEE BROWFIELD	579	774	632	452	217	2654	260	114	3028

**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	05-06	06-07	07-08	08-09	09-10	2005-2010	LATER YEARS
<b>PRIVATE SECTOR</b>															
199011	HS51	EMMOCK WOODS	BALDRAGON HOMES	CONS	26/08/2002	18.2	95	49	15	15	19			49	
9530	HS42	FINTRY PLACE	PRIVATE	ALPL		1.3	6	6		3	3			6	
199536	HS52	BALLUMBIE FARM PH1	DJ LAING	CONS	25/08/2003	9	200	67	25	25	17			67	
199538	HS50	TROTTICK	DISCOVERY HOMES	CONS	27/09/2004	2.37	35	35	20	15				35	
199725		SOUTH OF ARBROATH RD PH1	WIMPEY HOMES	CONS	05/06/1998	11.04	210	101		20	20	25	25	90	11
9810	HS53	PITKERRO MILL	BROWN	ALPL		1.64	6	6		3	3			6	
200201		ELCHO DRIVE	PRIVATE	DEPC	29/09/2003	1.36	20	3	3					3	
200345	HS51	EMMOCK WOODS (Later Stages)	PRIVATE	ALPL		3.72	68	68	10	25	25	8		68	
200409	H70	WESTERN GATEWAY LIFF	DUNCARSE&PRIVATE	FLPL		28.31	250	250	20	30	30	30	30	140	110
200408	H70	WESTERN GATEWAY SWALLOW	BETT/CALA	FLPL		15.82	270	270	10	50	50	50	50	210	60
200356	H70	WESTERN GATEWAY, SOUTH GRAY	BETT/CALA	FLPL		14.96	230	230				20	40	60	170
200357	H67	BALDRAGON	BETTS	FLPL		7.54	130	130	10	30	30	30	30	130	
200359	H71	BALGILLO NORTH	AWG	FLPL		9	150	150		15	30	30	30	105	45
200360	H72	BALMOSSIE	STEWART MILNE	FLPL		7.22	100	98	25	25	25	23		98	
<b>TOTAL PRIVATE SECTOR EFFECTIVE</b>							<b>1770</b>	<b>1463</b>	<b>138</b>	<b>256</b>	<b>252</b>	<b>216</b>	<b>205</b>	<b>1067</b>	<b>396</b>
<b>TOTAL ESTABLISHED SUPPLY</b>								<b>1463</b>							

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STATUS CONS=UNDER CONSTRUCTION OUPC=OUTLINE PLANNING CONSENT DEPC=DETAILED PLANNING CONSENT FLPL= FINALISED LOCAL PLAN SITE DEL=LIKELY TO BE DELETED  
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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	05-06	06-07	07-08	08-09	09-10	LATER YEARS	2005-2010
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	20	20				10	10		20
9131	HS39/H55	KILBRIDE PLACE, WHITFIELD	KELLYFIELD COOP	ALPL		0.85	35	35			5	15	15		35
9132	HS38/H54	KILKERRAN TERRACE, WHITFIELD	PRIVATE	ALPL		0.95	25	25			10	15			25
9133	HS37/H53	SUMMERFIELD PLACE,WHITFIELD	PRIVATE	ALPL		1.15	25	25				10	15		25
9134	HS36/H56	WHITFIELD LOAN, WHITFIELD	PRIVATE	ALPL		1.41	40	40				10	15	15	25
9219		VICTORIA DOCK	AWG RESIDENTIAL	CONS	30/10/2000	0.8	246	77	30	30	17				77
9522	HS8	DUNDEE ROYAL INFIRMARY	H&H PROPERTIES	CONS	06/03/2001	4.13	163	70	20	50					70
9524	HS4	RAILYARDS	PRIVATE	ALPL		2.5	110	110			20	20	30	40	70
9527	HS20	DONALD STREET	BETT PARTNERSHIPS	DEPC	23/05/2005	1	23	23	23						23
9528	H43	PITALPIN WORKS	PRIVATE	FLPL		1.1	95	95	10	30	30	25			95
9601	HS6	ROCKWELL WORKS PHASE TWO	BIELD HSG. ASSOC.	CONS	09/12/2003	0.51	35	35	35						35
9722	HS17/H20	GUTHRIE STREET, BLACKNESS	PRIVATE	ALPL		0.55	122	122		80	42				122
9803		11-13 WHITEHALL STREET	PRIVATE	DEPC	31/03/1998	0.98	60	60		20	20	20			60
9808		COX STREET	BETT PARTNERSHIPS	CONS	28/04/2003	1.11	31	2	2						2
9807	HS45	MAYFIELD	SCOTIA DEVELOPMENTS	CONS	31/03/2003	5.1	63	38	25	13					38
200115		BLACKNESS NURSERY	SIGNATURE HOMES LTD	DEPC	27/02/2004	1.03	5	5		2	3				5
200116		VICTORIA STREET/ALBERT ST	SERVITE HSG.ASSOC	DEPC	30/01/2005	0.2	41	41		41					41
200205		CITY ROAD/ROSEBERRY STREET	PRIVATE	DEPC	29/04/2002	0.46	19	19	19						19
200211		ARDLER PHASE 4	SANCTUARY	CONS	23/02/2004	3.73	215	151	80	71					151
200214		ARDLER PHASE 6A	PRIVATE	OUPC	18/12/1998	1.82	52	52			25	27			52
200215		ARDLER PHASE 6B	SANCTUARY	OUPC	18/12/1998	3.34	47	47		27	20				47
200303		BEACH CRESCENT/KING STREET	CAMPERDOWN	CONS	24/02/2003	0.1	12	12	12						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	8						8
200306		ARDLER PHASE 2A	WIMPEY	CONS	26/08/2002	5.72	117	12	12						12
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		15	10				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	05-06	06-07	07-08	08-09	09-10	LATER YEARS	2005-2010
200321	H19	QUEEN VICTORIA WORKS	PRIVATE	FLPL		1.25	40	40			20	20			40
200323	H23	ROSEFIELD STREET/CITY ROAD	H&H	CONS	04/12/2003	0.44	20	6	6						6
200324	H24	ALEXANDER ST/ST.SALVADOR ST	HILLCREST HSG ASSOC	FLPL		0.86	35	35	5	25	5				35
200325	H25	DONS ROAD	PRIVATE	FLPL		0.16	6	6			3	3			6
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
200331	H32	ERSKINE ST/ARTHURSTONE TERR	PUBLIC	FLPL		0.15	9	9	6	3					9
200332	H33	MAINS LOAN/ELIZA STREET	PRIVATE	FLPL		0.47	38	38	5	20	13				38
200333	H34	CITY QUAY PHASE ONE	PRIVATE	DEPC	27/09/2004	1.47	73	73		20	25	28			73
200334	H35+36	VICTORIA DOCK PHASE TWO	PRIVATE	DEPC	31/01/2005	0.06	35	35				5	15	15	20
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	30	10		60
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	SERVITE HSG ASSOC	DEPC		2	38	38	25	13					38
200343	H50	TROTTICK, LOWRISE	PRIVATE	FLPL		4.11	60	60		20	25	15			60
200344	HS50	TROTTICK, FORMER MULTIES	DISCOVERY HOMES	DEPC	27/09/2004	1.21	23	23	13	10					23
200346	H10	334 PERTH ROAD (PINEGROVE)	PRIVATE	DEPC	23/02/2004	0.44	21	21	21						21
200347	H66	MONIFIETH ROAD, ARMITSTEAD	PRIVATE	FLPL		1.14	10	10			10				10
200349	H23	TAYSPINNERS WORKS, ARBROATH	PRIVATE	FLPL		0.44	60	60	15	10	15	20			60
200351	H65	PANMUREFIELD	PRIVATE	FLPL		4.5	55	55			15	30	10		55
200352	H58	DRUMGEITH ROAD	PRIVATE	FLPL		0.72	10	10			5	5			10
200353	H60	WHITFIELD CENTRE PHASE ONE	PRIVATE	FLPL		1.44	35	35		10	20	5			35
200354	H61	LOTHIAN CRESCENT/SALTON CRES	PRIVATE	FLPL	28/06/2004	3.55	40	40		10	15	15			40
200355	H62	WHITFIELD RISE/SUMMERFIELD	PRIVATE	FLPL		4.09	100	100					10	90	10
200401		CARBERRY CRESCENT	HOMEINSCOTLAND	CONS	23/02/2004	1.24	31	31	25	6					31
200402		PITAIRLIE ROAD	ABERTAY HSG ASSOC	DEPC	30/06/2003	0.18	7	7	7						7
200404		BURNSIDE MILL	HILLCREST HSG ASSOC	CONS	29/03/2004	0.16	20	20	20						20
200405		BROOK STREET/WALTON STREET	H&H	CONS	23/02/2004	0.53	25	25	25						25
200406		GRAMPIAN GRDNS/CHEVIOT CRES	ABERTAY HSG ASSOC	CONS	23/02/2004	2.4	56	45	20	25					45
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

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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	05-06	06-07	07-08	08-09	09-10	LATER YEARS	2005-2010
200501		DUDHOPE RESOURCE CENTRE	WEST RESIDENTIAL	CONS	28/06/2004	1.03	32	32	25	7					32
200502		MARYFIELD GOODS YARD	JUSTICE HOMES	DEPC	28/06/2004	2.14	36	36		10	20	6			36
200503		LAING STREET	T&S RASHID	DEPC	02/02/2005	0.09	5	5	5						5
200504		WHITFIELD CENTRE PHASE TWO	PUBLIC	ALPL		1.44	35	35		5	10	20			35
200505		ARBROATH ROAD	PRIVATE	DEPC	06/12/2004	0.48	22	22		5	17				22
200506		223 CLEPINGTON ROAD	PRIVATE	DEPC	21/02/2005	0.13	5	5	5						5
200507		MIDDLETON FARM	PRIVATE	DEPC	21/12/2005	0.23	5	5	2	2	1				5
200508		OLD HAWKHILL	DSV	DEPC	30/08/2004	0.96	71	71		71					71
200509		WEST PARK HALL	DSV	DEPC	23/05/2005	1.8	24	24	24						24
200510	H61	SALTON CRESCENT	HOME IN SCOTLAND	DEPC	28/06/2004	0.91	28	28	28						28
200511	H34	CITY QUAY PHASE TWO	PRIVATE	OUT		1.38	150	150				25	25	100	50
200512	H34	CITY QUAY PHASE THREE	FORTH PROPERTIES	REM		0.76	96	96		10	20	25	41		96
<b>TOTAL PRIVATE SECTOR EFFECTIVE</b>							<b>3630</b>	<b>2914</b>	<b>579</b>	<b>774</b>	<b>632</b>	<b>452</b>	<b>217</b>	<b>260</b>	<b>2654</b>

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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															
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
200329	H30	TAYBANK WORKS PHASE TWO	PRIVATE/PUBLIC	ALPL		0.74	18	18							OWN
200330	H31	ERSKINE STREET	PRIVATE	FLPL		0.35	15	15							LAND USE
200348	H22	LOONS ROAD/LAWSIDE ROAD	PRIVATE	FLPL		0.33	8	8							OWN/LAND USE
200350	H37	CAMPERDOWN DOCK	PRIVATE	FLPL		0.52	30	30							LAND USE
<b>TOTAL PRIVATE SECTOR NON-EFFECTIVE</b>								<b>114</b>							
<b>TOTAL ESTABLISHED SUPPLY</b>								<b>3028</b>							

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## DUNDEE CITY COUNCIL - SITES COMPLETED BETWEEN JUNE 2004 AND JUNE 2005

SITE REF	SITE NAME	DEVELOPER	STATUS	AREA	COMPLETIONS	TOTAL
					2004 TO 2005	COMPLETIONS
59	Hamilton Street	Private	comp	0.5	5	6
8837	Arthrstne tce/Brown Constable Street	Hillcrest Housing Association	comp	0.12	17	17
200323	Constable Works	Private	comp	0.1	11	11
9701	Edward Street Mill	Home In Scotland	comp	0.41	34	34
9704	Wellgrove Street	Donavin Homes	comp	0.1	10	10
200003	Strathmartine Rd/Brackens Rd	Private	Comp	0.41	4	11
200005	Area C, Ninewells Avenue	H&H Properties	Comp	1.48	21	24
200107	Harefield Road	Milnbank Properties	Comp	0.14	6	6
200111	Ardler Phase 3C	Wimpey/Sanctuary	Comp	0.96	53	68
200202	Former Limb Fitting Centre	Tayfield	Comp	0.46	6	16
200203	Ballinard Hotel	Justice Homes Plc	Comp	0.8	10	10
200210	Daniel Street	H&H Properties	Comp	0.29	21	21
200301	Alloway Place	Servite Hsg Association	Comp	0.4	16	16
200302	Shaftesbury Road	Emmock Homes	comp	0.1	7	7
200403	Taylors Lane	Private	comp	0.4	7	7
200407	Meadowside	Private	comp	0.03	8	8

*\*this does not include completions on sites still under construction at June 2005*

## SECTION 6

## ANGUS COUNCIL

## HOUSING MARKET AREAS

HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (June 2005)(sites of 5+ houses)

	PROGRAMMING ON EFFECTIVE SITES						Later Years	Constrained Sites	Established Sites
	2005/ 2006	2006/ 2007	2007/ 2008	2008/ 2009	2009/ 2010	2005 to 2010			
	A	B	C	D	E	A+B+C+D+E			
ARBROATH	33	59	85	86	73	336	160	76	572
ARBROATH HMA LANDWARD	21	38	37	23	10	129	0	20	149
<b>Arbroath HMA Total</b>	<b>54</b>	<b>97</b>	<b>122</b>	<b>109</b>	<b>83</b>	<b>465</b>	<b>160</b>	<b>96</b>	<b>721</b>
BRECHIN	6	45	62	68	35	216	30	80	326
MONTROSE	98	78	60	64	48	348	225	30	603
BRECHIN/MONTROSE HMA LANDWARD	19	17	6	1	0	43	0	60	103
<b>Brechin/Montrose HMA Total</b>	<b>123</b>	<b>140</b>	<b>128</b>	<b>133</b>	<b>83</b>	<b>607</b>	<b>255</b>	<b>170</b>	<b>1032</b>
FORFAR	67	148	120	105	95	535	130	115	780
KIRRIEMUIR	0	4	4	80	79	167	110	0	277
FORFAR/KIRRIEMUIR HMA LANDWARD	17	41	35	20	10	123	0	8	131
<b>Forfar/Kirriemuir HMA Total</b>	<b>84</b>	<b>193</b>	<b>159</b>	<b>205</b>	<b>184</b>	<b>825</b>	<b>240</b>	<b>123</b>	<b>1188</b>
CARNOUSTIE	62	64	40	30	16	212	0	90	302
MONIFIETH	23	10	25	0	0	58	0	10	68
SOUTH ANGUS HMA LANDWARD	109	119	73	68	33	402	0	77	479
<b>South Angus HMA Total</b>	<b>194</b>	<b>193</b>	<b>138</b>	<b>98</b>	<b>49</b>	<b>672</b>	<b>0</b>	<b>177</b>	<b>849</b>
<b>ANGUS</b>	<b>455</b>	<b>623</b>	<b>547</b>	<b>545</b>	<b>399</b>	<b>2569</b>	<b>655</b>	<b>566</b>	<b>3790</b>

HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (June 2005)

**ARBROATH**

EFFECTIVE SUPPLY										PROGRAMMING						
SITEREF	LOCAL PLAN REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS SINCE 2004	UNITS TO BUILD	2005/2006	2006/2007	2007/2008	2008/2009	2009/2010	2005 to 2010	LATER
ACA017	A/H1k	Cairnie Road, The Elms	Kwikbuild Building Contractors	CONS	10/08/2004	0.58	14	0	6		2	2	2		6	
ACA039	A/H1a	Dale School, McGregors Walk	Kildonan Homes	CONS	15/03/2004	0.05	21	0	15	10	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	31/08/2000	0.16	13	0	13			13			13	
ACA106	A3	Millgate Loan/East Mary Street		FALP	01/02/2005	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	A2	James Street Hall	Buddon Ltd	FALP	01/02/2005	0.05	17	0	17				9	8	17	
ACA140	A1	Montrose Road Ph1	E & A Spence	OUPC	08/12/2004	5.25	80	0	80	10	30	30	10		80	
ACA144	A4	Benedict Road	Hillcrest Housing Association	FALP	01/02/2005	0.68	25	0	25			25			25	
ACA171	Ag	Springfield Terrace, Abbeybank House	Healthcare Property Co	FALP	01/02/2005	0.53	9	0	9				9		9	
ACA172	Ah	Seagate 29-35	Seagate Point Ltd	CONS	20/03/2002	0.11	14	4	10	10					10	
ACA181	Ae	Cliffburn Road, Cliffburn Hotel	F Ogston	OUPC	08/04/2003	0.25	7	0	7	3	4				7	
ACA183	Ai	Elliot	G Land	FALP	01/02/2005	1.24	31	0	31			15	16		31	
ACA194		Ness Drive Ph2 (regeneration)*	Angus Housing Association	CONS	19/10/2004	0.81	22									
ACA198	A1	Montrose Road Ph2	Private	FALP	01/02/2005	9.81	120	0	120				30	30	60	60
ACA199	A5	Cliffburn	Private	FALP	01/02/2005	1.90	125	0	125					25	25	100
<b>TOTAL EFFECTIVE (SITES OF 5+ HOUSES)</b>						<b>21.75</b>	<b>536</b>	<b>4</b>	<b>496</b>	<b>33</b>	<b>59</b>	<b>85</b>	<b>86</b>	<b>73</b>	<b>336</b>	<b>160</b>
SMALL SITES (less than 5 houses)						1.43	30	2	29	8	8	7	6	0	29	0
<b>TOTAL (including small sites)</b>						<b>23.18</b>	<b>566</b>	<b>6</b>	<b>525</b>	<b>41</b>	<b>67</b>	<b>92</b>	<b>92</b>	<b>73</b>	<b>365</b>	<b>160</b>
<b>CONSTRAINED SUPPLY</b>																
SITEREF	LOCAL PLAN REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	NATURE OF LONG TERM CONSTRAINT		OTHER FACTORS						
ACA141	A7	Little Cairnie Hospital	Private	FALP	01/02/2005	0.30	6	OWN		OPPORTUNITY						
ACA143	A8	Hill Street, Marine Ballroom	Housing Association	FALP	01/02/2005	0.15	20	DEF,MAR		OPPORTUNITY						
	A9	Ernest Street/Palmer Street		FALP	01/02/2005	1.50	50	LAN		OPPORTUNITY						
	A10	Cairnie Street/Stobcross		FALP	01/02/2005			LAN		OPPORTUNITY						
	A11	Wardmill/Dens Road		FALP	01/02/2005			LAN		OPPORTUNITY						
<b>TOTAL CONSTRAINED</b>						<b>0.45</b>	<b>76</b>									

\* 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

**CONSTRAINT** OWN=OWNERSHIP, PHY=PHYSICAL, CON=CONTAMINATION, DEF=DEFICIT FUNDING NOT COMMITTED, INF=INFRASTRUCTURE, LAN=LAND USE, MAR=MARKETABILITY  
**STATUS** CONS=UNDER CONSTRUCTION, DEPC=DETAILED PLANNING CONSENT, OUPC=OUTLINE PLANNING CONSENT, ALPL=ADOPTED LOCAL PLAN, DELE=LIKELY TO BE DELETED, FALP=FINALISED LOCAL PLAN

HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (June 2005)

## ARBROATH HOUSING MARKET AREA LANDWARD

EFFECTIVE SUPPLY												PROGRAMMING						
SITEREF	LOCAL PLAN REF	NAME	LOCATION	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS SINCE 2004	UNITS TO BUILD	2005/2006	2006/2007	2007/2008	2008/2009	2009/2010	2005 to 2010	LATER	
ACL026		Rosecroft Court, Forehills, Mosston	Carmyllie	Mr G Rose	CONS	17/12/1998	0.68	5	0	1	1					1		
ACL007	LG1	Letham Grange	Colliston	F P C Developments	CONS	19/08/2002	8.68	140	0	3	1	2				3		
ACL008		Millgate 1	Friockheim	James Falcon	DEPC	21/08/1989	0.17	8	0	3	1	1	1			3		
ACL019	Fk/H3	Kinnell Gardens	Friockheim	Angus Housing Assoc/Private	CONS	22/07/2004	0.50	9	5	4	4					4		
ACL020		Legaston Farm	Friockheim	Mr G K Smith	CONS	07/04/2000	0.45	5	0	3	2	1				3		
ACL225	Fk1	Millgate 3	Friockheim	Private	FALP	01/02/2005	1.40	16	0	16			8	8		16		
ACL226	Fk2	Kinnell Gardens East	Friockheim	Private	FALP	01/02/2005	2.00	40	0	40		10	10	10	10	40		
ACL015	IK1 & IKb	Lunan Avenue/Kirkton Farm	Inverkeilor	Mr D Reid	DEPC	23/11/1992	1.90	13	0	6			3	3		6		
ACL110	IKc (part)	Railway Field 1, Inverkeilor South	Inverkeilor	Private	DEPC	12/02/2004	4.00	35	0	35	10	12	13			35		
ACL163	IKc (part)	Railway Field 2, Inverkeilor South	Inverkeilor	Angus Housing Association	DEPC	07/03/2003	0.90	10	0	10	10	10				10		
ACL012		Tarriebank House	Marywell	A Burnett	CONS	21/10/2003	1.06	8	0	8	2	2	2	2		8		
<b>TOTAL EFFECTIVE (SITES OF 5+ HOUSES)</b>							<b>21.74</b>	<b>289</b>	<b>5</b>	<b>129</b>	<b>21</b>	<b>38</b>	<b>37</b>	<b>23</b>	<b>10</b>	<b>129</b>	<b>0</b>	
SMALL SITES (less than 5 houses)							12.72	98	12	91	24	24	20	14	9	91	0	
<b>TOTAL (including small sites)</b>							<b>34.46</b>	<b>387</b>	<b>17</b>	<b>220</b>	<b>45</b>	<b>62</b>	<b>57</b>	<b>37</b>	<b>19</b>	<b>220</b>	<b>0</b>	
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	DELE	23/11/2000	1.33	20	INF									
<b>TOTAL CONSTRAINED</b>							<b>1.33</b>	<b>20</b>										

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HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (June 2005)

**BRECHIN**

EFFECTIVE SUPPLY										PROGRAMMING						
SITEREf	LOCAL PLAN REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS SINCE 2004	UNITS TO BUILD	2005/2006	2006/2007	2007/2008	2008/2009	2009/2010	2005 to 2010	LATER
BRB025	Ba	River Street,Valley Works	Hillcrest HA	CONS	01/08/2002	1.17	67	0	8			8			8	
BRB052	Bc	Witchden Road	North Latch Developments	CONS	27/08/2004	0.20	8	0	8			8			8	
BRB053	B6	Bearehill/Rosehill	A & J Stephen	DEPC	27/04/2004	7.40	93	0	93		30	30	33		93	
BRB074	B2	Nursery Lane, Andover P.S.	Scott Properties	DEPC	13/08/2004	0.99	21	0	21		10	11			21	
BRB079a	B3	Queens Park Housing Estate*	Margaret Blackwood HA	OUPC	13/09/2004	0.57	15	0	15						0	
BRB079b	B3	Queens Park Housing Estate*	D J Laing	OUPC	13/09/2004	0.87	18	0	18						0	
BRB080		Bank Street 17	H & I Homes	CONS	05/10/2004	0.05	6	0	6	6					6	
BRB083		Cookston Road	Autumn Castle	OUPC	29/10/2004	0.53	10	0	10		5	5			10	
BRB092	B1	Dubton Farm	Private	FALP	01/02/2005	29.00	100	0	100				35	35	70	30
<b>TOTAL EFFECTIVE (SITES OF 5+ HOUSES)</b>						<b>40.78</b>	<b>338</b>	<b>0</b>	<b>279</b>	<b>6</b>	<b>45</b>	<b>62</b>	<b>68</b>	<b>35</b>	<b>216</b>	<b>30</b>
SMALL SITES (less than 5 houses)						1.67	33	9	31	17	7	4	3	0	0	0
<b>TOTAL (including small sites)</b>						<b>42.45</b>	<b>371</b>	<b>9</b>	<b>310</b>	<b>23</b>	<b>52</b>	<b>66</b>	<b>71</b>	<b>35</b>	<b>216</b>	<b>30</b>
<b>CONSTRAINED SUPPLY</b>																
SITEREf	LOCAL PLAN REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA	CAPACITY	NATURE OF LONG TERM CONSTRAINTS								OTHER FACTORS
BRB039	B5	Scott Street Goods Yard	J Logan Milne & D M Carnegie	FALP	01/02/2005	2.40	70	CON, MAR								OPPORTUNITY
BRB054	B4	Albert Place	Private	FALP	01/02/2005	0.22	10	OWN,MAR,LAN								OPPORTUNITY
<b>TOTAL CONSTRAINED</b>						<b>2.62</b>	<b>80</b>									

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HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (June 2005)

# MONTROSE

EFFECTIVE SUPPLY										PROGRAMMING						
SITEREF	LOCAL PLAN REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS SINCE 2004	UNITS TO BUILD	2005/2006	2006/2007	2007/2008	2008/2009	2009/2010	2005 to 2010	LATER
MOM016	M1	Brechin Road	Muir Homes and others	CONS	02/03/2005	31.50	400	0	400	35	35	35	35	35	175	225
MOM037	M/H1a	Waldron Road	Messrs Batchelor	OUPC	13/01/2005	0.56	8	0	8		4	4			8	
MOM039	M/H1b	Charleton Road	Mr A C Dey	CONS	26/05/2004	1.20	21	0	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	Mg	New Wynd/Chapel Street	W W Pert	CONS	07/10/2003	0.23	15	0	15	15					15	
MOM087	M2	Dungmans Tack		FALP	01/02/2005	1.20	18	0	18				9	9	18	
MOM088	Mc	Chapel Works, Patons Mill West	Bonnyman Properties/Hillcrest/Servite HA	CONS	20/10/2003	1.77	94	2	6		6				6	
MOM089	M3	Lochside Distillery Tower	Muir Homes	DEPC	02/03/2005	0.70	37	0	37		12	13	12		37	
MOM097	Md	High Street 94/Western Road	Mr Buchanan	CONS	29/10/2004	0.07	5	0	5	5					5	
MOM116	Mf	Hill Place	East Coast Viners	OUPC	03/02/2003	0.13	12	0	12	6	6				12	
MOM123	Mh	Provost Johnston Road 2-22	Angus Community Care Charitable Trust	CONS	06/08/2003	0.20	20	0	20	20					20	
MOM127	Mi	Bridge Street 99/101	Autumnncastle Ltd	DEPC	25/11/2003	0.16	22	0	22	11	11				22	
MOM129	Mk	Lower Balmain Street	W W Pert & Co	CONS	24/03/2005	0.25	8	0	8	5	3				8	
<b>TOTAL EFFECTIVE (SITES OF 5+ HOUSES)</b>						<b>38.17</b>	<b>680</b>	<b>2</b>	<b>573</b>	<b>98</b>	<b>78</b>	<b>60</b>	<b>64</b>	<b>48</b>	<b>348</b>	<b>225</b>
SMALL SITES (less than 5 houses)						1.16	36	1	36	9	9	8	6	4	36	0
<b>TOTAL (including small sites)</b>						<b>39.33</b>	<b>716</b>	<b>3</b>	<b>609</b>	<b>107</b>	<b>87</b>	<b>68</b>	<b>70</b>	<b>52</b>	<b>384</b>	<b>225</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	DELE	23/11/2000	0.50	30	LAN								OPPORTUNITY
<b>TOTAL CONSTRAINED SUPPLY</b>						<b>0.50</b>	<b>30</b>									

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## BRECHIN/MONTROSE HOUSING MARKET AREA LANDWARD

EFFECTIVE SUPPLY												PROGRAMMING					
SITEREf	LOCAL PLAN REF	NAME	LOCATION	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS SINCE 2004	UNITS TO BUILD	2005/2006	2006/2007	2007/2008	2008/2009	2009/2010	2005 to 2010	LATER
BRL047	Ea	Lethnot Road/Slatefield Road	Edzell	DBL (Scotland) Ltd	CONS	10/12/2003	3.40	41	6	12	10	2				12	
BRL082	E1	Edzell Primary School Annexe	Edzell	DBL (Scotland) Ltd	CONS	12/11/2004	0.43	6	4	2	2					2	
BRL066		North Craigo	Craigo	Peterkin Homes	CONS	16/12/2003	0.44	5	1	4	1	1	1			4	
BRL073		Mains of Farnell	Farnell	Angus Estates	DEPC	30/01/2004	0.84	5	0	5		2	3			5	
MOL063		Barns of Craig Farm	Ferryden	Anniston Farms	CONS	24/02/2003	0.79	9	0	9	4	5				9	
MOL066	Mj	Rosemount Road, Sunnyside Social Club	Hillside	Sunnyside Developments	CONS	03/03/2004	0.49	7	1	6	2	2	2			6	
MOL052		Muirton of Ballochry, Bridge of Dun	Dun	Kirkland Properties	DEPC	25/08/2004	1.19	5	0	0		5				5	
<b>TOTAL EFFECTIVE (SITES OF 5+ HOUSES)</b>							<b>7.58</b>	<b>78</b>	<b>12</b>	<b>38</b>	<b>19</b>	<b>17</b>	<b>6</b>	<b>1</b>	<b>0</b>	<b>43</b>	<b>0</b>
SMALL SITES (less than 5 houses)							9.25	75	3	73	18	17	16	13	9	73	0
TOTAL (including small sites)							16.83	153	15	111	37	34	22	14	9	116	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	DELE	23/11/2000	2.50	40	INF								
BRL048	T/H1	Trinity Nursery	Trinity	Private	DELE	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 2005)

**FORFAR**

EFFECTIVE SUPPLY										PROGRAMMING						
SITEREF	LOCAL PLAN REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS SINCE 2004	UNITS TO BUILD	2005/2006	2006/2007	2007/2008	2008/2009	2009/2010	2005 to 2010	LATER
FKF018	F/H3(part)	Lilybank Phase 4		DELE	23/11/2000	0.70	10	0	10			10			10	
FKF082	Fa	Lilybank, Montrose Road	A & J Stephen	CONS	21/04/2005	2.00	25	0	25	10	10	5			25	
FKF084	F3	Green Street	Taylor Shepherd Developments	DEPC	15/10/2004	0.10	18	0	18	18					18	
FKF086	Fd	Turbeg Farm	Elite Homes	CONS	21/04/2005	6.60	74	11	10	10					10	
FKF089	F2	Lour Road, Beechhill Nursery	Private	FALP	01/02/2005	1.40	5	0	5	2	3				5	
FKF116	Fb	Dundee Road, Slatefield Farm	Select Homes	CONS	23/07/2004	0.86	13	7	5	5					5	
FKF119	Fc	Dundee Road, Glencoe Park	Webster Contracts	CONS	02/12/2004	2.52	6	2	4	2	2				4	
FKF130	Fh	Prior Road 1	Wester Restenneth Co	OUPC	14/03/2003	0.59	5	0	5		5				5	
FKF134	Fj	North Street 98 Commercial H	FMS Construction	CONS	19/06/2003	0.03	6	0	6	6					6	
FKF136		Market Street	FMS Construction	DEPC	01/06/2005	0.19	17	0	17	9	8				17	
FKF145	Fk	Manor Street, Manor Rise	Stewart Construction & Dev Ltd	CONS	25/03/2004	0.47	7	2	5	5					5	
FKF154	F4	Wester Resenneth	Private	FALP	01/02/2005	20.00	140	0	140		20	20	20	10	70	70
FKF155	F5	Whitehills Nursery	Private	FALP	01/02/2005	0.70	15	0	15		15				15	
FKF156	F6	Dundee Road	Private	FALP	01/02/2005	5.40	100	0	100		25	25	25	25	100	
FKF157	F7a	Westfield	Private	FALP	01/02/2005	28.00	300	0	300		60	60	60	60	240	60
<b>TOTAL EFFECTIVE (5+ HOUSES)</b>						<b>69.56</b>	<b>741</b>	<b>22</b>	<b>665</b>	<b>67</b>	<b>148</b>	<b>120</b>	<b>105</b>	<b>95</b>	<b>535</b>	<b>130</b>
SMALL SITES (less than 5 houses)						2.13	39	11	39	14	11	8	6	0	39	0
<b>TOTAL (including small sites)</b>						<b>71.69</b>	<b>780</b>	<b>33</b>	<b>704</b>	<b>81</b>	<b>159</b>	<b>128</b>	<b>111</b>	<b>95</b>	<b>574</b>	<b>130</b>
<b>CONSTRAINED SUPPLY</b>																
SITEREF	LOCAL PLAN REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA	CAPACITY	NATURE OF LONG TERM CONSTRAINT		OTHER FACTORS						
FKF083	F8	South Street	Private	FALP	01/02/2005	0.80	50	OWN, LAN		OPPORTUNITY						
FKF087	F11	St James Road	Private	FALP	01/02/2005	1.10	40	OWN, LAN		OPPORTUNITY						
FKF088	F10	New Road	Private	FALP	01/02/2005	1.60	75	OWN, LAN		OPPORTUNITY						
FKF096	F9	Forfar Infirmary	Private	FALP	01/02/2005	1.20	30	OWN, LAN		OPPORTUNITY						
<b>TOTAL CONSTRAINED</b>						<b>2.70</b>	<b>115</b>									

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HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (June 2005)

# KIRRIEMUIR

EFFECTIVE SUPPLY										PROGRAMMING						
SITEREf	LOCAL PLAN REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS SINCE 2004	UNITS TO BUILD	2005/2006	2006/2007	2007/2008	2008/2009	2009/2010	2005 to 2010	LATER
FKK015	K1	Shielhill Road, Northmuir	Angus Housing Assoc.	FALP	01/02/2005	0.50	10	0	10				5	5	10	
FKK024	Ka	Glengate 21, Angus Mill	W H Brown Construction	CONS	10/01/1996	0.40	23	0	8		4	4			8	
FKK063	Kb	Westfield/Lindsay Street/Sunnyside	J & J Learmonth	OUPC	17/03/2003	2.50	39	0	39				20	19	39	
FKK081	K2	Hillhead	Private	FALP	01/02/2005	7.60	120	0	120				30	30	60	60
FKK082	K3	Beechwood Place South	Private	FALP	01/02/2005	6.00	100	0	100				25	25	50	50
<b>TOTAL EFFECTIVE (5+ HOUSES)</b>						<b>17.00</b>	<b>292</b>	<b>0</b>	<b>277</b>	<b>0</b>	<b>4</b>	<b>4</b>	<b>80</b>	<b>79</b>	<b>167</b>	<b>110</b>
SMALL SITES (less than 5 houses)						0.78	17	0	17	7	5	3	2	0	17	0
<b>TOTAL (including small sites)</b>						<b>17.78</b>	<b>309</b>	<b>0</b>	<b>294</b>	<b>7</b>	<b>9</b>	<b>7</b>	<b>82</b>	<b>79</b>	<b>184</b>	<b>110</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 2004	UNITS TO BUILD	2005/2006	2006/2007	2007/2008	2008/2009	2009/2010	2005 to 2010	LATER
FKL242		Damside, Netherton	Aberlemno	Mr J McColl	DEPC	10/05/2004	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	Ki1	Bunkerhill	Kingsmuir	Private	FALP	01/02/2005	1.48	12	0	12	6	6				12	
FKL022	Ki2	Kingston Place	Kingsmuir	Private	FALP	01/02/2005	0.80	12	0	12	6	6				12	
FKL278		South Leckaway Farm	Kinnettles	Janoch & Sons	DEPC	22/04/2003	0.32	6	0	6	3	3				6	
FKL378	L2	Jubilee Park	Letham	Private	FALP	01/02/2005	2.30	30	0	30			10	10	10	30	
FKL379	L3	East Hemming Street	Letham	Private	FALP	01/02/2005	2.90	30	0	30		10	10	10		30	
FKL302	FKc	Tannadice Glebe	Tannadice	Craigallan Ltd	DEPC	10/11/2004	1.00	10	9	1	1					1	
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>11.88</b>	<b>135</b>	<b>9</b>	<b>123</b>	<b>17</b>	<b>41</b>	<b>35</b>	<b>20</b>	<b>10</b>	<b>123</b>	<b>0</b>
SMALL SITES (less than 5 houses)							24.65	139	28	129	32	32	32	21	12	129	0
<b>TOTAL (including small sites)</b>							<b>36.53</b>	<b>274</b>	<b>37</b>	<b>252</b>	<b>49</b>	<b>73</b>	<b>67</b>	<b>41</b>	<b>22</b>	<b>252</b>	<b>0</b>

CONSTRAINED SUPPLY											
SITEREF	LOCAL PLAN REF	NAME	LOCATION	DEVELOPER	STATUS	LAST APPROVAL	AREA	CAPACITY	NATURE OF LONG TERM CONSTRAINT	OTHER FACTORS	
FKL036	FKL/H1b	Thrums Caravan Site	Maryton	Mr Maxwell Stewart	DELE	23/11/2000	0.53	8	LAN		
<b>TOTAL CONSTRAINED</b>							<b>0.53</b>	<b>8</b>			

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HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (June 2005)

# CARNOUSTIE

EFFECTIVE SUPPLY										PROGRAMMING						
SITEREf	LOCAL PLAN REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS SINCE 2004	UNITS TO BUILD	2005/2006	2006/2007	2007/2008	2008/2009	2009/2010	2005 to 2010	LATER
ACC041	C/H2 (part)	Newton Road 1	Stewart Milne Homes	CONS	22/06/2005	4.10	158	22	136	30	30	30	30	16	136	
ACC045	C/H6	Taymouth Terrace	Bett Homes	CONS	01/02/2005	3.80	81	37	44	30	14				44	
ACC055		Westhaven Farm	D J Laing Homes Ltd	CONS	31/05/2005	0.75	21	7	2	2					2	
ACC061		Ravensby Road	D J Laing Homes Ltd	DEPC	01/02/2005	0.37	10	0	10		10				10	
ACC066		Ferrier Street	Angus Housing Association	DEPC	18/04/2005	0.18	20	0	20		10	10			20	
<b>TOTAL EFFECTIVE (SITES OF 5+ HOUSES)</b>						<b>9.20</b>	<b>290</b>	<b>66</b>	<b>212</b>	<b>62</b>	<b>64</b>	<b>40</b>	<b>30</b>	<b>16</b>	<b>212</b>	<b>0</b>
SMALL SITES (less than 5 houses)						1.56	25	6	24	9	8	4	3	0	24	0
<b>TOTAL (including small sites)</b>						<b>10.76</b>	<b>315</b>	<b>72</b>	<b>236</b>	<b>71</b>	<b>72</b>	<b>44</b>	<b>33</b>	<b>16</b>	<b>236</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	01/02/2005	3.70	60	INF,PHY	OPPORTUNITY	
ACC043	C/H4	Barry Road, Former Social Club	Private	ALPL	01/02/2005	1.00	15	OWN,INF	OPPORTUNITY	
ACC044	C/H5	Greenlaw Hill	Private	ALPL	01/02/2005	1.70	15	INF	OPPORTUNITY	
<b>TOTAL CONSTRAINED</b>						<b>6.40</b>	<b>90</b>			

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HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (JUne 2005)

**MONIFIETH**

EFFECTIVE SUPPLY										PROGRAMMING						
SITEREf	LOCAL PLAN REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS SINCE 2004	UNITS TO BUILD	2005/2006	2006/2007	2007/2008	2008/2009	2009/2010	2005 to 2010	LATER
DUM029	Mf/H3	South Grange	Wimpey Homes Holdings Ltd	CONS	10/02/2004	8.80	147	15	30	20	10				30	
DUM045	Mf/H4	West Grange Road	Wimpey Homes Holdings Ltd	CONS	27/09/2004	0.32	6	0	3	3					3	
DUM049	Mf1	Ashludie Hospital, Broomhill	Tayside Primary Care NHS Trust	FALP	01/02/2005	2.10	25	0	25			25			25	
<b>TOTAL EFFECTIVE (5+ HOUSES)</b>						<b>11.22</b>	<b>178</b>	<b>15</b>	<b>58</b>	<b>23</b>	<b>10</b>	<b>25</b>	<b>0</b>	<b>0</b>	<b>58</b>	<b>0</b>
SMALL SITES (less than 5 houses)						0.56	8	4	7	2	2	1	1	1	7	0
<b>TOTAL (including small sites)</b>						<b>11.78</b>	<b>186</b>	<b>19</b>	<b>65</b>	<b>25</b>	<b>12</b>	<b>26</b>	<b>1</b>	<b>1</b>	<b>65</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	
DUM028	Mf/H2	Milton Mill	Interbuild	ALPL	01/02/2005	1.10	10	LAN, OWN	OPPORTUNITY	
<b>TOTAL CONSTRAINED</b>						<b>1.10</b>	<b>10</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 2004	UNITS TO BUILD	2005/2006	2006/2007	2007/2008	2008/2009	2009/2010	2005 to 2010	LATER
DUL019	Au/H1	Hospital Road, The Brae	Auchterhouse	Chimes	DEPC	08/10/2004	4.00	20	0	16		6	6	4		16	
DUL240		Keiller Croft, Alma Place	Bucklershead	West Residential	CONS	20/05/2005	1.50	15	6	9	9					9	
DUL026	UF/H3	Ballumbie House	Duntrune	Bett Homes	CONS	31/03/2005	88.00	252	17	167	35	35	35	35	27	167	
DUL034		Balruddery	Invergowrie	Hilltown Properties	CONS	20/11/1996	1.30	14	0	2		1	1			2	
DUL051		Flocklones Farm	Invergowrie	GL Residential	CONS	20/04/2004	1.52	7	6	1	1					1	
DUL242		West Mains of Gagie	Kellas	Alexander Lang & Son	DEPC	17/12/2004	0.06	6	0	6			6			6	
DUL042	Li/H1	Henderson Park	Liff	Westwater Homes	CONS	10/05/2004	1.50	8	0	8	2	3	3			8	
DUL143	Pd/H1	Piperdam	Muirhead	Piperdam Golf & Country Park Ltd	CONS	07/02/2005	7.30	123	6	39	19	20				39	
DUL149	BM/H1	Dronley Road	Muirhead	A & J Stephen	CONS	01/06/2004	5.00	90	28	41	25	16				41	
DUL158	UF/H1	Baldovan Nurseries	Strathmartine	Private	DELE	23/11/2000	2.00	12	0	12				6	6	12	
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	9	1	1	1					1	
DUL217		Kingennie Fishings	Wellbank	Guild Homes	CONS	12/05/2004	3.00	14	8	6	3	3				6	
ACL104	Saj	Craigton Poultry Farm	Monikie	Harvest Property Developments	CONS	25/02/2003	1.87	12	0	1	1					1	
ACL111	Mk/H1	Granary Site	Monikie	Monikie Park Development Ltd	OUPC	30/12/2004	3.82	59	0	59		19	20	20		59	
ACL141	Mka	Panmure Road, The Fiddlers	Monikie	P & S Developments	DEPC	01/06/2004	0.29	7	0	7	3	4				7	
ACL145	Sak	Old Dairy Farm	Muirdrum	J Scott Watson Farmers	CONS	15/01/2004	0.42	8	3	2		2				2	
ACL128	Nb/H1	Pitairlie Road	Newbigging	Fernbuild Ltd	CONS	17/05/2005	1.12	20	0	20	10	10				20	
<b>TOTAL EFFECTIVE (5+ HOUSES)</b>							<b>126.30</b>	<b>681</b>	<b>75</b>	<b>402</b>	<b>109</b>	<b>119</b>	<b>73</b>	<b>68</b>	<b>33</b>	<b>402</b>	<b>0</b>
SMALL SITES (less than 5 houses)							22.63	95	15	94	29	25	20	15	5	94	0
<b>TOTAL (including small sites)</b>							<b>148.93</b>	<b>776</b>	<b>90</b>	<b>496</b>	<b>138</b>	<b>144</b>	<b>93</b>	<b>83</b>	<b>38</b>	<b>496</b>	<b>0</b>
<b>CONSTRAINED SUPPLY</b>																	
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		DELE	23/11/2000	2.00	40	INF	OPPORTUNITY							
DUL032	Other small site	Murroes Farm	Murroes		DELE	23/11/2000	0.30	6	MAR,LAN								
DUL012	Au/H2	School Site, Bonnyton Road	Auchterhouse		DELE	23/11/2000	0.55	6	INF								
DUL043	ND/H1	Eastfield, Hosiepark	Dronley North		DELE	23/11/2000	1.58	20	INF								
DUL159	IT/H3	Council Depot	Inveraldie	Private	DELE	23/11/2000	0.10	5	LAN,INF	OPPORTUNITY							
<b>TOTAL CONSTRAINED</b>							<b>4.53</b>	<b>77</b>									

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## ANGUS - SITES COMPLETED BETWEEN JUNE 2004 AND JUNE 2005

<b>Arbroath HMA</b>								
SITEREf	LOCAL PLAN REF	NAME	LOCATION	DEVELOPER	STATUS	AREA	COMPLETIONS 2004 to 05	TOTAL COMPLETIONS
ACA182		Ness Drive/Great Michael Road Ph 1*	Arbroath	Angus Housing Association	COMP	0.70	16	16
ACA190	Aj	Edradour Gardens, Cliff House	Arbroath	Edradour Housing Association	COMP	0.45	12	12
ACL109	Ik/H2	Village Field, Inverkeilor West	Inverkeilor	Inverkeilor Property Co	COMP	2.60	4	15
ACL159		Millgate 2	Friockheim	Individuals	COMP	0.24	0**	5

<b>Forfar HMA</b>								
SITEREf	LOCAL PLAN	NAME	LOCATION	DEVELOPER	STATUS	AREA	COMPLETIONS 2004 to 05	TOTAL COMPLETIONS
FKF124	Fe	Victoria Street 10, Windmill Brae	Forfar	Ark Housing Association	COMP	0.07	6	6
FKF126		Gallowshade Road 1*	Forfar	Margaret Blackwood Housing Associ	COMP	0.32	15	15
FKF127		Gallowshade Road 2*	Forfar	Webster Property Co	COMP	0.21	2	6
FKF128	Fg	Service Road	Forfar	Westwater Homes	COMP	0.77	2	10
FKF132	Fi	Prior Road 2	Forfar	Taylor Shepherd Developments Ltd	COMP	0.35	3	10

<b>Brechin/Montrose HMA</b>								
SITEREf	LOCAL PLAN	NAME	LOCATION	DEVELOPER	STATUS	AREA	COMPLETIONS 2004 to 05	TOTAL COMPLETIONS
BRB073	Bd	Guthrie Park, Andover P.S. Annexe	Brechin	Angus HA	COMP	0.33	10	10
MOM104	Me	Brechin Road, Tayock	Montrose	M Hill	COMP	0.85	9	15
BRL001	E/H2	Lindsay Place	Edzell	Servite Housing Association	COMP	0.31	14	14

<b>South Angus HMA</b>								
SITEREf	LOCAL PLAN	NAME	LOCATION	DEVELOPER	STATUS	AREA	COMPLETIONS 2004 to 05	TOTAL COMPLETIONS
ACC058	Cb	Lochend Road 10, Former Dairy	Carnoustie	Angus Housing Association	COMP	0.10	10	10
ACC062	C/H2 (part)	Newton Road 2	Carnoustie	Bett Homes	COMP	2.26	31	46
DUL101		Bridgefoot Farm Steading	Bridgefoot	Taylor Shepherd Devs Ltd	COMP	0.35	4	6
DUL179		Berryhill Farm	Invergowrie	Berryhill Farm/Muirfield Contracts	COMP	0.75	9	17
DUL205		Balmuir Farm	Strathmartine	Miss J Hughes	COMP	0.78	2	5
DUM041		Ashludie Terrace	Monifieth	L & R Developments	COMP	0.41	1	9

**STATUS** COMP = Site completed between June 2004 and June 2005

\* Housing Regeneration Site where redevelopment results in a net loss of dwellings.

New housing not counted against Dundee & Angus Structure Plan allowance f

\*\* Site capacity changed from 6 to 5.

## SECTION 7

HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (June 2005)(sites of 5+ houses)

### DUNDEE CITY - COMPLETIONS (Tenure)

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			JUNE\2004			JUNE\2005									
	TENURE	LA	HA	P	LA	HA	P	LA	HA	P	LA	HA	P	LA	HA	P							
DUNDEE CITY			149	356		404	589		133	392		186	440		200	320							
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>	<b>0</b>	<b>186</b>	<b>440</b>	<b>0</b>	<b>200</b>	<b>320</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 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.