

**AUDIT OF HOUSING LAND
IN
DUNDEE AND ANGUS
2006**

**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 2006.

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 (FALPR) was published in February 2005 and formal objections were invited. Objections that were not withdrawn were considered at a Public Local Inquiry held between January and April 2006. Sites that were proposed for allocation for housing in the FALPR have been included in the audit as part of the established land supply and tested for effectiveness against the criteria in PAN 38 (Revised 2003).

Following the receipt of the Report on Objections to the FALPR, Angus Council agreed its Statement of Response at meetings on 16 November and 14 December 2006. This audit reflects the agreed housing land supply including changes to sites at Friockheim, Forfar and Kirriemuir agreed at those meetings. Angus Council published post-Inquiry modifications on 14 February 2007 and has received a number of objections to housing sites in Forfar and Kirriemuir. The status of housing sites affected by objections to the post-Inquiry modifications will not be able to be confirmed until completion of the Local Plan Review process.

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.

Following the consultation process, Dundee City Council and Homes for Scotland are still in dispute over the inclusion of sites which are identified as student housing.

199722 - Guthrie Street

200311 - Parker Street

200410 - Ward Road

200412 - Seabraes

200508 - Old Hawkhill

200509 - West Park Hall

In drawing up the Housing Land Audit for 2006, 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 2006 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 2006)(sites of 5+ houses)

PRIVATE SECTOR	PROGRAMMING ON EFFECTIVE SITES						Later Years	Constrained Sites	Established Sites
	2006/ 2007	2007/ 2008	2008/ 2009	2009/ 2010	2010/ 2011	2006 to 2011			
	A	B	C	D	E	A+B+C+D+E			
ARBROATH	45	183	133	85	55	501	25	76	602
ARBROATH HMA LANDWARD	35	49	31	18	10	143	0	20	163
Arbroath HMA Total	80	232	164	103	65	644	25	96	765
BRECHIN	8	54	48	60	53	223	330	70	623
MONTROSE	70	70	68	60	44	312	225	30	567
BRECHIN/MONTROSE HMA LANDWARD	6	11	5	0	0	22	0	60	82
Brechin/Montrose HMA Total	84	135	121	120	97	557	555	160	1272
FORFAR	50	117	117	115	85	484	100	115	699
KIRRIEMUIR	0	52	47	50	45	194	80	0	274
FORFAR/KIRRIEMUIR HMA LANDWARD	21	46	45	25	20	157	0	8	165
Forfar/Kirriemuir HMA Total	71	215	209	190	150	835	180	123	1138
CARNOUSTIE	96	79	33	0	0	208	0	90	298
MONIFIETH	0	25	0	0	0	25	0	10	35
SOUTH ANGUS HMA LANDWARD	110	111	68	10	0	299	0	129	428
DUNDEE GREENFIELD	263	264	236	156	153	1072	275	6	1357
DUNDEE BROWNFIELD	745	510	563	336	252	2406	229	215	2827
Dundee and South Angus HMA Total	1214	989	900	502	405	4010	504	450	4945
DUNDEE AND ANGUS	1449	1571	1394	915	717	6046	1264	829	8120

SECTION 5

DUNDEE CITY

HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (June 2006)(sites of 5+ houses)

PRIVATE SECTOR	PROGRAMMING ON EFFECTIVE SITES								
	2006 -	2007 -	2008-	2009-	2010-	2006 to 2011	Later Years	Constrained Sites	Established Sites
	2007	2008	2009	2010	2011				
DUNDEE GREENFIELD	263	264	236	156	153	1072	275	0	1357
DUNDEE BROWFIELD	745	510	563	336	252	2406	229	172	2827

DUNDEE CITY - GREENFIELD SITES

EFFECTIVE SUPPLY OVER FIVE YEAR PERIOD - PRIVATE SECTOR														5 Yr Effective Programme	
SITE REF	L' PLAN REF	SITE NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA(ha)	CAPACITY	UNITS TO BUILD	06-07	07-08	08-09	09-10	10-11	2006-2011	LATER YEARS
PRIVATE SECTOR															
199011		EMMOCK WOODS	BALDRAGON HOMES	CONS	26/08/2002	18.2	95	19	10	9				19	
199536		BALLUMBIE FARM PH1	DJ LAING	CONS	07/12/2005	9	200	50	25	25				50	
199538	H50	TROTTICK	DISCOVERY HOMES	CONS	07/09/2005	2.37	35	11	11					11	
199725		SOUTH OF ARBROATH RD PH1	WIMPEY HOMES	CONS	05/06/1998	11.04	210	89	45	44				89	
199810	H68	PITKERRO MILL	BROWN	ALPL		1.64	6	6			3	3		6	
200345		EMMOCK WOODS (Later Stages)	BALDRAGON HOMES	CONS	14/03/2006	3.72	67	67	20	27	20			67	
200409	H70	WESTERN GATEWAY LIFF	DUNCARSE&PRIVATE	CONS	28/03/2005	28.31	250	250	70	20	50	25	25	190	60
200408	H70	WESTERN GATEWAY SWALLOW	CALA	ALPL		15.82	270	270		10	50	50	50	160	110
200356	H70	WESTERN GATEWAY, SOUTH GRAY	BETT HOMES	ALPL		14.96	230	230			44	48	48	140	90
200357	H67	BALDRAGON	BETT HOMES	DEPC	22/05/2006	7.54	130	130	27	89	14			130	
200359	H71	BALGILLO NORTH	MILLER HOMES	DEPC	27/02/2006	9	150	150	30	15	30	30	30	135	15
200360	H72	BALMOSSIE	STEWART MILNE	CONS	26/09/2005	7.22	100	75	25	25	25			75	
200601		BALLUMBIE GOLF COURSE	PRIVATE	DEPC	24/04/2006	0.1	10	10		10				10	
TOTAL PRIVATE SECTOR EFFECTIVE							1743	1357	263	264	236	156	153	1072	275
TOTAL ESTABLISHED SUPPLY								1357							

CONSTRAINED SITES - PRIVATE SECTOR												
SITE REF	L' PLAN REF	SITE NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA(ha)	CAPACITY	UNITS TO BUILD	NATURE OF LONG TERM CONSTRAINT			OTHER FACTORS
199530	H64	FINTRY PLACE	PRIVATE	ALPL		1.3	6	6	Physical			
PRIVATE SECTOR												
TOTAL PRIVATE SECTOR NON-EFFECTIVE								6				
TOTAL ESTABLISHED SUPPLY								1363				

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	06-07	07-08	08-09	09-10	10-11	LATER YEARS	2006-2011
199130	H57	GIRVAN GARDENS	PRIVATE	ALPL		0.9	20	20				10	10		20
199131	H55	KILBRIDE PLACE, WHITFIELD	KELLYFIELD COOP	ALPL		0.85	35	35				15			35
199132	H54	KILKERRAN TERRACE, WHITFIELD	PRIVATE	ALPL		0.95	25	25		10	15				25
199133	H53	SUMMERFIELD PLACE,WHITFIELD	PRIVATE	ALPL		1.15	25	25				10	15		25
199134	H56	WHITFIELD LOAN, WHITFIELD	PRIVATE	ALPL		1.41	40	40				10	15	15	25
199522		DUNDEE ROYAL INFIRMARY	H&H PROPERTIES	CONS	06/03/2001	4.13	163	70	20	50					70
199524	H13	RAILYARDS	PRIVATE	ALPL		2.5	110	110			20	30	20	40	70
199528	H43	PITALPIN WORKS	PRIVATE	ALPL		1.1	95	95		30	30	25	10		95
199722	H20	GUTHRIE STREET, BLACKNESS	PRIVATE (Student Residences)	CONS	27/06/2005	0.55	113	113	113						113
199803		11-13 WHITEHALL STREET	PRIVATE	DEPC	31/03/1998	0.98	56	56	15	20	21				56
199807	H47	MAYFIELD	SCOTIA DEVELOPMENTS	CONS	07/11/2005	5.1	63	22	22						22
200115		BLACKNESS NURSERY	SIGNATURE HOMES LTD	DEPC	22/08/2005	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	26/09/2005	0.46	19	19	19						19
200211		ARDLER PHASE 4	SANCTUARY HSG.ASSOC	CONS	23/02/2004	3.73	215	19	19						19
200214		ARDLER PHASE 6A	PRIVATE	DEPC	23/01/2006	1.82	52	52		25	27				52
200215		ARDLER PHASE 6B	SANCTUARY HSG.ASSOC	DEPC	18/12/1998	3.34	47	47	27	20					47
200304		BLEACHFIELD COTTAGES	MANOR HOUSE	CONS	23/09/2003	0.5	6	1	1						1
200307		LAWSIDE WORKS, PATERSON ST	HILLCREST HSG ASSOC	DEPC	23/01/2006	1.4	51	51		20	31				51
200308	H01	SOUTH TAY STREET	PRIVATE	ALPL		0.2	15	15			15				15
200311	H04	PARKER STREET	PRIVATE	DEPC	22/05/2006	0.16	107	107				107			107
200313	H07	CHALMERS HALL	PRIVATE	DEPC	15/08/2003	0.1	27	27	8	10	9				27
200316	H14	ROSEANGLE, PETERSON HOUSE	PRIVATE	ALPL		0.43	10	10			10				10
200319	H15/H1	15AB ROSEANGLE/MCVICARS LANE	PRIVATE	CONS	12/09/2004	0.38	25	25	15	10					25
200318	H16	GREENFIELD PLACE	PRIVATE	ALPL		0.06	5	5			5				5
200320	H18	19-21 ROSEANGLE	PRIVATE	ALPL		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	06-07	07-08	08-09	09-10	10-11	LATER YEARS	2006-2011
200321	H19	QUEEN VICTORIA WORKS	PRIVATE	ALPL		1.25	40	40		20	20				40
200324	H24	ALEXANDER ST/ST.SALVADOR ST	HILLCREST HSG ASSOC	CONS	06/12/2004	0.86	35	35	35						35
200325	H25	DONS ROAD	PRIVATE	CONS	14/05/2004	0.16	6	6	6						6
200327	H27	JAMES ST/NORTH GEORGE ST	HILLCREST HSG ASSOC	DEPC	24/04/2006	0.1	25	25	12	13					25
200328	H28	MAIN STREET	PUBLIC	ALPL		0.15	6	6			6				6
200332	H33	MAINS LOAN/ELIZA STREET	PRIVATE	DEPC	29/08/2005	0.47	30	30	10	20					30
200333	H34	CITY QUAY PHASE ONE	UNICORN PROPERTIES	DEPC	18/04/2006	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		35
200337	H40	WIMBERLY, GLAMIS DRIVE	PRIVATE	ALPL		1.27	12	12		12					12
200338	H41	HILLSIDE, YARROW TERRACE	PRIVATE	ALPL		1.43	60	60			20	30	10		60
200339	H44	FOGGYLEA GARDENS	PRIVATE	ALPL		0.79	11	11		11					11
200340	H45	ALLOWAY PLACE	PRIVATE	ALPL		1.56	25	25			15	10			25
200342	H49	KIRKTON CENTRAL CORE	SERVITE HSG ASSOC	CONS	31/01/2005	2	34	34	34						34
200343	H50	TROTTICK, LOWRISE	PRIVATE	ALPL		4.11	60	60			10	10	25	5	45
200344	HS50	TROTTICK, FORMER MULTIES	DISCOVERY HOMES	CONS	27/09/2004	1.21	23	23	23						23
200347	H66	MONIFIETH ROAD, ARMITSTEAD	PRIVATE	ALPL		1.14	10	10		10					10
200348	H22	LOONS ROAD/LAWSIDE ROAD	PRIVATE	ALPL		0.33	8	8			8				8
200349	H23	TAYSPINNERS WORKS, ARBROATH	TAYCITY PROPERTIES	DEPC	25/08/2004	0.44	88	88	15	15	25	33			88
200351	H65	PANMUREFIELD	PRIVATE	ALPL		4.5	55	55		36	9				45
200352	H58	DRUMGEITH ROAD	PRIVATE	ALPL		0.72	10	10			5	5			10
200353	H60	WHITFIELD CENTRE PHASE ONE	PRIVATE	ALPL		1.44	35	35				20	15		35
200354	H61	LOTHIAN CRESCENT/SALTON CRES	PRIVATE	ALPL		3.55	40	40				15	10	15	25
200355	H62	WHITFIELD RISE/SUMMERFIELD	PRIVATE	ALPL		4.09	100	100				10	15	75	25
200410		WARD ROAD	ARDMUIR (student Residences)	CONS	30/06/2003	0.13	31	31	31						31
200412		SEABRAES	DSV (student Residences)	CONS	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	06-07	07-08	08-09	09-10	10-11	LATER YEARS	2006-2011	
200501		DUDHOPE RESOURCE CENTRE	WEST RESIDENTIAL	CONS	28/06/2004	1.03	32	4	4						4	
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				10	15	10	25	
200505		ARBROATH ROAD	P&S DEVELOPMENTS	DEPC	27/09/2005	0.48	24	24	7	17					24	
200506		223 CLEPINGTON ROAD	PRIVATE	DEPC	21/02/2005	0.13	5	5	5						5	
200507		MIDDLETON FARM	PRIVATE	CONS	21/12/2005	0.23	5	5	5						5	
200508		OLD HAWKHILL	DSV (Student Residences)	CONS	30/08/2004	0.96	71	71	71						71	
200509		WEST PARK HALL	DSV (Student Residences)	CONS	23/05/2005	1.8	24	24	24						24	
200511		CITY QUAY PHASE TWO	PRIVATE	DEPC	05/12/2005	1.38	144	144			25	25	25	69	75	
200512	H34	CITY QUAY PHASE THREE	FORTH PROPERTIES	CONS	05/12/2005	0.76	96	96	88	8					96	
200602		GOURDIE STREET	PRIVATE	DEPC	23/01/2006	0.27	12	12	3	9					12	
200603		EAST PORT WORKS	PRIVATE	DEPC	27/02/2006	0.11	9	9	9						9	
200604		GLENAGNES ROAD	PRIVATE	DEPC	23/01/2006	0.22	12	12		12					12	
200605		LOGIE STREET	PRIVATE	DEPC	05/12/2005	0.24	14	14		6	8				14	
200606		HEBRIDES DRIVE	BOYACK HOMES	DEPC	27/02/2006	0.66	10	10	3	7					10	
200607		CLAYPOTTS	TAYFIELD	DEPC	23/05/2005	0.19	6	6	3	3					6	
200608		MIDMILL ROAD	ANGUS HSG ASSOC	DEPC	23/01/2006	0.35	10	10		10					10	
200609		14-22 TRADES LANE	PRIVATE	DEPC	23/01/2006	0.19	32	32		20	12				32	
200610		DURA STREET	HOME IN SCOTLAND	DEPC	23/01/2006	0.05	11	11		11					11	
200611		FORMER HOMEBASE SITE	PRIVATE	OCAP		1.62	202	202		50	50	50	52		202	
TOTAL PRIVATE SECTOR EFFECTIVE								3018	2655	745	510	563	336	252	229	2406

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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	06-07	07-08	08-09	09-10	10-11	OTHER FACTORS	NATURE OF LONG TERM CONSTRAINT	
PRIVATE SECTOR																
200309	H02	MARKETGAIT/SOUTH TAY STREET	PRIVATE	ALPL		0.13	18	18								
200310	H3	MARKETGAIT/TAY STREET LANE	PUBLIC	ALPL		0.23	25	25								
200312	H06	TAY HOTEL	PRIVATE	ALPL		0.1	44	44							OWN/LAND USE	
200314	H08	12-14 MURRAYGATE	PRIVATE	ALPL		0.02	5	5							LAND USE	
200315	H09	38-40 SEAGATE	PRIVATE	ALPL		0.08	24	24							OWN	
200329	H30	TAYBANK WORKS PHASE TWO	PRIVATE/PUBLIC	ALPL		0.74	18	18							OWN	
200330	H31	ERSKINE STREET	PRIVATE	ALPL		0.35	15	15							LAND USE	
200350	H37	CAMPERDOWN DOCK	PRIVATE	ALPL		0.52	30	30							LAND USE	
200502		MARYFIELD GOODS YARD	JUSTICE HOMES	DEPC	28/06/2004	2.14	36	36								
TOTAL PRIVATE SECTOR NON-EFFECTIVE								172								
TOTAL ESTABLISHED SUPPLY								2827								

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DUNDEE CITY COUNCIL - SITES COMPLETED BETWEEN JUNE 2005 AND JUNE 2006

SITE REF	SITE NAME	DEVELOPER	STATUS	COMPLETIONS	TOTAL
				2005 TO 2006	COMPLETIONS
199110	Longcroft Road	Angus Housing Association	Complete	7	215
199527	Donald Street	Betts	Complete	23	23
199601	Rockwell Works Phase Two	Bield Housing Association	Complete	36	36
199808	Cox Street	Betts	Complete	2	31
200201	Elcho Drive	Private	Complete	3	20
200303	Beach Crescent/King Street	Camperdown Construction	Complete	12	12
200305	Former Trinity Church	H&H Properties	Complete	9	9
200306	Ardler Phase 2a	Wimpey Homes	Complete	12	117
200323	Rosefield Street/City Road	H&H Properties	Complete	6	20
200331	Erskine St/Arthurstone Ter	Home in Scotland Housing Association	Complete	11	11
200346	334 Perth Road	Private	Complete	21	21
200401	Carberry Crescent	Home in Scotland Housing Association	Complete	31	31
200402	Pitairlie Road	Abertay Housing Association	Complete	7	7
200404	Burnside Mill	Hillcrest Housing Association	Complete	20	20
200405	Walton Street/Brook Street	H&H Properties	Complete	25	25
200406	Grampian Gardens/Cheviot Crescent	Abertay Housing Association	Complete	56	56
200411	Balfour Street	Private	Complete	60	60
200510	Salton Crescent	Home in Scotland Housing Association	Complete	28	28

**this does not include completions on sites still under construction at June 2006*

SECTION 6

ANGUS COUNCIL

HOUSING MARKET AREAS

HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (June 2006)(sites of 5+ houses)

	PROGRAMMING ON EFFECTIVE SITES						Later Years	Constrained Sites	Established Sites
	2006/ 2007	2007/ 2008	2008/ 2009	2009/ 2010	2010/ 2011	2006 to 2011			
	A	B	C	D	E	A+B+C+D+E			
ARBROATH	45	183	133	85	55	501	25	76	602
ARBROATH HMA LANDWARD	35	49	31	18	10	143	0	20	163
Arbroath HMA Total	80	232	164	103	65	644	25	96	765
BRECHIN	8	54	48	60	53	223	330	70	623
MONTROSE	70	70	68	60	44	312	225	30	567
BRECHIN/MONTROSE HMA LANDWARD	6	11	5	0	0	22	0	60	82
Brechin/Montrose HMA Total	84	135	121	120	97	557	555	160	1272
FORFAR	50	117	117	115	85	484	100	115	699
KIRRIEMUIR	0	52	47	50	45	194	80	0	274
FORFAR/KIRRIEMUIR HMA LANDWARD	21	46	45	25	20	157	0	8	165
Forfar/Kirriemuir HMA Total	71	215	209	190	150	835	180	123	1138
CARNOUSTIE	96	79	33	0	0	208	0	90	298
MONIFIETH	0	25	0	0	0	25	0	10	35
SOUTH ANGUS HMA LANDWARD	110	111	68	10	0	299	0	129	428
South Angus HMA Total	206	215	101	10	0	532	0	229	761
ANGUS	441	797	595	423	312	2568	760	608	3936

HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (June 2006)

ARBROATH

EFFECTIVE SUPPLY											PROGRAMMING						
SITEREF	LOCAL PLAN REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2005 to 06	UNITS TO BUILD	2006/2007	2007/2008	2008/2009	2009/2010	2010/2011	2006 to 2011	LATER	
ACA017	A(a)	Cairnie Road, The Elms	Kwikbuild Building Contractors	CONS	10/08/2004	0.58	14	0	6	2	2	2			6		
ACA075	A(c)	Lochlands Drive/Cairnie Street	B G Addison	CONS	28/09/2005	0.12	12	0	12	12					12		
ACA078	A(d)	West Newgate Dairy	Hillcrest Housing Association	FALP	31/08/2000	0.16	11	0	11		11				11		
ACA106	A3	Millgate Loan/East Mary Street	J Anderson	DEPC	27/02/2006	0.15	21	0	21		11	10			21		
ACA115	A(f)	Millgate, Alma Works Phase 2	Hillcrest Housing Association	DEPC	25/10/2001	0.06	8	0	8		8				8		
ACA126	A2	James Street Hall	Angus Housing Association	CONS	01/02/2005	0.05	5	0	5	5					5		
ACA140	A1	Montrose Road Ph1	E & A Spence	OUPC	08/12/2004	5.25	80	0	80		20	30	30		80		
ACA144	A4	Benedict Road (2 sites)	Hillcrest Housing Association	DEPC	09/11/2005	0.68	22	0	22		22				22		
ACA171	A(g)	Springfield Terrace, Abbeybank House	McNulty Homes	OUPC	28/11/2005	0.53	9	0	9		9				9		
ACA172	A(h)	Seagate 29-35	Seagate Point Ltd	CONS	01/02/2005	0.11	14	2	8	8					8		
ACA175		Ernest Street/Hayshead Road (2 sites)	B G Addison	CONS	17/06/2005	0.21	5	2	3	3					3		
ACA181	A(e)	Cliffburn Road, Cliffburn Hotel	F Ogston	OUPC	08/04/2003	0.25	7	0	7		7				7		
ACA183	A(i)	Elliot	G Land	FALP	01/02/2005	1.24	31	0	31		15	16			31		
ACA198	A1	Montrose Road Ph2	Private	FALP	01/02/2005	9.81	120	0	120		30	30	30	30	120		
ACA199	A5	Cliffburn	Private	FALP	01/02/2005	1.90	125	0	125		25	25	25	25	100	25	
ACA203		Garden Street, Gowan Park	Trust Housing Association	CONS	18/08/2005	0.12	10	0	10	10					10		
ACA206		Largo Street*	Angus Housing Association	CONS	17/08/2005	0.19*	6*	0*	6*								
ACA207		Sidney Street Depot	S Cuthill	CONS	06/02/2006	0.12	5	0	5	5					5		
ACA209		Cairnie Loan, The Cairnie	Fotheringham Property Developments	DEPC	20/03/2006	0.37	35	0	35		15	20			35		
ACA210		High Street 129, The Royal Hotel	Boyles Solicitors	DEPC	15/03/2006	0.02	8	0	8		8				8		
ACA211		Prosen Dr/Seafield Rd/Great Michael Rd *	Angus Housing Association	DEPC	12/04/2006	0.47	18*	0*	18*								
TOTAL EFFECTIVE (SITES OF 5+ HOUSES)						22.20	542	4	526	45	183	133	85	55	501	25	
SMALL SITES (less than 5 houses)						1.30	28	1	26	10	8	6	2	0	26	0	
TOTAL (including small sites)						23.50	570	5	552	55	191	139	87	55	527	25	

CONSTRAINED SUPPLY											OTHER	
SITEREF	LOCAL PLAN REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	NATURE OF LONG TERM CONSTRAINT		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.OW		OPPORTUNITY		
ACA200	A9	Ernest Street/Palmer Street		FALP	01/02/2005	1.50	50	LAN		OPPORTUNITY		
ACA201	A10	Cairnie Street/Stobcross		FALP	01/02/2005			LAN		OPPORTUNITY		
ACA202	A11	Wardmill/Dens Road		FALP	01/02/2005			LAN		OPPORTUNITY		
TOTAL CONSTRAINED						0.45	76					

* 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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ARBROATH HOUSING MARKET AREA LANDWARD

EFFECTIVE SUPPLY											PROGRAMMING						
SITEREF	LOCAL PLAN REF	NAME	LOCATION	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2005 to 06	UNITS TO BUILD	2006/2007	2007/2008	2008/2009	2009/2010	2010/2011	2006 to 2011	LATER
ACL239	Am1	Kirkbank	Auchmithie	Crudie Farms	OUPC	07/05/2006	1.20	15	0	15			8	7		15	
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	28/03/2005	8.68	140	0	3	1	2				3	
ACL106		Cotton of Colliston	Colliston	D Henderson/Kilwarton Ltd	CONS	02/03/2005	0.48	5	0	5	5					5	
ACL008		Millgate 1	Friockheim	James Falcon	DEPC	21/08/1989	0.17	8	0	3	1	1	1			3	
ACL225	Fk1	Millgate 3	Friockheim	Mrs Dawson	CONS	05/01/2006	1.40	16	6	10	5	5				10	
ACL226	Fk2	Gardyne Street South of	Friockheim	Private	FALPM	16/11/2006	7.40	40	0	40	10	10	10	10		40	
ACL015	Ik1 & Ik(b)	Lunan Avenue/Kirkton Farm	Inverkeilor	Mr D Reid	FALP	01/02/2005	1.90	13	0	6	3	3				6	
ACL110	lkc (part)	Railway Field 1, Inverkeilor South	Inverkeilor	Inverkeilor Property Co	CONS	07/07/2004	4.00	36	0	36	12	12	12			36	
ACL163	lkc (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	Fotheringham Property Devs	CONS	26/08/2005	1.06	8	0	8	4	4				8	
ACL223		Marywell 16	Marywell	Keir Homes	CONS	17/01/2006	0.39	6	0	6	4	2				6	
TOTAL EFFECTIVE (SITES OF 5+ HOUSES)							28.26	302	6	143	35	49	31	18	10	143	0
SMALL SITES (less than 5 houses)							12.03	96	4	88	30	25	15	10	8	88	0
TOTAL (including small sites)							40.29	398	10	231	65	74	46	28	18	231	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	DELE	23/11/2000	1.33	20	INF								
TOTAL CONSTRAINED							1.33	20									

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HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (June 2006)

BRECHIN

EFFECTIVE SUPPLY										PROGRAMMING						
SITEREf	LOCAL PLAN REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2005 to 06	UNITS TO BUILD	2006/2007	2007/2008	2008/2009	2009/2010	2010/2011	2006 to 2011	LATER
BRB025	B(a)	River Street,Valley Works	Hillcrest HA	CONS	11/04/2006	1.17	65	0	6		6				6	
BRB052	B(c)	Witchden Road	North Latch Developments	CONS	27/08/2004	0.20	8	0	8	8					8	
BRB053	B(b)	Bearehill/Rosehill	A & J Stephen	DEPC	27/04/2004	7.40	93	0	93		25	25	25	18	93	
BRB054	B4	Albert Place	Smallburn Developments	DEPC	06/06/2006	0.22	15	0	15		8	7			15	
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	DEPC	20/03/2006	0.57	15*	0	15*						0	
BRB079b	B3	Queens Park Housing Estate*	D J Laing	DEPC	15/06/2006	0.87	22*	0	22*						0	
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	400	0	400				35	35	70	330
TOTAL EFFECTIVE (SITES OF 5+ HOUSES)						40.95	612	0	553	8	54	48	60	53	223	330
SMALL SITES (less than 5 houses)						1.24	29	1	25	10	6	5	4	0	25	0
TOTAL (including small sites)						42.19	641	1	578	18	60	53	64	53	248	330
CONSTRAINED SUPPLY																
SITEREf	LOCAL PLAN REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	NATURE OF LONG TERM CONSTRAINTS								OTHER FACTORS
BRB039	B5	Scott Street Goods Yard	J Logan Milne & D M Carnegie	FALP	01/02/2005	2.40	70	CON, MAR								OPPORTUNITY
BRB098	B6	Witchden Road	Private	FALP	01/02/2005	0.60		OWN, MAR								OPPORTUNITY
TOTAL CONSTRAINED						2.40	70									

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

EFFECTIVE SUPPLY											PROGRAMMING					
SITREF	LOCAL PLAN REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2005 to 06	UNITS TO BUILD	2006/2007	2007/2008	2008/2009	2009/2010	2010/2011	2006 to 2011	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(a)	Waldron Road	Messrs Batchelor	OUPC	13/01/2005	0.56	8	0	8		4	4			8	
MOM039	M(b)	Charleton Road	Mr A C Dey	CONS	05/10/2005	1.20	21	1	1	1					1	
MOM087	M2	Dungmans Tack	Unknown	FALP	01/02/2005	1.20	18	0	18				9	9	18	
MOM088	M(c)	Chapel Works, Patons Mill West	Hillcrest/Servite HA/Private	CONS	20/10/2003	1.77	96	0	8		8				8	
MOM089	M3	Lochside Distillery Tower	Muir Homes	CONS	22/03/2006	0.70	37	0	37	12	13	12			37	
MOM116	M(f)	Hill Place	East Coast Viners	FALP	01/02/2005	0.13	12	0	12		6	6			12	
MOM134		Newhame Road / Northesk Road	Guthrie Brothers	OUPC	05/11/2004	0.64	12	0	12			6	6		12	
MOM135		Northesk Road Workshops	Guthrie Brothers	OUPC	05/10/2004	0.34	5	0	5				5		5	
MOM141		Murray Lane 19-21	Mr A K Smith	OUPC	31/05/2005	0.17	10	0	10			5	5		10	
MOM150		New Wynd 37	Zedhar Developments Ltd	CONS	03/02/2006	0.03	5	0	5	5					5	
MOM151		Southesk Street 14	Esk Glazing	DEPC	23/03/2006	0.05	7	0	7	7					7	
MOM153		Queens Close, High Street	Mr C Shand	DEPC	13/04/2006	0.05	5	0	5	5					5	
MOM156		Wishart Gardens, Roseacre Caravans	R Dickson Developments	DEPC	12/12/2005	0.65	9	0	9	5	4				9	
TOTAL EFFECTIVE (SITES OF 5+ HOUSES)						38.99	645	1	537	70	70	68	60	44	312	225
SMALL SITES (less than 5 houses)						1.29	37	1	26	12	10	6	5	3	36	0
TOTAL (including small sites)						40.28	682	2	563	82	80	74	65	47	348	225
CONSTRAINED SUPPLY																
SITREF	LOCAL PLAN REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	NATURE OF LONG TERM CONSTRAINTS								OTHER FACTORS
MOM091	M/H9	Montrose Infirmary	Private	DELE	23/11/2000	0.50	30	LAN								OPPORTUNITY
MOM044	M(d)	John Street, Park Hotel	Nigel Henderson	DELE	23/11/2000	0.20	20	LAN								
TOTAL CONSTRAINED SUPPLY						0.50	30									

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BRECHIN/MONTROSE HOUSING MARKET AREA LANDWARD

EFFECTIVE SUPPLY											PROGRAMMING						
SITREF	LOCAL PLAN REF	NAME	LOCATION	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2005 to 06	UNITS TO BUILD	2005/2006	2006/2007	2007/2008	2008/2009	2009/2010	2005 to 2010	LATER
BRL073		Mains of Farnell	Farnell	Angus Estates	DEPC	30/01/2004	0.84	5	0	5		2	3			5	
MOL063	M(j)	Barns of Craig Farm	Ferryden	Anniston Farms	CONS	03/02/2005	0.79	9	2	7	4	3				7	
MOL066		Rosemount Road, Sunnyside Social Club	Hillside	Sunnyside Developments	CONS	03/03/2004	0.49	7	1	5	2	3				5	
MOL052		Muirton of Ballochry, Bridge of Dun	Dun	Kirkland Properties	DEPC	25/08/2004	1.19	5	0	5		3	2				5
TOTAL EFFECTIVE (SITES OF 5+ HOUSES)							3.31	26	3	22	6	11	5	0	0	22	0
SMALL SITES (less than 5 houses)							10.67	94	3	89	35	28	15	9	2	89	0
TOTAL (including small sites)							13.98	120	6	111	41	39	20	9	2	111	0
CONSTRAINED SUPPLY																	
SITREF	LOCAL PLAN REF	NAME	LOCATION	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha)	CAPACITY	NATURE OF LONG TERM CONSTRAINT								OTHER FACTORS
MOL047	H/H2	Gayfield	Hillside	Private	DELE	23/11/2000	2.50	40	INF								
MOL075	M4	Sunnyside Hospital Estate	Hillside	Private	FALP	01/02/2005			LAN, MAR								OPPORTUNITY
BRL048	T/H1	Trinity Nursery	Trinity	Private	DELE	23/11/2000	1.70	20	MAR								
TOTAL CONSTRAINED							4.20	60									

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HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (June 2006)

FORFAR

EFFECTIVE SUPPLY										PROGRAMMING						
SITEREF	LOCAL PLAN REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2005 to 06	UNITS TO BUILD	2006/2007	2007/2008	2008/2009	2009/2010	2010/2011	2006 to 2011	LATER
FKF082	F(a)	Lilybank, Montrose Road	A & J Stephen	CONS	27/02/2006	2.00	34	17	17	10	7				17	
FKF084	F3	Green Street	Taylor Shepherd Developments	CONS	15/10/2004	0.10	18	0	18	18					18	
FKF086	F(d)	Turbeg Farm	Elite Homes	CONS	14/11/2005	4.20	75	8	3	3					3	
FKF089	F2	Lour Road, Beechhill Nursery	Private	FALP	01/02/2005	1.40	5	0	5		3	2			5	
FKF116	F(b)	Dundee Road, Slatefield Farm	Select Homes	CONS	23/07/2004	0.86	13	2	3	1	2				3	
FKF119	F(c)	Dundee Road, Glencoe Park	Webster Contracts	CONS	02/12/2004	2.52	6	3	1	1					1	
FKF130	F(h)	Prior Road 1	Wester Restenneth Co	FALP	01/02/2005	0.59	5	0	5		5				5	
FKF136		Market Street	FMS Construction	CONS	01/06/2005	0.19	17	0	17	17					17	
FKF154	F4	Wester Resenneth	Private	FALPM	16/11/2006	20.00	250	0	250		34	48	48	20	150	100
FKF155	F5	Whitehills Nursery	Private	FALPM	16/11/2006	6.50	100	0	100		25	25	25	25	100	
FKF156	F6	Dundee Road	Private	FALP	01/02/2005	5.40	100	0	100		25	25	25	25	100	
FKF157	F7	Gowanbank	Private	FALPM	16/11/2006	6.00	60	0	60		15	15	15	15	60	
FKF163	F8	Slatefield	Private	FALPM	16/11/2006	2.00	5	0	5		1	2	2		5	
TOTAL EFFECTIVE (5+ HOUSES)						51.76	688	30	584	50	117	117	115	85	484	100
SMALL SITES (less than 5 houses)						1.01	39	0	38	12	10	8	6	2	38	0
TOTAL (including small sites)						52.77	727	30	622	62	127	125	121	87	522	100
CONSTRAINED SUPPLY																
SITEREF	LOCAL PLAN REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha)	CAPACITY	NATURE OF LONG TERM CONSTRAINT		OTHER FACTORS						
FKF018	F/H3(part)	Lilybank Phase 4		DELE	23/11/2000	0.70	10	OWN, LAN								
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						
TOTAL CONSTRAINED						2.70	115									

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HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (June 2006)

KIRRIEMUIR

EFFECTIVE SUPPLY										PROGRAMMING						
SITEREf	LOCAL PLAN REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2005 to 06	UNITS TO BUILD	2006/2007	2007/2008	2008/2009	2009/2010	2010/2011	2006 to 2011	LATER
FKK015	K1	Shielhill Road, Northmuir	Angus Housing Assoc.	DEPC	08/08/2005	0.50	14	0	14		7	7			14	
FKK024	K(a)	Glengate 21, Angus Mill	W H Brown Construction	CONS	10/01/1996	0.40	23	0	8		8				8	
FKK063	K(b)	Westfield/Lindsay Street/Sunnyside	J & J Learmonth	OUPC	17/03/2003	2.50	39	0	39		9	10	10	10	39	
FKK081	K2	Hillhead	Private	FALPM	01/02/2005	7.60	120	0	120		10	10	10	10	40	80
FKK082	K3	Beechwood Place South	Private	FALPM	01/02/2005	2.00	40	0	40		10	10	10	10	40	
FKK083		Brechin Road, Platten	Guild Homes	OUPC	08/09/2005	1.35	5	0	5				5		5	
FKK086		Glengate, Glengate Hall	P Redford	DEPC	06/02/2006	0.04	8	0	8		8				8	
FKK089		Sunnyside	Private	FALPM	16/11/2006	2.00	40	0	40			10	15	15	40	
TOTAL EFFECTIVE (5+ HOUSES)						16.39	289	0	274	0	52	47	50	45	194	80
SMALL SITES (less than 5 houses)						0.72	20	3	17	8	5	3	1	0	17	0
TOTAL (including small sites)						17.11	309	3	291	8	57	50	51	45	211	80

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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 2005 to 06	UNITS TO BUILD	2006/2007	2007/2008	2008/2009	2009/2010	2010/2011	2006 to 2011	LATER
FKL242		Damside, Netherton	Aberlemno	Mr J McColl	DEPC	10/05/2004	0.64	6	0	6		3	3			6	
FKL057	G1	Dundee Road	Glamis	Martin Alan Homes	DEPC	19/06/2003	1.90	24	0	24		12	12			24	
FKL395		Mains of Gardyne	Guthrie	Mr & Mrs Norrie	DEPC	05/10/2005	0.74	5	0	5	5					5	
FKL386		Seggieden Farm	Inverarity	Albamuir Ltd	DEPC	27/02/2006	0.57	8	0	8		4	4			8	
FKL350		Kingoldrum Garage 2	Kingoldrum	W Hutchison	OUPC	21/11/2005	0.40	6	0	6			6			6	
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	
FKL302	FKc	Tannadice Glebe	Tannadice	Craigallan Ltd	CONS	10/11/2004	1.00	10	0	1		1				1	
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	OUPC	17/01/2006	2.34	40	0	40		10	10	10	10	40	
BRL004		Blackhall Farm,	Menmuir	J & J Barron	CONS	10/01/1994	0.54	5	0	2	1	1				2	
FKL389		David Lawson Gdns	Westmuir	Webster Contracts	DEPC	13/07/2005	0.30	5	0	5				5		5	
TOTAL EFFECTIVE (5+ HOUSES)							13.33	169	0	157	21	46	45	25	20	157	0
SMALL SITES (less than 5 houses)							28.84	147	29	137	50	40	25	12	10	137	0
TOTAL (including small sites)							42.17	316	29	294	71	86	70	37	30	294	0

CONSTRAINED SUPPLY											
SITEREf	LOCAL PLAN REF	NAME	LOCATION	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	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		
TOTAL CONSTRAINED							0.53	8			

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HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (June 2006)

CARNOUSTIE

EFFECTIVE SUPPLY										PROGRAMMING						
SITEREf	LOCAL PLAN REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2005 to 06	UNITS TO BUILD	2006/2007	2007/2008	2008/2009	2009/2010	2010/2011	2006 to 2011	LATER
ACC041	C1	Newton Road 1	Stewart Milne Homes	CONS	22/06/2005	4.10	158	33	103	35	35	33			103	
ACC055	C(a)	Westhaven Farm	D J Laing Homes Ltd	CONS	31/05/2005	0.75	21	0	2	2					2	
ACC066		Ferrier Street	Angus Housing Association	CONS	18/04/2005	0.18	20	0	20	20					20	
ACC079	C5	Links Parade	Scotia Homes	DEPC	17/02/2006	0.68	78	0	78	39	39				78	
ACC080		High Street 2	Jigsaw Developments	DEPC	25/05/2006	0.19	5	0	5		5				5	
TOTAL EFFECTIVE (SITES OF 5+ HOUSES)						5.90	282	33	208	96	79	33	0	0	208	0
SMALL SITES (less than 5 houses)						1.56	21	0	21	8	6	5	2	0	21	0
TOTAL (including small sites)						7.46	303	33	229	104	85	38	2	0	229	0
CONSTRAINED SUPPLY																
SITEREf	LOCAL PLAN REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	NATURE OF LONG TERM CONSTRAINT	OTHER FACTORS							
ACC042	C2	Woodside/Pitskelly	Private	FALP	01/02/2005	3.70	60	INF,PHY	OPPORTUNITY							
ACC043	C3	Barry Road, Former Social Club	Private	FALP	01/02/2005	1.00	15	OWN,INF	OPPORTUNITY							
ACC044	C4	Greenlaw Hill	Private	FALP	01/02/2005	1.70	15	INF	OPPORTUNITY							
TOTAL CONSTRAINED						6.40	90									

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HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (JUne 2006)

MONIFIETH

EFFECTIVE SUPPLY										PROGRAMMING						
SITEREf	LOCAL PLAN REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2005 to 06	UNITS TO BUILD	2006/2007	2007/2008	2008/2009	2009/2010	2010/2011	2006 to 2011	LATER
DUM049	Mf1	Ashludie Hospital, Broomhill	Tayside Primary Care NHS Trust	FALP	01/02/2005	2.10	25	0	25		25				25	
TOTAL EFFECTIVE (5+ HOUSES)						2.10	25	0	25	0	25	0	0	0	25	0
SMALL SITES (less than 5 houses)						1.56	15	0	14	6	4	2	2	0	14	0
TOTAL (including small sites)						3.66	40	0	39	6	29	2	2	0	39	0

CONSTRAINED SUPPLY										
SITEREf	LOCAL PLAN REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	NATURE OF LONG TERM CONSTRAINT	OTHER FACTORS	
DUM028	Mf2	Milton Mill	Interbuild	FALP	01/02/2005	1.10	10	LAN, OWN	OPPORTUNITY	
TOTAL CONSTRAINED						1.10	10			

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SOUTH ANGUS HOUSING MARKET AREA LANDWARD

EFFECTIVE SUPPLY											PROGRAMMING						LATER
SITEREF	LOCAL PLAN REF	NAME	LOCATION	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2005 to 06	UNITS TO BUILD	2006/2007	2007/2008	2008/2009	2009/2010	2010/2011	2006 to 2011	LATER
DUL019	Sa(l)	Hospital Road, The Brae	Auchterhouse	Chimes	DEPC	08/10/2004	4.00	20	0	16	6	6	4			16	
DUL026	Ba(a)	Ballumbie House	Duntrune	Bett Homes/Stewart Milne Homes	CONS	06/06/2006	88.00	252	50	127	44	44	39			127	
DUL034		Balruddery	Invergowrie	Hilltown Properties	CONS	20/11/1996	1.30	14	0	2	1	1				2	
DUL242		West Mains of Gagie	Kellas	Alexander Lang & Son	DEPC	17/12/2004	0.06	6	0	6		6				6	
DUL254		Kellas Farm	Kellas	K Scott	DEPC	26/08/2005	0.62	6	0	6		6				6	
DUL042	Li(a)	Henderson Park	Liff	Westwater Homes	CONS	10/05/2004	1.50	8	1	7	3	3	1			7	
DUL143	Pd(a)	Piperdam	Muirhead	Piperdam Golf & Country Park Ltd	CONS	22/03/2006	7.30	123	17	22	15	7				22	
DUL261		Dronley Road, Jungle Kids	Birkhill	Donavin Homes	DEPC	17/01/2006	0.43	9	0	9		9				9	
DUL216		Templeton Farm 1, Dronley	Strathmartine	R Knox	DEPC	01/04/2004	0.30	5	0	5		2	3			5	
DUL048	Sa(h)	Quarry Site	Westhall Terrace	A & H Kidd	CONS	29/04/2005	3.30	10	1	1	1					1	
DUL217		Kingennie Fishings 1	Wellbank	Guild Homes	CONS	08/12/2005	3.00	14	2	4	2	2				4	
DUL264		Kingennie Fishings 2	Wellbank	M & G Forbes	OUPC	15/05/2006	4.60	12	0	12		6	6			12	
ACL104	Sa(j)	Craigton Poultry Farm	Monikie	Harvest Property Developments	CONS	25/02/2003	1.87	12	0	1	1					1	
ACL111a	Mk1	Granary Site (part)	Monikie	Monikie Park Development Ltd	CONS	12/05/2006	3.09	35	0	35		10	15	10		35	
ACL111b	Mk1	Granary Site (part)	Monikie	Servite HA	CONS	12/12/2005	0.73	25	0	25	25					25	
ACL141	Mk(a)	Panmure Road, The Fiddlers	Monikie	P & S Developments	DEPC	01/06/2004	0.29	7	0	7	4	3				7	
ACL145	Sa(k)	Old Dairy Farm	Muirdrum	J Scott Watson Farmers	CONS	15/01/2004	0.42	8	3	2	1	1				2	
ACL128	Nb1	Pitairlie Road	Newbigging	Fernbuild Ltd	CONS	17/05/2005	1.12	20	13	7	7					7	
ACL250		Panbride House, Stables	Panbride	Mr & Mrs McColgan	DEPC	29/05/2006	0.02	5	0	5		5				5	
TOTAL EFFECTIVE (5+ HOUSES)							121.95	591	87	299	110	111	68	10	0	299	0
SMALL SITES (less than 5 houses)							25.79	111	4	107	45	30	15	10	7	107	0
TOTAL (including small sites)							147.74	702	91	406	155	141	83	20	7	406	0
CONSTRAINED SUPPLY																	
SITEREF	LOCAL PLAN REF	NAME	LOCATION	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	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							
DUL158	UF/H1	Baldovan Nurseries	Strathmartine	Private	DELE	23/11/2000	2.00	12	MAR								
DUL266	St1	Strathmartine Hospital	Bridgefoot	Private	FALP	01/02/2005		40	LAN,MAR	OPPORTUNITY							
TOTAL CONSTRAINED							6.53	129									

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ANGUS - SITES COMPLETED BETWEEN JUNE 2005 AND JUNE 2006

Arbroath HMA								
SITEREf	LOCAL PLAN REF	NAME	LOCATION	DEVELOPER	STATUS	AREA	COMPLETIONS 2005 to 06	TOTAL COMPLETIONS
ACA039	A(b)	Dale School, McGregors Walk	Arbroath	Kildonan Homes	COMP	0.40	15	21
ACA194		Ness Drive Ph2*	Arbroath	Angus Housing Association	COMP	0.81	22*	22*
ACL019	Fk/H3	Kinnell Gardens	Friockheim	Angus Housing Association	COMP	0.50	4	9
ACL020		Legaston Farm	Friockheim	Mr G K Smith	COMP	0.45	3	5

Forfar HMA								
SITEREf	LOCAL PLAN	NAME	LOCATION	DEVELOPER	STATUS	AREA	COMPLETIONS 2005 to 06	TOTAL COMPLETIONS
FKF134	F(j)	North Street 98, Commercial Hotel	Forfar	FMS Construction	COMP	0.03	6	6
FKF145	F(k)	Manor Street, Manor Rise	Forfar	Stewart Construction & Dev.	COMP	0.47	5	7

Brechtin/Montrose HMA								
SITEREf	LOCAL PLAN	NAME	LOCATION	DEVELOPER	STATUS	AREA	COMPLETIONS 2005 to 06	TOTAL COMPLETIONS
BRB080		Bank Street17	Brechtin	H & I Homes	COMP	0	6	6
BRL047	E(a)	Lethnot Road/ Slatefield Road	Edzell	DBL (Scotland) Ltd	COMP	3.4	12	41
BRL066		North Craigo	Craigo	E. Russell/Peterkin Homes	COMP	0.44	4	5
BRL082	E1	Edzell Primary School Annexe	Edzell	DBL (Scotland) Ltd	COMP	0.43	2	6
MOM081	M/H4	New Wynd/Chapel Street	Montrose	Taylor Shepherd Developments	COMP	0.23	15	15
MOM097	M(d)	High Street 94/Western Road	Montrose	Mr Buchanan	COMP	0.07	5	5
MOM123	M(h)	Provost Johnston Road 2-22	Montrose	Angus Charitable Trust	COMP	0.2	20	20
MOM127	M(i)	Bridge Street 99/101	Montrose	Autumncastle Ltd	COMP	0.16	22	22
MOM129	M(k)	Lower Balmain Street	Montrose	W W Pert & Co	COMP	0.25	8	8

South Angus HMA								
SITEREf	LOCAL PLAN	NAME	LOCATION	DEVELOPER	STATUS	AREA	COMPLETIONS 2005 to 06	TOTAL COMPLETIONS
ACC045	C(e)	Taymouth Terrace	Carnoustie	Bett Homes	COMP	3.80	44	81
ACC061	C(d)	Ravensby Road	Carnoustie	D J Laing Homes	COMP	0.37	10	10
DUM029	Mf(a)	South Grange	Monifieth	Wimpey Homes Holdings Ltd	COMP	8.80	28	145
DUM045	Mf(c)	West Grange Road	Monifieth	Wimpey Homes Holdings Ltd	COMP	0.32	3	6
DUL240		Keillor Croft, Alma Place	Bucklershead	West Residential	COMP	1.50	9	15
DUL051		Flocklones Farm	Invergowrie	GL Residential	COMP	1.52	1	7
DUL149	BM/H1	Dronley Road	Muirhead	A & J Stephen	COMP	5.00	41	90

STATUS COMP = Site completed between June 2005 and June 2006

* 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

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					33			8				24
DUNDEE LANDWARD				79	15		36			13					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			JUNE\2005			JUNE\2006					
	TENURE	LA	HA	P	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		319	317			
MONIFIETH																						
DUNDEE LANDWARD																						
DUNDEE P.A./DISTRICT		0	149	356	0	404	589	0	133	392	0	186	440	0	200	320	0	317	319			

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.