

**AUDIT OF HOUSING LAND
IN
DUNDEE AND ANGUS
2008**

**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 2008.

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.

Subsequent to the survey date in June 2008, the Scottish Government published SPP3 : Planning for Homes (Revised 2008) on 28 July 2008. This revoked PAN38 : Housing Land (Revised 2003) and included guidance on the preparation of Housing Land Audits in Annex A of the new SPP3. As the date of the 2008 Audit predates the publication of the revised SPP3 it has been prepared under the guidance provided by PAN38. Future Housing Audits will be prepared under the revised guidance contained in SPP3.

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 housing sites are included under the Housing Market Area within which they are located. 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. Sites that were proposed for allocation for housing in the FALPR or as a result of modifications to the Plan are included in the audit as part of the established land supply and tested for effectiveness against the criteria in PAN 38 (Revised 2003).

Since the 2007 Audit was published Angus Council referred objections to post-inquiry modifications affecting housing sites in Forfar and Kirriemuir to a second Public Local Inquiry (PLI). Following the second PLI Angus Council received the Reporter’s Report on 21 May 2008. The Reporter’s Report confirmed the status of housing sites in Forfar and Kirriemuir without further modification. The Housing Land Audit 2008 reflects the position confirmed following the second PLI.

SECTION 3 : CONSULTATION

The Audit has been the subject of consultation with the Scottish Government's Housing and Regeneration Directorate, Homes for Scotland and the public, via the Angus and Dundee City Council Internet sites and through advertisement in the local press.

In contrast with previous housing land audits, Homes for Scotland (HfS) has been unable to provide a site-specific response for either the Angus Council or Dundee City Council administrative areas. This has been due to limitations in staff resources, in what has been a difficult period for the house building industry. In a general response issued to all local authorities for housing land audit purposes, it is suggested:

“that HfS and the Councils look at the total programme figures in audits, to try to agree a sensible total output for years 2008 and 2009, then look to build up completions from 2010, but in a sensible manner.”

The programming information within the 2008 Dundee & Angus Housing Land Audit reflects the position at June 2008 before the full effects of market uncertainty emerged in Dundee and Angus. While it is recognised that the programming assumptions are unlikely to reflect actual house building activity it is not considered appropriate to amend the 2008 Audit based on partial information for the 2008/09 year. The programming assumptions for future years will be reviewed at June 2009 taking account of completions on all sites for the whole of the current year.

In drawing up the Housing Land Audit for 2008, 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 2008 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 2008)(sites of 5+ houses)

PRIVATE SECTOR	PROGRAMMING ON EFFECTIVE SITES						Later Years	Constrained Sites	Established Sites
	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	2008 to 2013			
	A	B	C	D	E	A+B+C+D+E			
ARBROATH	54	104	117	113	77	465	41	6	512
ARBROATH HMA LANDWARD	3	43	34	17	10	107	0	0	107
Arbroath HMA Total	57	147	151	130	87	572	41	6	619
BRECHIN	24	76	78	35	35	248	265	82	595
MONTROSE	38	32	58	50	37	215	200	0	415
BRECHIN/MONTROSE HMA LANDWARD	2	7	10	0	0	19	0	320	339
Brechin/Montrose HMA Total	64	115	146	85	72	482	465	402	1349
FORFAR	97	138	130	115	85	565	100	165	830
KIRRIEMUIR	37	39	34	35	35	180	62	0	242
FORFAR/KIRRIEMUIR HMA LANDWARD	57	66	39	20	10	192	0	0	192
Forfar/Kirriemuir HMA Total	191	243	203	170	130	937	162	165	1264
CARNOUSTIE	73	53	45	25	0	196	0	30	226
MONIFIETH	0	25	0	0	0	25	0	10	35
SOUTH ANGUS HMA LANDWARD	23	37	8	0	0	68	0	40	108
DUNDEE GREENFIELD	73	69	78	125	128	473	420	6	899
DUNDEE BROWNFIELD	501	496	645	714	649	3005	1021	125	4151
Dundee and South Angus HMA Total	670	680	776	864	777	3767	1441	211	5419
DUNDEE AND ANGUS	982	1185	1276	1249	1066	5758	2109	784	8651

SECTION 5

DUNDEE CITY

HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (June 2008)(sites of 5+ houses)

PRIVATE SECTOR	PROGRAMMING ON EFFECTIVE SITES								
	2008 - 2009	2009- 2010	2010- 2011	2011- 2012	2012- 2013	2008 to 2013	Later Years	Constrained Sites	Established Sites
DUNDEE GREENFIELD	73	69	78	125	128	473	420	6	899
DUNDEE BROWFIELD	501	496	645	714	649	3005	1021	125	4151

DUNDEE CITY - GREENFIELD SITES

EFFECTIVE SUPPLY OVER FIVE YEAR PERIOD - PRIVATE SECTOR													5 Year Effective Programme	LATER YEARS		
SITE REF	L' PLAN REF	SITE NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA(ha)	CAPACITY	UNITS TO BUILD	08-09	09-10	10-11	11-12	12-13	2008-2013	LATER YEARS	
199011		EMMOCK WOODS PH4	BALDRAGON HOMES	CONS	31/10/2006	24.88	99	12	6	6				12		
199536		BALLUMBIE FARM	DJ LAING	CONS	07/12/2005	9.00	214	7	2	5				7		
199810	H68	PITKERRO MILL	BROWN	DEPC	23/01/2008	1.64	6	6		3	3			6		
200345		EMMOCK WOODS (later stages)	BALDRAGON HOMES	CONS	08/03/2007	3.72	74	18	8	10				18		
200356	H70	WESTERN GATEWAY, SOUTH GRAY	GLADEDAL	ALPL		14.96	230	230			30	30	30	90	140	
200357	H67	BALDRAGON	BETT	CONS	21/08/2006	7.54	130	24	16	8				24		
200359	H71	BALGILLO NORTH	MILLER HOMES	CONS	27/02/2006	9.00	150	101	18	20	20	20	23	101		
200360	H72	BALMOSSIE	STEWART MILNE	CONS	26/09/2005	7.22	100	13	13					13		
200408	H70	WESTERN GATEWAY SWALLOW	CALA	ALPL		15.82	270	270				20	20	40	230	
200409	H70	WESTERN GATEWAY LIFF PH1	DUNCARSE	CONS	28/03/2005	18.40	147	75	5	5	10	25	30	75		
200601		BALLUMBIE GOLF COURSE	PRIVATE	DEPC	24/04/2006	1.14	7	7		2	5			7		
200713		LINLATHEN HOUSE LODGE	GL RESIDENTIAL	CONS	27/02/2006	4.96	39	30	5	10	10	5		30		
200738	H70	WESTERN GATEWAY LIFF PH2	STEWART MILNE	ALPL		9.92	100	100				25	25	50	50	
TOTAL PRIVATE SECTOR EFFECTIVE							1566	893	73	69	78	125	128	473	420	
TOTAL ESTABLISHED SUPPLY								893								

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 (Including Constrained Sites)	899
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KEY		
LOCAL PLAN REF	STATUS	
HS-Adopted Local Plan	OCAP = OTHER COUNCIL APPROVAL	OUPC=OUTLINE PLANNING CONSENT
H-Finalised Local Plan	ALPL= APPROVED LOCAL PLAN	DEPC=DETAILED PLANNING CONSENT
	FLPL= FINALISED LOCAL PLAN SITE	CONS=UNDER CONSTRUCTION
	DEL=LIKELY TO BE DELETED	

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	08-09	09-10	10-11	11-12	12-13	2008-2013	LATER YEARS
199130	H57	GIRVAN GARDENS	PRIVATE	FLPA		0.9	20	20				10	10	20	
199131	H55	KILBRIDE PLACE, WHITFIE	PUBLIC	FLPA		0.85	35	35				20	15	35	
199132	H54	KILKERRAN TERRACE, WHITFIELD	PUBLIC	ALPL		0.95	25	25				15	10	25	
199133	H53	SUMMERFIELD PLACE,WHITFIELD	PUBLIC	FLPA		1.15	30	30				15	15	30	
199134	H56	WHITFIELD LOAN, WHITFIELD	PUBLIC	FLPA		1.41	40	40		10	10	20		40	
199524	H13	RAILYARDS	PRIVATE	FLPA		2.5	110	110					20	20	90
199528	H43	PITALPIN WORKS PH 1	H & H PROPERTIES LTD	DEPC	23/04/2007	1.1	36	36		30	6			36	
199722	H20	GUTHRIE STREET, BLACKNESS	PRIVATE (Student Residences)	CONS	26/03/2007	0.55	199	86		46	40			86	
199803		32 NETHERGATE- 9-13 WHALL STREET	PRIVATE	CONS	31/03/1998	0.25	60	37	10	9	18			37	
200115		BLACKNESS NURSERY	SIGNATURE HOMES LTD	DEPC	22/08/2005	1.03	20	20		10	10			20	
200214		ARDLER PHASE 6A FORMER LAWSIDE WORKS,	SANCTUARY	DEPC	23/01/2006	1.82	52	52		10	10	32		52	
200307		PATERSON ST	HILLCREST HSG ASSOC	CONS			49	34	15	19				34	
200308	H01	SOUTH TAY STREET	PRIVATE	ALPL		0.2	15	15				15		15	
200311	H04	PARKER STREET	PRIVATE (Student Residences)	DEPC	22/05/2006	0.16	107	107				50	57	107	
200312	H06	TAY HOTEL	PRIVATE	ALPL		0.1	44	44			5	25	14	44	
200313	H07	CHALMERS HALL	PRIVATE	DEPC	15/08/2003	0.1	27	27			10	17		27	
200315	H09	38-40 SEAGATE	PRIVATE	ALPL		0.08	24	24				12	12	24	
200316	H14	ROSEANGLE, PETERSON HOUSE	PRIVATE	ALPL		0.43	10	10			10			10	
200318	H16	GREENFIELD PLACE	PRIVATE	ALPL		0.06	5	5				5		5	
200319	H15/H17	15A/B ROSEANGLE/MCVICARS LANE	PRIVATE	CONS	12/09/2004	0.12	29	29	29					29	
200320	H18	19-21 ROSEANGLE	PRIVATE	ALPL		0.1	5	5			5			5	
200321	H19	QUEEN VICTORIA WORKS	PRIVATE	ALPL		1.25	40	40				10	20	30	10
200327	H27	JAMES STREET/NORTH GEORGE ST	HILLCREST HSG ASSOC	CONS	24/04/2006	0.1	25	23	21		2			23	
200332	H33	MAINS LOAN/ELIZA STREET	PRIVATE	CONS	29/08/2005	0.47	30	30	8		10	12		30	
200333	H34	CITY QUAY PHASE ONE	UNICORN PROPERTIES	CONS	18/04/2006	1.47	73	7	7					7	
200334	H35+36	VICTORIA DOCK PHASE TWO	PRIVATE	DEPC	31/01/2005	0.06	38	38	6	6		13	13	38	
200337	H40	WIMBERLY, GLAMIS DRIVE	PRIVATE	ALPL		1.27	12	12			6	6		12	
200338	H41	HILLSIDE, YARROW TERRACE	PRIVATE	ALPL		1.43	60	60					20	20	40
200339	H44	FOGGYLEA GARDENS	PRIVATE	ALPL		0.79	11	11		5	6			11	
200340	H45	ALLOWAY PLACE	PRIVATE	ALPL		1.56	25	25					5	5	20
200343	H50	TROTTICK, LOWRISE	PRIVATE	ALPL		4.11	60	60				10	40	50	10
200344	HS50	TROTTICK, FORMER MULTIES	DISCOVERY HOMES	CONS	27/09/2004	1.21	23	1	1					1	
200347	H66	MONIFIETH ROAD, ARMITSTEAD	PRIVATE	ALPL		1.14	10	10			10			10	
200348	H22	LOONS ROAD/LAWSIDE ROAD	PRIVATE	ALPL		0.33	12	12				6	6	12	
200349	H23	TAYSPINNERS WORKS, ARBROATH ROAD	TAYCITY PROPERTIES	CONS	25/08/2004	0.44	85	69	20	10	26	13		69	
200351	H65	PANMUIRFIELD	GLADEDAL	DEPC	26/03/2007	4.5	45	45	5		5	15	20	45	

KEY**LOCAL PLAN REF**

HS-Adopted Local Plan

H-Finalised Local Plan

STATUS

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OUPC=OUTLINE PLANNING CONSENT

ALPL= APPROVED LOCAL PLAN

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DUNDEE CITY - BROWNFIELD SITES (cont'd)

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	08-09	09-10	10-11	11-12	12-13	2008-2013	LATER YEARS
200352	H58	DRUMGEITH ROAD	PRIVATE	ALPL		3.55	10	10						0	10
200353	H60	WHITFIELD CENTRE PH1	PRIVATE	ALPL		2.89	35	35			5	10	5	20	15
200354	H61	LOTHIAN CRESCENT/SALTON CRESCENT	PRIVATE	ALPL		3.55	40	40				20	20	40	
200355	H62	WHITFIELD RISE/SUMMERFIELD	PRIVATE	ALPL		4.09	100	100						0	100
200502		MARYFIELD GOODS YARD	JUSTICE HOMES	DEPC	28/06/2004	2.14	44	44	8	12	12	12		44	
200503		LAING STREET	T&S RASHID	DEPC	02/02/2005	0.09	5	5	5					5	
200504		WHITFIELD CENTRE PH2	PUBLIC	FLPA		1.44	35	35			10	20	5	35	
200505		ARBROATH ROAD	PRIVATE	DEPC	27/09/2005	0.48	26	26	13	13				26	
200511		CITY QUAY PHASE TWO	PRIVATE	CONS	05/12/2005	1.38	144	107	61	20		26		107	
200602		GOURDIE STREET	PRIVATE	CONS	23/01/2006	0.27	12	6	6					6	
200604		GLENAGNES ROAD	PRIVATE	CONS	23/01/2006	0.22	12	12	12					12	
200605		LOGIE STREET	PRIVATE	DEPC	05/12/2005	0.24	14	14		7	7			14	
200606		HEBRIDES DRIVE	BOYACK HOMES	DEPC	27/02/2006	0.66	12	12		6	6			12	
200609		14-22 TRADES LANE	PRIVATE	CONS	23/01/2006	0.19	32	32	32					32	
200610		DURA STREET	HOME SCOTLAND	DEPC	23/01/2006	0.05	11	11		11				11	
200611		F RMER H MEBA E ITE	PRIVATE	DEPC	05/12/2005	1.67	202	202		50	50	50	52	202	
200701		BELLFIELD STREET	PRIVATE	DEPC	19/06/2006	0.42	39	39			10	19	10	39	
200702		LARCHFIELD WORKS	PRIVATE	CONS	19/06/2006	0.15	8	8	8					8	
200703		BURNSIDE STREET (former sport hall)	PRIVATE	DEPC	04/12/2007	1.41	30	30				15	15	30	
200704		BRIDGEND STREET	H&H	CONS	07/08/2006	1.41	53	29	29					29	
200705		BALBEGGIE STREET	HOME SCOTLAND	DEPC	01/02/2007	0.16	6	6	6					6	
200706		BALERNO PLACE	HOME SCOTLAND	CONS	21/12/2006	1.09	41	24	24					24	
200707		CRAIGMOUNT ROAD	MARGARET BLACKWOOD	CONS	22/01/2007	1.6	47	47	10	27	10			47	
200709		NELSON STREET	HILLCREST HSG ASSOC	DEPC	26/02/2007	0.03	12	12			12			12	
200710		QUEEN STREET	JUSTICE HOMES	CONS	02/08/2006	0.07	7	7	7					7	
200712		DUNHOLM STREET	ABERTAY HSG ASSOC	CONS	01/07/2006	1.25	21	21	21					21	
200714		MILTON STREET	PRIVATE	CONS	26/03/2007	0.66	46	46	10	22	14			46	
200715		DENSFIELD WORKS (TANNADICE ST)	SERVITE HSG ASSOC	CONS	28/08/2006	0.49	23	23	23					23	
200717		BROWN CONSTABLE STREET	PRIVATE	CONS	08/06/2006	0.2	20	8	8					8	
200718		BALGOWAN DRIVE	H&H	CONS	10/11/2006	0.2	6	6	3	3				6	
200719		JAUQUES NIGHT CLUB	PRIVATE	DEPC	23/03/2007	0.21	20	20			10	10		20	
200720		YEAMANS LANE	HILLCREST HSG ASSOC	CONS	27/12/2006	1.22	51	51	15	21	15			51	
200721		PITALPIN WORKS PH2	ABERTAY HSG ASSOC	DEPC	27/02/2006	0.18	6	6		6				6	
200722		PITALPIN WORKS PH3	PRIVATE	DEPC	27/02/2006	2.26	53	53	3	10	25	15		53	
200723		WALLACE CRAIGIE WORKS	PRIVATE	DEPC	26/03/2007	1.68	146	146		15	20	20	35	90	56
200725		STRATHMORE AVENUE (FIRE STATION)	PRIVATE	OCAP		0.25	7	7			7			7	

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DUNDEE CITY - BROWNFIELD SITES (cont'd)

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	08-09	09-10	10-11	11-12	12-13	2008-2013	LATER YEARS
200726	H65	ST LEONARDS	PRIVATE	OCAP		0.94	26	26				13	13	26	
200727		PRINCES STREET PH1	PRIVATE	OCAP		0.09	10	10					10	10	
200728		PRINCES STREET PH2	PRIVATE	OCAP		0.25	20	20		5	15			20	
200729		CITY QUAY PHASE 4	PRIVATE	CONS	23/04/2007	0.73	96	48	48					48	
200730		MARYFIELD DEPOT	PRIVATE	OCAP		1.64	20	20			5	15		20	
200731		DUNHOLM ROAD/SOUTH ROAD	ABERTAY HSG ASSOC	OCAP		1.98	48	48					20	20	28
200732		CRAIGMORE/DUNMORE	ABERTAY HSG ASSOC	OCAP		1.89	45	45		20	25			45	
200733		BERWICK DRIVE/LONGHAUGH ROAD	ANGUS HSG ASSOC	OCAP			41	41				10	10	41	
200734		224/232 HILLTOWN	HILLCREST HSG ASSOC	OCAP		0.03	10	10					10	10	
200735		MILL O MAINS	HOME SCOTLAND	OCAP		0.01	75	75		15	10	10	40	75	
200736		HONEYGREEN ROAD	HOME SCOTLAND	DEPC	30/04/2007	1.45	42	42	10	12	20			42	
200737		REID SQUARE	HILLCREST HSG ASSOC	OCAP		0.13	11	11		5	6			11	
200739		WHITFIELD REGENERATION SITES	PUBLIC/PRIVATE	OCAP		25.06	617	617				20	20	60	557
200801		Foggyley Gardens South		OCAP		0.79	20	20		10	10			20	
200803		Coupar Angus Road		OCAP		0.08	8	8				8		8	
200805		Land to The South of Wellburn House		OCAP		0.84	33	33				16	17	33	
200806		Stewarts's Lane / Liff Road		OCAP		1.374	54	54					20	20	34
200807		Quarry Gardens		OCAP		0.47	18	18				18		18	
200808		Angus Street		OCAP		0.27	10	10				10		10	
200809		Coupar Street		OCAP		0.94	37	37				17	20	37	
200810		Lochee Parish Church		OCAP		0.33	14	14		14				14	
200811		Toftmill		OCAP		0.12	4	4			4			4	
200812		Camperdown Street		OCAP		0.13	5	5				5		5	
200813		Loons Road		OCAP		0.42	16	16					16	16	
200814		13 Hawkhill		CONS	12/07/2007	0.22	21	21	10	11				21	
200815		Wes bay, 34 Albert Road	PRIVATE	DEPC	18/03/2008	0.25	12	12		12				12	
200816		Land South of South Victoria Dock Rd	LINDORES LTD	DEPC	01/05/2008	0.61	75	75		15	15	15	15	60	15
200817		Clement Park House	BUDDON LTD	CONS	19/02/2008	1.957	33	33	10		10	13		33	
200818		3 Kemback Street	PRIVATE	DEPC	20/11/2007	0.11	8	8			8			8	
200819		16 Fleuchar Street	NORWOOD	DEPC	25/07/2007	0.06	8	8			8			8	
200820		Flrs 2,3,4, 91 Commercial Street	PRIVATE	DEPC	08/06/2007	0.025	6	6		6				6	
200821		Hawkhill Court, Mid Wynd	PRIVATE	DEPC	28/04/2008	0.65	101	101			10	15	40	65	36
200822		Land to he Rear Charleston Drive	PRIVATE	DEPC	22/04/2008	0.82	16	16			8	8		16	
TOTAL PRIVATE SECTOR EFFECTIVE							4427	4026	501	496	645	714	649	3005	1021

KEY	
LOCAL PLAN REF	STATUS
HS-Adopted Local Plan	OCAP = OTHER COUNCIL APPROVAL
H-Finalised Local Plan	OUPC=OUTLINE PLANNING CONSENT
	ALPL= APPROVED LOCAL PLAN
	DEPC=DETAILED PLANNING CONSENT
	FLPL= FINALISED LOCAL PLAN SITE
	CONS=UNDER CONSTRUCTION
	DEL=LIKELY TO BE DELETED

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	07-08	08-09	09-10	10-11	11-12	OTHER FACTORS	NATURE OF LONG TERM CONSTRAINT
199609		WARD ROAD	PRIVATE	DEPC	31/12/2004	0.05	8	8							LAND USE
200309	H02	MARKETGAIT/SOUTH TAY STREET	PRIVATE	ALPL		0.13	18	18							LAND USE
200310	H03	MARKETGAIT/TAY STREET LANE	PUBLIC	ALPL		0.23	25	25							OWN/LAND USE
200314	H08	12-14 MURRAYGATE	PRIVATE	ALPL		0.02	5	5							LAND USE
200328	H28	MAIN STREET	PUBLIC	ALPL		0.15	6	6							OWNERSHIP
200329	H30	TAYBANK WORKS PHASE TWO	PRIVATE/PUBLIC	ALPL		0.74	18	18							OWNERSHIP
200330	H31	ERSKINE STREET	PRIVATE	ALPL		0.35	15	15							LAND USE
200350		CAMPERDOWN DOCK	PRIVATE	ALPL		0.52	30	30							LAND USE
TOTAL PRIVATE SECTOR NON-EFFECTIVE								125							

TOTAL ESTABLISHED SUPPLY (including non effective)	4151
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EFFECTIVE SUPPLY OVER FIVE YEAR PERIOD - PRIVATE SECTOR													5 Year Effective Programme	LATER YEARS	
SITE REF	L' PLAN REF	SITE NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA(ha)	CAPACITY	UNITS TO BUILD	08-09	09-10	10-11	11-12	12-13	2008-2013	LATER YEARS
200802		Harefield House		CONS	09/10/2007	0.326	50	50	25	25				50	
200804		Buttars Loan		OCAP		0.82	48	48		24	24			48	
TOTAL RSL / NURSING HOME								98	25	49	24	0	0	98	0

KEY	
LOCAL PLAN REF	STATUS
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	CONS=UNDER CONSTRUCTION
	DEL=LIKELY TO BE DELETED

DUNDEE CITY COUNCIL - SITES COMPLETED BETWEEN JUNE 2007 AND JUNE 2008

SITE REF	SITE NAME	DEVELOPER	COMPLETIONS	TOTAL
			2007 TO 2008	COMPLETIONS
199725	SOUTH OF ARBROATH RD PH1	WIMPEY HOMES	51	210
200711	KELLAS ROAD	GLADEDALÉ HOMES	20	20
199522	DUNDEE ROYAL INFIRMARY	H & H PROPERTIES LTD	17	163
199807	MAYFIELD	SCOTIA DEVELOPMENTS	3	63
200205	CITY ROAD/ROSEBERY STREET	PRIVATE	21	21
200215	ARDLER PHASE 6B	SANCTUARY HSG. ASSOC.	8	47
200342	KIRKTON CENTRAL CORE	SERVITE HSG. ASSOC.	34	34
200410	SOUTH WARD ROAD	PRIVATE	31	31
200506	223 CLEPINGTON ROAD	PRIVATE	5	5
200603	EAST PORT WORKS	PRIVATE	9	9
200608	MIDMILL ROAD	ANGUS HOUSING ASSOCIATION	10	10
200708	ARTHURSTONE TERRACE	PRIVATE	8	8
200716	11/19 REFORM STREET	PRIVATE	9	9
200724	KINPIRNIE PLACE	WEST RESIDENTIAL HOMES	18	18

**this does not include completions on sites still under construction at June 2008*

Total Starts and Completions Occuring between 01 June 2007 and 31 May 2008

Total Units Started	Total Units Completed
867	731

SECTION 6

ANGUS COUNCIL

HOUSING MARKET AREAS

HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (June 2008)(sites of 5+ houses)

	PROGRAMMING ON EFFECTIVE SITES						Later Years	Constrained Sites	Established Sites
	2008/ 2009	2009/ 2010	2010/ 2011	2011/ 2012	2012/ 2013	2008 to 2013			
	A	B	C	D	E	A+B+C+D+E			
ARBROATH	54	104	117	113	77	465	41	6	512
ARBROATH HMA LANDWARD	3	43	34	17	10	107	0	0	107
Arbroath HMA Total	57	147	151	130	87	572	41	6	619
BRECHIN	24	76	78	35	35	248	265	82	595
MONTROSE	38	32	58	50	37	215	200	0	415
BRECHIN/MONTROSE HMA LANDWARD	2	7	10	0	0	19	0	320	339
Brechin/Montrose HMA Total	64	115	146	85	72	482	465	402	1349
FORFAR	97	138	130	115	85	565	100	165	830
KIRRIEMUIR	37	39	34	35	35	180	62	0	242
FORFAR/KIRRIEMUIR HMA LANDWARD	57	66	39	20	10	192	0	0	192
Forfar/Kirriemuir HMA Total	191	243	203	170	130	937	162	165	1264
CARNOUSTIE	73	53	45	25	0	196	0	30	226
MONIFIETH	0	25	0	0	0	25	0	10	35
SOUTH ANGUS HMA LANDWARD	23	37	8	0	0	68	0	40	108
South Angus HMA Total	96	115	53	25	0	289	0	80	369
ANGUS	408	620	553	410	289	2280	668	653	3601

HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (June 2008)

ARBROATH

EFFECTIVE SUPPLY											PROGRAMMING						
SITEREF	LOCAL PLAN REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2007 to 08	UNITS TO BUILD	2008/2009	2009/2010	2010/2011	2011/2012	2012/2013	2008 to 2013	LATER	
ACA017	A(a)	Cairnie Road, The Elms	Kwikbuild Building Contractors	CONS	10/08/2004	0.58	14	0	6			2	2	2	6		
ACA115	A(f)	Millgate, Alma Works Phase 2	Hillcrest Housing Association	DEPC	04/04/2007	0.09	8	0	8	8					8		
ACA140	A1	Montrose Road	A & L King	OUPC	08/12/2004	15.06	200	0	200		30	50	50	50	180	20	
ACA171	A(g)	Springfield Terrace, Abbeybank House	McNulty Homes	OUPC	28/11/2005	0.53	9	0	9		9				9		
ACA175		Ernest Street/Hayshead Road (2 sites)	B G Addison	CONS	17/06/2005	0.21	5	0	1	1					1		
ACA183	A(i)	Elliot	G Land	ALPRM	01/02/2005	1.24	31	0	31			15	16		31		
ACA143	A8	Hill Street, Marine Ballroom	V & S Ossman	CONS	19/10/2007	0.15	17	0	17	17					17		
ACA199	A5	Cliffburn	Stewart Milne Homes	DEPC	17/03/2008	1.90	121	0	121		25	25	25	25	100	21	
ACA200	A9	Ernest Street/Palmer Street	LEJ Ltd	OUPC	07/09/2007	1.50	50	0	50		25	25			50		
ACA209		Cairnie Loan, The Cairnie	Fotheringham Property Developments	CONS	20/03/2006	0.37	35	0	35	20	15				35		
ACA210		High Street 129, The Royal Hotel	Boyles Solicitors	CONS	15/03/2006	0.02	8	0	8	8					8		
ACA224		Burnside Drive, Arbroath Herald	Strathearn Homes	DEPC	11/05/2007	0.16	20	0	20				20		20		
TOTAL EFFECTIVE (SITES OF 5+ HOUSES)						21.81	518	0	506	54	104	117	113	77	465	41	
SMALL SITES (less than 5 houses)						1.67	54	7	44	18	13	9	4	0	44	0	
TOTAL (including small sites)						23.48	572	7	550	72	117	126	117	77	509	41	

CONSTRAINED SUPPLY												
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	ALPRM	01/02/2005	0.30	6	OWN	OPPORTUNITY			
ACA202	A10	Wardmill/Dens Road		ALPRM	01/02/2005			LAN	OPPORTUNITY			
TOTAL CONSTRAINED						0.30	6					

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HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (June 2008)

ARBROATH HOUSING MARKET AREA LANDWARD

EFFECTIVE SUPPLY											PROGRAMMING						
SITEREF	LOCAL PLAN REF	NAME	LOCATION	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2007 to 08	UNITS TO BUILD	2008/2009	2009/2010	2010/2011	2011/2012	2012/2013	2008 to 2013	LATER
ACL239	Am1	Kirkbank	Auchmithie	Crudie Farms	OUPC	07/04/2006	1.20	15	0	15			8	7		15	
ACL007	LG1	Letham Grange	Colliston	F P C Developments	CONS	22/11/2006	8.68	140	0	3	1	2				3	
ACL106		Cotton of Colliston	Colliston	D Henderson/Kilwarton Ltd	CONS	02/03/2005	0.48	5	1	4		2	2			4	
ACL225	Fk1	Millgate 3	Friockheim	Mrs Dawson	CONS	16/08/2006	1.40	16	2	2	2					2	
ACL226	Fk2	Gardyne Street South of	Friockheim	Private	ALPRM	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	ALPRM	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	14	22		11	11			22	
ACL163	lkc (part)	Railway Field 2, Inverkeilor South	Inverkeilor	Angus Housing Association	DEPC	07/03/2003	0.90	10	0	10		10				10	
ACL285		North Mains of Ethie	Inverkeilor	Messrs Tinsley, Fitchett & Burgess	DEPC	17/12/2007	0.41	5	0	5		5				5	
TOTAL EFFECTIVE (SITES OF 5+ HOUSES)							26.37	280	17	107	3	43	34	17	10	107	0
SMALL SITES (less than 5 houses)							15.16	113	13	95	35	25	15	10	10	95	0
TOTAL (including small sites)							41.53	393	30	202	38	68	49	27	20	202	0

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HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (June 2008)

BRECHIN

EFFECTIVE SUPPLY										PROGRAMMING						
SITEREf	LOCAL PLAN REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2007 to 08	UNITS TO BUILD	2008/2009	2009/2010	2010/2011	2011/2012	2012/2013	2008 to 2013	LATER
BRB053	B(b)	Bearehill/Rosehill	A & J Stephen	CONS	05/06/2008	7.40	93	30	63	13	25	25			63	
BRB054	B4	Albert Place	Smallburn Developments	DEPC	19/07/2006	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	
BRB079b	B3	Queens Park Housing Estate*	D J Laing	CONS	20/06/2006	0.87	22*	0	22*						0	
BRB083		Cookston Road	Autumn Castle	CONS	04/10/2006	0.53	7	0	7	7					7	
BRB092	B1	Dubton Farm	Private	ALPRM	01/02/2005	29.00	400	0	400		30	35	35	35	135	265
BRB107		St Andrew Street, Townhead Nursery	Smallburn Developments	DEPC	05/07/2006	0.50	7	0	7	4	3				7	
TOTAL EFFECTIVE (SITES OF 5+ HOUSES)						38.64	543	30	513	24	76	78	35	35	248	265
SMALL SITES (less than 5 houses)						2.13	46	13	31	15	10	5	1	0	31	0
TOTAL (including small sites)						40.77	589	43	544	39	86	83	36	35	279	265
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	ALPRM	01/02/2005	2.40	70	CON, MAR, LAN								OPPORTUNITY
BRB098	B6	Witchden Road	Private	ALPRM	01/02/2005	0.60	12	OWN, MAR, LAN								OPPORTUNITY
TOTAL CONSTRAINED						3.00	82									

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

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HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (June 2008)

MONTROSE

EFFECTIVE SUPPLY											PROGRAMMING						
SITEREf	LOCAL PLAN REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2007 to 08	UNITS TO BUILD	2008/2009	2009/2010	2010/2011	2011/2012	2012/2013	2008 to 2013	LATER	
MOM016	M1a	Brechin Road	Muir Homes and others	CONS	02/03/2005	7.30	112	49	18	18					18		
MOM016	M1b	Brechin Road	Montrose Auction Company	OUPC	02/03/2005	24.20	288	0	288			30	28		88	200	
MOM037	M(a)	Waldron Road	Messrs Batchelor	OUPC	13/01/2005	0.56	8	0	8		4	4			8		
MOM087	M2	Dungmans Tack	Unknown	ALPRM	01/02/2005	1.20	18	0	18				9	9	18		
MOM088b	M(c)	Chapel Works, Patons Mill West	George Martin (Builders)	DEPC	03/12/2007	0.16	10	0	10		10				10		
MOM116	M(f)	Hill Place	East Coast Viners	ALPRM	01/02/2005	0.13	12	0	12		6	6			12		
MOM134		Newhame Road / Northesk Road	Direct Homes Ltd	DEPC	19/04/2007	0.64	12	0	12			6	6		12		
MOM136		Croft Road	Mr John Gray	CONS	11/07/2007	0.15	5	0	5	3	2				5		
MOM141		Murray Lane 19-21	Mr A K Smith	OUPC	31/05/2005	0.17	10	0	10			5	5		10		
MOM151		Southesk Street 14	Esk Glazing	DEPC	23/03/2006	0.05	7	0	7	7					7		
MOM156		Wishart Gardens, Roseacre Caravan	Northesk Dev Co	DEPC	11/03/2008	0.65	9	0	9	5	4				9		
MOM168		Broomfield Road, Broomfield House	Angus Housing Association	CONS	26/02/2007	0.21	5	0	5	5					5		
MOM171		Hill Street 43	Fernmeadow Devs	DEPC	26/03/2008	0.02	6	0	6		6				6		
MOM175		Lower Hall Street 15-17	Mr R MacKay	DEPC	26/06/2007	0.04	7	0	7			7			7		
TOTAL EFFECTIVE (SITES OF 5+ HOUSES)						35.48	509	49	415	38	32	58	50	37	215	200	
SMALL SITES (less than 5 houses)						1.95	68	15	53	20	15	10	5	3	53	0	
TOTAL (including small sites)						37.43	577	64	468	58	47	68	55	40	268	200	

CONSTRAINT

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STATUS

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HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (June 2008)

BRECHIN/MONTROSE HOUSING MARKET AREA LANDWARD

EFFECTIVE SUPPLY											PROGRAMMING							
SITEREf	LOCAL PLAN REF	NAME	LOCATION	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2007 to 08	UNITS TO BUILD	2008/2009	2009/2010	2010/2011	2011/2012	2012/2013	2008 to 2013	LATER	
BRL073		Mains of Farnell	Farnell	Angus Estates	DEPC	30/01/2004	0.84	5	0	5		2	3			5		
BRL107		Templewood Steading	Keithock	Mr Parker-Jervis	DEPC	31/10/2006	0.42	5	0	5			5			5		
MOL066	M(j)	Rosemount Road, Sunnyside Social Club	Hillside	Sunnyside Developments	CONS	22/02/2008	0.49	7	1	4	2	2				4		
MOL052		Muirton of Ballochy, Bridge of Dun	Dun	Kirkland Properties	DEPC	06/05/2008	1.19	5	0	5		3	2			5		
TOTAL EFFECTIVE (SITES OF 5+ HOUSES)							2.94	22	1	19	2	7	10	0	0	19	0	
SMALL SITES (less than 5 houses)							24.95	112	21	85	36	26	18	5	0	85	0	
TOTAL (including small sites)							27.89	134	22	104	38	33	28	5	0	104	0	
CONSTRAINED SUPPLY																		
SITEREf	LOCAL PLAN REF	NAME	LOCATION	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha)	CAPACITY	NATURE OF LONG TERM CONSTRAINT								OTHER FACTORS	
MOL075	M4	Sunnyside Hospital Estate	Hillside	Private	ALPRM	01/02/2005		320	LAN, MAR								OPPORTUNITY	
TOTAL CONSTRAINED							0.00	320										

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HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (June 2008)

FORFAR

EFFECTIVE SUPPLY										PROGRAMMING						
SITEREF	LOCAL PLAN REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2007 to 08	UNITS TO BUILD	2008/2009	2009/2010	2010/2011	2011/2012	2012/2013	2008 to 2013	LATER
FKF086	F(d)	Turfbeg Farm	Elite Homes	CONS	14/11/2005	4.20	75	0	3	3					3	
FKF089	F2	Lour Road, Beechhill Nursery	Private	ALPRM	01/02/2005	1.40	5	0	5		3	2			5	
FKF096	F9	Forfar Infirmary	Angus HA/Webster Prop Devs	CONS	22/02/2008	1.20	25	0	25	13	12				25	
FKF116	F(b)	Dundee Road, Slatefield Farm	Select Homes	CONS	08/09/2005	0.86	13	0	1	1					1	
FKF119	F(c)	Dundee Road, Glencoe Park	Webster Contracts	CONS	05/10/2005	2.52	6	0	1	1					1	
FKF130	F(h)	Prior Road 1	Wester Restenneth Co	ALPRM	01/02/2005	0.59	5	0	5		5				5	
FKF154	F4	Wester Resenneth	Private	ALPRM	16/11/2006	20.00	250	0	250		34	48	48	20	150	100
FKF155	F5	Whitehills Nursery	Private	ALPRM	16/11/2006	6.50	100	0	100		25	25	25	25	100	
FKF156	F6	Dundee Road	Guide Dogs for the Blind	OUPC	11/12/2007	5.40	100	0	100		25	25	25	25	100	
FKF157	F7	Gowanbank	Private	ALPRM	16/11/2006	6.00	60	0	60		15	15	15	15	60	
FKF163	F8	Slatefield	Private	ALPRM	16/11/2006	2.00	5	0	5		1	2	2		5	
FKF171		Lochside Road 9	Project Management Scotland	CONS	23/01/2007	0.20	24	0	24	24					24	
FKF172		Old Brechin Road, Haulage Y	Taylor Shepherd Homes	DEPC	24/01/2007	0.97	25	0	25		12	13			25	
FKF179		Brechin Road 42-46	Mr A Slinger & Mrs A Bradley	OUPC	09/07/2007	0.23	6	0	6		6				6	
FKF181		Don Street, Carseburn Road	Servite Housing Association	DEPC	19/11/2007	0.18	14	0	14	14					14	
FKF187		Station Road	Webster Property Devs	CONS	03/03/2008	0.64	15	0	15	15					15	
FKF188		North Street 62-64	Adept Proprieties	DEPC	11/03/2008	0.02	5	0	5	5					5	
FKF189		Market Street 52	FMS Construction	CONS	10/04/2008	0.08	8	0	8	8					8	
FKF190		Market Street 54	Mr G MacFarlane	CONS	22/04/2008	0.12	13	0	13	13					13	
TOTAL EFFECTIVE (5+ HOUSES)						53.11	754	0	665	97	138	130	115	85	565	100
SMALL SITES (less than 5 houses)						1.32	46	10	35	15	10	5	3	2	35	0
TOTAL (including small sites)						54.43	800	10	700	112	148	135	118	87	600	100
CONSTRAINED SUPPLY																
SITEREF	LOCAL PLAN REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha)	CAPACITY	NATURE OF LONG TERM CONSTRAINT								OTHER FACTORS
FKF083	F8***	South Street	Private	ALPRM	01/02/2005	0.80	50	OWN, LAN								OPPORTUNITY
FKF087	F11***	St James Road	Private	ALPRM	01/02/2005	1.10	40	OWN, LAN								OPPORTUNITY
FKF088	F10***	New Road	Private	ALPRM	01/02/2005	1.60	75	OWN, LAN								OPPORTUNITY
TOTAL CONSTRAINED						3.50	165									

*** References will be updated upon adoption of the Local Plan review.

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HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (June 2008)

KIRRIEMUIR

EFFECTIVE SUPPLY										PROGRAMMING						
SITEREf	LOCAL PLAN REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2007 to 08	UNITS TO BUILD	2008/2009	2009/2010	2010/2011	2011/2012	2012/2013	2008 to 2013	LATER
FKK015	K1	Shielhill Road, Northmuir	Angus Housing Assoc.	CONS	08/08/2005	0.50	14	0	14	14					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	
FKK081a	K2	Hillhead	Private	CONS	13/06/2008	7.60	112	0	112	10	10	10	10	10	50	62
FKK081b	K2	Hillhead, Kinnordy Road	Glenmuir Devs	CONS	30/06/2008	0.43	8	0	8		4	4			8	
FKK083		Brechin Road, Platten	Guild Homes	DEPC	19/10/2006	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	ALPRM	16/11/2006	2.00	40	0	40			10	15	15	40	
FKK102		School Wynd	D H Clark	DEPC	31/01/2008	0.43	8	0	8		8				8	
TOTAL EFFECTIVE (5+ HOUSES)						15.25	257	0	242	37	39	34	35	35	180	62
SMALL SITES (less than 5 houses)						1.49	35	5	27	12	8	4	3	0	27	0
TOTAL (including small sites)						16.74	292	5	269	49	47	38	38	35	207	62

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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 2007 to 08	UNITS TO BUILD	2008/2009	2009/2010	2010/2011	2011/2012	2012/2013	2008 to 2013	LATER
FKL242		Damside, Netherton	Aberlemno	Mr J McColl	CONS	09/08/2007	0.64	6	0	6	6					6	
FKL057	G1	Dundee Road	Glamis	Martin Alan Homes	CONS	20/06/2007	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	CONS	27/02/2006	0.57	8	0	8		8				8	
FKL350		Kingoldrum Garage 2	Kingoldrum	W Hutchison	CONS	05/12/2007	0.46	8	0	8	5	3				8	
FKL429		Over Ascreavie Farm	Kingoldrum	Craigallan Homes	CONS	18/01/2008	0.88	6	0	6	1	3	2			6	
FKL013	Ki1	Bunkerhill	Kingsmuir	Guild Homes	CONS	15/05/2008	0.83	7	0	8	4	4				8	
FKL022	Ki2	Kingston Place	Kingsmuir	P4 Properties	OUPC	06/02/2008	0.80	12	0	12		6	6			12	
FKL361		Guthrie Street 16	Letham	F M Construction	CONS	30/05/2007	0.64	9	5	9	4	5				9	
FKL378	L2	Jubilee Park	Letham	Private	ALPRM	01/02/2005	2.30	30	0	30			10	10	10	30	
FKL379	L3	East Hemming Street	Letham	Scotia Homes	CONS	19/03/2008	2.34	40	0	40	10	10	10	10		40	
FKL422		South Mains Farm Stead	Lownie	Hayock Ltd	DEPC	23/05/2007	0.25	5	0	5		5				5	
FKL446		St Ninians Road	Padanaram	Servite Housing Assoc	CONS	27/02/2007	0.85	20	0	20	10	10				20	
FKL466		Eassie Farm	Eassie	Webster Properties	DEPC	13/11/2007	0.41	5	0	5			5			5	
FKL474		Balgownie Farm Stead	Eassie	Kenneth Whyte	DEPC	13/05/2008	0.33	6	0	6			6			6	
TOTAL EFFECTIVE (5+ HOUSES)							13.94	191	5	192	57	66	39	20	10	192	0
SMALL SITES (less than 5 houses)							40.59	221	50	168	58	46	34	22	8	168	0
TOTAL (including small sites)							54.53	412	55	360	115	112	73	42	18	360	0

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HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (June 2008)

CARNOUSTIE

EFFECTIVE SUPPLY										PROGRAMMING						
SITEREf	LOCAL PLAN REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2007 to 08	UNITS TO BUILD	2008/2009	2009/2010	2010/2011	2011/2012	2012/2013	2008 to 2013	LATER
ACC042	C2	Woodside/Pitskelly	D J Laing Homes Ltd	DEPC	06/09/2007	3.70	60	0	60	15	15	15	15		60	
ACC080		High Street 2	Jigsaw Developments	CONS	29/10/2007	0.19	5	0	5	5					5	
ACC083		Arbroath Road 20	Clarencebank Devs Ltd	CONS	07/12/2006	0.14	6	0	6	6					6	
ACC086		Dundee Street, former health ce	Angus Housing Association	CONS	20/06/2007	0.28	17	0	17	17					17	
ACC087		Victoria Street, Fromer Maltings	D J Laing Homes Ltd	CONS	07/09/2007	2.60	100	0	100	30	30	30	10		100	
ACC090		Links Parade 8	Carnoustie Links Dev	DEPC	12/09/2007	0.10	8	0	8		8				8	
TOTAL EFFECTIVE (SITES OF 5+ HOUSES)						7.01	196	0	196	73	53	45	25	0	196	0
SMALL SITES (less than 5 houses)						1.30	22	6	16	8	4	2	2	0	16	0
TOTAL (including small sites)						8.31	218	6	212	81	57	47	27	0	212	0
CONSTRAINED SUPPLY																
SITEREf	LOCAL PLAN REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	NATURE OF LONG TERM CONSTRAINT								OTHER FACTORS
ACC043	C3	Barry Road, Former Social Club	Private	ALPRM	01/02/2005	1.00	15	LAN								OPPORTUNITY
ACC044	C4	Greenlaw Hill	Private	ALPRM	01/02/2005	1.70	15	LAN								OPPORTUNITY
TOTAL CONSTRAINED						2.70	30									

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HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (JUne 2008)

MONIFIETH

EFFECTIVE SUPPLY										PROGRAMMING						
SITEREf	LOCAL PLAN REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2007 to 08	UNITS TO BUILD	2008/2009	2009/2010	2010/2011	2011/2012	2012/2013	2008 to 2013	LATER
DUM049	Mf1	Ashludie Hospital, Broomhill	Tayside Primary Care NHS Trust	ALPRM	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)						1.40	13	2	10	4	3	2	1	0	10	0
TOTAL (including small sites)						3.50	38	2	35	4	28	2	1	0	35	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	H & H Properties	ALPRM	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 2007 to 08	UNITS TO BUILD	2008/2009	2009/2010	2010/2011	2011/2012	2012/2013	2008 to 2013	LATER
DUL019	Sa(l)	Hospital Road, The Brae	Auchterhouse	West Residential	DEPC	29/02/2008	4.00	20	11	3	3					3	
DUL034		Balruddery	Invergowrie	Hilltown Properties	CONS	20/11/1996	1.30	14	0	2	1	1				2	
DUL242		West Mains of Gagie	Kellas	TIC(Angus)	DEPC	10/04/2008	0.06	6	0	6	6					6	
DUL143	Pd(a)	Piperdam	Muirhead	Piperdam Golf & Country Park Ltd	CONS	02/02/2007	7.30	123	8	5	2	3				5	
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	
DUL264		Kingennie Fishings 2	Wellbank	M & G Forbes	CONS	24/08/2006	4.60	12	2	9	4	5				9	
ACL111a	Mk1	Granary Site (part)	Monikie	Monikie Park Development Ltd	CONS	12/05/2006	3.09	35	10	22	11	11				22	
ACL141	Mk(a)	Panmure Road, The Fiddlers	Monikie	P & S Developments	CONS	01/06/2004	0.29	7	5	2	2					2	
FKL456		South Street 28-30, Commel	Newtyle	Mr C MacFarlane	DEPC	30/05/2008	0.03	5	0	5		5				5	
TOTAL EFFECTIVE (5+ HOUSES)							21.40	236	36	68	23	37	8	0	0	68	0
SMALL SITES (less than 5 houses)							23.41	137	21	115	45	33	23	11	3	115	0
TOTAL (including small sites)							44.81	373	57	183	68	70	31	11	3	183	0

CONSTRAINED SUPPLY											OTHER FACTORS	
SITEREf	LOCAL PLAN REF	NAME	LOCATION	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	NATURE OF LONG TERM CONSTRAINT	OTHER FACTORS	OTHER FACTORS	
DUL266	St1	Strathmartine Hospital	Bridgefoot	Private	ALPRM	01/02/2005		40	LAN,MAR	OPPORTUNITY		
TOTAL CONSTRAINED								40				

CONSTRAINT STATUS

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ANGUS - SITES COMPLETED BETWEEN JUNE 2007 AND JUNE 2008

Arbroath HMA								
SITEREF	LOCAL PLAN	NAME	LOCATION	DEVELOPER	STATUS	AREA	COMPLETIONS 2007 to 08	TOTAL COMPLETIONS
ACA078	A/H1d	West Newgate Dairy	Arbroath	Hillcrest Housing Association	COMP	0.16	11	11
ACA106	A3	Millgate Loan/East Mary Street	Arbroath	J Anderson	COMP	0.15	21	21
ACA/181	Ae	Cliffburn Road, Cliffburn Hotel	Arbroath	F Ogston	COMP	0.25	2	5
ACA203		Garden Street, Gowan Park	Arbroath	Trust Housing Association	COMP	0.12	10	10
ACA207		Sidney Street, Depot	Arbroath	S Cuthill	COMP	0.12	2	5
ACA211		Prosen Dr/Seafieid Rd/Great M	Arbroath	Angus Housing Association	COMP	0.47	18*	18*
ACA223		East Abbey Street 22-26	Arbroath	Bellrock Devs	COMP	0.07	9	9
ACL008		Millgate 1	Friockheim	Keir Homes	COMP	0.17	1	6
ACL012		Tarriebank House	Marywell	Fotheringham Property Developments	COMP	1.06	1	5
ACL026		Rosecroft Court, Forehills, Moss	Carmyllie	Mr G Rose	COMP	0.68	1	6

Forfar HMA								
SITEREF	LOCAL PLAN	NAME	LOCATION	DEVELOPER	STATUS	AREA	COMPLETIONS 2007 to 08	TOTAL COMPLETIONS
FKF165a		South Street, Haugh Works	Forfar	Angus Housing Association	COMP	0.42	18	18
FKF165b		South Street, Haugh Works	Forfar	McCarthy & Stone	COMP	0.40	42	42
FKF168		Green Street	Forfar	Mr G McFarlane	COMP	0.05	12	12
FKF169		Suttieside Road	Forfar	Angus Housing Association	COMP	0.70	16	16

Brechin/Montrose HMA								
SITEREF	LOCAL PLAN	NAME	LOCATION	DEVELOPER	STATUS	AREA	COMPLETIONS 2007 to 08	TOTAL COMPLETIONS
BRB079a	B3	Queens Park Housing Estate	Brechin	Margaret Blackwood HA	COMP	0.57	15*	15*
MOM088a	Mc	Chapel Works, Patons Mill Wes	Montrose	Hillcrest HA/Servite HA	COMP	1.61	0	88
MOL063		Barns of Craig Farm	Ferryden	Anniston Farms	COMP	0.79	1	8
MOM153		Queens Close, High Street	Montrose	Mr C Shand	COMP	0.05	5	5

South Angus HMA								
SITEREF	LOCAL PLAN	NAME	LOCATION	DEVELOPER	STATUS	AREA	COMPLETIONS 2007 to 08	TOTAL COMPLETIONS
ACC041	C1	Newton Road 1	Carnoustie	Stewart Milne Homes	COMP	4.10	22	158
ACC055	C(a)	Westhaven Farm	Carnoustie	D J Laing Homes Ltd	COMP	0.75	2	21
ACC066		Ferrier Street	Carnoustie	Angus Housing Association	COMP	0.18	14	22
ACC079	C5	Links Parade	Carnoustie	Scotia Homes	COMP	0.68	78	78
ACL104	Sa(j)	Craigton Poutry Farm	Monikie	Harvest Poperty developments	COMP	1.87	0	11
DUL026	Ba(a)	Ballumbie House	Duntrune	Bett Homes/Stewart Milne Homes	COMP	88.00	41	252
DUL254		Kellas Farm	Kellas	Guild Homes	COMP	0.62	5	6
DUL042	Li(a)	Henderson Park	Liff	Westwater Homes	COMP	1.50	2	8
DUL048	Sa(h)	Quarry Site	Westhall Tc	A & H Kidd	COMP	3.00	3	13
DUL217		Kingennie Fishings 1	Wellbank	Guild Homes	COMP	3.00	2	14

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; the yield from these sites is not included in the completions table.

SECTION 7

HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (June 2008)(sites of 5+ houses)

DUNDEE CITY - COMPLETIONS (Tenure)

AREA	YEAR TO TENURE	JUNE\80			JUNE\81			JUNE\82			JUNE\83			JUNE\84			JUNE\85			JUNE\86			
		LA	HA	P	LA	HA	P	LA	HA	P	LA	HA	P	LA	HA	P	LA	HA	P	LA	HA	P	
DUNDEE CITY		271	184	148	80	149	152	67	173	168	84	62	242	44	88	309	5	141	269	56	143	214	
MONIFIETH							1			13			2		33			8				24	
DUNDEE LANDWARD				79	15		36			13			3		4			21				48	21
DUNDEE P.A./DISTRICT		271	184	227	95	149	189	67	173	194	84	62	247	44	88	346	5	141	298	56	191	259	

AREA	YEAR TO TENURE	JUNE\87			JUNE\88			JUNE\89			JUNE\90			JUNE\91			JUNE\92			JUNE\93		
		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 TENURE	JUNE\94			JUNE\95			JUNE\96			JUNE\97			JUNE\98			JUNE\99			JUNE\2000		
		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 TENURE	JUNE\2001			JUNE\2002			JUNE\2003			JUNE\2004			JUNE\2005			JUNE\2006			JUNE\2007		
		LA	HA	P	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		374	450
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	0	374	450

AREA	YEAR TO TENURE	JUNE\2008			JUNE\2009			JUNE\2010			JUNE\2011			JUNE\2012			JUNE\2013			JUNE\2014		
		LA	HA	P	LA	HA	P	LA	HA	P	LA	HA	P	LA	HA	P	LA	HA	P	LA	HA	P
DUNDEE CITY			102	629																		
MONIFIETH																						
DUNDEE LANDWARD																						
DUNDEE P.A./DISTRICT		0	102	629																		

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.