

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.