

Law01 Angus Local Development Plan

Housing Background Paper

1 INTRODUCTION

The purpose of this paper is to set out the Housing Strategy and HLS position across Angus and the four Housing Market Areas, as established in the Proposed Angus Local Development Plan (Core Doc: XXX). The HLS position has been updated to 31 March 2015 taking into account the Finalised Angus Housing Land Audit 2015.

The broad strategy and scale and distribution of housing land release across the Housing Market Areas set out in the Angus LDP are consistent with the provisions of the Approved TAYplan Strategic Development Plan (June 2012) (Core Doc: XXX) which was prepared and approved in the context of Scottish Planning Policy current at that time. Scottish Planning Policy has subsequently been reviewed and replaced in June 2014 and was a material consideration in preparation of the Proposed Angus LDP. In line with Section 16 (6) of the Planning etc (Scotland) Act 2006, Angus Council are required to ensure that the proposed Angus LDP is consistent with the approved TAYplan SDP.

2 HOUSING REQUIREMENT – SCALE

Scottish Planning Policy (SPP) (Core Doc: XXX)

In relation to housing the SPP states that the planning system should “*identify a generous supply of land for each Housing Market Area within the plan area to support the achievement of the Housing Land Requirement across all tenures, maintaining at least a 5 year supply of effective housing land at all times*”. The effectiveness and programming of sites will be monitored through the annual housing land audit, to maintain sufficient effective land for at least the following five years at all times. The annual Angus Housing Land Audit is prepared in consultation with Homes for Scotland, Scottish Water, SEPA and local developers and landowners.

Local development plans in city regions should allocate a range of sites which are effective or expected to become effective in the plan period to meet the Housing Land Requirement of the strategic development plan up to year 10 from the expected year of adoption and should provide for a minimum of 5 years effective land supply at all times. In allocating sites, planning authorities should be confident that land can be brought forward for development within the plan period and that the range of sites allocated will enable the housing supply target to be met.

It should be noted that the timescale within which local planning and the allocation of an effective housing land supply has taken place in Angus is set by the approved TAYplan SDP and relates to the period from 2012 to 2024. As it is anticipated that the Angus Local Development Plan will be adopted in 2016, the LDP is required to identify housing land to assist in the delivery of housing over the 10 year period to 2026. As this lies beyond the 2012 – 2024 period for the current TAYplan (approved

June 2012) the Housing Land Supply (HLS) identified in the Proposed Angus LDP has been calculated by adding a further two years of annual average completions from the approved TAYplan to each HMA.

The revised SPP requires that development plans should identify Housing Supply Targets (HST), informed by a robust Housing Needs and Demand Assessment (HNDA), and Housing Land Requirement (HLR) to assist in delivering the Housing Supply Target (HST).

The Housing Supply Target is the number of new homes that the planning authority agree should be delivered in each Housing Market Area over the Development Plan Period, taking into account wider economic, social and environmental factors, and issues of capacity, resource and deliverability. The HST should be separated into affordable and market sector housing, and is made up of new homes to buy and new homes to rent privately or from social housing landlords.

The HLR is the amount of land that the development plan should identify to support delivery of the housing supply target and is the Housing Supply Target plus an additional allowance to ensure that a generous supply of housing land is provided to ensure flexibility and choice in delivering the Housing Supply Target.

Approved TAYPLAN Strategic Development Plan (June 2012) (Core Doc: XXX)

TAYplan Policy 5: Housing requires the Angus LDP to allocate effective housing land (or land capable of becoming effective) to meet the Housing Land Requirement (HLR) up to year 10 from the predicted date of adoption. Local development plans are required to provide an effective and generous supply of land within each of the 4 Housing Market Areas in Angus to assist the delivery of 330 homes/units per year in Angus for the period up to 2024. These build rates include provision for affordable as well as market housing. The total minimum HLR for the 4 Angus HMA's is shown in Table 1 below.

In line with the requirement for LDP's to allocate effective land for a period of 10 years from the projected date of adoption the Angus LDP has planned for housing land release for the period to 2026. Although this lies 2 years beyond the approved TAYplan period which extends to 2024 as set out above the requirement to 2026 has been established by adding a further two years of annual average completions from the approved TAYplan to each HMA.

Table 1: Approved TAYplan (2012) Housing Land Requirement by Housing Market Area

Housing Market Area	Annual Average House Completions 2012 - 2024	Total Housing Land Requirement 2012 - 2026
North Angus	80	1120
East Angus	80	1120
South Angus	80	1120
West Angus	90	1260
Angus Total	330	4620

Source: Approved TAYplan Strategic Development Plan 2012–2032 (June 2012).

The TAYplan Strategic Development Plan is currently under review with the Proposed TAYplan Strategic Development Plan 2016 – 2036 published for a period of representation between May and July 2015. It is anticipated that the TAYplan SDP review will be approved by Scottish Ministers by the end of December 2016 and will provide the strategic framework for a future review of the Angus Local Development Plan. The provisions of the Proposed TAYplan, including the HLR, have been established in the context of revised SPP which was published in June 2014.

Table 2 below, sets out the HST and HLR for the Angus Housing Market Areas. Local Development Plans will be expected to deliver housing land to meet the full HLR. The HLR for the Angus HMA's detailed below will inform the preparation of the next Angus Local Development Plan. Table 2 indicates that the Annual Housing Supply Targets vary marginally from the annual average completion rates established by the approved TAYplan detailed on Table 1 above. The HST's detailed in the Proposed TAYplan SDP were informed by the TAYplan-wide Joint Housing Need and Demand Assessment (2013).

The HLS identified by the Angus LDP will meet in full the HLR detailed in the approved TAYplan. The Proposed TAYplan details that for all 4 Angus Housing Market Areas, the HLR is the HST + 10%.

Table 2: Proposed TAYplan Housing Land Requirement by Housing Market Area

Housing Market Area	Annual Housing Supply Target (HST) 2016 - 2028	Annual Housing Land Requirement (HLR = HST + 10%) 2016 - 2028	Total Housing Land Requirement 2016 - 2026
North Angus	75	83	830
East Angus	85	94	940
South Angus	70	77	770
West Angus	80	88	880
Angus Total	310	342	3420

Source: Proposed TAYplan Strategic Development Plan 2016 – 2036 (May 2015).

Proposed Angus Local Development Plan (February 2015)

The proposed Angus LDP has identified sites to meet the full Housing Land Requirement (HLR) established by the approved 2012 TAYplan SDP for the North Angus, East Angus and West Angus Housing Market Areas and the South Angus part of the Greater Dundee Housing Market Area. The aggregated Housing Land Supply (HLS) position for the 4 Housing Market Areas in Angus is set out in Table 3 below along with the additional requirement for housing land addressed by the Proposed ALDP. Details of the sites included in the effective HLS for the seven towns and landward area for each Housing Market Area are set out in the Housing Land Audit. The figures in Columns e and f in Table 2 exclude site capacity figures for Rural Service Centre sites in Edzell, Frickheim, Letham and Newtyle as these do not count towards meeting the TAYplan HLR which has been met by land allocations within the hierarchy of principal settlements set out in TAYplan Policy 1: Location Priorities.

Appendix 2: Housing for Local Needs in Rural Service Centres of Main Issues Report Topic Paper 1 Spatial Strategy detailed the rationale and methodology applied to establish the scale of residential development considered appropriate for each of the 4 Rural Service Centres over the 2016 – 2026 period. The Proposed ALDP has allocated effective sites to meet the estimated requirement for Local Needs Housing. This approach will support and maintain services and facilities, population levels and reduce the need to travel.

Sites allocated in the 4 Rural Service Centres provide opportunity for a further 230 houses and provide further flexibility and generosity in the HLS and additional locational choice. Although not counted by Angus Council in contributing to the minimum HLR, completions from these sites along with completions from other small, opportunity and windfall sites will contribute to meeting the Annual Average House Supply targets identified for individual HMA's by TAYplan. The HLS position detailed below does not include the potential yield from any brownfield opportunity sites identified by the adopted ALPR or Proposed Angus LDP.

The Proposed Angus LDP was prepared in the context of the 2014 Angus Housing Land Audit (Core Doc. XXX) which was agreed with Homes for Scotland. This includes notional programming which is the estimate of that part of the Effective HLS which may be delivered in any given year. These potential yield figures take into account past trends and completions, either on the individual sites or within each HMA and have been the subject of consultation with developers and/or landowners.

The effects of the continuing difficult market conditions affecting the house building industry across Angus have been considered and where appropriate a cautious approach has been adopted in predicting the potential yield from development sites. These estimated yield figures are subject to annual review through the Housing Land Audit process.

Table 3: Angus LDP Housing Land Supply 2012 - 2026 (February 2014) – 2014 Audit

HMA	a TAYplan Requirement 2012-26	b Actual & Programmed Completions 2012-16	c Remaining Requirement 2016-26 (a-b)	d Programmed Completions 2016-26	e LDP Allocations 2016-26	f Total Plan Provision 2016-2026 (d+e)
North Angus	1120	208	912	60	880	940
East Angus	1120	286	834	491	350	841
South Angus	1120	113	1007	277	730	1007
West Angus	1260	274	986	417	710	1127
ANGUS TOTAL	4620	881	3739	1245	2670	3915

Source: Proposed Angus LDP (February 2015) & Angus Housing Land Audit 2014

Table 4 below updates the HLS position set out in the Proposed Angus LDP taking account of the Finalised 2015 Housing Land Audit (Core Doc. XXX) which has been agreed with Homes for Scotland, with the exception of a single site in Forfar where the effectiveness is disputed. In line with PAN 2/2010 - Affordable Housing and Housing Land Audits (Core Doc. XXX) the 2015 Housing Land Audit includes new sites allocated in the Proposed ALDP and where considered part of the effective supply, includes estimated programming.

Table 4: Angus LDP Housing Land Supply 2012 – 2026 (Finalised 2015 Audit Update)

	a	b	c	d	e	f
HMA	TAYplan Requirement 2012-26	Actual & Programmed Completions 2012-16	Remaining Requirement 2016-26 (a-b)	Programmed Completions 2016-26	LDP Allocations 2016-26 Excl. RSC allocations ¹	Total Plan Provision 2016-2026 (d)
North Angus	1120	181	939	1093	880	1093
East Angus	1120	241	879	889	350	889
South Angus	1120	109	1011	1008	730	1008
West Angus	1260	261	999	1225	710	1225
ANGUS TOTAL	4620	792	3828	4215	2670	4215

Source: Proposed Angus LDP (February 2015) & Finalised Angus Housing Land Audit 2015

¹ In line with PAN 2/2010 Column d includes programming for new sites allocated in the Proposed ALDP. Rural Service Centre allocations excluded

The HLS detailed above is made up of existing sites with planning permission, site allocations continued from the adopted Angus Local Plan Review (February 2009) and new land allocations contained in the proposed Angus LDP. As can be seen, these sites combine to meet the HLRs for each of the 4 Housing Market Areas established by the approved TAYplan SDP (June 2012).

Flexibility - Windfall, Opportunity and Small Sites

To provide additional flexibility in the Housing Land Supply (HLS) the Proposed Angus LDP supports the development of appropriate windfall/opportunity and small sites. Where appropriate the Proposed ALDP has identified opportunity sites where residential development would be appropriate. Given the uncertainty of how and when these sites may come forward for development it is not appropriate to count the potential yield against the Housing Land Requirement (HLR). Similarly small housing sites, with a capacity of less than 5 housing units are regarded as providing additional flexibility in the HLS and do not count towards meeting the HLR.

In the 10 year period from 2003 – 2013 around 40% of all completions have come from windfall (18%) and small sites (22%). This amounts to 1601 completions from a total of 3941 across Angus over the period. Assuming that a similar number, scale and distribution of completions from non-planned supply come forward over the life of the Proposed ALDP, they will make a significant contribution to the delivery of new homes across Angus.

The Proposed ALDP approach to meet the full TAYplan HLR from the allocation of effective sites supports a plan led approach to the delivery of new homes and maximises flexibility in ensuring that there is a generous supply of housing land capable of development during the life of the Angus LDP.

Maintaining a Five Year Effective Housing Land Supply

SPP and TAYplan Policy 5 require Local Development Plans to allocate effective housing land to meet the Housing Land Requirement (HLR) up year 10 from the projected date of adoption, thus ensuring a minimum 5 years supply of effective housing land is available at all times. The mechanism for assessing the effectiveness of the Housing Land Supply (HLS) is through the Angus Housing Land Audit process.

The most up to date assessment of the effectiveness of the land supply and estimated programming of completions is the Finalised Angus Housing Land Audit 2015 which following consultation with Scottish Water, SEPA, developers and landowners has been agreed with Homes for Scotland. Details of the estimated programming from sites identified as effective in the 2015 HLA are set out in Table 5 below.

Table 5 considers the effective HLS position for each HMA across Angus over the 2016 – 2021 period. This represents the first Phase of the Local Development Plan. The figures detail the total overall estimated programming of sites across each HMA and the total capacity of those sites considered to be effective or capable of becoming effective within 5 years.

Table 5: 5-Year Effective Housing Land Supply 2016 - 2021

HMA	Total Effective Supply at March 2016 ¹	2016/17	2017/18	2018/19	2019/20	2020/21	Total 2016/21	Remaining Effective Supply at March 2021	LDP Phase 2 sites
North Angus	635	48	104	137	138	118	545	90	400
East Angus	633	84	109	145	145	129	612	21	250
South Angus	716	75	149	155	130	117	626	90	250
West Angus	871	108	160	198	178	105	749	122	300
Angus Total	2855	315	522	635	591	469	2532	323	1200

Source: Finalised 2015 Angus Housing Land Audit

¹ Total Effective Supply figure is derived by deducting the following from the total established supply set out in the 2015 Housing Land Audit: the constrained supply; LDP Allocations 2021 – 2026; Proposed Completions 2021/22 and Proposed Completions 2015/16.

The total Angus HLS set out in the Proposed ALDP for each Angus HMA is detailed in Table 3 above. The updated position taking into account the Finalised 2015 Housing Land Audit is detailed in Table 4 above.

Affordable Housing:

Affordable housing is broadly defined by SPP (June 2014) as housing of a reasonable quality that is affordable to people on modest incomes and may be provided in the form of social rented accommodation, mid-market rented accommodation, shared ownership housing, shared equity housing, housing sold at a discount (including plots for self-build), and low cost housing without subsidy. Provision for affordable housing should be made from the general supply of housing land identified through the

Angus Local Development Plan to meet the full TAYplan Housing Land Requirement (HLR).

The Proposed Angus LDP incorporates Policy TC3 Affordable Housing which seeks to secure the delivery of affordable housing from appropriate residential sites of 10 or more units, or where a site is equal to or exceeds 0.5ha. In line with Scottish Planning Policy (SPP) (2014) Policy TC3 sets a benchmark contribution of 25% across all 4 Angus Housing Market Areas. This is a significant variation from the current ALPR Policy SC6: Affordable Housing which identifies variable contributions across the 4 HMA's – between 15% and 40%.

Policy TC3 is based on the most up to date assessment of the requirement for affordable housing across Angus provided by the TAYplan Housing Needs and Demand Assessment (HNDA) (December 2013). This identified a substantial backlog of need for affordable housing across the 4 HMA's. As illustrated in Table XX below the identified need for affordable housing set out in Column a represents a substantial proportion of the new build requirement detailed in Column b. Meeting the need identified by the TAYplan HNDA 2013 would require between 30 and 65% (Column c) of all new houses to be affordable. This was not considered to be reasonable or viable response to delivering affordable housing to meet the assessed need over the 2016 – 26 period. In the context of Scottish Government guidance contained in the SPP Policy TC3 seeks to secure the delivery of affordable housing across all 4 Angus HMA's equivalent to 25% of the total number of residential units proposed on all qualifying allocated and windfall residential sites.

Table 6: Affordable Housing Calculated Contribution – based on 2013 TAYplan HNDA Outputs

	a	b	c	f	g
HMA	Affordable Housing Need 2016 – 2026 ¹	Total New Build Requirement (NBR) 2016 – 2026 ²	% of NBR required to meet AH Need	SPP benchmark 25%	Potential AH Delivery No. Units ³
North Angus	430	912	47.1	25	228
East Angus	520	834	62.4	25	209
South Angus	420	1007	41.7	25	252
West Angus	310	986	31.4	25	247
ANGUS	1680	3739	44.9	25	935

¹ Annual Average Affordable Housing Need applied over the 2016 – 26 LDP period. Source: TAYplan HNDA 2013.

² Remaining New Build Requirement for 2016 – 26 period. Source: Proposed Angus LDP, Table 1 (column c), page 20.

³ Potential Affordable Housing Units if the full 25% of the New Build Requirement is delivered.

Continued from the approach set out in current ALPR Policy SC6, LDP Policy TC3 details that the scale and nature of affordable housing contribution sought from individual sites will be subject to negotiation and agreement between the applicant

and the Council and take into account local housing needs; physical characteristics of the site; development viability; and availability of public sector funding. The Policy will be supported by a revised and updated Implementation Guide (Action Programme Action 15).

3 HOUSING REQUIREMENT - DISTRIBUTION

Approved TAYPLAN Strategic Development Plan (June 2012) (Core Doc: XXX)

The TAYplan Strategic Development Plan approved by Scottish Ministers in June 2012 provides the strategic context for the Proposed Angus LDP. The TAYplan strategy focuses on locating the majority of new development within a tiered hierarchy of principal settlements set out in Policy 1: Location Priorities. Within Angus, these settlements are Arbroath, Brechin, Carnoustie, Forfar, Kirriemuir, Monifieth and Montrose. In directing the majority of plan led development (housing and employment) to the principal settlements, TAYplan continued the general strategy of the previous Dundee and Angus Structure Plan and the approach contained in the current Angus Local Plan Review (adopted February 2009). TAYplan Policy 1 prioritises land within the principal settlements over land on the edge of these settlements, which is in turn prioritised over land in other non-principal settlements.

Proposed TAYPLAN Strategic Development Plan 2016-36 (May 2015) (Core Doc: XXX)

The TAYplan Strategic Development Plan is currently under review with the Proposed TAYplan Strategic Development Plan 2016 – 2036 published for a period of representation between May and July 2015.

In line with the current approved TAYplan, the development strategy in the Proposed TAYplan SDP continues to focus the majority of new development within a tiered hierarchy of principal settlements set out in Policy 1: Location Priorities. Within Angus, these settlements are Arbroath, Brechin, Carnoustie, Forfar, Kirriemuir, Monifieth and Montrose. Consequently the Spatial Strategy set out in the Proposed Angus LDP will remain consistent with the TAYplan SDP 2016-2036 when approved by Scottish Ministers. It is anticipated that the revised TAYplan will be approved in December 2016.

Proposed Angus Local Development Plan (February 2015) - Spatial Strategy:

The spatial strategy put forward in the Proposed ALDP Main Issues Report and carried forward into the Proposed Plan is consistent with the approved TAYplan SDP (June 2012) and directs plan led development to sites within the hierarchy of principal settlements to meet the full Housing Land Requirement (HLR) set by TAYplan for each HMA. Additional small scale allocations have been made in Rural Service centres to meet the estimated requirement for local needs housing. This is reflected in the land allocations set out in the Proposed Plan. TAYplan did not specify the proportion of the HLR to be met in each principal settlement.

In line with the locational framework set out in TAYplan, in the North, East and West Angus Housing Market Areas the Proposed Angus LDP has directed the majority of

housing land to Montrose, Arbroath and Forfar, taking into account infrastructure capacity, environmental capacity and the availability of appropriate effective development sites capable of delivering house completions. These Tier 2 settlements are the highest Tier of principal settlement available in these HMA's. The remaining Tier 3 principal settlements (Brechin and Kirriemuir) are the focus of more limited opportunity for housing development, primarily to meet local needs, commensurate with their role as smaller centres of population and economic activity.

In determining the scale and location of housing land release across the South Angus HMA, Angus Council did not promote land release in areas to the north and west of Dundee (including Birkhill/Muirhead which lies within the Tier 1 Dundee Core Area) as these were not considered to be desirable in terms of compliance with the TAYplan Strategy regarding competition with the Dundee Western Gateway Strategic Development Area.

The established strategy set out in the current adopted Angus Local Plan Review (February 2009) supports the retention of population and services by providing opportunity for new homes in the rural area including Rural Service Centres, smaller settlements and the open countryside. New employment related development has been supported where proposals make a positive contribution to the rural economy and are of a scale and nature appropriate to the intended location.

The spatial strategy in the Proposed Plan continues to focus development on supporting the Rural Service Centres (RSC's) of Edzell, Friockheim, Letham and Newtyle which have relatively large resident populations and the most significant number and range of services and facilities, by allocating small-scale development sites for housing. This approach will support and maintain services and facilities, population levels and reduce the need to travel.

The approach to rural development also supports appropriate infill and redevelopment opportunities which come forward within other settlements with development boundaries below Rural Service Centre level and support new development in appropriate countryside locations by encouraging people to live and work in rural communities.

It is intended to undertake a landscape capacity based review of settlement development boundaries to inform a future review of this first Angus Local Development Plan, to establish the potential for modest expansion of smaller settlements. This is detailed as Action 5 on page 7 of the Draft Action Programme published alongside the proposed Angus LDP.

In line with SPP (para 83, pages 22-23) the approach to new countryside housing provides the opportunity for sustainable forms of development in appropriate locations. This includes the opportunity for new housing on greenfield sites related to existing groups of houses, but only on a small scale and in locations consistent with the protection of the rural character.

4. HOUSING MARKET AREAS

This paper demonstrates that the effective HLS identified by the Proposed Angus LDP across the 4 Angus Housing Market Areas meets the full Housing Land Requirement set out in the approved TAYplan Strategic Development Plan (June 2012) both in terms of the minimum requirement to assist delivery of the annual average house completion targets but also in terms of the ability to provide a minimum 5 years effective land supply at all times.

North Angus HMA

The scale and distribution of housing sites across the HMA is compliant with the provisions of TAYplan. In line with the locational priorities expressed by TAYplan housing land allocations in the South Angus HMA are focussed on Montrose (Tier 2 settlement) and Brechin (Tier 3). In addition, in line with the Proposed ALDP approach to delivering housing in rural areas, the Plan proposes the release of 50 houses on a greenfield extension site at Edzell to meet local housing needs and maintain local population levels and support essential community services and facilities.

The majority of the HLR will be delivered from the existing greenfield extension sites at Dubton Farm, Brechin and Brechin Road, Montrose. Further opportunities for residential development are provided by the allocation of the former Sunnyside Hospital Estate for a mixed use development including the release of 320 houses in the period to 2026 and a further allocation for around 60 houses on a site at Hillside – both sites lie within the development boundary for Montrose (including Ferryden & Hillside). Angus Council considers that these sites are effective and together with the supply of sites with planning permission and/or under construction provide an effective land supply to meet the TAYplan HLR. In the circumstances there is no requirement to supplement the available supply with further greenfield allocations.

In addition to the position set out in the 2015 Angus Housing Land Audit, since 31 March 2015:

- Planning permission has been granted subject to conditions on 8 September 2015 for residential development comprising 99 dwelling units and associated infrastructure at Dubton Farm Brechin (15/00425/FULM). The planning permission is on part of the site allocated as B1 Housing – Dubton Farm in the Proposed ALDP.

East Angus HMA

The scale and distribution of housing sites across the HMA is compliant with the provisions of TAYplan. In line with the locational priorities expressed by TAYplan housing land allocations in the East Angus HMA are focussed on Arbroath (Tier 2 settlement). In addition, in line with the Proposed ALDP approach to delivering housing in rural areas, the Plan proposes the release of 80 houses on the existing greenfield extension site at Friockheim to meet local housing needs, maintain local population levels and support essential community services and facilities.

The majority of the HLR will be delivered from the existing supply of housing sites detailed in the Angus Housing Land Audit 2015 and greenfield extension sites at Crudie Acres and Crudie Farm, Arbroath. Angus Council considers that these sites are effective and together with the supply of sites with planning permission and/or under construction to meet the TAYplan HLR. In the circumstances there is no requirement to supplement the available supply with further greenfield allocations. In addition to providing an adequate supply of housing land to meet the requirements of TAYplan the new sites allocated to the north and west of Arbroath provide a range of sites and locational choice in addition to the existing greenfield site at Montrose Road.

In addition to the position set out in the 2015 Angus Housing Land Audit, since 31 March 2015:

- A Proposal of Application Notice was submitted at field 100m east of electricity substation, East Muirlands Road, Arbroath for residential development on the 20 July 2015 (15/00708/PAN). The PAN covers the site allocated as A1 Housing – Crudie Acres, East Muirlands Road in the Proposed ALDP.

South Angus HMA

The scale and distribution of housing sites across the HMA is compliant with the provisions of TAYplan and in Angus Council's estimation does not undermine or prejudice the land release strategy of Dundee City Council expressed through the adopted Dundee City LDP and in particular is not in competition with the Dundee Western Gateway. The Proposed Angus LDP required to allocate a significant amount of land in the South Angus HMA to meet the TAYplan HLR. There are no Tier 2 settlements in South Angus and it would not have been appropriate to focus all housing to the Tier 3 settlement of Carnoustie. Therefore in line with the locational priorities expressed by TAYplan housing land allocations in the South Angus HMA are focussed on Monifieth (part of the Tier 1 Dundee Core Area) and Carnoustie (Tier 3 settlement). In addition, in line with the LDP approach to delivering housing in rural areas, the Plan proposes the release of 50 houses on two greenfield extension sites at Newtyle to meet local housing needs and maintain local population levels and support essential community services and facilities.

The majority of the HLR will be delivered from the redevelopment of the former Ashludie Hospital, Monifieth and greenfield extension sites at Pitskelly, Carnoustie and Victoria Street North, Monifieth Angus Council considers that these sites are effective and together with the supply of sites with planning permission and/or under construction. In addition the Proposed ALDP identifies the former Strathmartine Hospital Estate as redevelopment and regeneration opportunity for a range of uses including housing. In the circumstances there is no requirement to supplement the available supply with further greenfield allocations.

In determining the scale and location of housing land release across the South Angus HMA, Angus Council did not promote land release in areas to the north and west of Dundee (including Birkhill/Muirhead which lies within the Tier 1 Dundee Core Area) as these were not considered to be desirable in terms of compliance with the TAYplan Strategy regarding competition with the Dundee Western Gateway Strategic Development Area. In preference to other locations in the Angus part of the Dundee Core Area the Proposed Angus LDP allocates sites for housing development in and around Monifieth. This approach takes advantage of the range of facilities and services available (including schools, health care facilities and town centre shops and services) in Monifieth and supports a sustainable settlement strategy across Angus.

In addition to the position set out in the 2015 Angus Housing Land Audit, since 31 March 2015:

- Planning permission has been granted subject to conditions on the 17 September 2015 for the erection of 350 – 400 dwellings on land west of Victoria Street, Monifieth (13/01184/PPPM). The permission covers the site allocated as Mf2 Housing – Victoria Street West in the Proposed ALDP.
- Planning permission has been granted subject to conditions on the 24 September 2015 for the erection of 133 units at Ashludie Hospital, Monifieth (15/00099/FULM). The permission covers the site allocated as Mf1 Housing – Ashludie Hospital in the Proposed ALDP.
- Planning permission has been granted subject to conditions on the 1 October 2015 for 82 units at Taymouth Engineering Works, 2 Anderson Street, Carnoustie (15/00558/FULM). The permission covers part of the site identified as C5 Opportunity Site – Panmure Industrial Estate in the Proposed ALDP.
- Planning permission has been granted subject to conditions on the 3 September 2015 for the erection of 24 units at the former Carnoustie Maltings, Victoria Street, Carnoustie (10/00309/FULL). The permission covers part of the site identified as C9A) Victoria Street, Former Maltings in Table C1: Existing Sites in the Proposed ALDP.
- An application for the development of the former hospital site to include new build and conversion to residential (222 units) and community use and crèche, associated access, landscape and infrastructure works at the former Strathmartine Hospital is currently pending consideration. On the 17 September 2015 the Scottish Ministers gave notice to the Council that they are minded to grant planning permission in principle subject to conditions and the satisfactory conclusion of a planning obligation or suitable alternative binding agreement (13/00268/EIAM). The permission covers the site identified as St1 Opportunity Site – Strathmartine Hospital Estate in the Proposed ALDP.
- An application for 250 residential units at land at Pitskelly, Carnoustie is currently pending consideration. Angus Council determined on the 18 December 2014 that they were minded to approve the application subject to conditions, but the decision is subject to legal challenge. The Court of Session

hearing is scheduled for the 15 and 16 October 2015 (14/00573/PPPM). The application covers the site allocated as C1 Housing – Land at Pitskelly in the Proposed ALDP.

- An application for planning permission in principle for the development of 300 residential properties including market, local affordable, retired and self build, access, infrastructure, open space and paths at field west of Carlogie Road, Carnoustie is currently pending consideration. The application was validated on the 12 October 2015 (15/00922/PPPM). The application site is not identified or allocated in the Proposed ALDP.
- A Proposal of Application Notice was submitted at 70m North West of Greenlaw Hill, Carnoustie for residential development on the 29 September 2015 (15/00911/PAN). The PAN includes the site identified as C4 Opportunity Site – Greenlaw Hill in the Proposed ALDP, but covers a wider area.

West Angus Housing Market Area

The scale and distribution of housing sites across the HMA is compliant with the provisions of TAYplan. In line with the locational priorities expressed by TAYplan housing land allocations in the West Angus HMA are focussed on Forfar (Tier 2 settlement) and Kirriemuir (Tier 3). In addition, in line with the Proposed ALDP approach to delivering housing in rural areas, the Plan proposes the release of 50 houses on a greenfield extension site at Letham to meet local housing needs and maintain local population levels and support essential community services and facilities.

The majority of the HLR will be delivered from the existing supply of housing sites detailed in the Angus Housing Land Audit 2015 and greenfield extension sites at Turfbeg and Westfield, Forfar and land south of Beechwood Place, Kirriemuir. Angus Council considers that these sites are effective and together with the supply of sites with planning permission and/or under construction. In the circumstances there is no requirement to supplement the available supply with further greenfield allocations.

In addition to the position set out in the 2015 Angus Housing Land Audit, since 31 March 2015:

- Planning permission has been granted subject to conditions on the 23 September 2015 for the erection of approximately 300 houses with associated roads, landscaping and community facilities on land 500m north of Forfar Academy, Forfar (13/01001/PPPM). The permission covers the site allocated as F3 Housing – Turfbeg in the Proposed ALDP.