

**AUDIT OF HOUSING LAND
IN
ANGUS
2017**

**PRODUCED BY
ANGUS COUNCIL**

**Place
Planning Service
Angus Council
County Buildings
Market Street
FORFAR
DD8 3LG**

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SECTION 1 : INTRODUCTION

The annual audit of housing land provides a factual statement of land supply within Angus Council's administrative boundary.

Only sites with a capacity of 5 or more units are included, although aggregate details on the capacity of smaller sites is also included.

This audit is the result of a survey undertaken in April 2017, and covers a twelve month period. The base date for the audit is 31 March 2017, which has been established in order to meet the requirements of the TAYplan Strategic Development Plan.

The first TAYplan was approved by Scottish Ministers on 8 June 2012. This will be superseded by TAYplan SDP 2016-2036 which is anticipated to be approved with modifications in September 2017. The audit gives details of the land supply for each of the four housing market areas in the Angus part of the TAYplan Strategic Development Plan area including the South Angus Housing Market Area which is part of the Greater Dundee Housing Market Area.

The Scottish Government's Planning Advice Note (PAN) 2/2010 provides guidance on the content of housing land audits. This guidance has been followed in preparing the draft Angus Housing Land Audit 2017.

SECTION 2 : GENERAL PRINCIPLES

Housing sites are included under the Housing Market Area in which they are located. The audit provides a range of information relating to each housing site:

- The schedules in Section 4 are grouped by effective supply and constrained supply, as defined within PAN 2/2010 (see Appendix 1).
- Each site has a unique site reference. For the 2017 audit the code has been amended to reflect the name of the housing market area and settlement. This is followed (where appropriate) by the adopted Angus Local Development Plan site 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 the adopted local development plan, or has planning permission or other Council approval.
- The approval date refers to the date of publication of the relevant local plan or the date that the latest planning permission decision notice 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. In line with TAYplan SDP 2016-2036 detailed programming is provided for the next five years with any remainder shown as Later Years.
- Details of the number of completions in the preceding year are included in the schedules. From this year, the Council has simplified its processes and now calculates completions as sites where either Temporary Occupation Certificates or Completion Certificates have been issued via the Building Warrant process.
- Completions are not included in the Audit for sites that can be classified as regeneration sites i.e. where housing is replacing housing (sometimes with reduced numbers).
- In terms of affordable housing completions, only where a site is wholly developed by a Registered Social Landlord (RSL) will completions be shown. Where a developer uses an RSL to deliver their affordable housing requirement as part of a planning permission covering the whole site the RSL completions will not be shown separately but form part of the gross completions figure on the site.

Further information on the delivery of affordable housing in Angus can be obtained by contacting the Council's Housing Strategy Team.

The potential yield figures take into account past trends and completions, either on-site or within the housing market area. The continuing effects of the recent financial difficulties for the house-building industry have been considered and where appropriate a cautious approach has been adopted in predicting future yield from development sites. More generally, emphasis is made that the likely yield is notional and will undoubtedly vary from the actual figure.

Angus Council has also utilised guidance published by Homes for Scotland regarding the programming of sites across Scotland. The Homes for Scotland guidance provides the following examples for notional programming:

Detached / semi: Urban 30 units per annum (24 if no developer)
Rural 10-20 units p/a (depending on past trends)

Flats: Urban 38 units p/a (30 if no developer)
Rural 20 units p/a

As a default, the programme for the first year of production should be no more than 50% of a full year output

Each site in the draft audit has also been assessed and classed as constrained where they meet two or more of the following criteria:

- 1) there is no developer associated with a site;
- 2) planning permission is within one year of expiring and no renewal has been sought, or where planning permission was granted over two years ago and no effort has been made to obtain a building warrant;
- 3) the site characteristics indicate the likelihood of high development costs.

This approach provides an additional assessment against the criteria from the Scottish Government's PAN 2/2010 and is a methodology that has been agreed with Homes for Scotland during preparation of previous housing land audits.

The last component of the audit (Section 5) sets out the number of completions recorded on sites of five or more houses for each settlement/area. The Council has simplified its processes as part of the 2017 audit and now calculates completions as sites where either Temporary Occupation Certificates or Completion Certificates have been issued via the Building Warrant process.

The aggregate number of dwellings that is expected to come forward on small sites (less than 5 units) is also shown in the audit. Angus Council does not consider that completions on these sites will contribute to meeting the Strategic Development Plan requirements for housing land. These sites will however have a role to play in augmenting the supply of effective housing land and in contributing to meeting the TAYplan SDP 2016-2036 annual average build rates.

SECTION 3 : CONSULTATION AND ENGAGEMENT

Pre-Draft Audit Consultation

Angus Council once again undertook additional steps in relation to preparing the draft 2017 Audit. Steps undertaken included:

- Early consultation with developers/landowners to ascertain progress on a site, whether the site remains effective and to ascertain initial notional programming on their sites.

In addition, one of the key actions within the Local Development Plan Action Programme is looking at the effective delivery of housing sites. In recent months the Planning Service has been actively engaging and liaising with landowners/developers to get up-to-date information on site delivery. Where applicable, discussions which had taken place were used to set out the detailed five year notional programming of effective sites in the draft audit.

The engagement on site delivery will continue over the coming months and the Planning Service would actively encourage landowners/developers to also make contact if they want to discuss particular issues relating to their sites and their delivery as soon as possible.

Draft 2017 Angus Housing Land Audit Consultation

The audit has been subject to consultation with the Scottish Government; Homes for Scotland; Scottish Water; Scottish Environment Protection Agency; Transport Scotland and the public via the Angus Council website. In addition, developers and registered social landlords (RSLs) that have an identified interest in the development of housing land across Angus were contacted individually to further increase opportunities for participation in the audit process.

The Council received a total of 19 responses to the draft housing land audit from developers and landowners. In addition, responses were received from Scottish Government, Scottish Water, Scottish Environment Protection Agency and Homes for Scotland. Where appropriate, responses have resulted in a small number of changes in the finalised audit.

The response from Homes for Scotland questioned the effectiveness of various sites predominantly within the South and West Angus Housing Market Areas. Angus Council and Homes for Scotland have however reached general agreement on all sites in the audit. The Council has further agreed to monitor the effectiveness and delivery of a small number of sites in advance of preparing the Draft 2018 Angus Housing Land Audit.

Several consultation responses also sought a change to the site programming within the draft audit. The Council accepts that interested parties often have a greater knowledge of the future development prospects regarding their site(s); however it has been important to ensure that the overall projections for new completions remain realistic. The programming and/or status on the following sites have been

amended in line with consultation responses and other factors such as current development activity:

Site reference	Name	Comment / Details
NAL173	East of Duriehill Road, Edzell	Programming pushed back one year to 19/20 – 10 units; 20/21 – 20 units; 21/22 – 20 units per year. This reflects recent developer interest in the site.
SAC123	Land at Pitskelly, Carnoustie	Status of the site changed to OUPC in line with recent planning permission being confirmed in December 2016.
SAM078	Victoria Street West, Monifieth	Programming for the first year of projected completions amended to 18/19 – 25 units. This reflects recent discussion with the developer – Taylor Wimpey.
WAF220	Turfbeg, Forfar	Programming brought forward one year to 18/19 – 25 units; 19/20-21/22 – 50 units per year; Later Years – 125 units. This reflects recent discussion with the developer – Guild Homes.

Angus Council would like to thank all of those responding to the draft Angus Housing Land Audit 2017 for their input, which has helped to align the audit process with the expectations and commitments of those involved in building new homes across the Angus area.

SECTION 4

ANGUS COUNCIL

HOUSING MARKET AREAS

HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (April 2017)(sites of 5+ houses)

	PROGRAMMING ON EFFECTIVE SITES						Later Years	Constrained Sites	Established Sites
	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022	2017 to 2022			
	A	B	C	D	E				
BRECHIN	0	34	55	49	42	180	264	0	444
MONTROSE	9	12	25	50	50	146	175	8	329
NORTH ANGUS HMA LANDWARD	5	38	58	80	80	261	138	0	399
North Angus HMA Total	14	84	138	179	172	587	577	8	1172
ARBROATH	33	95	107	92	99	426	370	0	796
EAST ANGUS HMA LANDWARD	21	40	39	26	25	151	8	0	159
East Angus HMA Total	54	135	146	118	124	577	378	0	955
CARNOUSTIE	62	30	17	33	30	172	175	0	347
MONIFIETH	121	61	38	35	35	277	220	0	497
SOUTH ANGUS HMA LANDWARD	1	10	28	15	15	69	145	0	214
South Angus HMA Total	184	101	83	83	80	518	540	0	1058
FORFAR	50	51	92	77	65	335	410	30	775
KIRRIEMUIR	3	23	33	33	33	125	45	0	170
WEST ANGUS HMA LANDWARD	5	27	29	17	15	93	10	0	103
West Angus HMA Total	58	101	154	127	113	553	465	30	1048
ANGUS	310	421	521	507	489	2235	1960	38	4233

HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (April 2017)

BRECHIN

EFFECTIVE SUPPLY										PROGRAMMING - 5 years						
SITEREF	ALDP REF	NAME	OWNER / DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2016 to 2017	UNITS TO BUILD	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022	2017 to 2022	Later Years
NAB074	B2	Former Andover P.S, Nursery Lane on 2 sites	Andover Developments Ltd.	DEPC	16/08/2016	0.89	21	0	21		7	7	7		21	
NAB092a	B1	Dubton Farm *****	Scotia Homes	DEPC	20/10/2014	10.00	200	0	200		16	24	24	24	88	112
NAB092	B1	Dubton Farm	Dalhousie Estates/A&J Stephen	ALDP	26/09/2016	26.00	200	0	200			12	18	18	48	152
NAB138	B(d)	Park Road	Carberry Devs/Westwater Homes	DEPC	27/01/2016	0.43	8	0	8		8				8	
NAB147		Liddle's Close/Swan Street	Dalhousie Bar Ltd	DEPC	08/01/2016	0.05	9	0	9			9			9	
NAB149		Slater Way, Montrose Street	Dave Clark	DEPC	22/04/2016	0.23	6	0	6		3	3			6	
TOTAL EFFECTIVE (SITES OF 5+ HOUSES)						37.60	444	0	444	0	34	55	49	42	180	264
small sites (less than 5 houses)							38	0	33							
Total							482	0	477							
CONSTRAINED SUPPLY																
SITEREF	ALDP REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	NATURE OF LONG TERM CONSTRAINTS								OTHER FACTORS
NAB098	B4	Witchden Road	Private	ALDP	26/09/2016	0.60		OWN, MAR, LAN, CON								OPPORTUNITY
NAB146	B5	Maisondieu Church	Private	ALDP	26/09/2016	0.25		MAR								OPPORTUNITY
TOTAL CONSTRAINED						0.85	0									

***** planning permission granted for 99 units on 20/10/14 and alter site layout at 07/09/15

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HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (April 2017)

MONTROSE

EFFECTIVE SUPPLY										PROGRAMMING - 5 years						
SITEREF	ALDP REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2016 to 2017	UNITS TO BUILD	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022	2017 to 2022	Later Years
NAM016b	M1	Brechin Road	Private	ALDP	26/09/2016	17.80	300	0	300			25	50	50	125	175
NAM116	M(b)	Hill Place	Pert Bruce Construction	CONS	14/01/2013	0.24	20	0	10		10				10	
NAM156	M(d)	Former Roseacre Caravans, Wishart Gardens	Northesk Dev Co	CONS	14/11/2013	0.65	9	0	4	2	2				4	
NAM218	M(h)	Rear of 11 to 15 Broomfield Road	B & K Properties	CONS	23/12/2015	0.14	6	1	2	2					2	
NAM225		Methodist Chapel, New Wynd	North Esk Investments	DEPC	20/02/2015	0.06	5	0	5	5					5	
TOTAL EFFECTIVE (SITES OF 5+ HOUSES)						18.89	340	1	321	9	12	25	50	50	146	175
small sites (less than 5 houses)							22	8	12							
Total							362	9	333							
CONSTRAINED SUPPLY																
SITEREF	ALDP REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	NATURE OF LONG TERM CONSTRAINT								OTHER FACTORS
NAM037		Waldron Road	C & D Batchelor	OUPC	25/08/2014	0.63	8	MAR								
NAM088b	M4	Chapel Works, Patons Mill West	George Martin (Builders)	ALDP	26/09/2016	0.16		MAR								OPPORTUNITY
NAM226	M5	Former Swimming Pool, The Mall	Private	ALDP	26/09/2016	0.26		MAR								OPPORTUNITY
TOTAL CONSTRAINED						0.42	8									

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HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (April 2017)

NORTH ANGUS HOUSING MARKET AREA LANDWARD

EFFECTIVE SUPPLY											PROGRAMMING - 5 years						
SITEREF	ALDP REF	NAME	LOCATION	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2016 to 2017	UNITS TO BUILD	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022	2017 to 2022	Later Years
NAL165	E(a)	East Mains Farm, High Street	Edzell	DLB Scotland Ltd	DEPC	07/06/2016	1.03	13	0	13	5	8				13	
NAL073	BM(c)	Mains of Farnell	Farnell	Mrs Michelle Simpson Dalhousie Estates/Guild	DEPC	06/03/2015	0.84	5	0	5		5				5	
NAL173	E1	East of Duriehill Road	Edzell	Homes	ALDP	26/09/2016	6.20	50	0	50			10	20	20	50	
NAL052	BM(a)	Muirton of Ballochy, Bridge of Dun	Dun	Kirkland Properties	CONS	04/04/2013	1.19	5	0	1		1				1	
NAL075	M3	Sunnyside Hospital Estate	Hillside	Sunnyside Estate Ltd.	ALDP	26/09/2016	21.00	265	0	265		24	36	36	36	132	133
NAL120	M2	Rosemount Road	Hillside	Angus Council	ALDP	26/09/2016	3.00	65	0	65			12	24	24	60	5
TOTAL EFFECTIVE (SITES OF 5+ HOUSES)							33.26	403	0	399	5	38	58	80	80	261	138
small sites (less than 5 houses)								69	0	64							
Total								472	0	463							

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ARBROATH

EFFECTIVE SUPPLY										PROGRAMMING - 5 years						
SITEREF	ALDP REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2016 to 2017	UNITS TO BUILD	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022	2017 to 2022	Later Years
EAA198	A(a)	Montrose Road	Stewart Milne Homes	CONS	06/11/2015	15.10	344	0	237	12	24	24	24	24	108	129
EAA200	A(d)	Ernest Street/Palmer Street	LEJ Ltd	DEPC	03/01/2013	1.50	75	0	75		9	16	15	15	55	20
EAA202a	A(l)	Baltic Mill, Dens Road	Cullross Ltd./Hillcrest H.A.	DEPC	04/04/2014	0.28	37	0	37		10	15	12		37	
EAA243	A(f)	Viewfield Hotel	Viewfield Court Ltd	CONS	20/10/2015	0.30	20	1	19	3	6	5	5		19	
EAA261	A(j)	Inverpark Hotel, Bank Street	McCallan Homes Ltd.	DEPC	07/08/2012	0.12	12	0	12		6	6			12	
EAA270	A1	Crudie Acres, East Muirlands Road	Persimmon Homes	DEPC	01/11/2016	9.45	287	0	287	18	36	36	36	36	162	125
EAA271	A2	Crudie Farm, Arbirlot Road West	Private	ALDP	26/09/2016	5.00	120	0	120					24	24	96
EAA171		Abbeybank House, Springfield Tce	McNulty Homes	DEPC	30/06/2016	0.53	9		9		4	5			9	
TOTAL EFFECTIVE (SITES OF 5+ HOUSES)						32.28	904	1	796	33	95	107	92	99	426	370
small sites (less than 5 houses)							54	3	51							
Total							958	4	847							
CONSTRAINED SUPPLY																
SITEREF	ALDP REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	NATURE OF LONG TERM CONSTRAINT								OTHER FACTORS
EAA141	A5	Little Cairnie Hospital	Chamberlain Bell Ltd	ALDP	26/09/2016	0.30		OWN								OPPORTUNITY
EAA202(b)	A3	Wardmill/Dens Road	Dens Road Arbroath Ltd	ALDP	26/09/2016	4.03		LAN								OPPORTUNITY
EAA017	A4	Cairnie Road, The Elms	Kwikbuild Building Contractor	ALDP	26/09/2016	0.58		MAR								OPPORTUNITY
EAA183	A6	Elliot	G Land	ALDP	26/09/2016	1.24		OWN								OPPORTUNITY
TOTAL CONSTRAINED						6.15										

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HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (April 2017)

EAST ANGUS HOUSING MARKET AREA LANDWARD

EFFECTIVE SUPPLY											PROGRAMMING - 5 years						
SITEREf	ALDP REF	NAME	LOCATION	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2016 to 2017	UNITS TO BUILD	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2017 to 2022	Later Years
EAL239	ARB(a)	Kirkbank	Auchmithie	Crudie Farms	DEPC	22/09/015	1.20	16	0	16		8	8			16	
EAL328	ARB(b)	Greystone	Carmyllie	Mrs A Goetz	OUPC	19/06/2015	0.55	5	0	5		2	2	1		5	
EAL007	LG(a)	Letham Grange	Colliston	F P C Developments	CONS	01/06/2010	8.68	140	0	2		1	1			2	
EAL106	ARB(c)	Cotton of Colliston	Colliston	D Henderson/Kilwarton Ltd	CONS	02/03/2005	0.48	5	0	1	1					1	
EAL372	ARB(d)	Denside Farm	Colliston	Mr G Sinclair	DEPC	22/12/2015	0.80	7	0	7		4	3			7	
EAL226	FK1	South of Gardyne Street	Friockheim	Guild Homes	CONS	10/03/2015	7.65	88	8	80	15	15	15	15	15	75	5
EAL163	Ik(a)	Railway Field, Inverkeilor South	Inverkeilor	Penman Group / Hillcrest HA	DEPC	16/12/2015	2.83	48	0	48	5	10	10	10	10	45	3
TOTAL EFFECTIVE (SITES OF 5+ HOUSES)							22.19	309	8	159	21	40	39	26	25	151	8
small sites (less than 5 houses)								91	6	77							
Total								400	14	236							
CONSTRAINED SUPPLY																	
SITEREf	REF	NAME	LOCATION	DEVELOPER	STATUS	LAST APPROVAL	(ha.)	CAPACITY	NATURE OF LONG TERM CONSTRAINT								OTHER FACTORS
EAL015	Ik(b)	Lunan Avenue/Kirkton Farm	Inverkeilor	Mrs L Watson	DEPC	15/08/2014	1.90	17	MAR								
EAL403		Slade Farm	Carmyllie	John P Grey and Sons	DEPC	23/12/2014	1.88	5	MAR								
TOTAL CONSTRAINED						1.88	5										

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HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (April 2017)

CARNOUSTIE

EFFECTIVE SUPPLY										PROGRAMMING - 5 years						
SITEREF	ALDP REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2016 to 2017	UNITS TO BUILD	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022	2017 to 2022	Later Years
SAC087(c)	C(a)	Former Maltings, Victoria Street	D J Laing Homes Ltd	CONS	09/01/2017	1.39	37	0	37	24	13				37	
SAC090		Links Hotel, 8 Links Parade	Bancon Developments	DEPC	05/06/2015	0.01	8	0	8		8				8	
SAC110	C(d)	Balmachie Road	Clayholes Farming Co	DEPC	04/03/2016	0.52	5	0	5			2	3		5	
SAC123	C1	Land at Pitskelly	D J Laing Homes Ltd	OUPC	19/12/2016	9.70	250	0	250			15	30	30	75	175
SAC126		Taymouth Engineering Works	Ogilvie Homes	CONS	01/10/2015	2.15	82	44	38	38					38	
SAC127		11 Bonella Street	Mr Wilson & Brian Smith	DEPC	24/01/2017	0.38	9	0	9		9				9	
TOTAL EFFECTIVE (SITES OF 5+ HOUSES)						14.15	391	44	347	62	30	17	33	30	172	175
small sites (less than 5 houses)							31	2	28							
Total							422	46	375							
CONSTRAINED SUPPLY																
SITEREF	ALDP REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	NATURE OF LONG TERM CONSTRAINT								OTHER FACTORS
SAC043	C3	Former Social Club, Barry Road	D J Laing Homes Ltd	ALDP	26/09/2016	1.00		LAN, INF								OPPORTUNITY
SAC044	C4	Greenlaw Hill	Persimmon Homes	ALDP	26/09/2016	1.70		LAN								OPPORTUNITY
SAC042b	C2	Woodside/Pitskelly	D J Laing Homes Ltd	ALDP	26/09/2016	2.50		LAN, INF								REMAINDER OF OPPORTUNITY SITE (CAPACITY: 95)
SAC124	C5	Panmure Industrial Estate	Private	ALDP	26/09/2016	3.70		LAN								
TOTAL CONSTRAINED						8.90	0									

CONSTRAINTS STATUS

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HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (April 2017)

MONIFIETH

EFFECTIVE SUPPLY										PROGRAMMING - 5 years						
SITEREF	ALDP REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2016 to 2017	UNITS TO BUILD	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022	2017 to 2022	Later Years
SAM049	Mf1	Ashludie Hospital	Miller Developments	CONS	24/09/2015	8.50	155	33	122	88	34				122	
SAM082	Mf1	Ashludie House, Former Ashludie Hosp	Whiteburn Ashludie LLP	DEPC	17/03/2017	0.46	13	0	13	13						
SAM028	Mf(a)	Milton Mill	H & H Properties	CONS	16/09/2010	1.20	77	16	20	20					20	
SAM076	Mf(b)	Former Seaview P.S. Nursery	Tayfield Investments Ltd	DEPC	26/01/2017	0.88	5	0	5		2	3			5	
SAM078	Mf2	Victoria Street West	Taylor Wimpey	OUPC	17/09/2015	16.30	350	0	350		25	35	35	35	130	220
TOTAL EFFECTIVE (5+ HOUSES)						27.34	600	49	510	121	61	38	35	35	277	220
small sites (less than 5 houses)							16	1	14							
Total							616	50	524							

CONSTRAINT STATUS

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SOUTH ANGUS HOUSING MARKET AREA LANDWARD

EFFECTIVE SUPPLY											PROGRAMMING - 5 years						
SITEREF	ALDP REF	NAME	LOCATION	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2016 to 2017	UNITS TO BUILD	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022	2017 to 2022	Later Years
SAL143	SA(a)	Piperdam	Muirhead	Piperdam Golf & Country Park Ltd	CONS	28/07/2010	7.30	124	0	3			3			3	
SAL264b	Wb(a)	Kingennie Fishings 2	Wellbank	M & G Forbes	CONS	09/03/2016	1.25	12	1	1	1					1	
SAL341	Wb(b)	Shank of Omachie	Wellbank	M & G Forbes	DEPC	25/03/2014	127.50	160	0	160			10	10	10	30	130
SAL583	N1	Land North of Coupar Angus Road	Newtyle	Kinpurnie Estates	ALDP	26/09/2016	1.00	20	0	20		10	10			20	
SAL584	N2	Land North of Eassie Road	Newtyle	Church of Scotland	ALDP	26/09/2016	2.00	30	0	30			5	5	5	15	15
TOTAL EFFECTIVE (5+ HOUSES)							139.05	346	1	214	1	10	28	15	15	69	145
small sites (less than 5 houses)							16.35	110	7	82							
Total							155.40	456	8	296							
CONSTRAINED SUPPLY																	
SITEREF	ALDP REF	NAME	LOCATION	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	NATURE OF LONG TERM CONSTRAINT								OTHER FACTORS
SAL295	SA(c)	Baldovan House	Strathmartine	Mr Vishal Lal	DEPC	09/12/2014	0.34	6	MAR								
SAL266	St1	Strathmartine Hospital	Bridgefoot	Heathfield Ltd	ALDP	26/09/2016	17.50	222 *	LAN,MAR								OPPORTUNITY
TOTAL CONSTRAINED							17.50	0									

* Planning permission granted for 222 units in September 2015. subject to conclusion of a Section 75 Agreement.

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HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (April 2017)

FORFAR

EFFECTIVE SUPPLY										PROGRAMMING - 5 years						
SITEREF	ALDP REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2016 to 2017	UNITS TO BUILD	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2017 to 2022	Later Years
WAF086	F(a)	Turfbeg Farm	Elite Homes	CONS	19/02/2009	4.20	75	0	3		1	1	1		3	
WAF087a part		St James Road, Broadcroft Car R	Forfar Estates Ltd	DEPC	16/11/2015	0.16	16	0	16		8	8			16	
WAF088	F(b)	New Road	Abertay Housing Association	DEPC	17/03/2017	0.35	16	0	16	16					16	
WAF130		Prior Road 1(100m west of Dunn	Wester Restenneth Co	CONS	07/01/2016	0.77	5	0	5	5					5	
WAF157	F2	Gowanbank	Gowanbank LLP	ALDP	23/09/2016	6.39	63	0	63		15	24	24		63	
WAF163	F(e)	Slatefield Rise Ph 2	Messrs K&D Webster	CONS	27/02/2015	2.22	7	0	7		2	3	2		7	
WAF217		9 Castle Street	Caledonia Property Co	DEPC	06/01/2015	0.30	6	0	6			6			6	
WAF220	F3	Turfbeg	Guild Homes	ALDP	26/09/2016	17.60	300	0	300		25	50	50	50	175	125
WAF221	F4	Westfield	Muir Homes/Scotia Homes	ALDP	26/09/2016	38.80	300	0	300					15	15	285
WAF222	F6	Former Chapelpark School	Angus Council	CONS	28/07/2015	0.68	29	0	29	29					29	
WAF227		Viewmount	Angus Council	DEPC	23/03/2016	0.42	11	regen								
TOTAL EFFECTIVE (5+ HOUSES)						71.89	828	0	745	50	51	92	77	65	335	410
small sites (less than 5 houses)							22	0	17							
Total							850	0	762							
CONSTRAINED SUPPLY																
SITEREF	ALDP REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha)	CAPACITY	NATURE OF LONG TERM CONSTRAINT								OTHER FACTORS
WAF083	F5	South Street	Private	ALDP	26/09/2016	0.80		OWN, LAN								OPPORTUNITY
WAF212	F(f)	Pavilion, Queen Street	Ballindarg Buildings Ltd	DEPC	05/04/2012	0.20	14	MAR								
WAF215		Wellbrae Primary School	Taylor Shepherd Homes	DEPC	23/10/2014	0.30	16	MAR, PHY								
WAF223	F7	Former Music Centre	Angus Council	ALDP	26/09/2016	0.20		LAN								OPPORTUNITY
WAF224	F8	Forfar Swimming Pool	Angus Council	ALDP	26/09/2016	0.10		LAN								OPPORTUNITY
TOTAL CONSTRAINED						1.60	30									

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HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (April 2017)

KIRRIEMUIR

EFFECTIVE SUPPLY											PROGRAMMING - 5 years					
SITEREF	ALDP REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2016 to 2017	UNITS TO BUILD	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022	2017 to 2022	Later Years
WAK063	K(a)	Westfield/Lindsay Street/Sunnyside	J & J Learmonth	CONS	24/02/2014	2.50	38	2	35	3	8	8	8	8	35	
WAK089	K(b)	Sunnyside	J & J Learmonth	CONS	18/03/2011	2.00	35	0	35		5	10	10	10	35	
WAK126	K1	Land South of Beechwood Place	Delson Contracts	ALDP	26/09/2016	6.00	100	0	100		10	15	15	15	55	45
TOTAL EFFECTIVE (5+ HOUSES)						10.50	173	2	170	3	23	33	33	33	125	45
small sites (less than 5 houses)							21	0	20							
Total							194	2	190							

CONSTRAINED SUPPLY											OTHER FACTORS	
SITEREF	ALDP REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha)	CAPACITY	NATURE OF LONG TERM CONSTRAINT				
WAK110		Newton Hotel, Glamis Road	Mr & Mrs Newton	DEPC	18/11/2014	0.09	8	MAR				
WAK130		Hooks Hotel, Bank Street 3	Mr John Cape	CONS	06/11/2015	0.07	7	PHY				
WAK127	K2	Gairie Works	Private	ALDP	26/09/2016	2.75		LAN				OPPORTUNITY
WAK128	K3	Land at Cortachy Road	Private	ALDP	26/09/2016	2.10		LAN				OPPORTUNITY
TOTAL CONSTRAINED						4.85						

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HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (April 2017)

WEST ANGUS HMA LANDWARD

EFFECTIVE SUPPLY											PROGRAMMING - 5 years						
SITEREF	ALDP REF	NAME	LOCATION	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2016 to 2017	UNITS TO BUILD	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022	2017 to 2022	Later Years
WAL242	FK(a)	Damside, Netherton	Aberlemno	Craigarran Homes	CONS	06/02/2008	0.64	6	0	3		1	2			3	
WAL057	G(a)	Dundee Road	Glamis	Esposito/Lomond Group	CONS	02/02/2015	1.90	33	4	7	4	3				7	
WAL386	FK(c)	Seggieden Farm	Inverarity	Albamuir Ltd	CONS	01/11/2011	0.57	8	0	3		3				3	
WAL350	FK(d)	Kingoldrum Garage 2	Kingoldrum	Jacobson Properties	CONS	08/12/2012	0.46	13	0	8		4	4			8	
WAL429	FK(e)	Over Ascreavie Farm	Kingoldrum	Craigallan Homes	CONS	02/02/2009	0.88	6	0	2	1	1				2	
WAL022		Kingston Place	Kingsmuir	Guild Homes	DEPC	08/10/2014	1.96	23	0	23		13	10			23	
WAL361	L(a)	Land Adjacent to 14 Guthrie Street	Letham	F M Construction	CONS	18/07/2012	0.64	9	0	1			1			1	
WAL113		Balnabreich Steading	Careston	Careston Ltd	DEPC	24/07/2014	0.38	6	0	6		2	2	2		6	
WAL378	L2	Jubilee Park	Letham	J&J Properties/Angus Council	ALDP	26/09/2016	2.30	30	0	30			10	10	10	30	
WAL585	L3	Blairs Road/Dundee Street	Letham	Private	ALDP	26/09/2016	4.40	20	0	20				5	5	10	10
TOTAL EFFECTIVE (5+ HOUSES)							14.13	154	4	103	5	27	29	17	15	93	10
small sites (less than 5 houses)								145	2	125							
Total								299	6	228							

CONSTRAINED SUPPLY										
SITEREF	ALDP REF	NAME	LOCATION	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha)	CAPACITY	NATURE OF LONG TERM CONSTRAINT	OTHER FACTORS
WAL587		Former Noranside Prison	Tannadice	Mr Martin Gilbert	DEPC	04/08/2015	27.60	48	MAR	
WAL586	G1	Dundee Road East	Glamis	Strathmore Estates	ALDP	26/09/2016	1.80		LAN	OPPORTUNITY
TOTAL CONSTRAINED							1.80			

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ANGUS - SITES COMPLETED BETWEEN APRIL 2016 AND APRIL 2017

North Angus HMA							
SITEREF	LOCAL PLAN	NAME	LOCATION	DEVELOPER	AREA	COMPLETIONS 2016 to 2017	TOTAL COMPLETIONS
NAB053	B(a)	Bearehill/Rosehill	Brechin	A & J Stephen	7.4	4	102
NAM228		112 High Street	Montrose	Dontay Contracts	0.04	5	5
East Angus HMA							
SITEREF	LOCAL PLAN	NAME	LOCATION	DEVELOPER	AREA	COMPLETIONS 2016 to 2017	TOTAL COMPLETIONS
EAA267		Brothock Bridge Bank	Arbroath	Mr Graeme Carling	0.07	6	6
South Angus HMA							
SITEREF	LOCAL PLAN	NAME	LOCATION	DEVELOPER	AREA	COMPLETIONS 2016 to 2017	TOTAL COMPLETIONS
SAC087(b)	C(a)	Victoria Street, Former Maltings	Carnoustie	D J Laing Homes Ltd	0.57	24	24
West Angus HMA							
SITEREF	LOCAL PLAN	NAME	LOCATION	DEVELOPER	AREA	COMPLETIONS 2016 to 2017	TOTAL COMPLETIONS
WAF154	F(c)	Wester Restenneth	Forfar	Guild Homes	20.00	7	209
WAK122	K(g)	Former Workshop, Cortachy Road	Kirriemuir	Guild Homes	2.78	9	33
WAL379	L(b)	East Hemming Street	Letham	Scotia Homes	2.34	4	40

note: **** sites that are considered as regeneration and not included in totals

ANGUS - SITES EXPIRED BETWEEN APRIL 2016 AND APRIL 2017

North Angus HMA								
SITEREF	LOCAL PLAN	NAME	LOCATION	DEVELOPER	NO OF UNITS	AREA	EXPIRED ON	STATUS IN 2017 HLA
East Angus HMA								
SITEREF	LOCAL PLAN	NAME	LOCATION	DEVELOPER	NO OF UNITS	AREA	EXPIRED ON	STATUS IN 2017 HLA
EAA263	A(k)	Wardmill Road/Andrew Welsh Way	Arbroath	H W Comery	51	1.49	11/11/2016	expired
EAL387	Ik(d)	Boghead Farm Steading	Inverkeilor	Mr Ian Stirling	9	1.17	23/07/2016	expired
EAL386	ARB(e)	Kinnells Mill Farm Steading	Kinnell	F M & G Batchelor	8	1.05	18/02/2017	expired
South Angus HMA								
SITEREF	LOCAL PLAN	NAME	LOCATION	DEVELOPER	NO OF UNITS	AREA	EXPIRED ON	STATUS IN 2017 HLA
SAC093	C(b)	2 Burnside Street	Carnoustie	Private	7	0.05	29/07/2016	expired
SAL299	Mk (c)	Hillhead Road	Monike	Arnott Contracts Ltd	5	0.78	29/01/2017	expired
West Angus HMA								
SITEREF	LOCAL PLAN	NAME	LOCATION	DEVELOPER	NO OF UNITS	AREA	EXPIRED ON	STATUS IN 2017 HLA
WAF156	F(d)	Dundee Road	Forfar	Guide Dogs for the Blind	120	5.40	08/08/2016	expired
WAF213	F(g)	Roberts Street	Forfar	Gresham Pension Trustees	22	0.68	19/12/2016	expired

SECTION 5

ANGUS COUNCIL - COMPLETIONS (94-Present; Tenure)

HOUSING MARKET AREAS

AREA	YEAR TO	JUNE\94			JUNE\95			JUNE\96			JUNE\97			JUNE\98			JUNE\99			JUNE\2000			
	Tenure	LA	HA	PV	LA	HA	PV	LA	HA	PV	LA	HA	PV	LA	HA	PV	LA	HA	PV	LA	HA	PV	
MONTROSE				14	24	91	8		23	10			19		0	30			3			13	
BRECHIN			10	20			27			19			11	9	8	59	17		0	5		2	
NORTH ANGUS LANDWARD							2			2			21			9			28			28	
NORTH ANGUS HMA		0	10	34	24	91	37	0	23	31	0	11	49	8	59	56	0	0	36	0	0	43	
ARBROATH			24	73	13	73	51		87	64			15	79		37	75	40	22	37		76	35
EAST ANGUS LANDWARD				14			5			21			12			4			11			2	
EAST ANGUS HMA.		0	24	87	13	73	56	0	87	85	0	15	91	0	37	79	40	22	48	0	76	37	
FORFAR				65			61			31			27	29		9			38			28	23
KIRRIEMUIR			7	19		34	23			66				36		37			25			16	15
WEST ANGUS LANDWARD				17		6	50			14			0	24		10	20		17				6
WEST ANGUS HMA		0	7	101	0	40	134	0	0	111	0	27	89	0	10	66	0	0	80	0	44	44	
MONIFIETH				20			5		21	8						5			67				15
CARNOUSTIE				47		25	9			30				18		8			2				
SOUTH ANGUS LANDWARD				3			8			15				15		12			9			26	93
SOUTH ANGUS HMA		0	0	70	0	25	22	0	21	53	0	0	33	0	0	25	0	0	78	0	26	108	
ANGUS COUNCIL		0	41	292	37	229	249	0	131	280	0	53	262	8	106	226	40	22	242	0	146	232	

AREA	YEAR TO	JUNE\01			JUNE\02			JUNE\03			JUNE\04			JUNE\05			JUNE\06			JUNE\07		
	Tenure	LA	HA	PV	LA	HA	PV	LA	HA	PV	LA	HA	PV	LA	HA	PV	LA	HA	PV	LA	HA	PV
MONTROSE				7			17		93	2			18	46		2	9		20	51		92
BRECHIN			14	2						1						10			6		6	10
NORTH ANGUS LANDWARD				2			8			7			9	23		10	12		21			5
NORTH ANGUS HMA		0	14	11	0	0	25	0	93	10	0	27	69	0	22	21	0	20	78	0	6	107
ARBROATH			72	88		36	57			118			10	46		12	10		19		27	28
EAST ANGUS LANDWARD				13			12			18			28			5	4		4	9		18
EAST ANGUS HMA.		0	72	101	0	36	69	0	0	136	0	10	74	0	17	14	0	4	28	0	27	46
FORFAR				17		12	12		22	12			86			6	52		41			56
KIRRIEMUIR				7			21		13	9				3								
WEST ANGUS LANDWARD				9			10		6	16			1				9					5
WEST ANGUS HMA		0	0	33	0	12	43	0	41	37	0	0	90	0	6	61	0	0	41	0	0	61
MONIFIETH				18			12			78			63			16			31			
CARNOUSTIE							2			16			27		10	97			87		6	83
SOUTH ANGUS LANDWARD				118			92			32			79			81			125		25	117
SOUTH ANGUS HMA		0	0	136	0	0	106	0	0	126	0	0	169	0	10	194	0	0	243	0	31	200
ANGUS COUNCIL		0	86	281	0	48	243	0	134	309	0	37	402	0	55	290	0	24	390	0	64	414

AREA	YEAR TO	JUNE\08			JUNE\09			APRIL\10			APRIL\11			APRIL\12			APRIL\13			APRIL\14		
	Tenure	LA	HA	PV	LA	HA	PV	LA	HA	PV	LA	HA	PV	LA	HA	PV	LA	HA	PV	LA	HA	PV
MONTROSE				54		5	26			3			11			17			34	45		37
BRECHIN				30			12			24			4			8			5			20
NORTH ANGUS LANDWARD				2			1			6						3			0			1
NORTH ANGUS HMA		0	0	86	0	5	39	0	0	33	0	0	15	0	0	28	0	0	39	45	0	58
ARBROATH			21	37		8	52			5			61	11		16			31		31	88
EAST ANGUS LANDWARD				22			5						1			2						
EAST ANGUS HMA.		0	21	59	0	8	57	0	0	5	0	0	62	11	0	18	0	0	31	0	31	88
FORFAR			18	70		14	62		14	5		2	2			1			30			46
KIRRIEMUIR						14	16			11			35			35			33	5		4
WEST ANGUS LANDWARD				5			39			28			12			2			1			5
WEST ANGUS HMA		0	18	75	0	28	117	0	14	44	0	2	49	0	0	38	0	0	64	5	0	55
MONIFIETH																17			6			10
CARNOUSTIE			14	102		17	59			8		21	62	8		19			5			
SOUTH ANGUS LANDWARD				89			19			6			6			5			3	5		3
SOUTH ANGUS HMA		0	14	191	0	17	78	0	0	14	0	21	68	8	0	41	0	0	14	5	0	13
ANGUS COUNCIL		0	53	411	0	53	291	0	14	96	0	23	194	19	0	125	0	0	148	55	31	214

AREA	YEAR TO	APRIL\15	APRIL\16	APRIL\17	APRIL\18	APRIL\19	APRIL\20	APRIL\21
	Tenure	LA HA PV	LA HA PV	LA HA PV	LA HA PV	LA HA PV	LA HA PV	LA HA PV
MONTROSE		16	3	6				
BRECHIN		11	18	4				
NORTH ANGUS LANDWARD								
NORTH ANGUS HMA		0 0 27	0 0 21	0 0 10	0 0 0	0 0 0	0 0 0	0 0 0
ARBROATH		60	10	7				
EAST ANGUS LANDWARD				8				
EAST ANGUS HMA.		0 0 60	0 0 10	0 0 15	0 0 0	0 0 0	0 0 0	0 0 0
FORFAR		50	80	7				
KIRRIEMUIR		9	27	11				
WEST ANGUS LANDWARD		3	24	8				
WEST ANGUS HMA		0 0 62	0 0 131	0 0 26	0 0 0	0 0 0	0 0 0	0 0 0
MONIFIETH		14		49				
CARNOUSTIE		16 9	13	68				
SOUTH ANGUS LANDWARD		2	19	1				
SOUTH ANGUS HMA		16 0 25	0 0 32	0 0 118	0 0 0	0 0 0	0 0 0	0 0 0
ANGUS COUNCIL		16 0 174	0 0 194	0 0 169	0 0 0	0 0 0	0 0 0	0 0 0

APPENDIX 1 : EFFECTIVENESS CRITERIA

The following criteria for judging the effectiveness of housing sites within the established supply are taken from PAN 2/2010: Affordable Housing and Housing Land Audits.

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 disposal.

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 solid 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 in the period under consideration.

Infrastructure: the site is either free of infrastructure constraints, or any required infrastructure can be provided realistically 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 being a realistic option.

APPENDIX 2: GLOSSARY OF TERMS

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 free or 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 number 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 social landlords, local authorities and other social housing providers. This housing can be provided in a variety of ways, including social rent, mid-market rent and shared equity.