

**AUDIT OF HOUSING LAND  
IN  
ANGUS  
2018**

**PRODUCED BY  
ANGUS COUNCIL**

**Angus Council  
Place  
Angus House  
Orchardbank Business Park  
FORFAR  
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# CONTENTS

Section 1 :	Introduction
Section 2 :	General Principles
Section 3 :	Housing Market Area Summaries
Section 4 :	Consultation
Section 5 :	Angus Housing Market Areas: Established Sites & Programming
Section 6 :	Completions in Angus
Appendix 1 :	Effectiveness Criteria
Appendix 2 :	Glossary and Terms

## **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 2018, and covers a twelve month period. The base date for the audit is 31 March 2018, which has been established in order to meet the requirements of the TAYplan Strategic Development Plan 2016-2036.

TAYplan SDP 2016-2036 was approved by Scottish Ministers in October 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 Angus Housing Land Audit 2018.

## **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 5 are grouped by effective supply and constrained supply, as defined within PAN 2/2010 (see Appendix 1).
- Each site has a unique site reference, which 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. Site completions are now calculated 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) or Angus Council 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 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 more than 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 6) sets out the number of completions recorded on sites of five or more houses for each settlement/area. The Council has simplified its processes for the 2018 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 : HOUSING MARKET AREA SUMMARIES**

Across the four Angus Housing Market Areas the position set out in the Angus Housing Land Audit 2018 can be summarised as follows:

#### North Angus HMA

- This housing land audit identifies that there is currently an existing generous effective land supply of housing in the North Angus HMA.
- Housing completions on sites of 5 or more units for 2017/2018 (12 units) is consistent with the previous year's completions (10 units).
- In comparison to other Housing Market Areas, with the exception of West Angus, completions on sites of 5 or more units in the North Angus HMA have been considerably lower during 2017/2018. Whilst there is significant development interest and delivery on at least two sites in both the East Angus HMA and South Angus HMA, there is no evidence to suggest why the level of delivery in the North Angus HMA is lower than expected. Current market conditions may be a factor.
- Housing completions on small sites of less than 5 units for 2017/2018 (10 units) is again consistent with the previous year's completions of small sites across the HMA (8 units).
- Housing completions on sites of 5 or more units for 2017/2018 in the Landward area of North Angus is consistent with completions in Brechin and more than in Montrose. Completions on small sites of less than 5 units are greater in the Landward area than in both Brechin and Montrose.
- Based on the response received from Homes for Scotland to the draft audit on behalf of Scotia Homes, site NAB092a at Dubton Farm, Brechin is programmed to deliver 24 units per annum from 2019/2020.
- Programming for site NAM016b at Brechin Road, Montrose and site NAL075 at Sunnyside Hospital Estate has been pushed back from the position set out in the 2017 Housing Land Audit as there appears to be no quick resolution to delivery of units. It should be noted that following consultation on the draft audit, there now appears to be active developer interest in site NAM016b, Brechin Road, Montrose. The position with regards to future programming with both sites will continue to be monitored.

#### East Angus HMA

- This housing land audit identifies that there is currently an existing generous effective land supply of housing in the East Angus HMA.
- Housing completions on sites of 5 or more units for 2017/2018 (115 units) is significantly higher than the previous year's completions (15 units).

- This is largely down to site EAA270 Crudie Acres, East Muirlands Road and site EAL226 South of Gardyne Street Friockheim progressing well and delivering a significant number of housing completions more quickly than were programmed in the 2017 Housing Land Audit.
- Programming on these sites reflects the current rate of delivery.
- 12 housing completions were also recorded on site EAA198 Montrose Road, Arbroath, which were the first significant completions on this site since 39 completions were recorded in the 2015 Housing Land Audit.
- In comparison to other Housing Market Areas, completions on sites of 5 or more units in both the East Angus HMA and South Angus HMA are considerably higher as a result of significant development interest and delivery on at least two sites in each HMA during 2017/2018.
- Housing completions on small sites of less than 5 units for 2017/2018 (10 units) is consistent with the previous year's completions on small sites across the HMA (9 units).
- Housing completions on sites of 5 or more units for 2017/2018 in the Landward area of East Angus is consistent with completions in Arbroath, largely as a result of the active site in Friockheim. Completions on small sites of less than 5 units in the Landward area is consistent with small site completions in Arbroath.

#### South Angus HMA

- This housing land audit identifies that there is currently an existing generous effective land supply of housing in the South Angus HMA.
- Housing completions on sites of 5 or more units for 2017/2018 (138 units) is slightly higher than the previous year's completions (118 units).
- This is largely down to site SAC087(c) Former Maltings, Carnoustie and SAM079 Ashludie Hospital, Monifieth progressing well and delivering a significant number of housing completions broadly in line with programming set out in the 2017 Housing Land Audit.
- Programming on these sites reflects the current rate of delivery.
- In addition, site SAC126 Taymouth Engineering Works, Carnoustie completed during 2017/2018 accounting for an additional 38 units.
- In comparison to other Housing Market Areas, completions on sites of 5 or more units in both the South Angus HMA and East Angus HMA are considerably higher as a result of significant development interest and delivery on at least two sites in each HMA during 2017/2018.
- Housing completions on small sites of less than 5 units for 2017/2018 (26 units) is again slightly higher than the previous year's completions on small sites across

the HMA (10 units). The majority of these completions (23 units) came within the South Angus Landward area.

### West Angus HMA

- This housing land audit identifies that there is currently an existing generous effective land supply of housing in the West Angus HMA.
- Housing completions on sites of 5 or more units for 2017/2018 (13 units) is slightly lower than the previous year's completions (26 units).
- In comparison to other Housing Market Areas, with the exception of North Angus, completions on sites of 5 or more units in the West Angus HMA have been considerably lower during 2017/2018. Whilst there is significant development interest and delivery on at least two sites in both the East Angus HMA and South Angus HMA, there is no evidence to suggest why the level of delivery in the West Angus HMA is lower than expected.
- Despite housing completions across the housing market area being lower than anticipated over the last two years, a number of sites either have planning permission and will be commencing shortly or are on-site with housing completions expected during 2018/2019.
- Based on recent site delivery meetings with developers, programming on a number of sites reflects the expected developer delivery rates, including site WAF220 Turfbeg, Forfar.
- Housing completions on small sites of less than 5 units for 2017/2018 (12 units) is slightly higher than the previous year's completions on small sites across the HMA (2 units). All these completions came within the West Angus Landward area.

### Summary

The table below considers the five-year housing land requirement against the housing land supply within each housing market area to 2022/2023.



Housing Market Area	TAYplan 2 Housing Supply Target (2016-2023)	Housing Completions 16/17 & 17/18	5-Year Effective Land Supply Notional Programming (2018-2023)	5-Year Housing Land Requirement
North Angus (75 units p.a.)	525	22	540	+37
East Angus (85 units p.a.)	595	130	642	+177
South Angus (70 units p.a.)	490	256	488	+254
West Angus (80 units p.a.)	560	39	602	+81

This table demonstrates that at 31 March 2018 there was a generous 5-year effective land supply of housing across all four housing market areas.

## **SECTION 4 : CONSULTATION AND ENGAGEMENT**

### Pre-Draft Audit Consultation

Unlike recent housing land audits, Angus Council did not undertake a formal pre-draft audit consultation process.

This decision was taken as one of the key actions within the Local Development Plan Action Programme is for the Planning Service to look at the effective delivery of housing sites through active, regular engagement with landowners/developers to get up-to-date information on site delivery. Therefore, in order to minimise resources and to avoid duplication of work, the outcome of site programming discussions during regular engagement meeting with landowners/developers 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 2018 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. Those interested parties who were consulted on the draft audit were also asked to sign up to future housing land consultations as a result of the GDPR requirements.

The Council received a total of 14 responses to the draft housing land audit from developers and landowners. In addition, responses were received from Scottish Government, Scottish Water 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 build rate assumptions in both the Montrose and Forfar. In Montrose, Homes for Scotland advised that the build-rate assumption on any site should not be more than 25 units per annum, whilst in Forfar the build-rate assumption on any site should not be more than 24-30 units per annum. Angus Council has sought clarification from Homes for Scotland on what basis these assumptions are made. There has been limited development activity in Montrose for a period of time and on this basis there may be pent up demand that means a site could comfortably sustain more completions than Homes for Scotland have raised concern with. In Forfar, there is evidence within recent housing land audit's to show that developers are able to deliver more than 30 units per annum on a single site quite comfortably.

Homes for Scotland also commented that one of its members had indicated that the build-rate assumptions across Angus which are adopted in the audit are too simplistic for the Angus area. However, Homes for Scotland agreed that these

assumptions are based on current guidance published by Homes for Scotland and are appropriate for the 2018 Audit. Homes for Scotland have however indicated their intention to review these guidelines.

Several consultation responses also sought minor changes 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 from the draft audit:

Site reference	Name	Comment / Details
NAB092a	Dubton Farm, Brechin	<p>Programming pushed back one year to 19/20 – 24 units; 20/21 – 24 units; 21/22 – 24 units and 22/23 – 24 units per year.</p> <p>This reflects the response received from Homes for Scotland on behalf of the developer.</p>
NAM016b	Brechin Road, Montrose	<p>Programming brought forward one year and amended to 20/21 – 24 units; 21/22 – 30 units and 22/23 – 30 units per year.</p> <p>The programming reflects recent developer interest in the site and comments from Homes for Scotland who indicated that the programming in the draft audit was not in-line with their guidance (see Section 2). In addition, Homes for Scotland do not consider that Montrose can deliver 50 units per year from a single site.</p>
SAM078	Victoria Street West, Monifieth	<p>Programming amended to 18/19 – 70 units; 19/20 – 68 units; 20/21 – 35 units; 21/22 – 35 units and 22/23 – 35 units per year.</p> <p>This takes account of the position that there are two</p>

		developers on site and reflects the response received from Homes for Scotland on behalf of the developers.
WAF227	Viewmount, Forfar	Site now complete and removed from the Audit.
WAF227	Prior Road 1(100m west of Dunnichen Av), Forfar	Site now complete and removed from the Audit.

Angus Council would like to thank all of those responding to the draft Angus Housing Land Audit 2018 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 5

## ANGUS COUNCIL

## HOUSING MARKET AREAS

HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (April 2018)(sites of 5+ houses)

	PROGRAMMING ON EFFECTIVE SITES						Later Years	Constrained Sites	Established Sites
	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	2018 to 2023			
	A	B	C	D	E				
BRECHIN	3	47	56	61	54	221	229	0	450
MONTROSE	3	14	28	30	30	105	216	0	321
NORTH ANGUS HMA LANDWARD	5	18	51	74	66	214	184	0	398
<b>North Angus HMA Total</b>	<b>11</b>	<b>79</b>	<b>135</b>	<b>165</b>	<b>150</b>	<b>540</b>	<b>629</b>	<b>0</b>	<b>1169</b>
ARBROATH	78	117	115	111	108	529	201	37	767
EAST ANGUS HMA LANDWARD	49	21	23	10	10	113	3	12	128
<b>East Angus HMA Total</b>	<b>127</b>	<b>138</b>	<b>138</b>	<b>121</b>	<b>118</b>	<b>642</b>	<b>204</b>	<b>49</b>	<b>895</b>
CARNOUSTIE	36	13	15	30	30	124	175	8	307
MONIFIETH	144	74	43	35	35	331	87	0	418
SOUTH ANGUS HMA LANDWARD	1	12	10	5	5	33	20	382	435
<b>South Angus HMA Total</b>	<b>181</b>	<b>99</b>	<b>68</b>	<b>70</b>	<b>70</b>	<b>488</b>	<b>282</b>	<b>390</b>	<b>1160</b>
FORFAR	71	69	77	91	80	388	266	16	670
KIRRIEMUIR	8	29	33	33	32	135	45	7	187
WEST ANGUS HMA LANDWARD	10	18	18	18	15	79	10	48	137
<b>West Angus HMA Total</b>	<b>89</b>	<b>116</b>	<b>128</b>	<b>142</b>	<b>127</b>	<b>602</b>	<b>321</b>	<b>71</b>	<b>994</b>
<b>ANGUS</b>	<b>408</b>	<b>432</b>	<b>469</b>	<b>498</b>	<b>465</b>	<b>2272</b>	<b>1436</b>	<b>510</b>	<b>4218</b>

HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (April 2018)

# BRECHIN

EFFECTIVE SUPPLY										PROGRAMMING - 5 years						
SITEREF	ALDP REF	NAME	OWNER / DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2017 to 2018	UNITS TO BUILD	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2018 to 2023	Later Years
NAB074	B2	Former Andover P.S, Nursery Lane on 2 sites	Andover Developments Ltd.	DEPC	09/11/2017	0.89	21	0	21		7	7	7		21	
NAB092a	B1	Dubton Farm *****	Scotia Homes	DEPC	20/10/2014	10.00	200	0	200		24	24	24	24	96	104
NAB092	B1	Dubton Farm	Dalhousie Estates/A&J Stephen	ALDP	26/09/2016	26.00	200	0	200			15	30	30	75	125
NAB146	B5	Maisondieu Church	David Mather	DEPC	20/04/2017	0.25	7	0	7			7			7	
NAB147		Liddle's Close/Swan Street	Avon Developments	CONS	08/01/2016	0.05	9	3	6	3	3				6	
NAB149		Slater Way, Montrose Street	Dave Clark	DEPC	22/04/2016	0.23	6	0	6		3	3			6	
NAB152		Former Damacre Centre	Angus Council	DEPC	05/01/2018	0.32	10	0	10		10				10	
<b>TOTAL EFFECTIVE (SITES OF 5+ HOUSES)</b>						<b>37.74</b>	<b>453</b>	<b>3</b>	<b>450</b>	<b>3</b>	<b>47</b>	<b>56</b>	<b>61</b>	<b>54</b>	<b>221</b>	<b>229</b>
small sites (less than 5 houses)							41	0	36							
<b>Total</b>							<b>494</b>	<b>0</b>	<b>486</b>							

  

CONSTRAINED SUPPLY										NATURE OF LONG TERM CONSTRAINTS		OTHER FACTORS
SITEREF	ALDP REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY					
NAB138	B(d)	Park Road	Carberry Devs/Westwater Homes	DEPC	27/01/2016	0.43	8					
NAB098	B4	Witchden Road	Private	ALDP	26/09/2016	0.60		OWN, MAR, LAN, CON		OPPORTUNITY		
<b>TOTAL CONSTRAINED</b>						<b>0.60</b>	<b>0</b>					

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

**CONSTRAINT STATUS** OWN=OWNERSHIP, PHY=PHYSICAL, CON=CONTAMINATION, DEF=DEFICIT FUNDING NOT COMMITTED, INF=INFRASTRUCTURE, LAN=LAND USE, MAR=MARKETABILITY  
 CONS=UNDER CONSTRUCTION, DEPC=DETAILED PLANNING CONSENT, OUPC=OUTLINE PLANNING CONSENT, DELE=LIKELY TO BE DELETED, ALDP=ADOPTED ANGUS LOCAL DEVELOPMENT PLAN

HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (April 2018)

# MONTROSE

EFFECTIVE SUPPLY										PROGRAMMING - 5 years						
SITEREf	ALDP REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2017 to 2018	UNITS TO BUILD	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2018 to 2023	Later Years
NAM016b	M1	Brechin Road	Private	ALDP	26/09/2016	17.80	300	0	300			24	30	30	84	216
NAM037		Waldron Road	C & D Batchelor	OUPC	09/03/2018	0.63	8	0	8		4	4			8	
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	2	2					2	
NAM218	M(h)	Rear of 11 to 15 Broomfield Road	B & K Properties	CONS	23/12/2015	0.14	6	1	1	1					1	
<b>TOTAL EFFECTIVE (SITES OF 5+ HOUSES)</b>						<b>19.46</b>	<b>343</b>	<b>1</b>	<b>321</b>	<b>3</b>	<b>14</b>	<b>28</b>	<b>30</b>	<b>30</b>	<b>105</b>	<b>216</b>
small sites (less than 5 houses)							24	3	20							
<b>Total</b>							<b>367</b>	<b>4</b>	<b>341</b>							

  

CONSTRAINED SUPPLY										
SITEREf	ALDP REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	NATURE OF LONG TERM CONSTRAINT	OTHER FACTORS	
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	
<b>TOTAL CONSTRAINED</b>						<b>0.42</b>				

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HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (April 2018)

## NORTH ANGUS HOUSING MARKET AREA LANDWARD

EFFECTIVE SUPPLY											PROGRAMMING - 5 years							
SITEREf	ALDP REF	NAME	LOCATION	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2017 to 2018	UNITS TO BUILD	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2018 to 2023	Later Years	
NAL165	E(a)	East Mains Farm, High Street	Edzell	DLB Scotland Ltd	DEPC	04/08/2017	1.03	13	3	10	5	5				10		
NAL173	E1	East of Duriehill Road	Edzell	Dalhousie Estates/Guild Homes	ALDP	26/09/2016	6.20	50	0	50		10	20	20		50		
NAL052	BM(a)	Muirton of Balloch, Bridge of Dun	Dun	Kirkland Properties	CONS	04/04/2013	1.19	5	0	1		1				1		
NAL125		Mains Steading, Dunninald	Montrose	Dunninald Estate Ltd	DEPC	23/11/2017	0.20	7	0	7			4	3		7		
NAL075	M3	Sunnyside Hospital Estate	Hillside	Sunnyside Estate Ltd.	OUPC	01/11/2017	21.00	265	0	265			24	36	36	96	169	
NAL108		Glenskinno Farm, Wellhill	Hillside	Mr & Mrs Gall	CONS	09/09/2010	0.11	6	0	5		2	3			5		
NAL120	M2	Rosemount Road	Hillside	Angus Council	ALDP	26/09/2016	3.00	65	0	65				15	30	45	15	
<b>TOTAL EFFECTIVE (SITES OF 5+ HOUSES)</b>							<b>32.73</b>	<b>411</b>	<b>3</b>	<b>403</b>	<b>5</b>	<b>18</b>	<b>51</b>	<b>74</b>	<b>66</b>	<b>214</b>	<b>184</b>	
small sites (less than 5 houses)								73	7	57								
<b>Total</b>								<b>484</b>	<b>10</b>	<b>460</b>								

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HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (April 2018)

**ARBROATH**

EFFECTIVE SUPPLY										PROGRAMMING - 5 years						
SITEREf	ALDP REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2017 to 2018	UNITS TO BUILD	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2018 to 2023	Later Years
EAA198	A(a)	Montrose Road	Stewart Milne Homes	CONS	06/11/2015	15.10	344	12	225	12	24	24	24	24	108	117
EAA200	A(d)	Ernest Street/Palmer Street	LEJ Ltd	CONS	03/01/2018	1.50	75	0	75		12	24	24	15	75	
EAA243	A(f)	Viewfield Hotel	Viewfield Court Ltd	CONS	20/10/2015	0.30	20	1	18	4	4	4	6		18	
EAA261	A(j)	Inverpark Hotel, Bank Street	McCallan Homes	CONS	07/08/2012	0.12	12	4	8	4	4				8	
EAA270	A1	Crudie Acres, East Muirlands Road	Persimmon Homes	DEPC	01/11/2016	9.45	287	61	226	46	45	45	45	45	226	
EAA271	A2	Crudie Farm, Arbirlot Road West	Private	ALDP	26/09/2016	5.00	120	0	120				12	24	36	84
EAA171		Abbeybank House, Springfield Tce	McNulty Homes	DEPC	30/06/2016	0.53	9	0	9		4	5			9	
EAA279		Abbey Quarter	Angus Council	CONS	29/08/2017	0.92	40	regen								
EAA141	A5	Little Cairnie Hospital	Chamberlain Bell Ltd	DEPC	26/09/2016	2.11	49	0	49	12	24	13			49	
<b>TOTAL EFFECTIVE (SITES OF 5+ HOUSES)</b>						<b>35.03</b>	<b>956</b>	<b>78</b>	<b>730</b>	<b>78</b>	<b>117</b>	<b>115</b>	<b>111</b>	<b>108</b>	<b>529</b>	<b>201</b>
small sites (less than 5 houses)							68	5	60							
<b>Total</b>							<b>1024</b>	<b>83</b>	<b>790</b>							

  

CONSTRAINED SUPPLY											
SITEREf	ALDP REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	NATURE OF LONG TERM CONSTRAINT	OTHER FACTORS		
EAA202a	A(l)	Baltic Mill, Dens Road	Cullross Ltd./Hillcrest H.A.	DEPC	04/04/2014	0.28	37	INF			
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		
<b>TOTAL CONSTRAINED</b>						<b>43.27</b>	<b>37</b>				

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HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (April 2018)

## EAST ANGUS HOUSING MARKET AREA LANDWARD

EFFECTIVE SUPPLY											PROGRAMMING - 5 years							
SITEREf	ALDP REF	NAME	LOCATION	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2017 to 2018	UNITS TO BUILD	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2018 to 2023	Later Years	
EAL239	ARB(a)	Kirkbank	Auchmithie	Crudie Farms	DEPC	22/09/2015	1.20	16	0	16		8	8			16		
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		
EAL226	FK1	South of Gardyne Street	Friockheim	Guild Homes	CONS	10/03/2015	7.65	88	37	43	43					43		
EAL163	lk(a)	Railway Field, Inverkeilor South	Inverkeilor	Penman Group / Angus HA	DEPC	15/01/2018	2.83	48	0	48	5	10	10	10	10	45	3	
EAL419		Former Joiner's Workshop, West Newbigging	Arbroath	Mr Gary Moir	DEPC	13/10/2017	0.78	6	0	6		2	4			6		
<b>TOTAL EFFECTIVE (SITES OF 5+ HOUSES)</b>							<b>21.62</b>	<b>303</b>	<b>37</b>	<b>116</b>	<b>49</b>	<b>21</b>	<b>23</b>	<b>10</b>	<b>10</b>	<b>113</b>	<b>3</b>	
small sites (less than 5 houses)								109	5	90								
<b>Total</b>								<b>412</b>	<b>42</b>	<b>206</b>								

  

CONSTRAINED SUPPLY											OTHER	
SITEREf	REF	NAME	LOCATION	DEVELOPER	STATUS	LAST APPROVAL	(ha.)	CAPACITY	NATURE OF LONG TERM CONSTRAINT		OTHER FACTORS	
EAL328	ARB(b)	Greystone	Carmyllie	Mrs A Goetz	OUPC	19/06/2015	0.55	5				
EAL372	ARB(d)	Denside Farm	Colliston	Mr G Sinclair	DEPC	22/12/2015	0.80	7				
<b>TOTAL CONSTRAINED</b>							<b>1.35</b>	<b>12</b>				

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HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (April 2018)

## CARNOUSTIE

EFFECTIVE SUPPLY										PROGRAMMING - 5 years						
SITEREf	ALDP REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2017 to 2018	UNITS TO BUILD	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2018 to 2023	Later Years
SAC087(c)	C(a)	Former Maltings, Victoria Street	D J Laing Homes Ltd	CONS	09/01/2017	1.39	37	18	19	19					19	
SAC110	C(d)	Balmachie Road	Gardyne Homes	DEPC	19/02/2018	0.52	9	0	9	5	4				9	
SAC123	C1	Land at Pitskelly	D J Laing Homes Ltd	OUPC	19/12/2016	9.70	250	0	250			15	30	30	75	175
SAC127		11 Bonella Street	Mr Wilson & Brian Smith	DEPC	24/01/2017	0.38	9	0	9		9				9	
SAC129		Middleton of Panbride	Guild Homes	DEPC	16/03/2018	1.00	12	0	12	12					12	
<b>TOTAL EFFECTIVE (SITES OF 5+ HOUSES)</b>						<b>12.99</b>	<b>317</b>	<b>18</b>	<b>299</b>	<b>36</b>	<b>13</b>	<b>15</b>	<b>30</b>	<b>30</b>	<b>124</b>	<b>175</b>
small sites (less than 5 houses)							40	2	35							
<b>Total</b>							<b>357</b>	<b>20</b>	<b>334</b>							

  

CONSTRAINED SUPPLY											
SITEREf	ALDP REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	NATURE OF LONG TERM CONSTRAINT	OTHER FACTORS		
SAC090		Links Hotel, 8 Links Parade	Private	DEPC	05/06/2015	0.01	8	MAR			
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	OPPORTUNITY		
<b>TOTAL CONSTRAINED</b>						<b>8.91</b>	<b>8</b>				

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HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (April 2018)

**MONIFIETH**

EFFECTIVE SUPPLY										PROGRAMMING - 5 years							
SITEREf	ALDP REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2017 to 2018	UNITS TO BUILD	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2018 to 2023	Later Years	
SAM049	Mf1	Ashludie Hospital	Miller Developments	CONS	24/09/2015	8.50	155	80	42	42					42		
SAM082	Mf1	Ashludie House, Former Ashludie Hosp	Whiteburn Ashludie LLP	DEPC	17/03/2017	0.46	13	0	13	13					13		
SAM028	Mf(a)	Milton Mill	H & H Properties	CONS	16/09/2010	1.20	77	1	19	19					19		
SAM076	Mf(b)	Former Seaview P.S. Nursery	G.L. Residential	DEPC	26/01/2017	0.88	5	0	5		2	3			5		
SAM078	Mf2	Victoria Street West	Taylor Wimpey / Barratts	CONS	21/12/2017	16.30	330	0	330	70	68	35	35	35	243	87	
SAM083		Panmure Hotel	Panmure Hotel Monifieth Ltd	DEPC	21/02/2018	0.38	9	0	9		4	5			9		
<b>TOTAL EFFECTIVE (5+ HOUSES)</b>						<b>27.72</b>	<b>589</b>	<b>81</b>	<b>418</b>	<b>144</b>	<b>74</b>	<b>43</b>	<b>35</b>	<b>35</b>	<b>331</b>	<b>87</b>	
small sites (less than 5 houses)							17	1	14								
<b>Total</b>							<b>606</b>	<b>82</b>	<b>432</b>								

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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 2017 to 2018	UNITS TO BUILD	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2018 to 2023	Later Years
SAL143	SA(a)	Piperdam	Muirhead	Piperdam Golf & Country Park Ltd	CONS	28/07/2010	7.30	124	0	3	1	2				3	
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	10	20
<b>TOTAL EFFECTIVE (5+ HOUSES)</b>							<b>10.30</b>	<b>174</b>	<b>0</b>	<b>53</b>	<b>1</b>	<b>12</b>	<b>10</b>	<b>5</b>	<b>5</b>	<b>33</b>	<b>20</b>
small sites (less than 5 houses)									135	23	84						
<b>Total</b>									<b>309</b>	<b>23</b>	<b>137</b>						
CONSTRAINED SUPPLY																	
SITEREf	ALDP REF	NAME	LOCATION	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	NATURE OF LONG TERM CONSTRAINT								OTHER FACTORS
SAL341	Wb(b)	Shank of Omachie	Wellbank	M & G Forbes	DEPC	25/03/2014	127.50	160	MAR								
SAL266	St1	Strathmartine Hospital *	Bridgefoot	Heathfield Ltd	ALDP	26/09/2016	17.50	222	LAN,MAR								OPPORTUNITY
<b>TOTAL CONSTRAINED</b>							<b>145.00</b>	<b>382</b>									

\* 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 2018)

**FORFAR**

EFFECTIVE SUPPLY										PROGRAMMING - 5 years						
SITEREf	ALDP REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2017 to 2018	UNITS TO BUILD	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2018 to 2023	Later Years
WAF086	F(a)	Turfbeg Farm	Elite Homes	CONS	19/02/2009	4.20	75	0	3	1	2				3	
WAF088	F(b)	New Road	Abertay Housing Association	CONS	17/03/2017	0.35	16	0	16	16					16	
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	Vista Properties	CONS	27/02/2015	2.22	7	0	7		2	3	2		7	
WAF220	F3	Turfbeg	Guild Homes	DEPC	03/10/2017	17.60	236	0	236	25	50	50	50	50	225	11
WAF221	F4	Westfield	Muir Homes/Scotia Homes	ALDP	26/09/2016	38.80	300	0	300				15	30	45	255
WAF222	F6	Former Chapelark School	Angus Council	CONS	28/07/2015	0.68	29	0	29	29					29	
<b>TOTAL EFFECTIVE (5+ HOUSES)</b>						<b>70.24</b>	<b>726</b>	<b>0</b>	<b>654</b>	<b>71</b>	<b>69</b>	<b>77</b>	<b>91</b>	<b>80</b>	<b>388</b>	<b>266</b>
small sites (less than 5 houses)							26	0	21							
<b>Total</b>							<b>752</b>	<b>0</b>	<b>675</b>							

  

CONSTRAINED SUPPLY										OTHER	
SITEREf	ALDP REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha)	CAPACITY	NATURE OF LONG TERM CONSTRAINT		OTHER FACTORS	
WAF087a part		St James Road, Broadcroft Car Park	Forfar Estates Ltd	DEPC	16/11/2015	0.16	16	MAR		OPPORTUNITY	
WAF083	F5	South Street	Private	ALDP	26/09/2016	0.80		OWN, LAN		OPPORTUNITY	
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			
<b>TOTAL CONSTRAINED</b>						<b>1.26</b>	<b>16</b>				

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HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (April 2018)

## KIRRIEMUIR

EFFECTIVE SUPPLY										PROGRAMMING - 5 years						
SITEREF	ALDP REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2017 to 2018	UNITS TO BUILD	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2018 to 2023	Later Years
WAK063	K(a)	Westfield/Lindsay Street/Sunnyside	J & J Learmonth	CONS	24/02/2014	2.50	38	1	34	3	8	8	8	7	34	
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
WAK132		Land East of Platten Gardens	Guild Homes	DEPC	29/08/2017	1.08	11	0	11	5	6				11	
<b>TOTAL EFFECTIVE (5+ HOUSES)</b>						<b>11.58</b>	<b>184</b>	<b>1</b>	<b>180</b>	<b>8</b>	<b>29</b>	<b>33</b>	<b>33</b>	<b>32</b>	<b>135</b>	<b>45</b>
small sites (less than 5 houses)							24	0	23							
<b>Total</b>							<b>208</b>	<b>1</b>	<b>203</b>							

CONSTRAINED SUPPLY										
SITEREF	ALDP REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha)	CAPACITY	NATURE OF LONG TERM CONSTRAINT	OTHER FACTORS	
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	
<b>TOTAL CONSTRAINED</b>						<b>4.85</b>				

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HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (April 2018)

## WEST ANGUS HMA LANDWARD

EFFECTIVE SUPPLY											PROGRAMMING - 5 years							
SITEREf	ALDP REF	NAME	LOCATION	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2017 to 2018	UNITS TO BUILD	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2018 to 2023	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	6	1	1					1		
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	1	1	1					1		
WAL022		Kingston Place	Kingsmuir	Guild Homes	DEPC	26/07/2017	1.96	13	0	13	7	6				13		
WAL361	L(a)	Land Adjacent to 14 Guthrie Street	Letham	F M Construction	CONS	18/07/2012	0.64	9	0	1			1			1		
WAL604		Field Behind 2-4 East Hemming Street	Letham	ALPCT Ltd	OUPC	20/09/2017	0.59	9	0	9		3	3	3		9		
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	
<b>TOTAL EFFECTIVE (5+ HOUSES)</b>							<b>14.34</b>	<b>147</b>	<b>7</b>	<b>89</b>	<b>10</b>	<b>18</b>	<b>18</b>	<b>18</b>	<b>15</b>	<b>79</b>	<b>10</b>	
small sites (less than 5 houses)								170	12	138								
<b>Total</b>								<b>317</b>	<b>19</b>	<b>227</b>								

CONSTRAINED SUPPLY										OTHER FACTORS	
SITEREf	ALDP REF	NAME	LOCATION	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha)	CAPACITY	NATURE OF LONG TERM CONSTRAINT		
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
<b>TOTAL CONSTRAINED</b>							<b>1.80</b>				

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## ANGUS - SITES COMPLETED BETWEEN APRIL 2017 AND APRIL 2018

North Angus HMA							
SITEREf	LOCAL PLAN	NAME	LOCATION	DEVELOPER	AREA	COMPLETIONS 2017 to 2018	TOTAL COMPLETIONS
NAM225		Methodist Chapel, New Wynd	Montrose	North Esk Investments	0.06	5	5
East Angus HMA							
SITEREf	LOCAL PLAN	NAME	LOCATION	DEVELOPER	AREA	COMPLETIONS 2017 to 2018	TOTAL COMPLETIONS
South Angus HMA							
SITEREf	LOCAL PLAN	NAME	LOCATION	DEVELOPER	AREA	COMPLETIONS 2017 to 2018	TOTAL COMPLETIONS
SAC126		Taymouth Engineering Works	Carnoustie	Ogilvie Homes	2.15	38	82
SAL264b	Wb(a)	Kingennie Fishings 2	Wellbank	M & G Forbes	1.25	1	12
West Angus HMA							
SITEREf	LOCAL PLAN	NAME	LOCATION	DEVELOPER	AREA	COMPLETIONS 2017 to 2018	TOTAL COMPLETIONS
WAF227		Viewmount	Forfar	Angus Council	0.42	11	11 (regen)
WAF130		Prior Road 1(100m west of Dunnichen Av)	Forfar	Wester Restenneth Co	0.77	5	5

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

## ANGUS - SITES EXPIRED BETWEEN APRIL 2017 AND APRIL 2018

North Angus HMA								
SITEREf	LOCAL PLAN	NAME	LOCATION	DEVELOPER	NO OF UNITS	AREA	EXPIRED ON	STATUS IN 2018 HLA
NAL073	BM( c )	Mains of Farnell	Farnell	Mrs Michelle Simpson	5	0.84	06/03/2018	expired
East Angus HMA								
SITEREf	LOCAL PLAN	NAME	LOCATION	DEVELOPER	NO OF UNITS	AREA	EXPIRED ON	STATUS IN 2018 HLA
EAL015	Ik(b)	Lunan Avenue/Kirkton Farm	Inverkeilor	Mrs L Watson	11	1.90	15/08/2017	expired
EAL403		Slade Farm	Carmyllie	John P Grey and Sons	5	1.88	23/12/2017	expired
South Angus HMA								
SITEREf	LOCAL PLAN	NAME	LOCATION	DEVELOPER	NO OF UNITS	AREA	EXPIRED ON	STATUS IN 2018 HLA
SAL295	SA(c)	Baldovan House	Strathmartine	Mr Vishal Lal	6	0.34	09/12/2017	expired
West Angus HMA								
SITEREf	LOCAL PLAN	NAME	LOCATION	DEVELOPER	NO OF UNITS	AREA	EXPIRED ON	STATUS IN 2018 HLA
WAF212	F(f)	Pavilion, Queen Street	Forfar	Ballindarg Buildings Ltd	14	0.20	05/04/2017	expired
WAF215		Wellbrae Primary School	Forfar	Taylor Shepherd Homes	16	0.30	23/10/2017	expired
WAF217		9 Castle Street	Forfar	Caledonia Property Co	6	0.30	06/01/2018	expired
WAK110		Newton Hotel, Glamis Road	Kirriemuir	Mr & Mrs Newton	8	0.09	18/11/2017	expired
WAL113		Balnabreich Steading	Careston	Careston Ltd	6	0.38	24/07/2017	expired

## SECTION 6

## 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
<b>NORTH ANGUS HMA</b>		<b>0</b>	<b>10</b>	<b>34</b>	<b>24</b>	<b>91</b>	<b>37</b>	<b>0</b>	<b>23</b>	<b>31</b>	<b>0</b>	<b>11</b>	<b>49</b>	<b>8</b>	<b>59</b>	<b>56</b>	<b>0</b>	<b>0</b>	<b>36</b>	<b>0</b>	<b>0</b>	<b>43</b>
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
<b>EAST ANGUS HMA.</b>		<b>0</b>	<b>24</b>	<b>87</b>	<b>13</b>	<b>73</b>	<b>56</b>	<b>0</b>	<b>87</b>	<b>85</b>	<b>0</b>	<b>15</b>	<b>91</b>	<b>0</b>	<b>37</b>	<b>79</b>	<b>40</b>	<b>22</b>	<b>48</b>	<b>0</b>	<b>76</b>	<b>37</b>
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	
<b>WEST ANGUS HMA</b>		<b>0</b>	<b>7</b>	<b>101</b>	<b>0</b>	<b>40</b>	<b>134</b>	<b>0</b>	<b>0</b>	<b>111</b>	<b>0</b>	<b>27</b>	<b>89</b>	<b>0</b>	<b>10</b>	<b>66</b>	<b>0</b>	<b>0</b>	<b>80</b>	<b>0</b>	<b>44</b>	<b>44</b>
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	
<b>SOUTH ANGUS HMA</b>		<b>0</b>	<b>0</b>	<b>70</b>	<b>0</b>	<b>25</b>	<b>22</b>	<b>0</b>	<b>21</b>	<b>53</b>	<b>0</b>	<b>0</b>	<b>33</b>	<b>0</b>	<b>0</b>	<b>25</b>	<b>0</b>	<b>0</b>	<b>78</b>	<b>0</b>	<b>26</b>	<b>108</b>
<b>ANGUS COUNCIL</b>		<b>0</b>	<b>41</b>	<b>292</b>	<b>37</b>	<b>229</b>	<b>249</b>	<b>0</b>	<b>131</b>	<b>280</b>	<b>0</b>	<b>53</b>	<b>262</b>	<b>8</b>	<b>106</b>	<b>226</b>	<b>40</b>	<b>22</b>	<b>242</b>	<b>0</b>	<b>146</b>	<b>232</b>

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
<b>NORTH ANGUS HMA</b>		<b>0</b>	<b>14</b>	<b>11</b>	<b>0</b>	<b>0</b>	<b>25</b>	<b>0</b>	<b>93</b>	<b>10</b>	<b>0</b>	<b>27</b>	<b>69</b>	<b>0</b>	<b>22</b>	<b>21</b>	<b>0</b>	<b>20</b>	<b>78</b>	<b>0</b>	<b>6</b>	<b>107</b>
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
<b>EAST ANGUS HMA.</b>		<b>0</b>	<b>72</b>	<b>101</b>	<b>0</b>	<b>36</b>	<b>69</b>	<b>0</b>	<b>0</b>	<b>136</b>	<b>0</b>	<b>10</b>	<b>74</b>	<b>0</b>	<b>17</b>	<b>14</b>	<b>0</b>	<b>4</b>	<b>28</b>	<b>0</b>	<b>27</b>	<b>46</b>
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
<b>WEST ANGUS HMA</b>		<b>0</b>	<b>0</b>	<b>33</b>	<b>0</b>	<b>12</b>	<b>43</b>	<b>0</b>	<b>41</b>	<b>37</b>	<b>0</b>	<b>0</b>	<b>90</b>	<b>0</b>	<b>6</b>	<b>61</b>	<b>0</b>	<b>0</b>	<b>41</b>	<b>0</b>	<b>0</b>	<b>61</b>
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
<b>SOUTH ANGUS HMA</b>		<b>0</b>	<b>0</b>	<b>136</b>	<b>0</b>	<b>0</b>	<b>106</b>	<b>0</b>	<b>0</b>	<b>126</b>	<b>0</b>	<b>0</b>	<b>169</b>	<b>0</b>	<b>10</b>	<b>194</b>	<b>0</b>	<b>0</b>	<b>243</b>	<b>0</b>	<b>31</b>	<b>200</b>
<b>ANGUS COUNCIL</b>		<b>0</b>	<b>86</b>	<b>281</b>	<b>0</b>	<b>48</b>	<b>243</b>	<b>0</b>	<b>134</b>	<b>309</b>	<b>0</b>	<b>37</b>	<b>402</b>	<b>0</b>	<b>55</b>	<b>290</b>	<b>0</b>	<b>24</b>	<b>390</b>	<b>0</b>	<b>64</b>	<b>414</b>

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
<b>NORTH ANGUS HMA</b>		<b>0</b>	<b>0</b>	<b>86</b>	<b>0</b>	<b>5</b>	<b>39</b>	<b>0</b>	<b>0</b>	<b>33</b>	<b>0</b>	<b>0</b>	<b>15</b>	<b>0</b>	<b>0</b>	<b>28</b>	<b>0</b>	<b>0</b>	<b>39</b>	<b>45</b>	<b>0</b>	<b>58</b>
ARBROATH		21	37			8	52			5			61	11		16			31		31	88
EAST ANGUS LANDWARD			22				5						1			2						
<b>EAST ANGUS HMA.</b>		<b>0</b>	<b>21</b>	<b>59</b>	<b>0</b>	<b>8</b>	<b>57</b>	<b>0</b>	<b>0</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>62</b>	<b>11</b>	<b>0</b>	<b>18</b>	<b>0</b>	<b>0</b>	<b>31</b>	<b>0</b>	<b>31</b>	<b>88</b>
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
<b>WEST ANGUS HMA</b>		<b>0</b>	<b>18</b>	<b>75</b>	<b>0</b>	<b>28</b>	<b>117</b>	<b>0</b>	<b>14</b>	<b>44</b>	<b>0</b>	<b>2</b>	<b>49</b>	<b>0</b>	<b>0</b>	<b>38</b>	<b>0</b>	<b>0</b>	<b>64</b>	<b>5</b>	<b>0</b>	<b>55</b>
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
<b>SOUTH ANGUS HMA</b>		<b>0</b>	<b>14</b>	<b>191</b>	<b>0</b>	<b>17</b>	<b>78</b>	<b>0</b>	<b>0</b>	<b>14</b>	<b>0</b>	<b>21</b>	<b>68</b>	<b>8</b>	<b>0</b>	<b>41</b>	<b>0</b>	<b>0</b>	<b>14</b>	<b>5</b>	<b>0</b>	<b>13</b>
<b>ANGUS COUNCIL</b>		<b>0</b>	<b>53</b>	<b>411</b>	<b>0</b>	<b>53</b>	<b>291</b>	<b>0</b>	<b>14</b>	<b>96</b>	<b>0</b>	<b>23</b>	<b>194</b>	<b>19</b>	<b>0</b>	<b>125</b>	<b>0</b>	<b>0</b>	<b>148</b>	<b>55</b>	<b>31</b>	<b>214</b>



## **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.