

**AUDIT OF HOUSING LAND
IN
ANGUS
2019**

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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 2019, and covers a twelve month period. The base date for the audit is 31 March 2019, which has been established in order to meet the requirements of the TAYplan Strategic Development Plan. Consultation on the Draft Housing Land Audit lasted four weeks extending until Friday 5 July 2019 (See Section 4 for more details).

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 2019.

The Scottish Government published a research paper in early 2019 on Housing Land Audits. This research was undertaken by Ryden LLP, supported by Brodies LLP, to assess housing land audits for consistency and compliance, potential for standardisation and to look at their role in development plan delivery.

The research provided a number of areas where the Scottish Government consider improvements could be made to the HLA. Under each improvement heading Angus Councils approach is set out highlighting improvements that have been made.

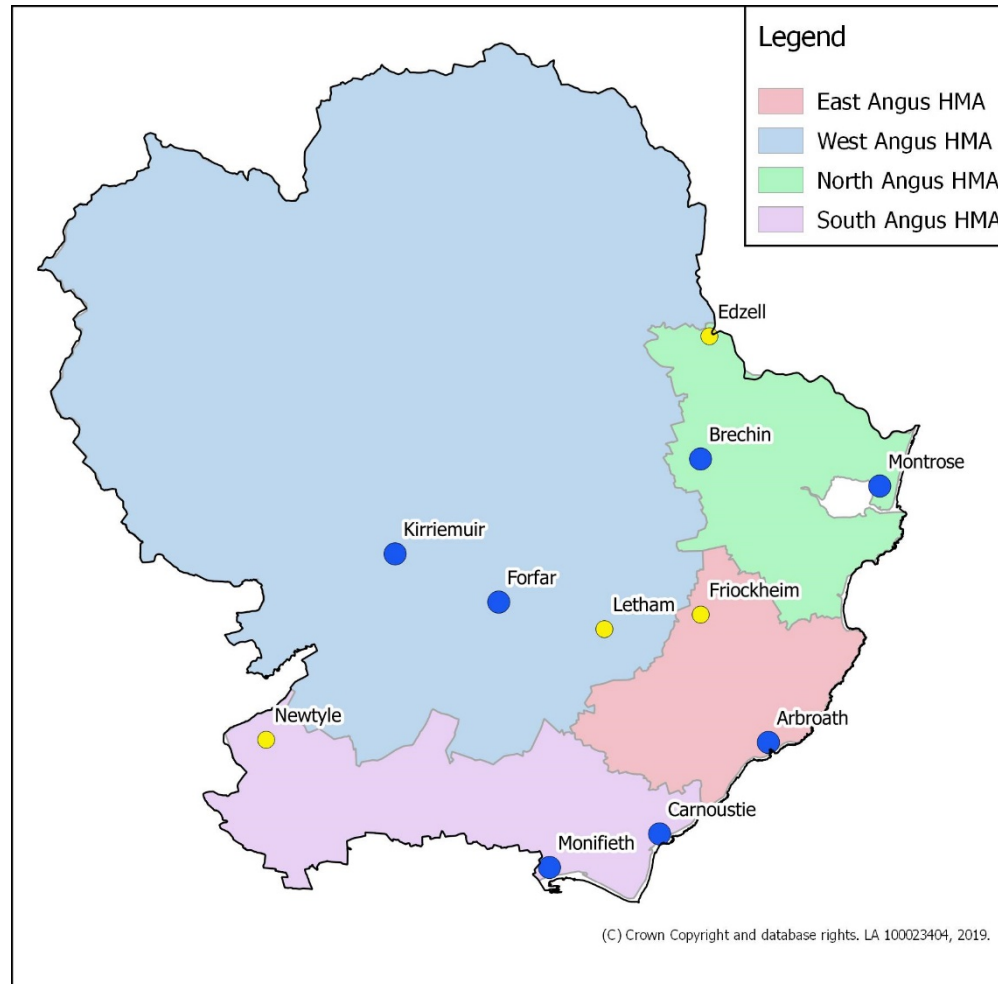
- **House types and tenures** - Housing types and tenures has historically not been included in the Angus Housing Land Audit. In order to bring the HLA in line with the recommendation set out in the Scottish Government research paper, the 2019 Housing Land Audit has been amended to record whether the site is greenfield or brownfield and to include details (where known) on the housing type and tenure.
- **Completions** – The Angus Housing Land Audit has historically differentiated between the tenures of houses delivered in the overall completions figures in Section 6.
- **Projections & Programming** – Angus Council utilises the guidance published by Homes for Scotland regarding the programming of sites across Scotland. In addition, the Council has also established for a number of years additional criteria to assess and class sites as constrained where they meet two or more of the criteria set out in Section 2. The 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.

In line with the Local Development Plan Action Programme, the Planning Service seeks to support delivery of housing sites through regular engagement with landowners/developers. The outcome of site programming discussions during regular engagement with landowners/developers are used to set out the five year notional programming of effective sites in the housing land audit.

- **Reporting** - The Angus HLA is produced using a standard format that is appropriate for the Council area. The housing land audit is published on the Council's website and has interactive mapping.
- **Integration** – The Angus HLA is published on the Council's website and has interactive mapping that is continually being developed. The Council also has a live interactive [Development Delivery page](#) on the website showing progress on all Local Development Plan sites.
- **Consultation** – In line with the Local Development Plan Action Programme the Planning Service seeks to support delivery of housing sites through regular engagement with landowners/developers. This engagement informs the housing land audit preparation and is additional to formal consultation on the draft audit.
- **Implementation** – Angus Council await guidance from Scottish Government on the future role and purpose of Housing Land Audits -moving beyond monitoring into integrated development plan delivery. Also look into a consistent national housing land audit with the creation of a national forum.
- **Future of Housing Land Audits** – Angus Council over the last 2-3 years has aligned its Action Programme delivery and production of the housing land audit more closely. This will assist the next development plan to set out a clear ambitious long term vision for places and communities in Angus whilst being aligned much closer to the high level aspirations and ambitions for Angus set out in other Council plans and strategies, including the Local Outcome Improvement Plans (LOIPs) and Locality Plans.

SECTION 2: GENERAL PRINCIPLES

Housing sites are included under the Housing Market Area in which they are located (see map below). 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). Details on the information provided in the schedules is provided below:

<u>Site Ref / ALDP Ref / Site Name / Developer</u>	<u>Site Type / House Types (Tenure)</u>	<u>Site Status</u>	<u>Approval Date</u>	<u>Completions 2018 to 2019</u>	<u>Units to Build / Programming 2019-2024</u>
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.	In order to bring the HLA in line with the recommendation set out in the Scottish Government research paper, the 2019 Housing Land Audit has been amended to record whether the site is greenfield or brownfield and to include details (where known) on the housing type and tenure.	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.	<p>Details of the number of completions in the preceding year are included. Site completions are now calculated where either Temporary Occupation Certificates or Completion Certificates have been issued via the Building Warrant process.</p> <p>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).</p> <p>In terms of affordable house 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.</p> <p>Further information on the delivery of affordable housing in Angus can be obtained by contacting the Council's Housing Strategy Team.</p>	<p>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.</p> <p>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.</p>

Angus Council also continues to utilise 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 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 6) sets out the number of completions recorded on sites of five or more houses for each settlement/area. Completions are now calculated 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 2019 can be summarised as follows:

North Angus HMA

The North Angus HMA comprises the towns of Brechin and Montrose as well as the large village of Edzell.

This housing land audit identifies that there is not a 5-year effective supply of housing within the North Angus HMA.

Sites of 5 or more units

House completions for 2018/2019 (28 units) are more than in recent years. The last comparable completions figure for the North Angus HMA was 2015 when there were 27 completions on sites of 5 or more units.

Whilst these show an improvement on the published position in the 2018 audit they remain considerably lower when compared to other Housing Market Areas. There continues to be significant development on sites in East Angus and South Angus with further delivery anticipated in West Angus. Whilst there is no evidence to suggest reasons for this a number of developers operating or with sites with a development option in North Angus have indicated that the poor current market conditions in the area are having an impact on the delivery of sites.

In the landward area, completions are now less than those in Brechin and Montrose and remain consistent across the HMA. The 2018 HLA was the first for many years where completions were shown in the Landward area and were comparable with those in Brechin and Montrose.

Based on recent site delivery discussions with developers, site NAB092a at Dubton Farm, Brechin has been pushed back from the position set out in the 2018 Housing Land Audit. Whilst development has commenced on this site the developer has indicated concerns about current market conditions impacting delivery and additional technical surveys are being undertaken in relation to drainage and water supply.

Programming for site NAM016b at Brechin Road, Montrose has been pushed back from the position set out in the 2018 Housing Land Audit. The site now has an active developer interest and a Proposal of Application Notice has been submitted to the Council, however no progress has been made to bring forward a planning application. The position with regards to future programming will continue to be monitored as no progress has yet been made to bring forward any planning applications.

Programming for site NAL075 at Sunnyside Hospital Estate has been brought forward by one year from the position set out in the 2018 Housing Land Audit. A detailed planning application for the site is currently being considered and is to be determined in April 2019. A detailed delivery programme was submitted in support of this

application which shows delivery of housing units in 2021. The position with regards to future programming will continue to be monitored.

Three sites have now been completed during 2018/2019 in the HMA - site NAM116, Hill Place, Montrose, site NAM218 11 to 15 Broomfield Road, Montrose and site NAM156 Former Roseacre Caravans, Wishart Gardens, Montrose. These sites have been removed from the 2019 Housing Land Audit.

Site NAM226, Former Swimming Pool, The Mall, Montrose has also been removed from the 2019 Housing Land Audit as a site start for the conversion of the property to a cinema has been made.

Small sites of less than 5 units

House completions on small sites of less than 5 units for 2018/2019 (16 units) is more than the previous year's completions on small sites across the HMA (10 units).

East Angus HMA

The East Angus HMA comprises the town of Arbroath as well as the large villages of Friockheim and Inverkeilor.

This housing land audit identifies that there is currently an existing generous effective land supply of housing in the East Angus HMA.

Sites of 5 or more units

House completions for 2018/2019 (170 units) are significantly higher than the previous year's completions (115 units).

This is again 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 house completions more quickly than were programmed in 2018.

17 house completions were also recorded on site EAA198 Montrose Road, Arbroath, an increase from the 12 house completions recorded previously.

The programming for site EAA270 Crudie Acres, East Muirlands Road has been reduced as 71 completions recorded in the 2019 audit were for affordable homes.

In comparison to other Housing Market Areas, completions 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 2018/2019.

Two sites have now been completed during 2018/2019 in the HMA - site EAA 261, Former Inverpark Hotel, Bank Street, Arbroath and site EAL106 Cotton of Colliston. These sites have now been removed from the 2019 Housing Land Audit.

Small sites of less than 5 units

Completions for 2018/2019 (16 units) are slightly higher but generally consistent with the previous year (10 units).

South Angus HMA

The South Angus HMA comprises the Greater Dundee market area and includes the towns of Carnoustie and Monifieth as well as the village of Newtyle.

This housing land audit identifies that there is currently an existing generous effective land supply of housing in the South Angus HMA.

Sites of 5 or more units

Completions for 2018/2109 (150 units) is slightly higher than the previous year (138 units).

This is largely down to site SAM078 Victoria Street West, Monifieth progressing well and delivering a significant number of completions in line with the programming set out in the 2018 audit.

Site SAC087(c) Former Maltings, Carnoustie, site SAM079 Ashludie Hospital, Monifieth and site SAM082 Ashludie House, Monifieth completed during 2018/2019 accounting for an additional 74 units.

In comparison to other Housing Market Areas, completions in both the South Angus HMA and East Angus HMA are considerably higher as a result of continued significant development interest and delivery on at least two sites within each HMA during 2018/2019.

Small sites of less than 5 units

Completions on small sites for 2018/2019 (18 units) is lower than the previous year (26 units).

West Angus HMA

The West Angus HMA comprises the towns of Forfar and Kirriemuir as well as the large village of Letham.

This housing land audit identifies that there is currently an existing generous effective land supply of housing in the West Angus HMA.

Sites of 5 or more units

Completions for 2018/2019 (57 units) is significantly higher than the previous year (8 units).

In comparison to other Housing Market Areas, with the exception of North Angus, completions in the West Angus HMA remain relatively low in 2018/2019. 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.

Although house completions across the housing market area in 2018/2019 were greater than the previous two years, a number of sites have planning permission and some sites are now under construction with house completions expected during 2019/2020.

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 and site WAF156 Dundee Road, Forfar.

Four sites have now been completed during 2018/2019 - site WAF088, New Road, Forfar, site WAF222 Former Chapelpark School, Forfar, site WAL057 Dundee Road, Glamis and site WAL361 Land Adjacent to 14 Guthrie Street, Letham. These sites have now been removed from the 2019 Housing Land Audit.

Small sites of less than 5 units

House completions on small sites of less than 5 units for 2018/2019 (14 units) is slightly higher but comparable than the previous year's completions on small sites across the HMA (12 units). These completions came within Forfar and 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 2023/2024.

Housing Market Area	TAYplan 2 Housing Land Requirement (2016-2024)	House completions 16/17, 17/18 & 18/19	5-Year Effective Land Supply Notional Programming (2019-2024)	5-Year Housing Land Requirement
North Angus (75 units p.a.)	600	50	470	-80
East Angus (85 units p.a.)	680	300	606	+226
South Angus (70 units p.a.)	560	406	511	+357
West Angus (80 units p.a.)	640	91	661	+112

It demonstrates that at 31 March 2019 there is a generous 5-year effective land supply of housing across three housing market areas; East Angus, South Angus and West Angus and the lack of 5-year effective supply within North Angus. As outlined above, whilst there is sufficient land available within this area, the lack of progress and

delivery of sites in the initial five years is related to current market conditions. This position will continue to be monitored and will be addressed in the next local Development Plan – AngusPlan to be published by 2021. Notwithstanding this, including the ability to address any shortfall later than in the initial 5 year period to 2024,

SECTION 4: CONSULTATION

Pre-Draft Audit Consultation

Angus Council did not undertake a formal pre-draft audit consultation process as there is active, regular engagement with landowners/developers to get up-to-date information on site delivery and programming as part of the Angus Local Development Plan key action in relation to site delivery.

The engagement on site delivery will continue over the coming months. 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 2019 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 and through the Angus Council Planning Service Twitter account. Following the requirements established through GDPR, developers and registered social landlords (RSLs) with an identified interest in the development of housing land across Angus and who had signed up to receive details about the housing land audit were contacted individually to further increase opportunities for participation in the audit process.

The Council received a total of 7 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.

Homes for Scotland agreed with the position set out in the draft audit.

Some of the 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
NAB092	Dubton Farm, Brechin	Programming brought forward to 21/22 – 8 units; 22/23 – 15 units and 23/24 – 15 units. This takes account of the consultation response received by Homes for

		Scotland with site specific comments submitted on behalf of the landowner / developer.
NAB146	Maisondieu Church, Brechin	<p>Programming pushed back one year to 20/21 – 3 units and 21/22 – 4 units.</p> <p>This reflects response that there has been no progress yet on this site.</p>
EAA198	Montrose Road, Arbroath	<p>Programming amended to 19/20 – 66 units; 20/21 – 32 units; 21/22 – 24 units; 22/23 – 24 units and 23/24 – 24 units per year.</p> <p>This takes account of the consultation response received by the developer Stewart Milne Homes about a revised build programme and initial focus on additional affordable housing development on site.</p>
EAL163	Railway Field, Inverkeilor	<p>Developer name has been changed and the first year of programming amended to 19/20 – 10 units.</p> <p>This takes account of the consultation response received by the developer, James Keiller Investments Ltd, and reflects that development has commenced on site.</p>

Angus Council would like to thank all of those responding to the draft Angus Housing Land Audit 2019 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 2019)(sites of 5+ houses)

	PROGRAMMING ON EFFECTIVE SITES								
	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024	2019 to 2024	Later Years	Constrained Sites	Established Sites
	A	B	C	D	E				
BRECHIN	18	10	36	39	39	131	290	6	427
MONTROSE	0	4	28	30	30	92	216	0	308
NORTH ANGUS HMA LANDWARD	3	33	51	74	86	247	153	0	400
North Angus HMA Total	21	47	115	143	155	470	659	6	1135
ARBROATH	135	118	108	92	63	516	98	9	623
EAST ANGUS HMA LANDWARD	23	13	22	22	8	90	0	0	90
East Angus HMA Total	158	131	130	114	71	606	98	9	713
CARNOUSTIE	8	20	34	30	30	122	145	0	267
MONIFIETH	100	88	68	65	13	334	0	0	334
SOUTH ANGUS HMA LANDWARD	13	12	20	5	5	55	15	382	452
South Angus HMA Total	121	120	122	100	48	511	160	382	1053
FORFAR	28	82	116	133	112	471	236	0	707
KIRRIEMUIR	8	22	25	35	28	118	59	7	184
WEST ANGUS HMA LANDWARD	11	21	17	18	5	72	10	0	82
West Angus HMA Total	47	125	158	186	145	661	305	7	973
ANGUS	347	423	525	543	419	2248	1222	404	3874

BRECHIN

EFFECTIVE SUPPLY												PROGRAMMING - 5 years						
SITEREf	ALDP REF	NAME	OWNER / DEVELOPER	SITE TYPE	HOUSE TYPES (TENURE)	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2018 to 2019	UNITS TO BUILD	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2019 to 2024	Later Years
NAB074	B2	Former Andover P.S, Nursery Lane on 2 sites	Andover Developments Ltd.	Brownfield	Houses & Flats (Private)	DEPC	09/11/2017	0.89	21	10	11	6	5					
NAB092a	B1	Dubton Farm *****	Scotia Homes	Greenfield	Houses (Mixed)	CONS	20/10/2014	10.00	200	0	200			24	24	24	72	128
NAB092	B1	Dubton Farm	Dalhousie Estates/A&J Stephen	Greenfield	Not yet known.	ALDP	26/09/2016	26.00	200	0	200			8	15	15	38	162
NAB146	B5	Maisondieu Church	David Mather	Brownfield	Flats (Private)	DEPC	20/04/2017	0.25	7	0	7		3	4			7	
NAB147		Liddle's Close/Swan Street	Avon Developments	Brownfield	Houses (Private)	CONS	08/01/2016	0.05	9	2	4	2	2				4	
NAB152		Former Damacre Centre	Angus Council	Brownfield	Houses (Affordable - Social Rent)	DEPC	05/01/2018	0.32	10	0	10	10					10	
TOTAL EFFECTIVE (SITES OF 5+ HOUSES)								37.51	447	12	432	18	10	36	39	39	131	290
small sites (less than 5 houses)									39	4	34							
Total									486	16	466							
CONSTRAINED SUPPLY																		
SITEREf	ALDP REF	NAME	DEVELOPER	SITE TYPE	HOUSE TYPES (TENURE)	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	NATURE OF LONG TERM CONSTRAINTS								OTHER FACTORS
NAB098	B4	Witchden Road	Private	Brownfield	Not yet known.	ALDP	26/09/2016	0.60		OWN, MAR, LAN, CON								OPPORTUNITY
NAB149		Slater Way, Montrose Street	Dave Clark	Brownfield	Houses (Private)	DEPC	22/04/2016	0.23	6	MAR								
TOTAL CONSTRAINED								0.83	6									

***** 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

MONTROSE

EFFECTIVE SUPPLY												PROGRAMMING - 5 years							
	ALDP						LAST	AREA		COMPLETIONS	UNITS	2019/	2020/	2021/	2022/	2023/	2019 to	Later	
SITEREF	REF	NAME	DEVELOPER	SITE TYPE	HOUSE TYPES (TENURE)	STATUS	APPROVAL	(ha.)	CAPACITY	2018 to 2019	TO BUILD	2020	2021	2022	2023	2024	2024	Years	
NAM016b	M1	Brechin Road	Campion Homes	Greenfield	Not yet known	ALDP	26/09/2016	17.80	300	0	300			24	30	30	84	216	
NAM037		Waldron Road	C & D Batchelor	Brownfield	Not yet known	OUPC	09/03/2018	0.63	8	0	8		4	4			8		
TOTAL EFFECTIVE (SITES OF 5+ HOUSES)								18.43	308	0	308	0	4	28	30	30	92	216	
small sites (less than 5 houses)									22	5	18								
Total									330	5	326								
CONSTRAINED SUPPLY																			
SITEREF	ALDP	NAME	DEVELOPER	SITE TYPE	HOUSE TYPES (TENURE)	STATUS	LAST	AREA	CAPACITY	NATURE OF LONG TERM CONSTRAINT							OTHER FACTORS		
NAM088b	M4	Chapel Works, Patons Mill West	George Martin (Builders)	Brownfield	Not yet known	ALDP	26/09/2016	0.16		MAR							OPPORTUNITY		
TOTAL CONSTRAINED								0.16											

CONSTR

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

NORTH ANGUS HOUSING MARKET AREA LANDWARD

EFFECTIVE SUPPLY													PROGRAMMING - 5 years						
SITEREF	ALDP REF	NAME	LOCATION	DEVELOPER	SITE TYPE	HOUSE TYPES (TENURE)	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2018 to 2019	UNITS TO BUILD	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024	2019 to 2024	Later Years
NAL165	E(a)	East Mains Farm, High Street	Edzell	DLB Scotland Ltd	Brownfield	Houses (Mixed)	CONS	04/08/2017	1.03	13	3	7	3	4				7	
NAL173	E1	East of Duriehill Road	Edzell	Dalhousie Estates/Guild	Greenfield	Not yet known	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	Brownfield	Houses (Private)	CONS	04/04/2013	1.19	5	0	1		1				1	
NAL125		Mains Steading, Dunninald	Montrose	Dunninald Estate Ltd	Brownfield	Houses (Private)	DEPC	23/11/2017	0.20	7	0	7		4	3			7	
NAL075	M3	Sunnyside Hospital Estate	Hillside	Sunnyside Estate Ltd.	Brownfield	Houses & Flats (Mixed)	OUPC	01/11/2017	21.00	265	0	265		24	36	36	36	132	133
NAL108		Glenskinno Farm, Wellhill	Hillside	Mr & Mrs Gall	Brownfield	Houses (Private)	CONS	09/09/2010	0.11	6	0	5			2	3		5	
NAL120	M2	Rosemount Road	Hillside	Angus Council	Greenfield	Not yet known	ALDP	26/09/2016	3.00	65	0	65				15	30	45	20
TOTAL EFFECTIVE (SITES OF 5+ HOUSES)									32.73	411	3	400	3	33	51	74	86	247	153
small sites (less than 5 houses)										81	7	65							
Total										492	10	465							

CONSTRAINT OWN=OWNERSHIP, PHY=PHYSICAL, CON=CONTAMINATION, DEF=DEFICIT FUNDING NOT COMMITTED, INF=INFRASTRUCTURE, LAN=LAND USE, MAR=MARKETABILITY

STATUS CONS=UNDER CONSTRUCTION, DEPC=DETAILED PLANNING CONSENT, OUPC=OUTLINE PLANNING CONSENT, DELE=LIKELY TO BE DELETED, ALDP=ADOPTED ANGUS LOCAL DEVELOPMENT PLAN

ARBROATH

EFFECTIVE SUPPLY												PROGRAMMING - 5 years						
SITEREF	ALDP REF	NAME	DEVELOPER	SITE TYPE	HOUSE TYPES (TENURE)	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2018 to 2019	UNITS TO BUILD	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024	2019 to 2024	Later Years
EAA198	A(a)	Montrose Road	Stewart Milne Homes	Greenfield	Houses (Mixed)	CONS	08/03/2019	15.10	336	17	208	66	32	24	24	24	170	38
EAA200	A(d)	Ernest Street/Palmer Street	LEJ Ltd	Brownfield	Houses & Flats (Mixed)	CONS	03/01/2018	1.50	75	0	75		12	24	24	15	75	
EAA243	A(f)	Viewfield Hotel	Viewfield Court Ltd	Brownfield	Flats (Private)	CONS	20/10/2015	0.30	20	11	7	7					7	
EAA202a	A(l)	Baltic Mill, Dens Road	Cullross Ltd./Hillcrest H.A.	Brownfield	Flats (Affordable - Social Rent)	DEPC	07/09/2018	0.28	24	0	24	9	15				24	
EAA270	A1	Crudie Acres, East Muirlands Road	Persimmon Homes	Greenfield	Houses & Flats (Mixed)	CONS	01/11/2016	9.45	287	101	125	35	35	35	20		125	
EAA271	A2	Crudie Farm, Arbirlot Road West	Private	Greenfield	Not yet known	ALDP	26/09/2016	5.00	120	0	120			12	24	24	60	60
EAA279		Abbey Quarter	Angus Council	Brownfield	Houses & Flats (Affordable - Social Rent)	CONS	29/08/2017	0.92	40	regen								
EAA141	A5	Little Cairnie Hospital	Chamberlain Bell Ltd	Brownfield	Houses & Flats (Mixed)	CONS	15/12/2017	2.11	49	0	49	12	24	13			49	
EAA280		39-41 Kinnaird Street	Anne Charles Estates Ltd	Brownfield	Flats (Private)	DEPC	13/09/2018	0.04	6	0	6	6					6	
TOTAL EFFECTIVE (SITES OF 5+ HOUSES)								34.70	957	129	614	135	118	108	92	63	516	98
small sites (less than 5 houses)									71	7	63							
Total									1028	136	677							
CONSTRAINED SUPPLY																		
SITEREF	ALDP REF	NAME	DEVELOPER	SITE TYPE	HOUSE TYPES (TENURE)	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	NATURE OF LONG TERM CONSTRAINT								OTHER FACTORS
EAA202(b)	A3	Wardmill/Dens Road	Dens Road Arbroath Ltd	Brownfield	Not yet known	ALDP	26/09/2016	4.03		LAN								OPPORTUNITY
EAA017	A4	Cairnie Road, The Elms	Kwikbuild Building Contractors	Brownfield	Not yet known	ALDP	26/09/2016	0.58		MAR; PHY								OPPORTUNITY
EAA183	A6	Elliot	G Land	Brownfield	Not yet known	ALDP	26/09/2016	1.24		MAR								OPPORTUNITY
EAA171		Abbeybank House, Springfield Tce	McNulty Homes	Brownfield	Houses (Private)	DEPC	30/06/2016	0.53	9									
TOTAL CONSTRAINED								6.38	9									

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EAST ANGUS HOUSING MARKET AREA LANDWARD

EFFECTIVE SUPPLY													PROGRAMMING - 5 years						
SITERE	ALDP	NAME	LOCATION	DEVELOPER	SITE TYPE	HOUSE TYPES (TENURE)	STATUS	LAST	AREA	CAPACITY	COMPLETIONS	UNITS	2019/	2020/	2021/	2022/	2023/	2019 to	Later
REF	REF							APPROVAL	(ha.)				2020	2021	2022	2023	2024	2024	Years
EAL007	LG(a)	Letham Grange	Colliston	F P C Developments	Greenfield	Houses (Private)	CONS	01/06/2010	8.68	140	0	2		1	1			2	
EAL226	FK1	South of Gardyne Street	Friockheim	Guild Homes	Greenfield	Houses (Mixed)	CONS	10/03/2015	7.65	88	32	11	11					11	
EAL163	Ik(a)	Railway Field, Inverkeilor South	Inverkeilor	James Keiller Investments Ltd /	Brownfield	Houses (Mixed)	CONS	15/01/2018	2.83	48	0	48	10	10	10	10	8	48	
EAL419		Former Joiner's Workshop, West		Angus HA															
		Newbigging	Arbroath	Mr Gary Moir	Brownfield	Houses (Mixed)	CONS	13/10/2017	0.78	6	0	6	2	4				6	
EAL015	Ik(b)	Kirkton Farm Steading	Inverkeilor	Priavate	Brownfield	Houses (Mixed)	OUPC	12/09/2018	1.02	18	0	18			9	9		18	
EAL328	ARB(b)	Greystone	Carmyllie	Priavate	Greenfield	Houses (Private)	DEPC	14/03/2019	0.55	5	0	5			2	3		5	
TOTAL EFFECTIVE (SITES OF 5+ HOUSES)									21.51	305	32	90	23	15	22	22	8	90	0
small sites (less than 5 houses)										105	9	86							
Total										410	41	176							

CONSTRAINTS

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STATUS

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CARNOUSTIE

EFFECTIVE SUPPLY												PROGRAMMING - 5 years								
SITEREF	ALDP REF	NAME	DEVELOPER	SITE TYPE	HOUSE TYPES (TENURE)	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2018 to 2019	UNITS TO BUILD	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024	2019 to 2024	Later Years		
SAC110	C(d)	Balmachie Road	Gardyne Homes	Greenfield	Houses (Private)	CONS	19/02/2018	0.52	9	5	4	4					4			
SAC123	C1	Land at Pitskelly	D J Laing Homes Ltd	Greenfield	Not yet known	OUPC	19/12/2016	9.70	250	0	250		15	30	30	30	105	145		
SAC127		11 Bonella Street	Mr Wilson & Brian Smith	Brownfield	Houses (Private)	DEPC	24/01/2017	0.38	9	0	9		5	4			9			
SAC129		Middleton of Panbride	Guild Homes	Greenfield	Houses (Mixed)	CONS	16/03/2018	1.00	12	8	4	4					4			
TOTAL EFFECTIVE (SITES OF 5+ HOUSES)								11.60	280	13	267	8	20	34	30	30	122	145		
small sites (less than 5 houses)									35	6	30									
Total									315	19	297									
CONSTRAINED SUPPLY																				
SITEREF	ALDP REF	NAME	DEVELOPER	SITE TYPE	HOUSE TYPES (TENURE)	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	Brownfield	Not yet known	ALDP	26/09/2016	1.00		LAN								OPPORTUNITY		
SAC044	C4	Greenlaw Hill	Persimmon Homes	Greenfield	Not yet known	ALDP	26/09/2016	1.70		LAN								OPPORTUNITY		
SAC042b	C2	Woodside/Pitskelly	D J Laing Homes Ltd	Brownfield	Not yet known	ALDP	26/09/2016	2.50		LAN	REMAINDER OF OPPORTUNITY SITE (CAPACITY: 95)									
SAC124	C5	Panmure Industrial Estate	Private	Brownfield	Not yet known	ALDP	26/09/2016	3.70		LAN								OPPORTUNITY		
TOTAL CONSTRAINED								8.90												

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MONIFIETH

EFFECTIVE SUPPLY												PROGRAMMING - 5 years						
SITEREF	ALDP REF	NAME	DEVELOPER	SITE TYPE	HOUSE TYPES (TENURE)	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2018 to 2019	UNITS TO BUILD	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024	2019 to 2024	Later Years
SAM028	Mf(a)	Milton Mill	H & H Properties	Brownfield	Flats (Private)	CONS	16/09/2010	1.20	77	0	19	19					19	
SAM076	Mf(b)	Former Seaview P.S. Nursery	G.L. Residential	Brownfield	Mixed (Mixed)	CONS	16/11/2018	0.88	27	0	27	13	14				27	
SAM078	Mf2	Victoria Street West	Taylor Wimpey / Barratts	Greenfield	Houses (Mixed)	CONS	21/12/2017	16.30	336	63	273	65	65	65	65	13	273	
SAM083		Panmure Hotel	West Developments Ltd	Brownfield	Flats (Private)	DEPC	21/02/2018	0.38	9	0	9	3	6				9	
SAM084		Panmure Church	Private	Brownfield	Flats (Private)	DEPC	13/09/2018	0.12	6	0	6		3	3			6	
TOTAL EFFECTIVE (5+ HOUSES)								18.88	455	63	334	100	88	68	65	13	334	0
small sites (less than 5 houses)									19	1	16							
Total									474	64	350							

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SOUTH ANGUS HOUSING MARKET AREA LANDWARD

EFFECTIVE SUPPLY												PROGRAMMING - 5 years							
SITEREF	ALDP REF	NAME	LOCATION	DEVELOPER	SITE TYPE	HOUSE TYPES (TENURE)	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2018 to 2019	UNITS TO BUILD	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024	2019 to 2024	Later Years
SAL143	SA(a)	Piperdam	Muirhead	Piperdam Golf & Country Park Ltd	Greenfield	Houses (Private)	CONS	28/07/2010	7.30	124	0	3	1	2				3	
SAL583	N1	Land North of Coupar Angus Road	Newtyle	Ogilvie Homes	Greenfield	Not yet known	ALDP	26/09/2016	1.00	20	0	20		10				20	
SAL584	N2	Land North of Eassie Road	Newtyle	Church of Scotland	Greenfield	Not yet known	ALDP	26/09/2016	2.00	30	0	30			5	5	5	15	15
SAL585		Ledyatt Farm	Lundie	Lundie Farming Ltd	Brownfield	Houses (Private)	OUPC	09/08/2018	1.12	5	0	5		5				5	
SAL586		Land at Former Newtyle P.S.	Newtyle	Angus Council	Brownfield	Houses (Affordable)	DEPC	04/03/2019	0.48	12	0	12	12					12	
TOTAL EFFECTIVE (5+ HOUSES)									11.90	191	0	70	13	12	20	5	5	55	15
small sites (less than 5 houses)										140	11	89							
Total										331	11	159							
CONSTRAINED SUPPLY																			
SITEREF	ALDP REF	NAME	LOCATION	DEVELOPER	SITE TYPE	HOUSE TYPES (TENURE)	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	NATURE OF LONG TERM CONSTRAINT								OTHER FACTORS
SAL341	Wb(b)	Shank of Omachie *	Wellbank	M & G Forbes	Greenfield	Houses (Mixed)	DEPC	25/03/2014	127.50	160	MAR								
SAL266	St1	Strathmartine Hospital	Bridgefoot	Heathfield Ltd	Brownfield	Mixed (Private)	OUPC	25/04/2018	17.50	222	LAN,MAR								OPPORTUNITY
TOTAL CONSTRAINED									145.00	382									

* Section 42 application 19/00095/PPPM being considered by Angus Council in May 2019.

The outcome of this planning application will be refeted in the 2020 Housing Land Audit.

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HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (April 2019)

FORFAR

EFFECTIVE SUPPLY												PROGRAMMING - 5 years						
SITEREF	ALDP REF	NAME	DEVELOPER	SITE TYPE	HOUSE TYPES (TENURE)	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2018 to 2019	UNITS TO BUILD	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024	2019 to 2024	Later Years
WAF086	F(a)	Turfbeg Farm	Elite Homes	Brownfield	Houses (Private)	CONS	19/02/2009	4.20	75	0	3	1	2				3	
WAF156	F(d)	Dundee Road	Scotia Homes	Brownfield	Houses & Flats (Mixed)	DEPC	09/08/2018	5.40	100	0	100		27	36	29	8	100	
WAF157	F2	Gowanbank	Ogilvie Homes	Greenfield	Not yet known	ALDP	23/09/2016	6.39	63	0	63			15	24	24	63	
WAF163	F(e)	Slatefield Rise Ph 2	Vista Properties	Greenfield	Houses (Private)	CONS	12/07/2018	2.22	7	2	5	2	3				5	
WAF220	F3	Turfbeg	Guild Homes	Greenfield	Houses & Flats (Mixed)	CONS	03/10/2017	17.60	236	0	236	25	50	50	50	50	225	11
WAF221	F4	Westfield	Muir Homes/Scotia Homes	Greenfield	Not yet known	ALDP	26/09/2016	38.80	300	0	300			15	30	30	75	225
TOTAL EFFECTIVE (5+ HOUSES)								74.61	781	2	707	28	82	116	133	112	471	236
small sites (less than 5 houses)									24	5	19							
Total									805	7	726							
CONSTRAINED SUPPLY																		
SITEREF	ALDP REF	NAME	DEVELOPER	SITE TYPE	HOUSE TYPES (TENURE)	STATUS	LAST APPROVAL	AREA (ha)	CAPACITY	NATURE OF LONG TERM CONSTRAINT								OTHER FACTORS
WAF083	F5	South Street	Private	Brownfield	Not yet known	ALDP	26/09/2016	0.80		OWN, LAN								OPPORTUNITY
WAF224	F8	Forfar Swimming Pool	Angus Council	Brownfield	Not yet known	ALDP	26/09/2016	0.10		LAN								OPPORTUNITY
TOTAL CONSTRAINED								0.90	0									

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HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (April 2019)

KIRRIEMUIR

EFFECTIVE SUPPLY													PROGRAMMING - 5 years					
SITEREf	ALDP REF	NAME	DEVELOPER	SITE TYPE	HOUSE TYPES (TENURE)	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2018 to 2019	UNITS TO BUILD	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2019 to 2024	Later Years
WAK063	K(a)	Westfield/Lindsay Street/Sunnyside	J & J Learmonth	Greenfield	Houses (Private)	CONS	24/02/2014	2.50	38	2	32	3	5	5	5	5	23	9
WAK089	K(b)	Sunnyside	J & J Learmonth	Greenfield	Houses & Flats (Mixed)	CONS	18/03/2011	2.00	35	0	35		2	5	5	5	17	18
WAK126(a)	K1	Land South of Beechwood Place	Delson Contracts/Invertay Homes	Greenfield	Houses & Flats (Mixed)	DEPC	24/10/2018	4.49	43	0	43		10	15	15	3	43	
WAK126(b)	K1	Land South of Beechwood Place	Delson Contracts	Greenfield	Not yet known	ALDP	26/09/2016	1.98	57	0	57				10	15	25	32
WAK132		Land East of Platten Gardens	Guild Homes	Greenfield	Houses (Private)	CONS	29/08/2017	1.08	11	1	10	5	5				10	
TOTAL EFFECTIVE (5+ HOUSES)								12.05	184	3	177	8	22	25	35	28	118	59
small sites (less than 5 houses)									30	0	29							
Total									214	3	206							

CONSTRAINED SUPPLY																		
SITEREf	ALDP REF	NAME	DEVELOPER	SITE TYPE	HOUSE TYPES (TENURE)	STATUS	LAST APPROVAL	AREA (ha)	CAPACITY	NATURE OF LONG TERM CONSTRAINT								OTHER FACTORS
WAK127	K2	Garrie Works	Private	Brownfield	Not yet known	ALDP	26/09/2016	2.75		LAN								OPPORTUNITY
WAK128	K3	Land at Cortachy Road	Private	Brownfield	Not yet known	ALDP	26/09/2016	2.10		LAN								OPPORTUNITY
WAK130		Hooks Hotel	Private	Brownfield	Flats	CONS	05/11/2015	0.07	7	PHY								
TOTAL CONSTRAINED								4.92	7									

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HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (April 2019)

WEST ANGUS HMA LANDWARD

EFFECTIVE SUPPLY													PROGRAMMING - 5 years							
SITEREF	ALDP REF	NAME	LOCATION	DEVELOPER	SITE TYPE	HOUSE TYPES (TENURE)	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2018 to 2019	UNITS TO BUILD	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2019 to 2024	Later Years	
WAL242	FK(a)	Damside, Netherton	Aberlemno	Craigarran Homes	Brownfield	Houses (Private)	CONS	06/02/2008	0.64	6	0	3	2	1				3		
WAL386	FK(c)	Seggieden Farm	Inverarity	Albamuir Ltd	Brownfield	Houses (Private)	CONS	01/11/2011	0.57	8	0	3		3				3		
WAL350	FK(d)	Kingoldrum Garage 2	Kingoldrum	Jacobson Properties	Brownfield	Houses (Private)	CONS	08/12/2012	0.46	13	0	8		4	4			8		
WAL429	FK(e)	Over Ascreavie Farm	Kingoldrum	Craigallan Homes	Brownfield	Houses (Private)	CONS	02/02/2009	0.88	6	0	1	1					1		
WAL022		Kingston Place	Kingsmuir	Guild Homes	Brownfield	Houses (Mixed)	CONS	26/07/2017	1.96	13	5	8	8					8		
		Field Behind 2-4 East Hemming Street	Letham	ALPCT Ltd	Greenfield	Houses (Private)	OUPC	20/09/2017	0.59	9	0	9		3	3	3		9		
WAL378	L2	Jubilee Park	Letham	J&J Properties/Angus Council	Greenfield	Not yet known	ALDP	26/09/2016	2.30	30	0	30		10	10	10		30		
		Blairs Road/Dundee Street	Letham																	
WAL585	L3		Letham	Private	Greenfield	Not yet known	ALDP	26/09/2016	4.40	20	0	20				5	5	10	10	
TOTAL EFFECTIVE (5+ HOUSES)									11.80	105	5	82	11	21	17	18	5	72	10	
small sites (less than 5 houses)										181	9	149								
Total										286	14	231								

CONSTRAINED SUPPLY											OTHER FACTORS	
SITEREF	ALDP REF	NAME	LOCATION	DEVELOPER	SITE TYPE	HOUSE TYPES (TENURE)	STATUS	LAST APPROVAL	AREA (ha)	CAPACITY	NATURE OF LONG TERM CONSTRAINT	
WAL586	G1	Dundee Road East	Glamis	Strathmore Estates	Greenfield	Not yet known	ALDP	26/09/2016	1.80		LAN	OPPORTUNITY
TOTAL CONSTRAINED									1.80			

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ANGUS - SITES COMPLETED BETWEEN APRIL 2018 AND APRIL 2019

North Angus HMA							
SITEREF	LOCAL PLAN	NAME	LOCATION	DEVELOPER	AREA	COMPLETIONS 2018 to 2019	TOTAL COMPLETIONS
NAM116	M(b)	Hill Place	Montrose	Pert Bruce Construction	0.24	10	20
NAM218	M(h)	Rear of 11 to 15 Broomfield Road	Montrose	B & K Properties	0.14	1	6
NAM156	M(d)	Former Roseacre Caravans, Wishart Gardens	Montrose	Northesk Dev Co	0.65	2	9
East Angus HMA							
SITEREF	LOCAL PLAN	NAME	LOCATION	DEVELOPER	AREA	COMPLETIONS 2018 to 2019	TOTAL COMPLETIONS
EAA261	A(j)	Inverpark Hotel, Bank Street	Arbroath	McCallan Homes	0.12	8	12
EAL106	ARB(c)	Cotton of Colliston	Colliston	D Henderson/Kilwarton Ltd	0.48	1	5
South Angus HMA							
SITEREF	LOCAL PLAN	NAME	LOCATION	DEVELOPER	AREA	COMPLETIONS 2018 to 2019	TOTAL COMPLETIONS
SAC087 (c)	C(a)	Former Maltings, Victoria Street	Carnoustie	D J Laing Homes	1.39	19	37
SAM049	Mf1	Ashludie Hospital	Monifieth	Miller Homes	8.50	42	155
SAM082	Mf1	Ashludie House, Former Ashludie Hosp	Monifieth	Whiteburn Ashludie LLP	0.46	13	13
West Angus HMA							
SITEREF	LOCAL PLAN	NAME	LOCATION	DEVELOPER	AREA	COMPLETIONS 2018 to 2019	TOTAL COMPLETIONS
WAF088	F(b)	New Road	Forfar	Abertay Housing Association	0.35	16	16
WAF222	F6	Former Chapelpark School	Forfar	Angus Council	0.68	29	29
WAL057	G(a)	Dundee Road	Glamis	Esposito/Lomond Group	1.90	1	33
WAL361	L(a)	Land Adjacent to 14 Guthrie Street	Letham	F M Construction	0.64	1	9

ANGUS - SITES EXPIRED BETWEEN APRIL 2018 AND APRIL 2019

North Angus HMA								
SITEREF	LOCAL PLAN	NAME	LOCATION	DEVELOPER	NO OF UNITS	AREA	EXPIRED ON	STATUS IN 2019 HLA
NAB138	B(d)	Park Road	Carberry Devs/	DEPC	8	0.43	27/01/2019	expired
East Angus HMA								
SITEREF	LOCAL PLAN	NAME	LOCATION	DEVELOPER	NO OF UNITS	AREA	EXPIRED ON	STATUS IN 2019 HLA
EAL239	ARB(a)	Kirkbank	Auchmithie	Crudie Farms	16	1.20	22/09/2018	expired
EAL372	ARB(d)	Denside Farm	Colliston	Mr G Sinclair	7	0.80	22/12/2018	expired
South Angus HMA								
SITEREF	LOCAL PLAN	NAME	LOCATION	DEVELOPER	NO OF UNITS	AREA	EXPIRED ON	STATUS IN 2019 HLA
SAC090		Links Hotel, 8 Links Parade	Carnoustie	Private	8	0.01	05/06/2018	expired
West Angus HMA								
SITEREF	LOCAL PLAN	NAME	LOCATION	DEVELOPER	NO OF UNITS	AREA	EXPIRED ON	STATUS IN 2019 HLA
WAF087a part		Broadcroft Car Park, St James Rd	Forfar	Forfar Estates Ltd	16	0.16	16/11/2018	expired
WAL587		Former Noranside Prison	Tannadice	Mr Martin Gilbert	48	27.60	04/08/2018	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
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			6			13						
BRECHIN				11			18			4			3			12						
NORTH ANGUS LANDWARD													3			3						
NORTH ANGUS HMA		0	0	27	0	0	21	0	0	10	0	0	12	0	0	28	0	0	0	0	0	0
ARBROATH				60			10			7			78		71	66						
EAST ANGUS LANDWARD										8			37			33						
EAST ANGUS HMA.		0	0	60	0	0	10	0	0	15	0	0	115	0	71	99	0	0	0	0	0	0
FORFAR				50			80			7			5	29		18						
KIRRIEMUIR				9			27			11			1			3						
WEST ANGUS LANDWARD				3			24			8			7		2	5						
WEST ANGUS HMA		0	0	62	0	0	131	0	0	26	0	0	13	29	2	26	0	0	0	0	0	0
MONIFIETH				14						49			81			118						
CARNOUSTIE		16		9			13			68			56			32						
SOUTH ANGUS LANDWARD				2			19			1			1									
SOUTH ANGUS HMA		16	0	25	0	0	32	0	0	118	0	0	138	0	0	150	0	0	0	0	0	0
ANGUS COUNCIL		16	0	174	0	0	194	0	0	169	0	0	278	29	73	303	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.