

**AUDIT OF HOUSING LAND
IN
ANGUS
2021**

CONTENTS

Section 1 :	Introduction	Page 1
Section 2 :	Angus Housing Land Delivery & Land Supply Position	Pages 2 - 9
Section 3 :	Housing Market Area Key Facts	Page 10
Section 4:	Housing Market Area Detailed Summaries	Page 11 - 19
Section 5:	Consultation	Pages 20 - 23
Section 6:	Angus Housing Market Areas: Established Sites & Programming	Pages 24 - 35
Section 7:	Completions in Angus	Pages 36 - 37

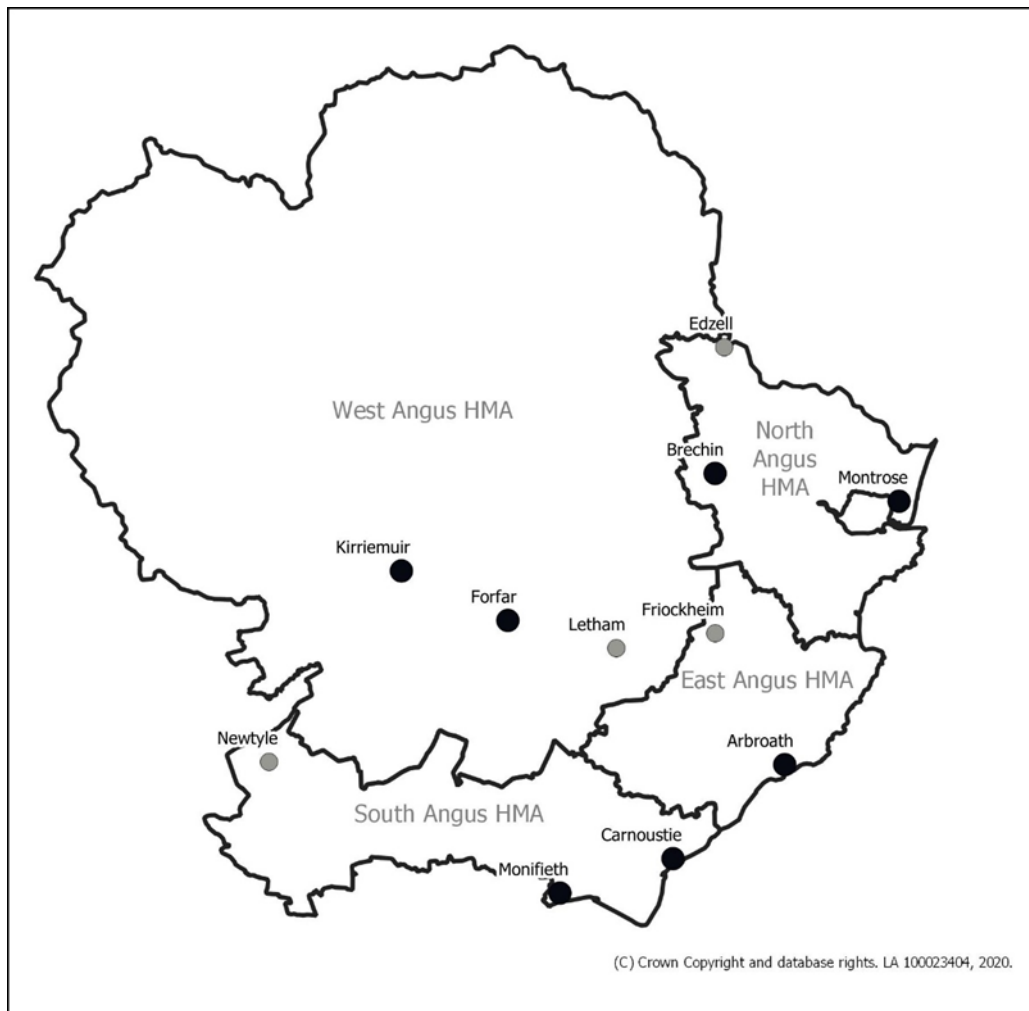
SECTION 1: INTRODUCTION

This audit is based on a survey carried out in April 2021 and covers a twelve month period – 1 April 2020 – 31 March 2021.

Consultation on the draft audit took place between 19 July 2021 and 13 August 2021. Details about the consultation and changes made to the audit as a result of responses received is available in Section 5.

The audit is an important source of information for the monitoring of the [Angus Local Development Plan \(2016\)](#) and [TAYplan Strategic Development Plan](#).

Only sites with a capacity of 5 or more units are included, although the yield on the capacity of smaller sites is also included. Housing sites are included in detailed schedules under the Housing Market Area in which they are located (see map below).



This Angus Housing Land Audit 2021 has been prepared in line with the [Scottish Government's Planning Advice Note \(PAN\) 2/2010](#) which is the current source of guidance on the preparation of housing land audits.

SECTION 2: ANGUS HOUSING LAND DELIVERY & LAND SUPPLY POSITION

Completions

Completions are now calculated where either Temporary Occupation Certificates or Completion Certificates have been issued via the Building Warrant process.

The Angus Local Development Plan (ALDP) (2016) in line with the TAYplan Strategic Development Plan (2012) requirement set out an Annual Average Housing Supply Target (HST) of 330 completions per annum across Angus. The housing figures set out in the ALDP were set out to deliver this housing requirement in full.

Following adoption of the ALDP in 2016, the housing land requirement was updated in-line with the revised Housing Supply Targets set out in the TAYplan Strategic Development Plan 2016-2036 which was approved in 2017. The HLA assesses the housing land supply against the revised requirements (on sites of five or more units (i.e. large sites). TAYpln sets out that the average yearly planned build rate in Angus in order to meet the annual average Angus wide build rate is 310 units (the Housing Supply Target) and with flexibility added, the Housing Land Requirement amounts to an average of 342 units per annum.

Table 1 below shows the number of completions on sites of 5 or more units across Angus over the last five years. This data shows that in 2018/2019 and 2019/2020 there was a significant increase in completions across Angus. The level of completions in 2020/2021 has reduced slightly to 320 units, however given the circumstances presented by Covid-19, including lockdown and the resulting closure of construction sites this remains a buoyant level of overall completions.

Table 1: Total Number of Completions Across Angus (2016/2017 – 2020/2021)

	<u>2016/2017</u>	<u>2017/2018</u>	<u>2018/2019</u>	<u>2019/2020</u>	<u>2020/2021</u>
TAYplan Average Annual Build Rate	330*	342	342	342	342
Total Angus Completions (Angus)	169	278	404	321	320

*TAYplan figures are 1-year HLR/HST average build rates of 330 units, with the new HLR figure of 342 units from TAYplan 2 applying from 2017.

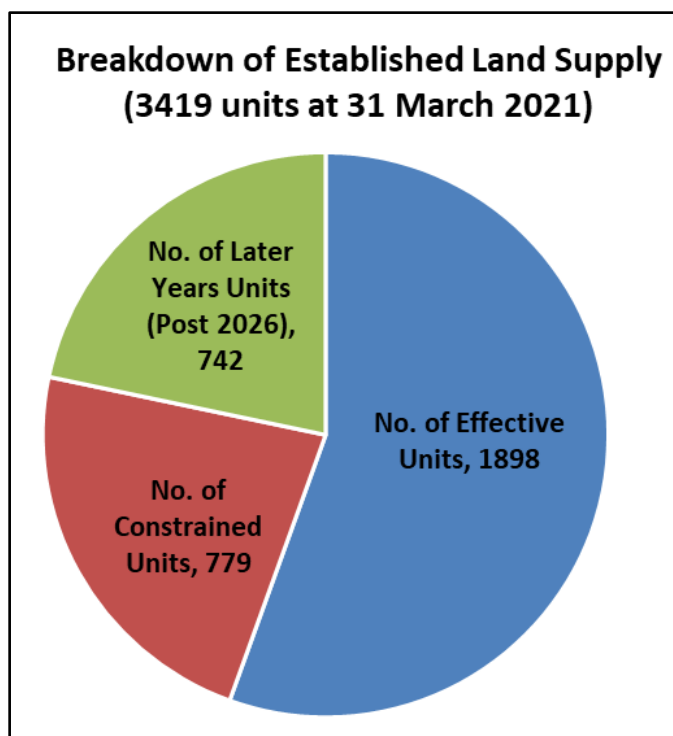
Established Land Supply:

The established land supply is all land identified for housing including; sites allocated in the Angus Local Development Plan (ALDP) (2016), sites which have been granted planning permission for housing and other land with agreed potential for new houses, such as Opportunity Sites.

The established land supply is made up of both Effective housing land i.e. land free of all constraints that would prevent development taking place and Constrained sites i.e. sites which cannot be developed without some form of remedial action.

Figure 1 sets out the breakdown of the established land supply position across Angus.

Figure 1: Breakdown of Established Land Supply in Angus (31 March 2021)



This shows that the established land supply in Angus at 31 March 2021 was 3,419 units. This included a 5-year effective land supply, free of all planning constraints for 1,898 units and land for a further 779 units on sites that are currently considered constrained. A significant number of constrained sites in this year’s audit are within the North Angus HMA (417 units) and South Angus HMA (190 units). In addition, the established supply includes a further 742 units available from sites that are considered effective but are programmed for Later Years post 2026.

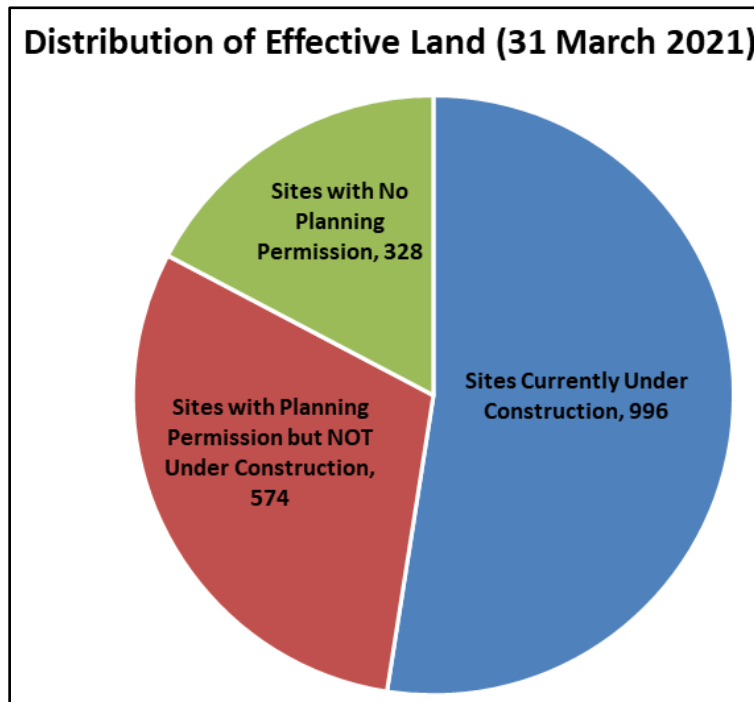
By way of comparison, the 2020 Housing Land Audit showed that there was an overall available supply of 3,469 units, of which 1,883 units were on effective land, 524 units on constrained sites and 1,062 units available in later years.

Effective Land Supply:

Effective sites are considered to be free of all constraints.

Figure 2 shows the distribution of effective land over a five-year period (2021-2026).

Figure 2: Effective Land in Angus (31 March 2021)



From the effective housing land supply of 1,898 units across Angus (i.e. land free of planning constraints), 996 units are on sites currently under construction, 574 units are on sites with planning permission but where development has not yet started and a further 328 units are on sites that have not yet received planning permission – mostly sites allocated in the Angus Local Development Plan (2016).

By way of comparison, the 2020 Housing Land Audit showed that there was a supply of 1,883 effective units. 1,209 units were under construction, 308 units were on sites with planning permission where construction works had not started and 366 had not received planning permission.

The number of effective sites has increased as a result of new planning permissions being granted in 2020/2021.

Small Sites

In addition, there is also capacity for 694 units on small sites across Angus that are not listed separately in the audit. Whilst Angus Council does not calculate completions on small sites as contributing to meeting the Strategic Development Plan housing land requirement, they are regarded as important in providing additional flexibility in the overall housing land supply.

The important contribution small sites continue to play in supplementing the housing land supply is evidenced by the fact that across Angus in 2020/2021 (a year where the construction industry was impacted greatly by Covid-19 restrictions) there were a total of 31 completions on small sites. This equates to 9% of the total number of all completions across Angus in 2020/2021 (sites of 5 or more units and small sites).

Table 2 below shows the number of completions in 2020/2021 and available supply of small housing sites across the four housing market areas.

Table 2: Breakdown of Small Sites Across Angus (31 March 2021)

<u>Small Sites</u>	North Angus HMA	East Angus HMA	South Angus HMA	West Angus HMA	ANGUS TOTAL
Completions 2020/2021 (units)	5	3	6	17	31
Total Available Supply (units)	141	159	165	229	694

Constrained Land Supply:

Sites that are constrained are those on which development cannot take place without some form of remedial action. A summary of potential constraints are set out in [PAN 2/2010](#). Sites can only be considered effective where the following criteria can be demonstrated:

Ownership: the site is in the ownership or control of a party which can be expected to develop it or to 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 can 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 is committed to by another party to allow development;

Land use: housing is the 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.

Programming

Site programming is an important element of the housing land audit. The principles published by Homes for Scotland in guidance on the programming of sites across Scotland is used in this draft audit.

Whilst this guidance was published some time ago, it continues to provide a good basis for calculating the future programming of sites based on the residential type, size and location of a site, as follows:

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

In addition to the Homes for Scotland principles, Angus Council continue to have regular discussions with landowners and developers regarding the future delivery of sites across the area. This information is also used to shape the future programming of sites in the audit. Further information on the progress of these sites is available via the [Development Delivery Database](#) on the Council's website.

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 building warrant application has been submitted;
- 3) high development costs, such as remediation, are likely to contribute to the delay in the delivery of housing units.

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.

Housing Land Requirement:

[Angus Local Development Plan \(ALDP\) \(2016\) Policy TC1](#) sets out how housing land will be released for each housing market area in Angus over the period 2016-2026. The figures set out in the ALDP deliver in full the housing requirements of the TAYplan Strategic Development Plan (2012) which was an annual average of 330 completions

per annum across Angus. The housing figures set out in the ALDP were set out to deliver this housing requirement in full.

Following adoption of the ALDP in 2016, the housing land requirement was updated in-line with the revised Housing Supply Targets set out in the TAYplan Strategic Development Plan 2016-2036 which was approved in 2017. The HLA assesses the housing land supply against the revised requirements (on sites of five or more units (i.e. large sites). TAYpln sets out that the average yearly planned build rate in Angus in order to meet the annual average Angus wide build rate is 310 units (the Housing Supply Target) and with flexibility added, the Housing Land Requirement amounts to an average of 342 units per annum.

Following publication of the draft audit in July 2021, the Court of Session issued a decision on 21 July 2021 in the [case of Graham's the Family Dairy v Scottish Ministers](#). The decision by the Court has resulted in the quashing of the December 2020 amendment to SPP and [Planning Advice Note 1/2020: Assessing the extent of the 5 year effective supply of housing land](#) and therefore SPP reverts to the version published in 2014.

The draft 2021 Angus Housing Land Audit used the Scottish Government's standardised and simplified methodology for calculating the 5-year effective housing land supply as was set out in PAN 1/2020, published in December 2020.

Based on the recent Court of Session decision, this audit reports the 5-year effective land supply position using both the PAN1/2020 methodology and the residual methodology. The residual methodology has been used in previous versions of the housing land audit dating back a number of years and has also been the methodology verified in Angus through planning appeal decisions

PAN 1/2020 Methodology

PAN 1/2020 set out a simple methodology for calculating the 5-year effective supply as follows:

5-year supply of effective land requirement = (development plan housing land requirement / plan period) x 5

For the purpose of illustration, based on the Finalised 2021 Housing Land Audit and yearly programming to 2026 using the calculation set out in PAN 1/2020, the resultant effective supply position across Angus is set out below in Table 2:

Table 3: Five Year Housing Land Requirements (based on TAYplan 2 Strategic Development Plan (2017) Using Planning Advice Note 1/2020 (December 2020) Methodology

Housing Market Area	TAYplan 2 Housing Land Requirement (2016-2026) *	5-Year Supply of Effective Land Requirement Based on Calculation set out in PAN 1/2020	5-Year Effective Land Supply Notional Programming (2021-2026)	5-Year Housing Land Requirement	No. of Years Supply
North Angus	827 (83 units p.a.)	414	440	26 (Surplus)	5.3 years
East Angus	926 (94 units p.a.)	463	386	77 (Shortfall)	4.2 years
South Angus	773 (77 units p.a.)	387	534	147 (Surplus)	6.9 years
West Angus	882 (88 units p.a.)	441	538	97 (Surplus)	6.1 years
ANGUS	3,408	1,704	1,898	194 (Surplus)	5.6 years

* Figures based on one-year HLR/HST of 330 units, with remaining 9 years based on new HLR figure of 342 units.

Based on the Finalised 2021 Housing Land Audit and yearly programming to 2026 using the residual methodology calculation, the effective supply position across Angus is set out below in Table 4:

Table 4: Five Year Housing Land Requirements (based on TAYplan 2 Strategic Development Plan (2017) Using Residual Methodology

Housing Market Area	TAYplan Housing Land Requirement (2016-2026) *	House completions 16/17, 17/18, 18/19, 19/20 & 20/21	Remaining Requirement	5-Year Effective Land Supply Notional Programming (2021-2026)	5-Year Supply Position
North Angus	827 (83 units p.a.)	69	758	440	318 (shortfall)
East Angus	926 (94 units p.a.)	554	372	386	14 (surplus)
South Angus	773 (77 units p.a.)	663	110	534	424 (surplus)
West Angus	882 (88 units p.a.)	206	676	538	138 (shortfall)
ANGUS	3,408	1,492	1,916	1,898	18 (Shortfall)

* Figures based on one-year HLR/HST of 330 units, with remaining 9 years based on new HLR figure of 342 units.

Table 4 demonstrates that two housing market areas, East Angus and South Angus, have a generous 5-year effective land supply of housing, with a shortfall in North

Angus and West Angus. In the two housing market areas where a shortfall in supply is emerging it is important to consider the potential supply from Later Years. In North Angus HMA this amounts to 363 units and 275 units in West Angus HMA. These Later Years sites have potential to augment the current 5-year effective supply if development progresses more quickly than currently programmed or site capacities are increased. The emergence of shortfall does not necessary indicate a shortfall in available land for housing.

A further detailed analysis of each housing market area is provided in Section 4.

SECTION 3: HOUSING MARKET AREA KEY FACTS

The following are the key headlines from the 2021 Housing Land Audit across the four Angus housing market areas:

- There were 351 units completed across all sites.
- 320 units were completed on sites of 5 or more units.
- 31 units were completed on small sites. This equates to 9% of all units completed across Angus in 2020/2021. See Table 2 for a detailed breakdown.
- 75% of all completions were on greenfield sites.
 - North Angus HMA (4 units)
 - East Angus HMA (125 units)
 - South Angus HMA (65 units)
 - West Angus HMA (68 units)
- 25% of all completions were on brownfield sites.
 - North Angus HMA (13 units)
 - East Angus HMA (32 units)
 - South Angus HMA (28 units)
 - West Angus HMA (16 units)
- 83% of all completions were from allocated sites.
 - North Angus HMA (2 units)
 - East Angus HMA (152 units)
 - South Angus HMA (70 units)
 - West Angus HMA (67 units)
- 17% of all completions were from windfall sites.
 - North Angus HMA (15 units)
 - East Angus HMA (5 units)
 - South Angus HMA (23 units)
 - West Angus HMA (17 units)
- There continues to be significant development interest and delivery on sites in both the East Angus HMA and South Angus HMA. Completions have also significantly increased in the West Angus HMA as a result of housing delivery on allocated sites. Delivery does however continue to be low in the North Angus HMA in 2020/2021 (further detailed analysis by HMA is provided in Section 4).

SECTION 4: HOUSING MARKET AREA DETAILED SUMMARIES

Across the four Angus Housing Market Areas the position set out in the Angus Housing Land Audit 2021 can be summarised as follows:

North Angus HMA (Brechin; Montrose; Edzell and surrounds)

Table 4 shows that there is a shortfall in supply across the North Angus HMA when using the residual methodology. Later Years sites amount to 363 units and these sites have potential to augment the current 5-year effective supply if development progresses more quickly than currently programmed or site capacities are increased. The emergence of a shortfall in the market area does not necessary indicate a shortfall in available land for housing.

Figure 3 (below) shows that at 31 March 2021 there was an established land supply in the North Angus HMA of 1,220 units.

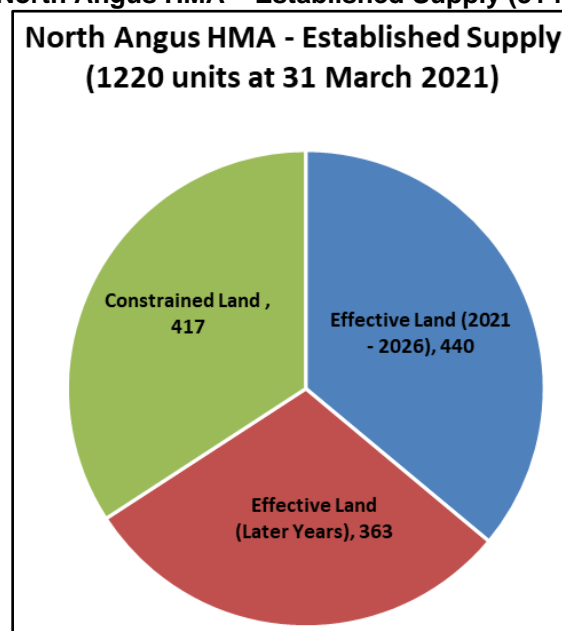
This includes an effective land supply of 803 units, comprising 440 units capable of coming forward in the next 5 years (36% of established supply in the HMA) and 363 units that are considered effective but are programmed for Later Years post 2026 (30% of established supply).

Later Years sites include NAB092 & NAB092a – Dubton Farm (combined total of 273 units) and NAL075 Sunnyside Hospital Estate (90 units). These sites may have potential to augment current 5-year effective supply if development progresses more quickly than currently programmed or site capacities are increased. .

There is also land for a further 417 units (34% of established supply) on constrained sites.

In addition, there is potential for 141 units from small sites.

Figure 3: North Angus HMA – Established Supply (31 March 2021)



Completions on sites of 5 or more units for 2020/2021 (12 units) is a small increase from the recorded completions in 2019/2020 (7 units) and is comparable with the totals of 2016/2017 and 2017/2018. House completions on small sites (5 units) is less than the previous year's completions on small sites across the HMA (8 units).

Whilst the number of completions across all sites has marginally increased in 2020/2021, the trend of much lower housing completions in the North HMA in comparison to other Housing Market Areas across Angus continues. Progress on a number of sites has been slower than anticipated, however discussions with developers suggest development activity may be set to increase over the next five year period.

The majority of completions for 2020/2021 come from a Council led development site in Brechin. No completions were recorded in Montrose for the second consecutive year and the first completions taking place at the Sunnyside Hospital Estate, Hillside in the North Angus Landward area.

Based on the draft audit consultation as well as recent site [delivery discussions with developers](#) programming for a number of sites has been amended and status of some sites altered as follows:

Site NAB092a - Dubton Farm, Brechin (Scotia Homes)

Programming for the site has been pushed back one year with an amendment to the programming with a small reduction in units in the first year. Development has commenced on this site with initial joint infrastructure work now complete. The developer has indicated that previous technical issues have been resolved allowing further development to proceed with anticipated construction work on the houses due to start in December 2021/January 2022. Programming continues to be based on an average build rate of 2 units per month.

Site NAB092 – Dubton Farm, Brechin (A & J Stephen)

Programming for site remains the same as the 2020 Housing Land Audit. The landowner agent and developer have recently been in discussions with Angus Council in relation to initial design concepts for the site.

NAB074 - Former Andover P.S, Nursery Lane, Brechin

Site has been moved to the Constrained Supply as there have been no completions on this site for some time. Delivery of this site has stalled.

NAB147 - Liddle's Close/Swan Street, Brechin

Site has been moved to the Constrained Supply as there have been no completions on this site for some time. Delivery of this site has stalled.

Site NAM016b - Brechin Road, Montrose

The whole site has been moved to the Constrained Supply. Since the 2020 Housing Land Audit, the previous developer interest has not materialised as a result of issues relating to ground conditions which may be difficult and costly to overcome.

As there is no current developer interest and with no immediate prospect of development coming forward the site has been moved to the Constrained Supply and

will continue to be monitored for future progress in advance of the 2022 Housing Land Audit.

Site NAL075 - Sunnyside Hospital Estate, Hillside

The site is now under construction with 2 completions taking place in 2020/2021. Based on consultation with Homes for Scotland the site programming has been reduced to take account of the current delivery rate. Details of the change is set out in Section 5.

The development delivery programme will continue to be monitored for future progress in advance of the 2022 Housing Land Audit.

Site NAB146 - Maisondieu Church, Brechin

Site was due to expire in April 2020, however in accordance with the Coronavirus (Scotland) Act 2020 this permission is extended for a further period until 30/09/2021. No progress has been made to bring forward development and therefore the site remains in the constrained supply.

Site NAL152 – Former Damacre Centre, Brechin

This small site of 10 units was completed during 2020/2021 with the full 10 units being built. The site now appears as a Completed Site in Section 7.

East Angus HMA (Arbroath; Friockheim, Inverkeilor and surrounds)

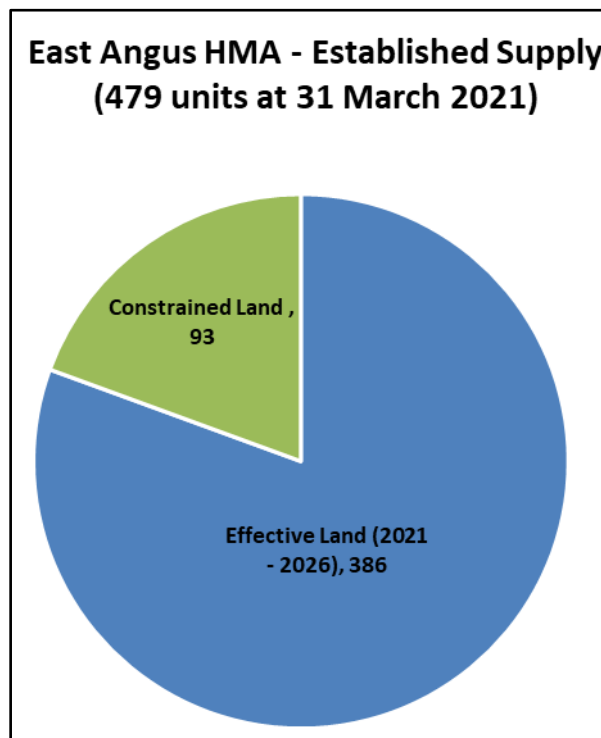
Table 4 shows that there is an effective 5-year supply across the East Angus Housing Market Area.

Figure 4 (below) shows that at 31 March 2021 there is an established land supply in the East Angus HMA of 479 units. This included an effective land supply of 386 units, with all units capable of coming forward in the next 5-years (81% of established supply in the HMA)

93 further units (19% of established supply) are on constrained sites.

In addition, there is potential for 159 units from small sites.

Figure 4: East Angus HMA – Established Supply (31 March 2021)



Completions for 2020/21 (128 units) is higher than the last year (100 units), although 44 units have been carried forward from previous year as they had previously not been accounted for at site EAA19 Montrose Road, Arbroath. There were only an additional 3 units completed on small sites which is significantly less than previous years (e.g. 2019/2021 – 14 units, 2018/2019 - 16 units and 2017/2018 – 10 units). In comparison to other Housing Market Areas, completions in both the East Angus HMA and South Angus HMA continue to be higher as a result of significant development interest, particularly on allocated housing sites and delivery during 2020/2021.

Active sites across the market area delivering units in 2020/2021, include site EAA198 Montrose Road, Arbroath (97 units), site EAA270 Crudie Acres, East Muirlands Road (27 units) and site EAA141 Little Cairnie Hospital (4 units). These sites continue to

progress well and are anticipated to continue to deliver house completions in 2021/2022.

Based on the draft audit consultation as well as recent site [delivery discussions with developers](#) programming for a number of sites has been amended and some status of sites altered as follows:

Site EAA198 – Montrose Road, Arbroath

Programming for site has been amended from the draft audit, in line with discussions with the developer. The number of completions has also been updated to take account of completions not previously accounted for in previous housing land audits.

Site EAA200 – Ernest Street/Palmer Street, Arbroath

Site has been moved to the Constrained Supply. Whilst the landowner continues to be in discussions with Angus Council and other developers in relation to bringing forward a potential development on this site no significant progress has been made for some time and the site has stalled.

Progress on delivery will continue to be monitored in advance of the 2022 Housing Land Audit.

Site EAL271 – Crudie Farm, Arbirlot Road West, Arbroath

Programming for site has been amended from the 2020 Housing Land Audit, in line with discussions with the developer following submission of a Proposal of Application Notice (PAN) (21/00258/PAN refers) with expected first housing completions in late summer 2023.

Site EAL163 – Railway Field, Inverkeilor South

Programming for site has been amended from the draft audit. The programming is in line with discussions with the developer following submission of a planning application for 26 houses (21/00504/FULL refers).

Site EAL015 – Kirkton Farm Steading, Inverkeilor

Site is within one year of expiry, however in accordance with the Coronavirus (Scotland) Act 2020 this permission is extended for a further period until 31/03/2022. No progress has been made to bring forward development, although the site is marketed, and therefore the site has been moved into the constrained supply.

Progress on delivery will be monitored in advance of the 2022 Housing Land Audit.

Site EAA202a – Baltic Mill, Dens Road, Arbroath

This significant redevelopment of a Category A listed building, consisting 24 units, was completed during 2020/2021. The site now appears as a Completed Site in Section 7.

South Angus HMA (Greater Dundee HMA including Carnoustie; Monifieth; Birkhill and Muirhead; Newtyle; Wellbank and surrounds)

Table 4 in Section 2 of this audit identifies that there is an effective 5-year supply across the South Angus Housing Market Area.

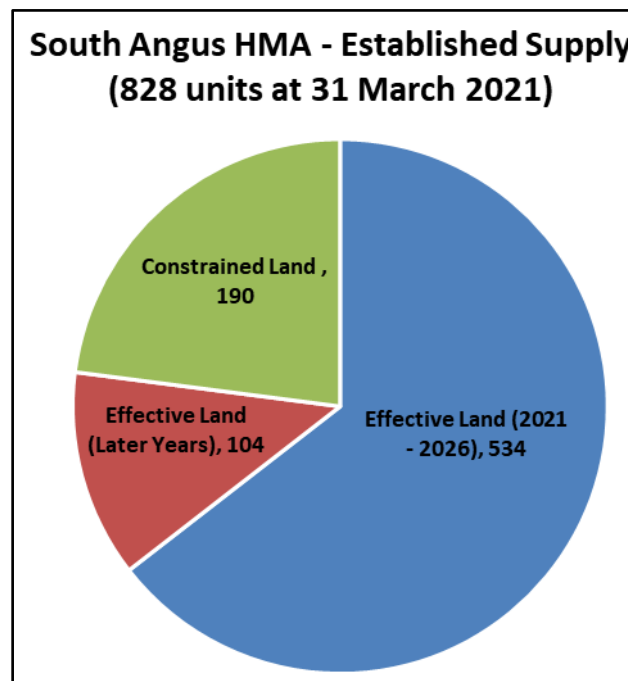
Figure 5 (below) shows that at 31 March 2021 there is an established land supply in the South Angus HMA of 828 units. This included an effective land supply of 638 units, comprising 534 units capable of coming forward in the next 5-years (64% of established supply in the HMA) and 104 units effective in Later Years (13% of established supply).

Later Years sites include SAC123 – Land at Pitskelly, Carnoustie (35 units), SAL266 Strathmartine Hospital (62 units) and SAL588 – Land at North Street, Newtyle (7 units). These sites may have potential to augment current 5-year effective supply if development progresses more quickly than is currently programmed.

Two large sites (Land North of Eassie Road, Newtyle and Shank of Omachie remain constrained and would provide a further 190 units (23% of established supply).

In addition, there is potential for 165 units from small sites.

Figure 5: South Angus HMA – Established Supply (31 March 2021)



Completions for 2020/2021 (87 units) is much lower than the two previous years (2019/2020 - 170 units and 2018/2019 - 150 units). This reduction in completions may be partly attributed to the impact Covid-19 had on the development industry. An additional 6 units were also completed on small sites. The small site figure is again lower than previous years – 2019/2020 (11 units), 2018/2019 (18 units) and 2017/2018 (26 units).

The rate of delivery in the South Angus HMA is higher than in other housing market areas with site SAM078 Victoria Street West, Monifieth (62 units) delivering the largest proportion of completions.

Additional sites in Monifieth have also been progressing and have delivered units in 2020/2021, including Site SAM028 - Milton Mill (1 unit) and Site SAM076 Former Seaview P.S. Nursery (7 units).

Based on the draft audit consultation as well as recent site [delivery discussions with developers](#) programming for a number of sites has been amended and some status of sites altered as follows:

Site SAC123 – Land at Pitskelly, Carnoustie

A detailed planning application for the site was approved in February 2021. The programming for the site has been amended in-line with discussion with the developer during the draft audit consultation.

Site SAL266 - Strathmartine Hospital

A Section 42 application (a planning application to reconsider previous conditions) was approved in November 2020 for the redevelopment of the former hospital site. As the site now has active developer interests it has been moved to the Effective Supply. Programming for the site is based on discussion with the developer during the draft audit consultation. For the finalised audit the site has been split into two parts in Section 6, the first part relates to the delivery of the listed building conversion and new affordable housing units, the second part relates to the new build housing only.

Progress on delivery will be monitored in advance of the 2022 Housing Land Audit.

SAM083 - Former Panmure Hotel, Monifieth

This site of 9 units was completed during 2020/2021 with the final 5 units being built. The site now appears as a Completed Site in Section 7.

SAL586 – Land at Former Newtyle P.S., Newtyle

This site of 12 units was completed during 2020/2021. The site now appears as a Completed Site in Section 7.

West Angus HMA (Forfar; Kirriemuir; Letham and Glamis)

Table 4 shows that there is a shortfall in supply across the West Angus HMA. Later Years sites amount to 275 units and these sites have potential to augment the current 5-year effective supply if development progresses more quickly than currently programmed or site capacities are increased. The emergence of a shortfall in the market area does not necessary indicate a shortfall in available land for housing.

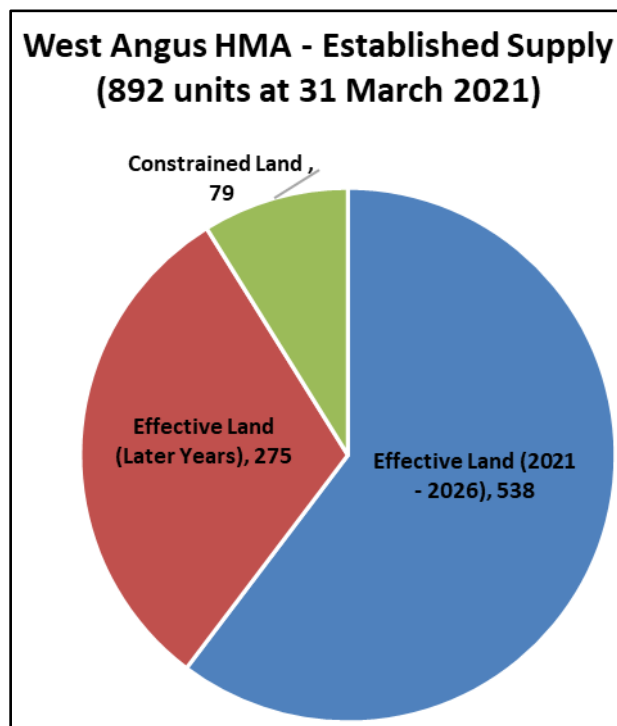
Figure 6 (below) shows that at 31 March 2021 there is an established land supply in the West Angus HMA of 892 units. This includes an effective land supply of 813 units, comprising 538 units capable of coming forward in the next 5-years (60% of established supply in the HMA) and 275 units effective in Later Years (31% of established supply).

Later Years sites include WAF221 – Westfield, Forfar (195 units), WAK126(b) - Land South of Beechwood Place, Kirriemuir (32 units), WAK063 – Westfield/Lindsay Street/Sunnyside, Kirriemuir (10 units) and WAK089 –Sunnyside, Kirriemuir (25 units). These sites may have potential to augment current 5-year effective supply if development progresses more quickly than is currently programmed.

79 further units (9% of established supply) are on constrained sites.

In addition, there is potential for 229 units from small sites.

Figure 6: West Angus HMA – Established Supply (31 March 2021)



Completions for 2020/2021 (67 units) is higher than last year (44 units) and 2018/19 (57 units). The 67 completions recorded was the highest number of completions in the West Angus HMA since 2015/2016 when 131 units were completed. In addition, 17

units were completed on small sites. This small site figure is comparable with the completions in 2019/2020 across the housing market area (19 units).

A number of sites are now under construction and are delivering housing units. These sites are mostly in Forfar - Site WAF156 Dundee Road (10 units) and Site WAF220 Turfbeg (51 units) completed this year. A planning application remains pending consideration for a first phase of development on site WAF221 Westfield.

Based on the draft audit consultation as well as recent site [delivery discussions with developers](#) programming for a number of sites has been amended and some status of sites altered as follows:

Site WAF157 – Gowanbank, Forfar

Planning application 18/00340FULM was refused by Angus Council on 20 April 2021.

As part of the application process, a number of issues around the development of the site emerged, including an issue relating to drainage and its potential amenity impacts on neighbouring properties.

Given the uncertainty around development and delivery of this site it has been moved to the Constrained Supply.

The position will be monitored in advance of the 2022 Audit.

Site WAK132 - Land East of Platten Gardens, Kirriemuir

Site is within one year of expiry, however in accordance with the Coronavirus (Scotland) Act 2020 this permission is extended for a further period until 30/09/2021.

Developer has indicated that a planning application will be submitted in advance of the existing permission expiring.

Development progress will be monitored in the 2022 Audit.

Site WAL604 - Field Behind 2-4 East Hemming Street, Letham

Site is within one-year of expiry. In accordance with the Coronavirus (Scotland) Act 2020 this permission is extended for a further period until 30/09/2021. No progress has been made to bring forward development and no building warrants have been obtained, therefore the site remains in the constrained supply.

Progress on future delivery of this site will be monitored in the 2022 Housing Land Audit.

Site WAL242 – Damside, Netherton, Aberlemno

This site of 6 units was completed during 2020/2021 with the final 3 units being built. The site now appears as a Completed Site in Section 7.

SECTION 5: 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. Further information about this regular engagement is available via the [Development Delivery Data Live Action Programme Map](#) on the Council's website.

The engagement on site delivery is an ongoing process and the Planning Service actively encourage landowners/developers to make contact if they want to discuss particular issues relating to the delivery of sites as soon as possible.

Draft 2021 Angus Housing Land Audit Consultation

The draft audit was subject to consultation with the Scottish Government; Homes for Scotland; Scottish Water; Scottish Environment Protection Agency; Transport Scotland and other infrastructure providers including Scottish Southern Electricity (SSE) and Scottish Gas Networks (SGN).

Developers, planning agents and registered social landlords (RSLs) with an identified interest in the development of housing land across Angus who registered their contact details were also contacted directly.

The Council received a total of 16 responses to the draft housing land audit from developers, landowners as well as Scottish Government, Homes for Scotland and SSE.

Homes for Scotland are concerned with the programming set out for Site SAL266 - Strathmartine Hospital and therefore dispute this site raising concern that the site does not meet the criteria set out in PAN 2/2010.

A number of consultation responses sought minor changes to site programming and some raised concerns with the effectiveness of some sites. 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. All sites are assessed against the criteria set out in PAN 2/2010 which relate to effectiveness.

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	Site Name	Comment & Action
NAB092	Dubton Farm, Brechin	Planning agent for the developer requested a change to the programming of the site to:

Site Reference	Site Name	Comment & Action
		<p>21/22 – 0 units; 22/23 – 6 units; 23/24 -24 units; 24/25 – 24 units; 25/26 -24; Later Years – 159</p> <p>Based on recent progress the programme will not change in the finalised audit.</p> <p>The Council will continue to monitor progress with this site in advance of the 2022 audit.</p>
NAL075	Sunnyside Hospital Estate, Montrose	<p>Following a response from Homes for Scotland the site programming will be amended as follows: 21/22 – 20 units; 22/23 – 40 units; 23/24 – 40 units; 24/25 – 40 units; 25/26 – 40 units; Later Years – 90units.</p> <p>This change brings the site programming in-line with 20 homes per year for a rural site and is also consistent with completions on site since 1 April 2021.</p>
EAA198	Montrose Road, Arbroath	<p>Following a response from developer (Stewart Milne Homes) the site programming will be amended as follows :</p> <p>21/22 – 18 units; 22/23 – 22 units; 23/24 -24 units; 24/25 – 24 units; 25/26 – 24 units.</p> <p>Stewart Milne also indicated that more completions had taken place on site than was set out in the draft audit.</p> <p>The Council has therefore taken into account previous completions not previously accounted for and amended the Units to Build figure in the finalised audit.</p>
EAA200	Ernest Street / Palmer Street, Arbroath	<p>Following a response from Homes for Scotland the site has been moved to the Constrained Supply.</p> <p>Although the landowner remains in discussions with interested development</p>

Site Reference	Site Name	Comment & Action
		<p>partied no significant progress has been made to bring forward development on this site since the original planning permission was implemented.</p> <p>The progress on delivery of this site will continue to be monitored in advance of the 2022 audit.</p>
EAL163	Railway Field, Inverkeilor South	<p>Following a response from developer (Scotia Homes) the site programming will be amended as follows</p> <p>:</p> <p>21/22 – 0 units; 22/23 – 4 units; 23/24 -22 units; 24/25 – 0 units; 25/26 – 0 units.</p>
SAC123	Land at Pitskelly, Carnoustie	<p>Following a response from developer (Persimmon Homes) the site programming will be amended as follows</p> <p>:</p> <p>21/22 – 0 units; 22/23 – 75 units; 23/24 – 49 units; 24/25 – 45 units; 25/26 – 45 units; Later Years – 35 units.</p>
Site SAL266	Strathmartine Hospital	<p>.Request from Homes for Scotland that the site should be moved to the Constrained Supply as a result of development uncertainty and planning permissions that still need to be secured.</p> <p>The Council are clear that significant progress has and continues to be made to bring forward housing development on this large brownfield redevelopment site over the past 12-18 months. This includes developer interest in both the listed building conversion and new build element of the proposal. A developer (interested in developing the new build aspect) is in active discussions with the Planning Service regarding future design / layout options and how the various planning conditions can be discharged.</p>

Site Reference	Site Name	Comment & Action
		<p>The status of the site will not be changed in the finalised audit, however the site programming has been amended, following detailed discussions with the developers, as follows:</p> <p><u>Listed Building Conversion / Affordable Housing (40 units):</u> 21/22 – 0 units; 22/23 – 16 units; 23/24 – 24 units; 24/25 – 0 units; 25/26 – 0 units; Later Years – 0 units.</p> <p><u>New Build Housing (184 units):</u> 21/22 – 0 units; 22/23 – 14 units; 23/24 – 36 units; 24/25 – 36 units; 25/26 – 36 units; Later Years – 62 units.</p>
SAL584	Land North of Eassie Road, Newtyle	<p>Following response from Homes for Scotland the site will be moved to Constrained (marketing reasons).</p> <p>This is based on the fact the site has been marketed for more than two years and there remains no active developer interest in purchasing the site.</p>

If you are not already registered to receive updates about the Angus Housing Land Audit and would like to be contacted in the future then you can register your details [here](#).

SECTION 6

ANGUS COUNCIL

HOUSING MARKET AREAS

HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (April 2021)(sites of 5+ houses)

	PROGRAMMING ON EFFECTIVE SITES						Later Years	Constrained Sites	Established Sites
	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2021 to 2026			
	A	B	C	D	E				
BRECHIN	0	13	35	42	42	132	273	37	442
MONTROSE	10	26	9	9	0	54	0	308	362
NORTH ANGUS HMA LANDWARD	23	55	65	68	43	254	90	72	416
North Angus HMA Total	33	94	109	119	85	440	363	417	1220
ARBROATH	83	62	92	60	55	352	0	75	427
EAST ANGUS HMA LANDWARD	1	13	25	0	0	34	0	18	52
East Angus HMA Total	84	75	117	60	55	386	0	93	479
CARNOUSTIE	0	75	49	45	45	214	35	0	249
MONIFIETH	75	15	7	0	0	97	0	0	97
SOUTH ANGUS HMA LANDWARD	11	50	70	46	46	223	69	190	482
South Angus HMA Total	86	140	126	91	91	534	104	190	828
FORFAR	100	120	102	30	30	382	195	63	640
KIRRIEMUIR	7	15	17	30	35	104	70	7	181
WEST ANGUS HMA LANDWARD	1	27	14	5	5	52	10	9	71
West Angus HMA Total	108	162	133	65	70	538	275	79	892
ANGUS	311	471	485	335	301	1898	742	779	3419

HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (April 2021)

BRECHIN

EFFECTIVE SUPPLY												PROGRAMMING - 5 years							
SITEREf	ALDP REF	NAME	OWNER / DEVELOPER	SITE TYPE	HOUSE TYPES (TENURE)	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2020 to 2021	UNITS TO BUILD	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2021 to 2026	Later Years	
NAB092a	B1	Dubton Farm	Scotia Homes	Greenfield	Houses (Mixed)	CONS	21/07/2017	10.00	163	0	163		8	27	27	27	89	74	
NAB092	B1	Dubton Farm	Dalhousie Estates/A&J Stephen	Greenfield	Not yet known.	ALDP	26/09/2016	26.00	237	0	237			8	15	15	38	199	
NAB149		Slater Way, Montrose Street	Sarkar (Dev) Ltd	Brownfield	Houses (Private)	DEPC	08/02/2021	0.23	5	0	5		5				5		
TOTAL EFFECTIVE (SITES OF 5+ HOUSES)								36.23	405	0	405	0	13	35	42	42	132	273	
small sites (less than 5 houses)									42	0	36								
Total									447	0	441								
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								
NAB074	B2	Former Andover P.S, Nursery Lane on 2 sites	Andover Developments Ltd.	Brownfield	Houses & Flats (Private)	CONS	09/11/2017	0.89	21	MAR	11 Units to Build. Site Stalled								
NAB147		Liddle's Close/Swan Street	Avon Developments	Brownfield	Houses (Private)	CONS	08/01/2016	0.05	9	MAR	4 Units to Build. Site Stalled								
NAB146	B5	Maisondieu Church **	Arrowpoint (Developments) Ltd	Brownfield	Flats (Private)	DEPC	20/04/2017	0.25	7	MAR									
NAB098	B4	Witchden Road	Private	Brownfield	Not yet known.	ALDP	26/09/2016	0.60		OWN, MAR, LAN, CON	OPPORTUNITY								
TOTAL CONSTRAINED								1.79	37										

** In accordance with the Coronavirus (Scotland) Act 2020 this permission is extended for a further period until 30/09/2021. No progress has been made to bring forward development and therefore the site remains in the constrained supply. Progress will be monitored in advance of the 2022 Audit.

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, PPPL=PLANNING PERMISSION IN PRINCIPLE, DELE=LIKELY TO BE DELETED, ALDP=ADOPTED ANGUS LOCAL DEVELOPMENT PLAN

HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (April 2021)

MONTROSE

EFFECTIVE SUPPLY												PROGRAMMING - 5 years							
SITEREf	ALDP REF	NAME	DEVELOPER	SITE TYPE	HOUSE TYPES (TENURE)	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2020 to 2021	UNITS TO BUILD	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2021 to 2026	Later Years	
NAM135		Former Victoria Works	Euro Garages	Brownfield	Not yet known	PPPL	18/10/2019	0.48	10	0	10			5	5		10		
NAM088b	M4	Chapel Works, Patons Mill West	George Martin (Builders)/ Hillcrest H.A.	Brownfield	Flats (Affordable)	CONS	09/04/2020	0.16	26	0	26		26				26		
NAM136		10 Panmure Row	Taylor's Auction Rooms (Montrose) Ltd	Brownfield	Houses (Private)	DEPC	20/11/2020	0.23	8	0	8			4	4		8		
NAM137		Land at Former Rosehill Centre	Angus Council	Brownfield	Houses & Flats (Affordable)	DEPC	28/10/2020	0.48	10	0	10	10					10		
TOTAL EFFECTIVE (SITES OF 5+ HOUSES)								1.35	54	0	54	10	26	9	9	0	54	0	
small sites (less than 5 houses)									38	2	29								
Total									92	2	83								

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		
NAM016b	M1	Brechin Road *	Private	Greenfield	Not yet known	ALDP	26/09/2016	16.50	300	PHY, MAR			
NAM037		Waldron Road **	C & D Batchelor	Brownfield	Not yet known	PPPL	09/03/2018	0.63	8	MAR			
TOTAL CONSTRAINED								17.13	308				

** In accordance with the Coronavirus (Scotland) Act 2020 this permission is extended for a further period until 31/03/2022. No progress has been made to bring forward development and therefore the site remains in the constrained supply. Progress will be monitored in advance of the 2022 Audit.

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, PPPL=PLANNING PERMISSION IN PRINCIPLE, 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 2020 to 2021	UNITS TO BUILD	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2021 to 2026	Later Years
NAL173	E1	East of Duriehill Road	Edzell	Guild Homes	Greenfield	Not yet known	DEPC	10/03/2021	6.50	57	0	57		12	22	23		57	
NAL075	M3	Sunnyside Hospital Estate	Hillside	Sunnyside Estate Ltd.	Brownfield	Houses & Flats (Mixed)	CONS	11/09/2019	21.00	272	2	270	20	40	40	40	40	180	90
NAL052	BM(a)	Muirton of Ballochry, Bridge of Dun	Dun	Kirkland Properties	Greenfield	Houses (Private)	CONS	04/04/2013	1.19	5	0	1			1			1	
NAL108		Glenskinno Farm, Wellhill	Hillside	Private	Brownfield	Houses (Private)	CONS	09/09/2010	0.11	6	0	5				2	3	5	
NAL174		West Ballochry Farm	Montrose	Private	Brownfield	Houses (Private)	PPPL	05/11/2019	0.65	5	0	5			2	3		5	
NAL175		Land at Inchbare	Edzell	Stracathro Estaes	Greenfield	Houses (Affordable)	CONS	11/12/2019	0.27	6	0	6	3	3				6	
TOTAL EFFECTIVE (SITES OF 5+ HOUSES)									29.72	351	2	344	23	55	65	68	43	254	90
small sites (less than 5 houses)										94	3	76							
Total										445	5	420							

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		
NAL120	M2	Rosemount Road	Hillside	Angus Council	Greenfield	Not yet known	ALDP	26/09/2016	3.00	65	MAR			
NAL125		Mains Steading, Dunninald **	Montrose	Dunninald Estate Ltd	Brownfield	Houses (Private)	DEPC	23/11/2017	0.20	7	MAR			
TOTAL CONSTRAINED									3.20	72				

** In accordance with the Coronavirus (Scotland) Act 2020 this permission is extended for a further period until 30/09/2021. No progress has been made to bring forward development and therefore the site remains in the constrained supply. Progress will be monitored in advance of the 2022 Audit.

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, PPPL=PLANNING PERMISSION IN PRINCIPLE, 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 2020 to 2021	UNITS TO BUILD	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2021 to 2026	Later Years	
EAA198	A(a)	Montrose Road	Stewart Milne Homes	Greenfield	Houses (Mixed)	CONS	15/04/2019	15.10	357	97*	112	18	22	24	24	24	112		
EAA243	A(f)	Viewfield Hotel	Viewfield Court Ltd	Brownfield	Flats (Private)	CONS	20/10/2015	0.30	20	0	2	2					2		
EAA270	A1	Crudie Acres, East Muirlands Road	Persimmon Homes	Greenfield	Houses & Flats (Mixed)	CONS	01/11/2016	9.45	287	27	60	25	25	10			60		
EAA271	A2	Crudie Farm, Arbirlot Road West	Scotia Homes	Greenfield	Not yet known	ALDP	26/09/2016	5.00	120	0	120		15	38	36	31	120		
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	4	24	24					24		
EAA282		Timmergreen Regeneration (Phase 1 - Muirton & Emislaw)	Angus Council	Mixed	Houses & Flats (Affordable - Social Rent)	CONS	20/06/2019	2.62	51	regen									
EAA284		Land at Mayfield Terrace	Angus Council	Brownfield	Flats (Affordable - Social Rent)	DEPC	25/03/2020	0.20	14	0	14	14					14		
EAA171a		Abbeybank House, Springfield Tce	Hillcrest Homes	Brownfield	Flats (Affordable)	DEPC	10/02/2021	0.48	20	0	20			20			20		
TOTAL EFFECTIVE (SITES OF 5+ HOUSES)								36.18	958	128	352	83	62	92	60	55	352	0	
small sites (less than 5 houses)									70	0	62								
Total									1028	128	414								

CONSTRAINED SUPPLY												OTHER FACTORS	
SITEREf	ALDP REF	NAME	DEVELOPER	SITE TYPE	HOUSE TYPES (TENURE)	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	NATURE OF LONG TERM CONSTRAINT			
EAA200	A(d)	Ernest Street/Palmer Street	LEJ Ltd	Brownfield	Houses & Flats (Mixed)	CONS	03/01/2018	1.50	75	MAR		SITE STALLED	
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	
TOTAL CONSTRAINED								7.35	75				

* 53 actual completions in 20/21. 44 Completions had previously not been accounted for.

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, PPPL=PLANNING PERMISSION IN PRINCIPLE, DELE=LIKELY TO BE DELETED, ALDP=ADOPTED ANGUS LOCAL DEVELOPMENT PLAN

EAST 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 2020 to 2021	UNITS TO BUILD	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2021 to 2026	Later Years
EAL226	FK1	South of Gardyne Street	Friockheim	Guild Homes	Greenfield	Houses (Mixed)	CONS	10/03/2015	7.65	80	0	2		2				2	
EAL163	lk(a)	Railway Field, Inverkeilor South	Inverkeilor	Scotia Homes	Brownfield	Houses (Mixed)	CONS	15/01/2018	2.83	36	0	26		4	22			26	
EAL419		Former Joiner's Workshop, West Newbigging	Arbroath	Moir Construction	Brownfield	Houses (Mixed)	CONS	13/10/2017	0.78	6	2	1	1					1	
EAL328	ARB(b)	Greystone	Carmyllie	Private	Greenfield	Houses (Private)	DEPC	14/03/2019	0.55	5	0	5	2	3				5	
TOTAL EFFECTIVE (SITES OF 5+ HOUSES)									11.81	127	2	34	1	8	25	0	0	34	0
small sites (less than 5 houses)										116	3	97							
Total										243	5	131							

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	OTHER FACTORS		
EAL015	lk(b)	Kirkton Farm Steading *	Inverkeilor	Private	Brownfield	Houses (Mixed)	PPPL	12/09/2018	1.02	18				
TOTAL CONSTRAINED									1.02	18				

** In accordance with the Coronavirus (Scotland) Act 2020 this permission is extended for a further period until 31/03/2022. No progress has been made to bring forward development, although the site is marketed. The site has been moved into the constrained supply and the position will be monitored in advance of the 2022 Housing Land Audit. Progress will be monitored in advance of the 2022 Audit.

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, PPPL=PLANNING PERMISSION IN PRINCIPLE, DELE=LIKELY TO BE DELETED, ALDP=ADOPTED ANGUS LOCAL DEVELOPMENT PLAN

HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (April 2021)

CARNOUSTIE

EFFECTIVE SUPPLY												PROGRAMMING - 5 years							
SITEREF	ALDP REF	NAME	DEVELOPER	SITE TYPE	HOUSE TYPES (TENURE)	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2020 to 2021	UNITS TO BUILD	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2021 to 2026	Later Years	
SAC123	C1	Land at Pitskelly	D J Laing Homes Ltd / Persimmon Homes	Greenfield	Mixed (Mixed)	DEPC	10/02/2021	9.76	249	0	249	0	75	49	45	45	214	35	
TOTAL EFFECTIVE (SITES OF 5+ HOUSES)								9.76	249	0	249	0	75	49	45	45	214	35	
small sites (less than 5 houses)									43	0	38								
Total									292	0	287								

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, INF	OPPORTUNITY		
TOTAL CONSTRAINED								8.90					

CONSTRAINTS 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, PPPL=PLANNING PERMISSION IN PRINCIPLE, DELE=LIKELY TO BE DELETED, ALDP=ADOPTED ANGUS LOCAL DEVELOPMENT PLAN

HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (April 2021)

MONIFIETH

EFFECTIVE SUPPLY												PROGRAMMING - 5 years							
SITEREf	ALDP REF	NAME	DEVELOPER	SITE TYPE	HOUSE TYPES (TENURE)	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2020 to 2021	UNITS TO BUILD	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2021 to 2026	Later Years	
SAM028	Mf(a)	Milton Mill	H & H Properties	Brownfield	Flats (Private)	CONS	16/09/2010	1.20	77	1	12	4	4	4			12		
SAM076	Mf(b)	Former Seaview P.S. Nursery	G.L. Residential	Brownfield	Mixed (Mixed)	CONS	16/11/2018	0.88	27	7	16	8	8				16		
SAM078	Mf2	Victoria Street West	Taylor Wimpey / Barratts	Greenfield	Houses (Mixed)	CONS	21/12/2017	16.30	336	62	63	63					63		
SAM084		Panmure Church	H & H Properties	Brownfield	Flats (Private)	CONS	13/09/2018	0.12	6	0	6		3	3			6		
TOTAL EFFECTIVE (5+ HOUSES)								18.50	446	70	97	75	15	7	0	0	97	0	
small sites (less than 5 houses)									23	1	20								
Total									469	71	117								

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, PPPL=PLANNING PERMISSION IN PRINCIPLE, DELE=LIKELY TO BE DELETED, ALDP=ADOPTED ANGUS LOCAL DEVELOPMENT PLAN

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 2020 to 2021	UNITS TO BUILD	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2021 to 2026	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	CONS	20/06/2019	1.00	22	0	22	11	11				22	
SAL266	St1	Strathmartine Hospital *	Bridgefoot	Chamberlain Bell Ltd & Hillcrest HA	Brownfield	Houses / Flats (Mixed)	DEPC/PPPI	30/11/2020	17.50	40	0	40		16	24			40	
SAL266	St1	Strathmartine Hospital *	Bridgefoot	Not Yet Known	Brownfield	Houses / Flats (Mixed)	PPPL	30/11/2020		184	0	184		14	36	36	36	122	62
SAL585		Ledyatt Farm	Lundie	Lundie Farming Ltd	Brownfield	Houses (Private)	DEPC	24/09/2020	1.12	5	0	5		5				5	
SAL292		The Walled Garden, Tealing House	Tealing	Western Developments Ltd	Greenfield	Houses (Private)	DEPC	20/06/2019	0.68	6	0	6		3	3			6	
SAL588		Land at North Street	Newtyle	Newtyle Property Company	Greenfield	Houses (Retirement & Affordable)	DEPC	09/10/2019	5.21	32	0	32			5	10	10	25	7
TOTAL EFFECTIVE (5+ HOUSES)									32.81	413	0	292	11	50	70	46	46	223	69
small sites (less than 5 houses)										158	5	107							
Total										571	5	399							
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						
SAL584	N2	Land North of Eassie Road	Newtyle	Church of Scotland	Greenfield	Not yet known	ALDP	26/09/2016	2.00	30	MAR								
SAL341	Wb(b)	Shank of Omachie	Wellbank	M & G Forbes	Greenfield	Houses (Mixed)	DEPC	25/03/2014	127.50	160	MAR								
TOTAL CONSTRAINED									129.50	190									

* 12 units have detailed planning permission (conversion of listed building). Remaining new build elements require detailed planning permission.

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, PPPL=PLANNING PERMISSION IN PRINCIPLE, DELE=LIKELY TO BE DELETED, ALDP=ADOPTED ANGUS LOCAL DEVELOPMENT PLAN

HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (April 2021)

FORFAR

EFFECTIVE SUPPLY												PROGRAMMING - 5 years						
SITEREf	ALDP REF	NAME	DEVELOPER	SITE TYPE	HOUSE TYPES (TENURE)	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2020 to 2021	UNITS TO BUILD	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2021 to 2026	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)	CONS	09/08/2018	5.40	100	10	90	39	33	18			90	
WAF163	F(e)	Slatefield Rise Ph 2	Vista Properties	Greenfield	Houses (Private)	CONS	12/07/2018	2.22	7	0	2	1	1				2	
WAF220	F3	Turfbeg	Guild Homes	Greenfield	Houses & Flats (Mixed)	CONS	03/10/2017	17.60	236	51	152	50	50	52			152	0
WAF221	F4	Westfield	Muir Homes/Scotia Homes	Greenfield	Not yet known	ALDP	26/09/2016	38.80	300	0	300		15	30	30	30	105	195
WAF228		The Gables	Caledonia Housing Assoc.	Brownfield	Houses & Flats (Supported)	DEPC	24/05/2019	0.75	20	0	20		20				20	
WAF087a		Former Broadcroft Car Park	Angus Housing Association	Brownfield	Houses & Flats (Affordable - Social Rent)	CONS	15/11/2019	0.16	10	0	10	10					10	
TOTAL EFFECTIVE (5+ HOUSES)								69.13	748	61	577	100	120	102	30	30	382	195
small sites (less than 5 houses)									33	3	28							
Total									781	64	605							

CONSTRAINED SUPPLY												OTHER	
SITEREf	ALDP REF	NAME	DEVELOPER	SITE TYPE	HOUSE TYPES (TENURE)	STATUS	LAST APPROVAL	AREA (ha)	CAPACITY	NATURE OF LONG TERM CONSTRAINT	OTHER FACTORS		
WAF157	F2	Gowanbank	Ogilvie Homes	Greenfield	Not yet known	ALDP	23/09/2016	6.39	63	PHY, MAR			
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								7.29	63				

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, PPPL=PLANNING PERMISSION IN PRINCIPLE, DELE=LIKELY TO BE DELETED, ALDP=ADOPTED ANGUS LOCAL DEVELOPMENT PLAN

HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (April 2021)

KIRRIEMUIR

EFFECTIVE SUPPLY												PROGRAMMING - 5 years						
SITEREf	ALDP REF	NAME	DEVELOPER	SITE TYPE	HOUSE TYPES (TENURE)	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2020 to 2021	UNITS TO BUILD	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2021 to 2026	Later Years
WAK063	K(a)	Westfield/Lindsay Street/Sunnyside	Strathmore Developments	Greenfield	Houses (Private)	CONS	24/02/2014	2.50	38	0	32	2	5	5	5	5	22	10
WAK089	K(b)	Sunnyside	Strathmore Developments	Greenfield	Houses & Flats (Mixed)	CONS	18/03/2011	2.00	35	0	35			2	4	4	10	25
WAK126(a)	K1	Land South of Beechwood Place	Delson Contracts/Invertay Homes	Greenfield	Houses & Flats (Mixed)	CONS	24/10/2018	4.49	42	3	39	5	8	8	9	9	39	
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)	DEPC	29/08/2017	1.08	11	0	11		2	2	2	2	8	3
TOTAL EFFECTIVE (5+ HOUSES)								12.05	183	3	174	7	15	17	30	35	104	70
small sites (less than 5 houses)										33	4	32						
Total										216	7	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	Gairie 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			

** In accordance with the Coronavirus (Scotland) Act 2020 this permission is extended for a further period until 30/09/2021. Progress will be monitored in the 2022 Audit.

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, PPPL=PLANNING PERMISSION IN PRINCIPLE, DELE=LIKELY TO BE DELETED, ALDP=ADOPTED ANGUS LOCAL DEVELOPMENT PLAN

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 2020 to 2021	UNITS TO BUILD	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2021 to 2026	Later Years	
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		
WAL378	L2	Jubilee Park	Letham	Angus Council	Greenfield	Not yet known	ALDP	26/09/2016	2.30	30	0	30		20	10			30		
WAL585	L3	Blairs Road/Dundee Street	Letham	Private	Greenfield	Not yet known	ALDP	26/09/2016	4.40	20	0	20				5	5	10	10	
TOTAL EFFECTIVE (5+ HOUSES)									8.61	77	0	62	1	27	14	5	5	52	10	
small sites (less than 5 houses)											201	10	169							
Total											278	10	231							

CONSTRAINED SUPPLY											NATURE OF LONG TERM CONSTRAINT		OTHER FACTORS
SITEREF	ALDP REF	NAME	LOCATION	DEVELOPER	SITE TYPE	HOUSE TYPES (TENURE)	STATUS	LAST APPROVAL	AREA (ha)	CAPACITY			
WAL604		Field Behind 2-4 East Hemming Street **	Letham	ALPCT Ltd	Greenfield	Houses (Private)	PPPL	20/09/2017	0.59	9	MAR		
WAL586	G1	Dundee Road East	Glamis	Strathmore Estates	Greenfield	Not yet known	ALDP	26/09/2016	1.80		LAN		OPPORTUNITY
TOTAL CONSTRAINED									2.39	9			

** In accordance with the Coronavirus (Scotland) Act 2020 this permission is extended for a further period until 30/09/2021. No progress has been made to bring forward development and therefore the site remains in the constrained supply. Progress will be monitored in advance of the 2022 Audit.

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, PPPL=PLANNING PERMISSION IN PRINCIPLE, DELE=LIKELY TO BE DELETED, ALDP=ADOPTED ANGUS LOCAL DEVELOPMENT PLAN

SECTION 7

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			10			
NORTH ANGUS LANDWARD													3			3			7			2
NORTH ANGUS HMA		0	0	27	0	0	21	0	0	10	0	0	12	0	0	28	0	0	7	10	0	2
ARBROATH				60			10			7			78		71	66	10	8	66		49	103
EAST ANGUS LANDWARD										8			37			33		10	6			2
EAST ANGUS HMA.		0	0	60	0	0	10	0	0	15	0	0	115	0	71	99	10	18	72	0	49	105
FORFAR				50			80			7			5	29	18		6	30				61
KIRRIEMUIR				9			27			11			1		2							3
WEST ANGUS LANDWARD				3			24			8			7		2	5			8			3
WEST ANGUS HMA		0	0	62	0	0	131	0	0	26	0	0	13	29	2	25	0	6	38	0	0	67
MONIFIETH							14			49			81		118		54	108		8		67
CARNOUSTIE		16		9			13			68			56		32		3	5				
SOUTH ANGUS LANDWARD				2			19			1			1							12		
SOUTH ANGUS HMA		16	0	25	0	0	32	0	0	118	0	0	138	0	0	150	0	57	113	12	8	67
ANGUS COUNCIL		16	0	174	0	0	194	0	0	169	0	0	278	29	73	302	10	81	230	22	57	241