

**AUDIT OF HOUSING LAND  
IN  
ANGUS  
2022**

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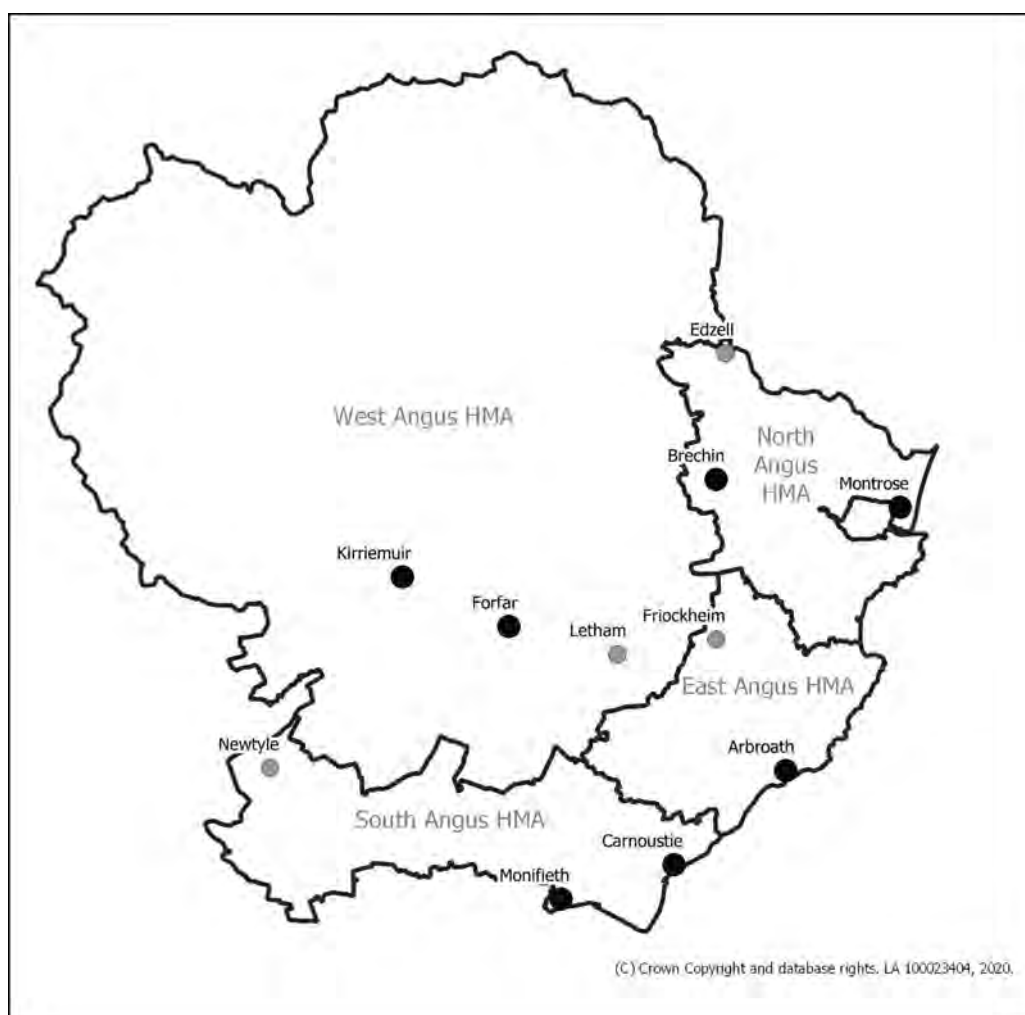
## **SECTION 1: INTRODUCTION**

This audit is based on a survey carried out in April 2022 and covers a twelve-month period – 1 April 2021 – 31 March 2022.

Consultation on the draft audit took place between 7 July 2022 and 5 August 2022. 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 2022 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). TAYplan 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 six years since adoption of the Angus Local Development Plan in 2016. This data shows that over the last four years there has been a significant increase in completions across Angus. The level of completions in 2021/2022 has again reduced slightly to 314 units, however given the ongoing circumstances presented by Covid-19 restrictions this remains a buoyant level of overall completions.

**Table 1: Total Number of Completions Across Angus (2016/2017 – 2021/2022)**

	<u>2016/2017</u>	<u>2017/2018</u>	<u>2018/2019</u>	<u>2019/2020</u>	<u>2020/2021</u>	<u>2021/2022</u>
TAYplan Average Annual Build Rate	330*	342	342	342	342	342
Total Angus Completions (Angus)	169	278	404	321	320	314

\*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.

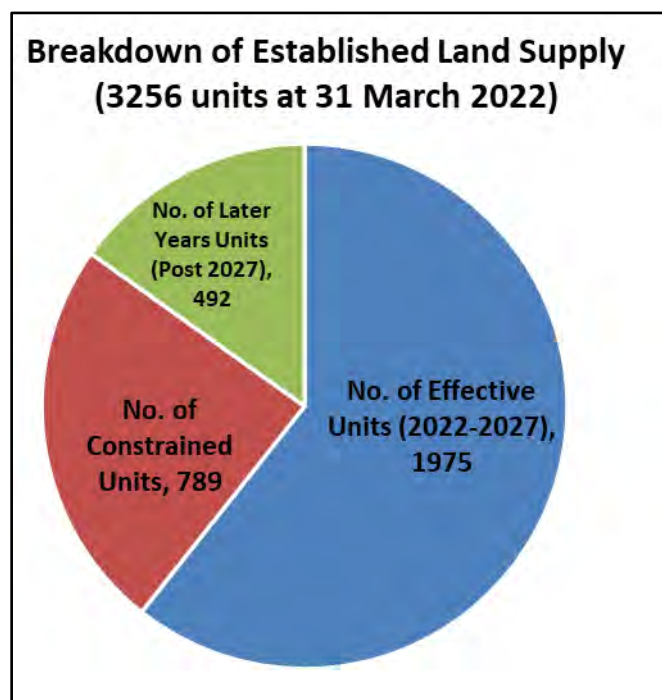
### **Established Land Supply:**

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 2022)**



This shows that the established land supply in Angus at 31 March 2022 was 3,256 units. This included effective land free of all planning constraints for 1,975 units in the period 2022-2027 and land for a further 789 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 (419 units) and South Angus HMA (198 units). In addition, the established supply includes a further 492 units available from sites that are considered effective but are programmed for Later Years post 2027.

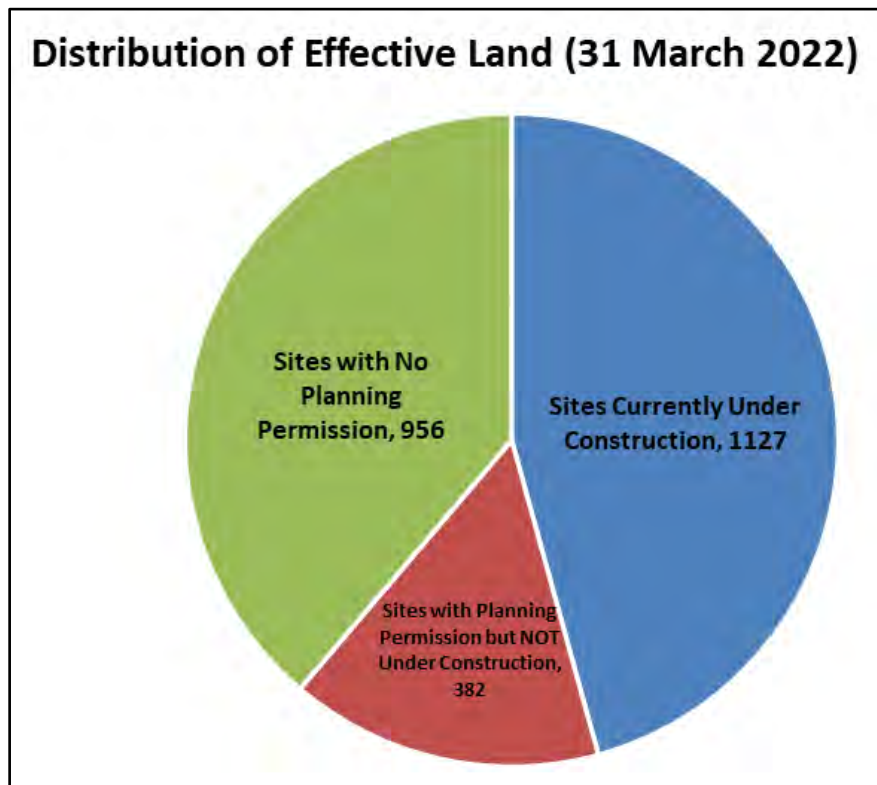
By way of comparison, the 2021 Housing Land Audit showed that there was an overall available supply of 3,419 units, of which 1,898 units were on effective land, 779 units on constrained sites and 742 units available in later years.

#### 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 (2022-2027).

**Figure 2: Effective Land in Angus (31 March 2022)**



From the effective housing land supply of 2,467 units across Angus (i.e. land free of planning constraints programmed 2022-2027 or in Later Years), 1,127 units are on sites currently under construction, 382 units are on sites with planning permission but where development has not yet started and a further 956 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 2021 Housing Land Audit showed that there was a supply of 2,640 effective units. 1,195 units were under construction, 681 units were on sites with planning permission where construction works had not started and 764 units had not received planning permission.

The number of effective sites has reduced as a result of some larger sites being complete and new completions taking place across several sites in 2021/2022.

#### Small Sites

In addition, there is also capacity for 735 units on small sites across Angus that are not listed separately in the audit. Small sites provide important, additional flexibility in the overall housing land supply. This is evidenced by the fact that across Angus in 2021/2022 there were a total of 38 completions on small sites. This equates to 11% of the total number of all completions across Angus in 2021/2022 (sites of 5 or more units and small sites).

Table 2 below shows the number of completions in 2021/2022 and available supply of small housing sites across the four housing market areas.

**Table 2: Breakdown of Small Sites Across Angus (31 March 2022)**

<b><u>Small Sites</u></b>	<b>North Angus HMA</b>	<b>East Angus HMA</b>	<b>South Angus HMA</b>	<b>West Angus HMA</b>	<b>ANGUS TOTAL</b>
<b>Completions 2021/2022 (units)</b>	7	11	13	7	38
<b>Total Available Supply (units)</b>	147	159	175	254	735

### Constrained Land Supply:

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

Ownership: the site is not 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;

Physical: the site, or relevant part of it, constrained in relation to slope, aspect, flood risk, ground stability or vehicular access which would preclude its development. Only 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, can the site can be included in the effective land supply;

Contamination: previous use has resulted in contamination of the site;

Deficit funding: any public funding required to make residential development economically viable is not committed by the public bodies concerned;

Marketability: the site, or a relevant part of it, cannot be developed in the period under consideration;

Infrastructure: the site has infrastructure constraints, or where any required infrastructure cannot be provided realistically by the developer or is not committed to by another party to allow development;

Land use: housing is not the preferred use of the land in planning terms, or where 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 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). TAYplan 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 the revocation of PAN1/2020 methodology in July 2021, Angus Council continue to use the residual methodology for calculating the 5-year effective supply of housing land. The residual methodology has been verified in Angus through planning appeal decisions.

Based on the 2022 Housing Land Audit and yearly programming to 2027 using the residual methodology calculation, the effective supply position across Angus is set out below in Table 3:

**Table 3: Five Year Housing Land Requirements (based on TAYplan 2 Strategic Development Plan (2017) Using Residual Methodology**

Housing Market Area	TAYplan Housing Land Requirement (2016-2027) *	House completions 16/17, 17/18, 18/19, 19/20, 20/21 & 21/22	Remaining Requirement	5-Year Effective Land Supply Notional Programming (2022-2027)	5-Year Supply Position
North Angus	910 (83 units p.a.)	112	798	554	244 (shortfall)
East Angus	1,020 (94 units p.a.)	635	385	301	84 (shortfall)
South Angus	850 (77 units p.a.)	764	86	628	542 (surplus)
West Angus	970 (88 units p.a.)	296	674	492	182 (shortfall)
ANGUS	3,750	1,807	1,943	1,975	32 (Surplus)

\* Figures based on one-year HLR/HST of 330 units, with remaining 10 years based on new HLR figure of 342 units.

Table 3 demonstrates that the South Angus HMA has a generous 5-year effective land supply of housing, with an emerging shortfall in East Angus HMA. There also continues to be shortfalls in both North Angus HMA and West Angus HMA. In the housing market areas where there is currently a shortfall in supply, it is important to consider the potential supply from Later Years and Constrained Sites. In North Angus HMA, this amounts to 743 units (189 units are Later Years; 419 units are Constrained), in East Angus HMA this amounts to 118 units (25 units are Later Years; 93 units are Constrained) and in West Angus HMA this amounts to 304 units (225 units are Later Years; 79 units are Constrained). A combination of Later Years sites and Constrained Sites have potential to augment the current 5-year effective supply. The provisions of Angus Local Development Plan (2016) allow opportunity for additional supply to come

forward, for example through increased densities on allocated and other existing sites subject to planning permission.

The emergence of a shortfall in the three housing market areas does not necessary indicate a shortfall in available land for housing, but rather an indication that the delivery of the programmed supply has not taken place as anticipated.

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 2022 Housing Land Audit across the four Angus housing market areas:

- There were 352 units completed across all sites.
- 314 units were completed on sites of 5 or more units.
- 38 units were completed on small sites. This equates to 11% of all units completed across Angus in 2021/2022. See Table 2 for a detailed breakdown.
- 62% of all completions were on greenfield sites.
  - North Angus HMA (10 units)
  - East Angus HMA (63 units)
  - South Angus HMA (88 units)
  - West Angus HMA (56 units)
- 38% of all completions were on brownfield sites.
  - North Angus HMA (40 units)
  - East Angus HMA (29 units)
  - South Angus HMA (26 units)
  - West Angus HMA (40 units)
- The number of completions on brownfield sites in 2021/2022 has significantly increased from 2020/2021 (25%)
- 83% of all completions were from allocated sites.
  - North Angus HMA (33 units)
  - East Angus HMA (80 units)
  - South Angus HMA (101 units)
  - West Angus HMA (79 units)
- 17% of all completions were from windfall sites.
  - North Angus HMA (17 units)
  - East Angus HMA (12 units)
  - South Angus HMA (13 units)
  - West Angus HMA (17 units)
- The percentage split of completions on allocated sites and windfall sites is exactly the same as in 2020/2021.
- There continues to be significant development interest and delivery on sites in East Angus HMA and particularly in South Angus HMA. Completions continue to increase in the West Angus HMA as a result of housing delivery on allocated sites with a noticeable increase in delivery now also taking place in the North Angus HMA in 2021/2022 (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 2022 can be summarised as follows:

### **North Angus HMA (Brechtin; Montrose; Edzell and surrounds)**

Table 3 shows that there is a shortfall in supply across the North Angus HMA. Later Years sites amount to 189 units and Constrained Sites amount to 419 units. These sites have potential to augment the current 5-year effective supply if development progresses more quickly than currently programmed, if site capacities were increased or currently constrained sites are brought forward. 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 2022 there was an established land supply in the North Angus HMA of 1,162 units.

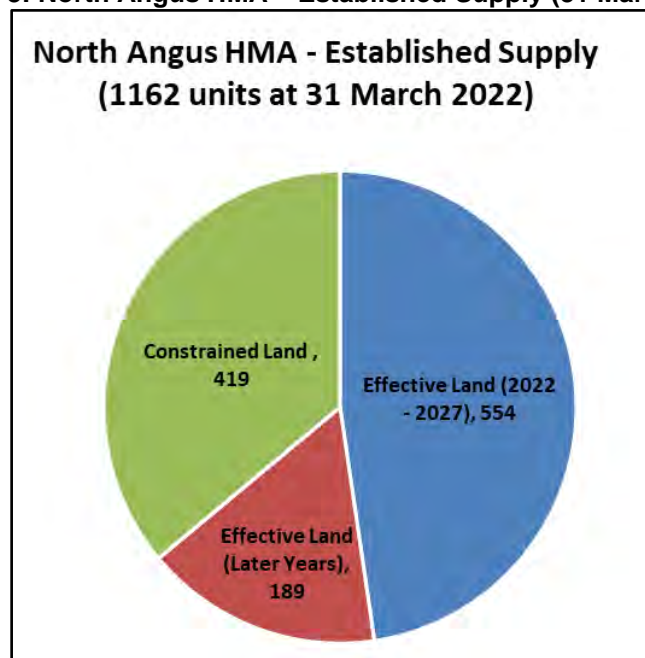
This includes an effective land supply of 743 units, comprising 554 units capable of coming forward in the next 5 years (48% of established supply in the HMA) and 189 units that are considered effective but are programmed for Later Years post 2027 (16% of established supply).

Later Years sites include NAB092 & NAB092a – Dubton Farm (combined total of 170 units). These sites may have potential to augment the current 5-year effective supply if development progresses more quickly than currently programmed.

There is also land for a further 419 units (36% of established supply) on constrained sites.

In addition, there is potential for 147 units from small sites.

**Figure 3: North Angus HMA – Established Supply (31 March 2022)**



Completions on sites of 5 or more units for 2021/2022 (43 units) is a large increase from the recorded completions in 2020/2021 (12 units) and is the largest number of completions in the HMA since 2013/2014. The most significant contributor towards the total was NAL075 - Sunnyside Hospital Estate. House completions on small sites (7 units) is comparable with only a small increase on the previous year's completions on small sites across the HMA (5 units).

Whilst the number of completions across sites has increased in 2021/2022, 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 2021/2022 come from Sunnyside Hospital Estate, Hillside, just outside Montrose in the North Angus Landward area, a small development in Brechin and completion of six units on Land at Inchbare, Edzell. No completions were recorded in Montrose for the third consecutive year.

Based on 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 in line with the developers indicative programming. Development has commenced on this site with initial joint infrastructure work now complete. The developer has indicated that the initial house preparation infrastructure works have taken a little longer than previously envisaged, however the expectation is that house completions will start in January 2023. New change of house type planning applications were approved in January 2022.

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

Timescales for anticipated initial housing completions remains the same as the 2021 Housing Land Audit i.e. 2023/2024. A planning application for an initial phase of development (47 units) was submitted on 31 March 2022 (planning application 22/00272/FULL refers). As a result of this progress the number of projected completions has increased in-line with the developers indicative delivery programme.

Site NAM016b - Brechin Road, Montrose

As there continues to be no active developer interest and with no immediate prospect of development coming forward the site remains in the Constrained Supply and will continue to be monitored for future progress in advance of the 2023 Housing Land Audit.

Site NAM137 – Land at Former Rosehill Centre, Montrose

The site is currently under construction. The 2021 Housing Land Audit projected site completion in 2021/2022, however the project delivery has been put back to completion in early 2022/2023 because of delays in the provision of necessary utilities.

Site NAL075 - Sunnyside Hospital Estate, Hillside

The site has delivered 33 completions during 2021/2022, including 21 private houses and 12 affordable units. The delivery has exceeded the programming set out in the 2021 Housing Land Audit.

Following further discussion with the developer the site programming has been updated from the draft audit figures. 33 units per annum are now projected from 2024/2025 with the remaining 19 units in Later Years. A significant number of units remain projected in 2023/2024, of which 58 units will be for affordable housing.

Site NAL176 – Inglis Court, Edzell

Planning permission for the demolition of sheltered housing and the erection of 21 affordable houses was approved in May 2021.

The site is currently under construction with demolition works currently taking place. The new build element of the project will commence in September 2022.

As the number of new units is less than the previous number of sheltered units, the overall site will not be counted in meeting the Housing Land Supply requirement.

NAL108 – Glenskinno Farm, Hillside

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.

NAL052 – Muirton of Ballochry, Bridge of Dun

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

This site of 9 units was completed during 2021/2022 with the remaining 4 units being built. The site now appears as a Completed Site in Section 7.

NAL175 – Land at Inchbare, Edzell

This site of 6 units was completed during 2021/2022 with all 6 units being built. The site now appears as a Completed Site in Section 7.

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

Table 3 shows that there is an emerging shortfall in supply across the East Angus HMA. Later Years sites amount to 25 units and Constrained Sites amount to 93 units. These sites have potential to augment the current 5-year effective supply. The emergence of a shortfall in the market area does not necessary indicate a shortfall in available land for housing.

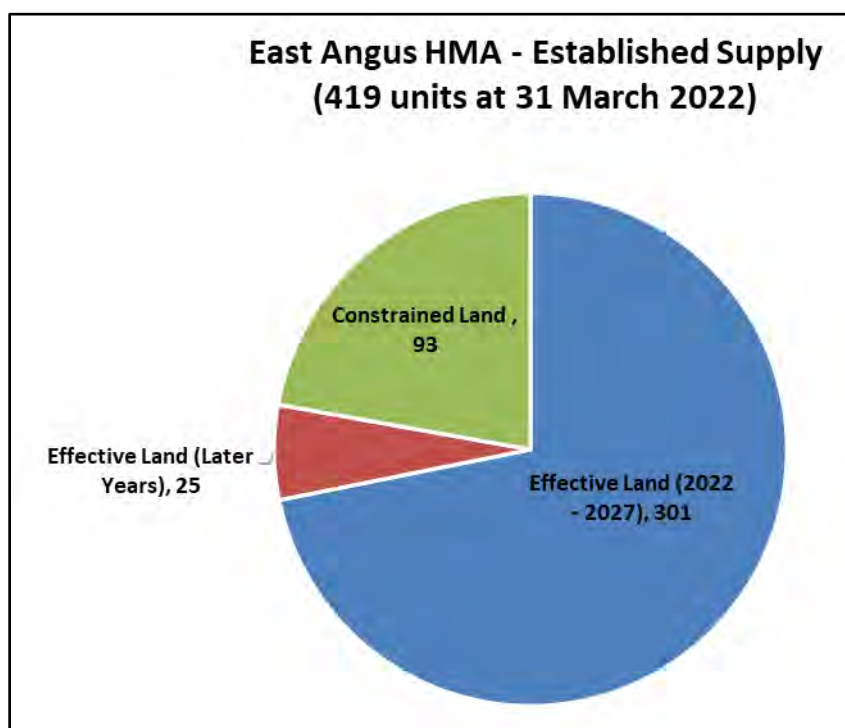
Figure 4 (below) shows that at 31 March 2022 there is an established land supply in the East Angus HMA of 419 units.

This includes an effective land supply of 326 units, comprising 301 units capable of coming forward in the next 5 years (78% of established supply in the HMA) and 25 units that are considered effective but are programmed for Later Years post 2027 (6% of established supply).

93 further units (22% 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 2022)**



Completions for 2021/22 (81 units) is lower than the last year (128 units), although a further 91 units have been completed as part of Angus Council regeneration projects at Abbey Quarter and Timmergreens. Whilst providing new houses for Council tenants the overall number of replacement units is less than were originally on site.

There were a further 11 units completed on small sites which is more than the previous year (3 units).

Active sites across the market area delivering units in 2021/2022, include site EAA198 Montrose Road, Arbroath (30 units), site EAA270 Crudie Acres, East Muirlands Road (30 units) and site EAA141 Little Cairnie Hospital (20 units).

Based on recent site delivery discussions with developers programming for a number of sites has been amended and some status of sites altered as follows:

Site EAL271 – Crudie Farm, Arbirlot Road West, Arbroath

Planning application for 146 houses is currently pending consideration (application 21/00749/FULM refers). Programming for site has been amended in line with discussions with the developer with expected first housing completions in late summer 2023.

Site EAA284 – Land at Mayfield Terrace, Arbroath

The site is currently under construction. The 2021 Housing Land Audit projected site completion in 2021/2022, however the project delivery has been put back to early 2022/2023 because of delays in the provision of necessary utilities.

Site EAL163 – Railway Field, Inverkeilor South

Planning permission granted for 36 houses in March 2022. The programming is in line with discussions with the developer.

Site EAA279 – Abbey Quarter, Arbroath

Angus Council regeneration project consisting of 40 units was completed during 2021/2022. The site now appears as a Completed Site in Section 7.

Site EAA282 – Timmergreen Regeneration (Phase 1 - Muirton & Emislaw)

Angus Council regeneration project consisting of 51 units was completed during 2021/2022. The site now appears as a Completed Site in Section 7.

Site EAA282 – Former Joiner's Workshop, West Newbigging, by Arbroath

This site of 6 units was completed during 2021/2022 with the remaining unit being built. 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 3 in Section 2 of this audit identifies that there is an effective 5-year supply across the South Angus Housing Market Area.

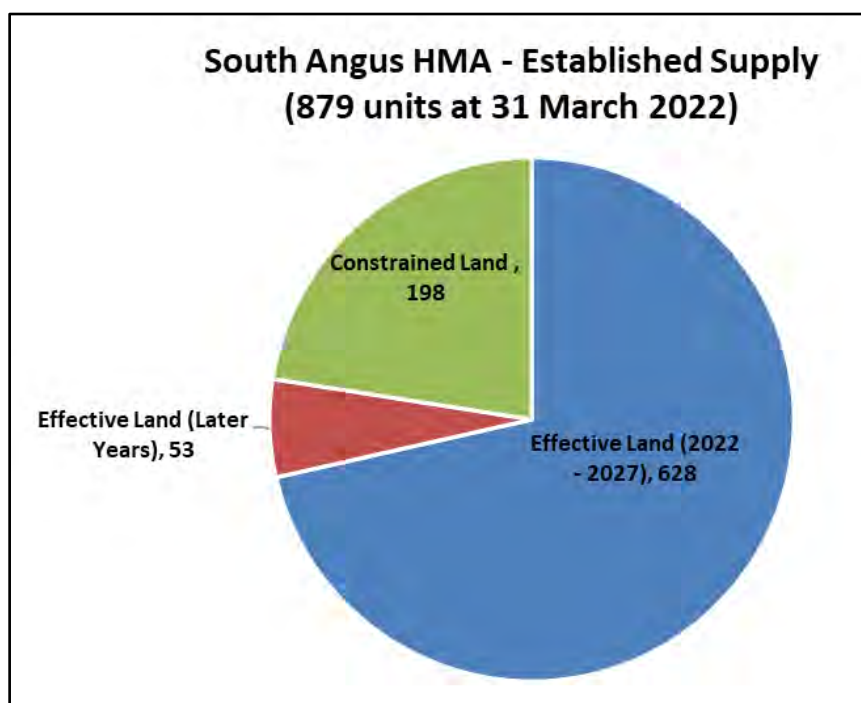
Figure 5 (below) shows that at 31 March 2022 there is an established land supply in the South Angus HMA of 879 units.

This included an effective land supply of 681 units, comprising 628 units capable of coming forward in the next 5-years (71% of established supply in the HMA) and 53 units effective in Later Years (6% of established supply).

198 further units (23% of established supply) are on constrained sites, of which 160 units are from Site SAL341 Shank of Omachie.

In addition, there is potential for 175 units from small sites.

**Figure 5: South Angus HMA – Established Supply (31 March 2022)**



Completions for 2021/2022 (101 units) is higher than the previous year (2020/2021 - 87 units). An additional 13 units were also completed on small sites. The small site figure is higher than the previous year (6 units) but is comparable with 2019/2020 (11 units). Most small site completions have again taken place in the Landward area.

The rate of delivery in the South Angus HMA is higher than in other housing market areas with site SAM078 Victoria Street West, Monifieth (63 units) delivering the largest proportion of completions.

Additional sites in Monifieth have also been progressing and have delivered units in 2021/2022, including Site SAM028 - Milton Mill (1 unit) and Site SAM076 Former Seaview P.S. Nursery (15 units). In addition, Site SAL583 Land North of Coupar Angus Road, Newtyle delivered 22 units.

Based on 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

Site is currently under construction. The programming for the site is in-line with discussion with the developer.

Site SAC042b – Woodside/Pitskelly, Carnoustie

Two planning applications, for two phases of development, totalling 54 units are currently pending consideration (22/00036/FULL & 22/00037/FULL refer). As a result of the progress being made with this site and as there is active developer interest, the site has been moved to the Effective Supply. The programming for the site is in-line with discussion with the developer.

Site SAC044 – Greenlaw Hill, Carnoustie

Two planning applications, totalling 57 units are currently pending consideration (21/00557/FULL & 21/00558/FULL refer). As a result of the progress being made with this site and as there is active developer interest, the site has been moved to the Effective Supply. The programming for the site is in-line with discussion with the developer.

Site SAC124 – Panmure Industrial Estate, Carnoustie

A planning application for 14 units is currently pending consideration (22/00084/FULL refers). As a result of the progress being made with this site and as there is active developer interest, the site has been moved to the Effective Supply. The programming for the site is in-line with discussion with the developer.

Site SAL266 - Strathmartine Hospital

The site has active developer interest from a national housebuilder – Miller Homes. In early April 2022 (outwith the 2022 Housing Land Audit period) a Matters Specified Application was approved for the detailed design and layout of the site.

The site remains in two parts for the draft audit; 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.

The programming for the site has been amended following consultation on the draft audit and remains in-line with discussion with all of the developer interests for the site.

Site SAL584 – Land North of Eassie Road, Newtyle

Site has recently been purchased by an active developer. Initial discussions have taken place with Angus Council about bringing forward development on the site. As there is active developer interest, the site has been moved back into the Effective Supply. The site programming is in-line with discussion with the developer.

SAM078 – Victoria Street West, Monifieth

This large site of 336 units was completed during 2021/2022 with the final 63 units being built. The site now appears as a Completed Site in Section 7.

SAL583 – Land North of Coupar Angus Road, Newtyle

This site of 22 units was completed during 2021/2022. The site now appears as a Completed Site in Section 7.

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

Table 3 shows that there is a shortfall in supply across the West Angus HMA. Later Years sites amount to 225 units and Constrained Sites amount to 79 units. These sites have potential to augment the current 5-year effective supply if development progresses more quickly than currently programmed, if site capacities are increased or if the Constrained Sites are brought forward. The extent of the shortfall in the West Angus HMA has increased slightly since the 2021 audit which does not necessary indicate a shortfall in available land for housing but rather a slower than anticipated rate of delivery.

Figure 6 (below) shows that at 31 March 2022 there is an established land supply in the West Angus HMA of 796 units.

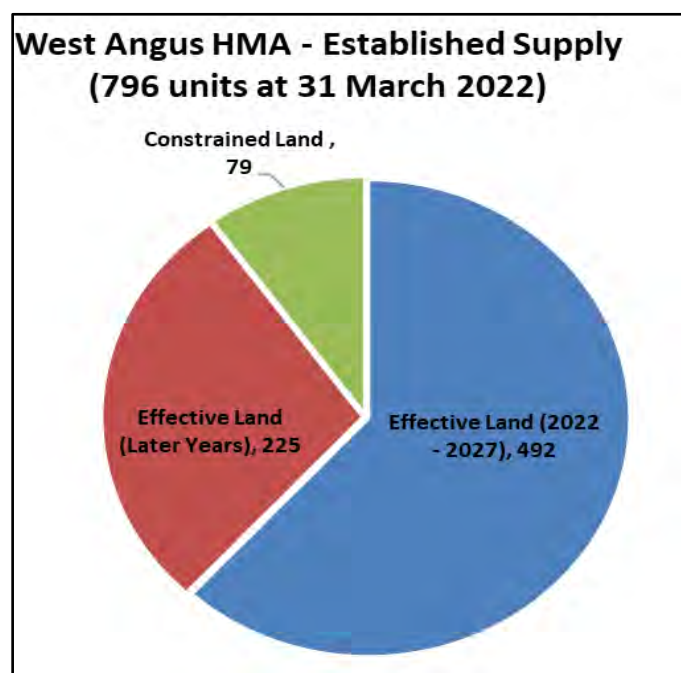
This includes an effective land supply of 717 units, comprising 492 units capable of coming forward in the next 5-years (62% of established supply in the HMA) and 225 units effective in Later Years (28% of established supply).

Later Years sites include WAF221 – Westfield, Forfar (135 units), WAK126(b) - Land South of Beechwood Place, Kirriemuir (32 units) and WAK089 –Sunnyside, Kirriemuir (10 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 (10% of established supply) are on constrained sites.

In addition, there is potential for 254 units from small sites.

**Figure 6: West Angus HMA – Established Supply (31 March 2022)**



Completions for 2021/2022 (89 units) is higher than last year (44 units) and the previous two years; 2019/2020 (44 units) and 2018/19 (57 units). The 89 completions

recorded was the highest number of completions in the West Angus HMA since 2015/2016 when 131 units were completed. In addition, 7 units were completed on small sites, lower than the previous year (17 units).

A number of sites are now under construction and are delivering housing units. These sites are mostly in Forfar - Site WAF156 Dundee Road (27 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 recent site delivery discussions with developers programming for a number of sites has been amended and some status of sites altered as follows:

Site WAF221 – Westfield, Forfar

A planning application remains pending consideration for the site (application 19/00707/FULM refers). Discussions with the developers continues regarding progressing this application and in relation to the submission of an overall Masterplan for the development of the site.

Given work is still required in advance of determining the current planning application and initial infrastructure works would be needed in advance of any house completions taking place the programming for the site has been pushed back with initial completions taking place in 2024/2025.

Site WAF157 – Gowanbank, Forfar

Planning application 18/00340/FULM was refused by Angus Council on 20 April 2021 and an appeal was subsequently dismissed by DPEA. Following those decisions, no progress has been made or further discussions have taken place with Angus Council regarding alternative proposals for the site.

Given the current uncertainty around development and delivery of this site it remains in the Constrained Supply for marketing reasons. The Reporter in determining the appeal considered that the physical constraints raised through the planning application process were not insurmountable to prevent development coming forward.

Site WAK063 – Westfield/Lindsay Street/Sunnyside, Kirriemuir

Site is under construction although no completions have taken place since 2018/2019. The current developer has indicated that they are in discussions with a regional housebuilder to partner in order to bring the remaining units forward.

The programming for the site has been amended from the draft audit in-line with further discussion with the current developer and takes account of their discussions with their preferred development partner.

The development delivery of the site will continue to be monitored in advance of the 2023 Housing Land Audit.

Site WAK089 – Sunnyside, Kirriemuir

Site is under construction although no completions have taken place as this site is effectively a second phase of Site WAK063 – Westfield/Lindsay Street/Sunnyside.

As above, the current developer has indicated that they are in discussions with a regional housebuilder to partner in order to bring the remaining units forward.

The programming for the site is in-line with discussion with the current developer and takes account of their discussions with their preferred development partner.

The development delivery of the site will continue to be monitored in advance of the 2023 Housing Land Audit.

Site WAK126(b) – Land South of Beechwood Place, Kirriemuir

Following the draft audit consultation, the developer confirmed during further discussion that this site will commence following completion of Site WAK126(a) at a similar construction rate. Based on the current construction rate of Site WAK126(a), the programming for this site has been pushed back into Later Years.

The development delivery of the site will continue to be monitored in advance of the 2023 Housing Land Audit.

Site WAL378 – Jubilee Park, Letham

The 2021 Housing Land Audit indicated initial house completions on the site in 2022/2023. Work is currently ongoing in relation to the site layout and overall development numbers which has resulted in a delay in submitting a planning application. Angus Council remain hopeful that development will commence on site in January 2023.

Programming for initial completions has therefore been pushed back by one year until 2023/2024.

Progress on future delivery of this site will be monitored in advance of the 2023 Housing Land Audit.

Site WAL585 – Blairs Road, Letham

Following the draft audit consultation, the site programming has been pushed back into Later Years.

The development delivery of the site will continue to be monitored in advance of the 2023 Housing Land Audit.

Site WAL386 – Seggieden Farm, Inverarity

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 WAL350 – Kingoldrum Garage 2, Kingoldrum

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 WAL429 – Over Ascreavie Farm, Kingoldrum

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 WAF087a – Former Broadcroft Car Park, Forfar

This site of 10 units was completed during 2021/2022 with all 10 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.

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.

Work to revise the [Development Delivery Data Live Action Programme Map](#) is currently taking place and this will be republished over the next few months.

### Draft 2022 Angus Housing Land Audit Consultation

The draft audit is 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 5 responses to the draft housing land audit from developers, landowners as well as Scottish Government and Homes for Scotland.

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
NAL173	East of Duriehill Road, Edzell	Following a response from developer (Guild Homes) the site programming will be pushed back by one-year and amended as follows:  22/23 – 0 units; 23/24 -12 units; 24/25 – 22 units; 25/26 – 23 units;



NAL075	Sunnyside Hospital Estate	<p>Following a response from Homes For Scotland and subsequent discussion with the developer the site programming has been amended as follows:</p> <p>22/23 – 30 units; 23/24 - 89 units; 24/25 – 33 units; 25/26 – 33 units; 26/27 – 33 units; Later Years – 19 units</p>
SAL589	Former Railway Goods Yard, Newtyle	<p>Following a response from Homes For Scotland which queries the status of the site, listed building planning application with proposed internal and external alterations to the original permission granted was submitted on 15 August 2022. This application remains pending. the programming is to be pushed back by one-year and amended as follows:</p> <p>22/23 – 0 units; 23/24 - 2 units; 24/25 – 4 units;</p>
WAF086	Turfbeg Farm, Forfar	<p>Following a response from developer (Guild Homes) the site programming will be brought forward by one-year and amended as follows:</p> <p>:</p> <p>22/23 – 1 units; 23/24 - 2 units;</p>
WAK063	Westfield/Lindsay Street/Sunnyside, Kirriemuir	<p>Following a response from developer (Strathmore Developments) and queries regarding the rate of delivery from Homes For Scotland the site programming will be amended as follows:</p> <p>:</p> <p>22/23 – 0 units; 23/24 - 3 units; 24/25 – 12 units; 25/26 – 12 units; 26/27 – 5 units;</p>
WAK126(b)	Land South of Beechwood Place, Kirriemuir	<p>Following a response from Homes For Scotland and subsequent discussion with the developer the site programming has been amended as follows:</p> <p>Later Yeas – 57 units.</p>

WAK132	Land East of Platten Gardens, Kirriemuir	Following a response from developer (Guild Homes) the site programming will be pushed back by one-year and amended as follows: : 22/23 – 0 units; 23/24 - 2 units; 24/25 – 2 units; 25/26 – 2 units; 26/27 – 2 units; Later Years – 3 units
WAL585	Blairs Road, Letham	Following a response from Homes For Scotland which queries the status of the site, the programming will be pushed back and amended as follows:  Later Years – 20 units
WAL605	Fairlea, Watson Street, Letham	Following a response from Homes For Scotland which queries the status of the site, the programming will be pushed back and amended as follows:  25/26 – 2 units; 26/27 – 3 units;

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 2022)(sites of 5+ houses)

	PROGRAMMING ON EFFECTIVE SITES								
	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	2022 to 2027	Later Years	Constrained Sites	Established Sites
	A	B	C	D	E				
BRECHIN	0	56	60	60	59	235	170	18	423
MONTROSE	10	26	4	4	0	44	0	318	362
NORTH ANGUS HMA LANDWARD	30	101	55	56	33	275	19	83	377
North Angus HMA Total	40	183	119	120	92	554	189	419	1162
ARBROATH	68	51	59	57	38	273	25	75	373
EAST ANGUS HMA LANDWARD	0	6	22	0	0	28	0	18	46
East Angus HMA Total	68	57	81	57	38	301	25	93	419
CARNOUSTIE	75	75	89	86	49	374	0	0	374
MONIFIETH	4	6	6	2	0	18	0	0	18
SOUTH ANGUS HMA LANDWARD	7	48	96	49	36	236	53	198	487
South Angus HMA Total	86	129	191	137	85	628	53	198	879
FORFAR	82	81	58	66	66	353	135	63	551
KIRRIEMUIR	5	13	25	35	26	104	70	7	181
WEST ANGUS HMA LANDWARD	0	20	10	2	3	35	20	9	64
West Angus HMA Total	87	114	93	103	95	492	225	79	796
ANGUS	281	483	484	417	310	1975	492	789	3256

BRECHIN

EFFECTIVE SUPPLY												PROGRAMMING - 5 years							
SITEREF	ALDP REF	NAME	OWNER / DEVELOPER	SITE TYPE	HOUSE TYPES (TENURE)	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2021 to 2022	UNITS TO BUILD	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	2022 to 2027	Later Years	
NAB092a	B1	Dubton Farm	Scotia Homes	Greenfield	Houses (Mixed)	CONS	10/01/2022	10.00	152	0	152		33	36	36	35	140	12	
NAB092	B1	Dubton Farm	Dalhousie Estates/A&J Stephen	Greenfield	Not yet known.	ALDP	26/09/2016	26.00	248	0	248		18	24	24	24	90	158	
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	56	60	60	59	235	170	
small sites (less than 5 houses)									41	2	35								
Total									446	2	440								
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	11	MAR 11 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								1.74	18										

\*\* In accordance with the Coronavirus (Scotland) Act 2020 this permission is extended for a further period until 31/03/2023. 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 2023 Audit.

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

MONTROSE

EFFECTIVE SUPPLY												PROGRAMMING - 5 years						
	ALDP						LAST	AREA		COMPLETIONS	UNITS	2022/	2023/	2024/	2025/	2026/	2022 to	Later
SITEREF	REF	NAME	DEVELOPER	SITE TYPE	HOUSE TYPES (TENURE)	STATUS	APPROVAL	(ha.)	CAPACITY	2021 to 2022	TO BUILD	2023	2024	2025	2026	2027	2027	Years
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)	CONS	28/10/2020	0.48	10	0	10	10					10	
TOTAL EFFECTIVE (SITES OF 5+ HOUSES)								0.87	44	0	44	10	26	4	4	0	44	0
small sites (less than 5 houses)									36	2	27							
Total									80	2	71							
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								
NAM135		Former Victoria Works	Euro Garages	Brownfield	Not yet known	PPPL	18/10/2019	0.48	10	MAR								
TOTAL CONSTRAINED								17.13	318									

\*\* In accordance with the Coronavirus (Scotland) Act 2020 this permission is extended for a further period until 31/03/2023. 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 2023 Audit.

CONSTRAINT

STATUS

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## NORTH ANGUS HOUSING MARKET AREA LANDWARD

EFFECTIVE SUPPLY													PROGRAMMING - 5 years							
	ALDP							LAST	AREA		COMPLETIONS	UNITS	2022/	2023/	2024/	2025/	2026/	2022 to	Later	
SITEREF	REF	NAME	LOCATION	DEVELOPER	SITE TYPE	HOUSE TYPES (TENURE)	STATUS	APPROVAL	(ha.)	CAPACITY	2021 to 2022	TO BUILD	2023	2024	2025	2026	2027	2027	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	33	237	30	89	33	33	33	218	19	
NAL176		Inglis Court *	Edzell	Angus Council	Brownfield	Houses (Affordable)	CONS	21/05/2021	0.47	21	0									
TOTAL EFFECTIVE (SITES OF 5+ HOUSES)									27.97	350	33	294	30	101	55	56	33	275	19	
small sites (less than 5 houses)										103	3	85								
Total										453	36	420								
CONSTRAINED SUPPLY																				
SITEREF	ALDP	NAME	LOCATION	DEVELOPER	SITE TYPE	HOUSE TYPES (TENURE)	STATUS	LAST	AREA	CAPACITY	NATURE OF LONG		OTHER							
	REF							APPROVAL	(ha.)		TERM	CONSTRAINT	FACTORS							
NAL120	M2	Rosemount Road	Hillside	Angus Council	Greenfield	Not yet known	ALDP	26/09/2016	3.00	65	MAR									
NAL108		Glenskinno Farm, Wellhill	Hillside	Private	Brownfield	Houses (Private)	CONS	09/09/2010	0.11	5	MAR	5 Units to Build. Site Stalled								
NAL052	BM(a)	Muirton of Ballochy, Bridge of Dun	Dun	Kirkland Properties	Greenfield	Houses (Private)	CONS	04/04/2013	1.19	1	MAR	1 Unit to Build. Site Stalled								
NAL125		Mains Steading, Dunninald **	Montrose	Dunninald Estate Ltd	Brownfield	Houses (Private)	DEPC	23/11/2017	0.20	7	MAR									
NAL174		West Ballochy Farm	Montrose	Private	Brownfield	Houses (Private)	PPPL	05/11/2019	0.65	5	MAR									
TOTAL CONSTRAINED									5.15	83										

\* Site not counted towards Housing Land Supply as number of units being developed is less than were originally on site.

\*\* In accordance with the Coronavirus (Scotland) Act 2020 this permission is extended for a further period until 30/03/2023. 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 2023 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

<b>CONSTRAINT</b>	OWN=OWNERSHIP, PHY=PHYSICAL, CON=CONTAMINATION, DEF=DEFICIT FUNDING NOT COMMITTED, INF=INFRASTRUCTURE, LAN=LAND USE, MAR=MARKETABILITY
<b>STATUS</b>	CONS=UNDER CONSTRUCTION, DEPC=DETAILED PLANNING CONSENT, PPPL=PLANNING PERMISSION IN PRINCIPLE, DELE=LIKELY TO BE DELETED, ALDP=ADOPTED ANGUS LOCAL DEVELOPMENT PLAN

**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 2021 to 2022	UNITS TO BUILD	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	2027 to 2022	Later Years		
EAL226	FK1	South of Gardyne Street	Frickheim	Guild Homes	Greenfield	Houses (Mixed)	CONS	10/03/2015	7.65	80	0	2		2				2			
EAL163	Ik(a)	Railway Field, Inverkeilor South	Inverkeilor	Scotia Homes	Brownfield	Houses (Mixed)	CONS	03/03/2022	2.83	36	0	26		4	22			26			
TOTAL EFFECTIVE (SITES OF 5+ HOUSES)									10.48	116	0	28	0	6	22	0	0	28	0		
small sites (less than 5 houses)																					
										117	7	98									
Total										233	7	126									
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		
EAL015	Ik(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 31/03/2023. 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 2023 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



## CARNOUSTIE

EFFECTIVE SUPPLY												PROGRAMMING - 5 years						
SITEREF	ALDP REF	NAME	DEVELOPER	SITE TYPE	HOUSE TYPES (TENURE)	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2021 to 2022	UNITS TO BUILD	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	2022 to 2027	Later Years
SAC123	C1	Land at Pitskelly	D J Laing Homes Ltd / Persimmon Homes	Greenfield	Mixed (Mixed)	CONS	10/02/2021	9.76	249	0	249	75	49	45	45	35	249	
SAC042b	C2	Woodside/Pitskelly	D J Laing Homes Ltd	Brownfield	Mixed (Mixed)	ALDP	26/09/2016	2.50	54	0	54			20	20	14	54	
SAC044	C4	Greenlaw Hill	Persimmon Homes	Greenfield	Houses (Mixed)	ALDP	26/09/2016	1.70	57	0	57		12	24	21		57	
SAC124(a)	C5	Panmure Industrial Estate	D J Laing Homes Ltd	Brownfield	Houses (Mixed)	ALDP	26/09/2016	1.15	14	0	14		14				14	
<b>TOTAL EFFECTIVE (SITES OF 5+ HOUSES)</b>								<b>15.11</b>	<b>374</b>	<b>0</b>	<b>374</b>	<b>75</b>	<b>75</b>	<b>89</b>	<b>86</b>	<b>49</b>	<b>374</b>	<b>0</b>
small sites (less than 5 houses)									41	2	36							
<b>Total</b>									<b>415</b>	<b>2</b>	<b>410</b>							
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
SAC124(b)	C5	Panmure Industrial Estate	D J Laing Homes Ltd	Brownfield	Not yet known	ALDP	26/09/2016	2.55		PHY								
<b>TOTAL CONSTRAINED</b>								<b>3.55</b>										

CONSTRAINTS  
STATUS

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MONIFIETH

EFFECTIVE SUPPLY												PROGRAMMING - 5 years							
	ALDP						LAST	AREA		COMPLETIONS	UNITS	2022/	2023/	2024/	2025/	2026/	2022 to	Later	
SITEREF	REF	NAME	DEVELOPER	SITE TYPE	HOUSE TYPES (TENURE)	STATUS	APPROVAL	(ha.)	CAPACITY	2021 to 2022	TO BUILD	2023	2024	2025	2026	2027	2027	Years	
SAM028	Mf(a)	Milton Mill	H & H Properties	Brownfield	Flats (Private)	CONS	16/09/2010	1.20	77	1	11	3	3	3	2		11		
SAM076	Mf(b)	Former Seaview P.S. Nursery	G.L. Residential	Brownfield	Mixed (Mixed)	CONS	16/11/2018	0.88	27	15	1	1					1		
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)									2.20	110	16	18	4	6	6	2	0	18	0
small sites (less than 5 houses)									26	0	23								
Total									136	16	41								

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							
	ALDP						LAST	AREA		COMPLETIONS	UNITS	2022/	2023/	2024/	2025/	2026/	2022 to	Later		
SITEREF	REF	NAME	LOCATION	DEVELOPER	SITE TYPE	HOUSE TYPES (TENURE)	STATUS	APPROVAL	(ha.)	CAPACITY	2021 to 2022	TO BUILD	2023	2024	2025	2026	2027	2027	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		
SAL266	St1	Strathmartine Hospital *	Bridgefoot	Chamberlain Bell Ltd & Hillcrest HA	Brownfield	Houses / Flats (Mixed)	DEPC/PPPI	30/11/2020	17.50	40	0	40		4	36			40		
SAL266	St1	Strathmartine Hospital *	Bridgefoot	Miller Homes	Brownfield	Houses / Flats (Mixed)	PPPL	30/11/2020		184	0	184		23	36	36	36	131	53	
SAL585		Ledyatt Farm	Lundie	Lundie Farming Ltd	Brownfield	Houses (Private)	DEPC	24/09/2020	1.12	5	0	5		5				5		
SAL584	N2	Land North of Eassie Road	Newtyle	Hadden Group	Greenfield	Not yet known	ALDP	26/09/2016	2.00	30	0	30		5	15	10		30		
SAL589		Former Railway Goods Yard	Newtyle	Simco Inveraldie Limited	Brownfield	Houses (Private)	DEPC	02/04/2021		6	0	6		2	4			6		
SAL295	SA(c)	Former Baldovan House	Strathmartine	Nesco Estates Ltd	Brownfield	Houses (Private)	DEPC	28/04/2021		6	0	6			3	3		6		
SAL590		Rowanbank Cottage	Craigton of Monikie	Strathmore Homes (Scotland) Ltd	Brownfield/	Houses (Private)	PPPL	19/07/2021	0.75	7	0	7	3	4				7		
SAL299	Mk(c)	Hillhead Road	Monikie	West Developments (Scotland) Ltd	Brownfield	Houses (Private)	DEPC	08/02/2022	0.49	8	0	8	4	4				8		
TOTAL EFFECTIVE (5+ HOUSES)									29.16	410	0	289	7	48	96	49	36	236	53	
small sites (less than 5 houses)										167	11	116								
Total										577	11	405								
CONSTRAINED SUPPLY																				
SITEREF	ALDP	NAME	LOCATION	DEVELOPER	SITE TYPE	HOUSE TYPES (TENURE)	STATUS	LAST	AREA		NATURE OF LONG	OTHER								
REF	REF							APPROVAL	(ha.)	CAPACITY	TERM CONSTRAINT	FACTORS								
SAL292		The Walled Garden, Tealing House	Tealing	Western Developments Ltd	Greenfield	Houses (Private)	DEPC	20/06/2019	0.68	6	MAR									
SAL588		Land at North Street	Newtyle	Newtyle Property Company	Greenfield	Houses (Retirement & Affordable)	DEPC	09/10/2019	5.21	32	MAR									
SAL341	Wb(b)	Shank of Omachie	Wellbank	M & G Forbes	Greenfield	Houses (Mixed)	DEPC	25/03/2014	127.50	160	MAR									
TOTAL CONSTRAINED									133.39	198										

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

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# HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (April 2022)

## FORFAR

EFFECTIVE SUPPLY												PROGRAMMING - 5 years							
SITEREF	ALDP REF	NAME	DEVELOPER	SITE TYPE	HOUSE TYPES (TENURE)	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2021 to 2022	UNITS TO BUILD	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	2027 to 2028	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	27	63	29	29	5			63		
WAF163	F(e)	Slatefield Rise Ph 2	Vista Properties	Greenfield	Houses (Private)	CONS	12/07/2018	2.22	7	1	1	1					1		
WAF220	F3	Turfbeg	Guild Homes	Greenfield	Houses & Flats (Mixed)	CONS	03/10/2017	17.60	236	51	101	51	50				101	0	
WAF221	F4	Westfield	Muir Homes/Scotia Homes	Greenfield	Not yet known	ALDP	26/09/2016	38.80	300	0	300			33	66	66	165	135	
WAF228		The Gables	Caledonia Housing Assoc.	Brownfield	Houses & Flats (Supported)	DEPC	11/11/2021	0.75	20	0	20			20			20		
TOTAL EFFECTIVE (5+ HOUSES)								68.97	738	79	488	82	81	58	66	66	353	135	
small sites (less than 5 houses)									37	1	31								
Total									775	80	519								
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	
WAF157	F2	Gowanbank	Private	Greenfield	Not yet known	ALDP	23/09/2016	6.39	63	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										

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**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 2022)

## KIRRIEMUIR

EFFECTIVE SUPPLY												PROGRAMMING - 5 years						
SITEREf	ALDP REF	NAME	DEVELOPER	SITE TYPE	HOUSE TYPES (TENURE)	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2021 to 2022	UNITS TO BUILD	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	2022 to 2027	Later Years
WAK063	K(a)	Westfield/Lindsay Street/Sunnyside	Strathmore Developments	Greenfield	Houses (Private)	CONS	24/02/2014	2.50	38	0	32		3	12	12	5	32	
WAK089	K(b)	Sunnyside	Strathmore Developments	Greenfield	Houses & Flats (Mixed)	CONS	18/03/2011	2.00	35	0	35			3	12	10	25	10
WAK126(a)	K1	Land South of Beechwood Place	Delson Contracts	Greenfield	Houses & Flats (Mixed)	CONS	24/10/2018	4.49	42	0	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							57
WAK132		Land East of Platten Gardens * **	Guild Homes	Greenfield	Houses (Private)	DEPC	31/03/2022	1.08	11	0	11		2	2	2	2	8	3
TOTAL EFFECTIVE (5+ HOUSES)								12.05	183	0	174	5	13	25	35	26	104	70
small sites (less than 5 houses)									39	0	38							
Total									222	0	212							

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.

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**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						
	ALDP						LAST	AREA		COMPLETIONS	UNITS TO BUILD		2022/	2023/	2024/	2025/	2026/	2022 to	Later
SITEREF	REF	NAME	LOCATION	DEVELOPER	SITE TYPE	HOUSE TYPES (TENURE)	STATUS	APPROVAL	(ha.)	CAPACITY	2021 to 2022		2023	2024	2025	2026	2027	2027	Years
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							20
WAL605		Fairlea, Watson Street	Letham	Mitchell Of Letham Ltd	Greenfield	Houses (Private)	DEPC	11/08/2021	0.48	5	0	5				2	3	5	
TOTAL EFFECTIVE (5+ HOUSES)									7.18	55	0	55	0	20	10	2	3	35	20
small sites (less than 5 houses)										217	6	185							
Total										272	6	240							

CONSTRAINED SUPPLY																			
	ALDP						LAST	AREA			NATURE OF LONG								OTHER
SITEREF	REF	NAME	LOCATION	DEVELOPER	SITE TYPE	HOUSE TYPES (TENURE)	STATUS	APPROVAL	(ha)	CAPACITY	TERM CONSTRAINT								FACTORS
WAL386	FK(c)	Seggieden Farm	Inverarity	Albamuir Ltd	Brownfield	Houses (Private)	CONS	01/11/2011	0.57	8	MAR								3 Units to Build. Site Stalled
WAL350	FK(d)	Kingoldrum Garage 2	Kingoldrum	Jacobson Properties	Brownfield	Houses (Private)	CONS	08/12/2012	0.46	13	MAR								8 Units to Build. Site Stalled
WAL429	FK(e)	Over Ascreavie Farm	Kingoldrum	Craigallan Homes	Brownfield	Houses (Private)	CONS	02/02/2009	0.88	6	MAR								1 Unit to Build. Site Stalled
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	36									

\*\* In accordance with the Coronavirus (Scotland) Act 2020 this permission is extended for a further period until 31/03/2023. No progress has been made to bring forward development and therefore the site reamins in the constrained supply.  
Progress will be monitored in advance of the 2023 Audit.

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STATUS            CONS=UNDER CONSTRUCTION, DEPC=DETAILED PLANNING CONSENT, PPPL=PLANNING PERMISSION IN PRINCIPLE, DELE=LIKELY TO BE DELETED, ALDP=ADOPTED ANGUS LOCAL DEVELOPMENT PLAN

## ANGUS - SITES COMPLETED BETWEEN APRIL 2021 AND APRIL 2022

North Angus HMA							
SITEREF	LOCAL PLAN	NAME	LOCATION	DEVELOPER	AREA	COMPLETIONS 2021 to 2022	TOTAL COMPLETIONS
NAL175		Land at Inchbare	Edzell	Stracathro Estaes	0.27	6	6
NAB147		Liddle's Close/Swan Street	Brechin	Avon Developments	0.05	4	9
East Angus HMA							
SITEREF	LOCAL PLAN	NAME	LOCATION	DEVELOPER	AREA	COMPLETIONS 2021 to 2022	TOTAL COMPLETIONS
EAA279		Abbey Quarter	Arbroath	Angus Council	0.92	40	40
EAA282		Timmergreen Regeneration (Phase 1 - Muirton & Emislaw)	Arbroath	Angus Council	2.62	51	51
EAL419		Former Joiner's Workshop, West Newbigging	Arbroath	Moir Construction	0.78	1	6
South Angus HMA							
SITEREF	LOCAL PLAN	NAME	LOCATION	DEVELOPER	AREA	COMPLETIONS 2021 to 2022	TOTAL COMPLETIONS
SAM078	MF2	Victoria Street West	Monifieth	Taylor Wimpey / Barratts	16.3	63	336
SAL583	N1	Land North of Coupar Angus Road	Newtyle	Ogilvie Homes	1.00	22	22
West Angus HMA							
SITEREF	LOCAL PLAN	NAME	LOCATION	DEVELOPER	AREA	COMPLETIONS 2021 to 2022	TOTAL COMPLETIONS
WAF087a		Former Broadcroft Car Park	Forfar	Angus Housing Association	0.16	10	10

## ANGUS - SITES EXPIRED BETWEEN APRIL 2021 AND APRIL 2022

North Angus HMA								
SITEREF	LOCAL PLAN	NAME	LOCATION	DEVELOPER	NO OF UNITS	AREA	EXPIRED ON	STATUS IN 2022 HLA
East Angus HMA								
SITEREF	LOCAL PLAN	NAME	LOCATION	DEVELOPER	NO OF UNITS	AREA	EXPIRED ON	STATUS IN 2022 HLA
EAL328	ARB(b)	Land at Greystone	Greystone	Private	5	0.55	14/03/2022	Expired
South Angus HMA								
SITEREF	LOCAL PLAN	NAME	LOCATION	DEVELOPER	NO OF UNITS	AREA	EXPIRED ON	STATUS IN 2022 HLA
West Angus HMA								
SITEREF	LOCAL PLAN	NAME	LOCATION	DEVELOPER	NO OF UNITS	AREA	EXPIRED ON	STATUS IN 2022 HLA

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

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

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







