

**AUDIT OF HOUSING LAND  
IN  
ANGUS  
2023**

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## **SECTION 1: INTRODUCTION**

The Housing Land Audit is an assessment of the housing land supply position at 31 March 2023 and includes an overview of completions that took place between 1 April 2022 – 31 March 2023. The audit also provides details on expected completions over the next 10-year period: April 2023 – March 2033.

Sites included in the audit are housing sites under construction; sites with planning permission for housing; sites for housing identified in the Angus Local Development Plan (2016) where development has not yet taken place and appropriate opportunity/redevelopment sites with agreed potential for housing development. All new development, including redevelopment, conversion and subdivision of houses and flats are included in the audit but regeneration of existing housing is excluded unless the new number of units proposed is greater than was previously there.

National Planning Framework (NPF4) was published in February 2023 and introduces significant changes to the development planning system across Scotland, including the removal of Strategic Development Plans (SDP) and associated supplementary guidance. TAYplan SDP and associated policies are therefore no longer effective in Angus.

NPF4 Policy 16: Quality Homes sets out that a local development plan should identify a housing target for the area it covers, in the form of a Local Housing Land Requirement. The Housing Land Requirement represents how much land is required and is expected to exceed the 10-year Minimum All-Tenure Housing Land Requirement (MATHLR).

The housing land audit is therefore an important source of information for the monitoring of the housing land supply position in Angus against the MATHLR and for setting out a deliverable housing land pipeline with detailed site programming established over a short (1-3 years), medium (4-7 years) and long term (8-10 years). This approach is fully aligned with NPF4.

Sites with a capacity of 4 or more units are included in the Housing Land Audit with detailed programming established for each site. Smaller sites (1-3 units) are not detailed individually but are included as an aggregate figure only and included as effective sites in the housing market area tables. A programmed supply for small housing sites is now also provided in this audit based on the historic annual average number of completions per housing market area.

A detailed schedule including site details; an anticipated completions programme; the units completed over the previous 12 months; and a list of constrained sites are provided in Sections 6 and 7 of the housing land audit in relation to the Housing Market Area in which they are located.

## **SECTION 2: ANGUS HOUSING LAND SUPPLY**

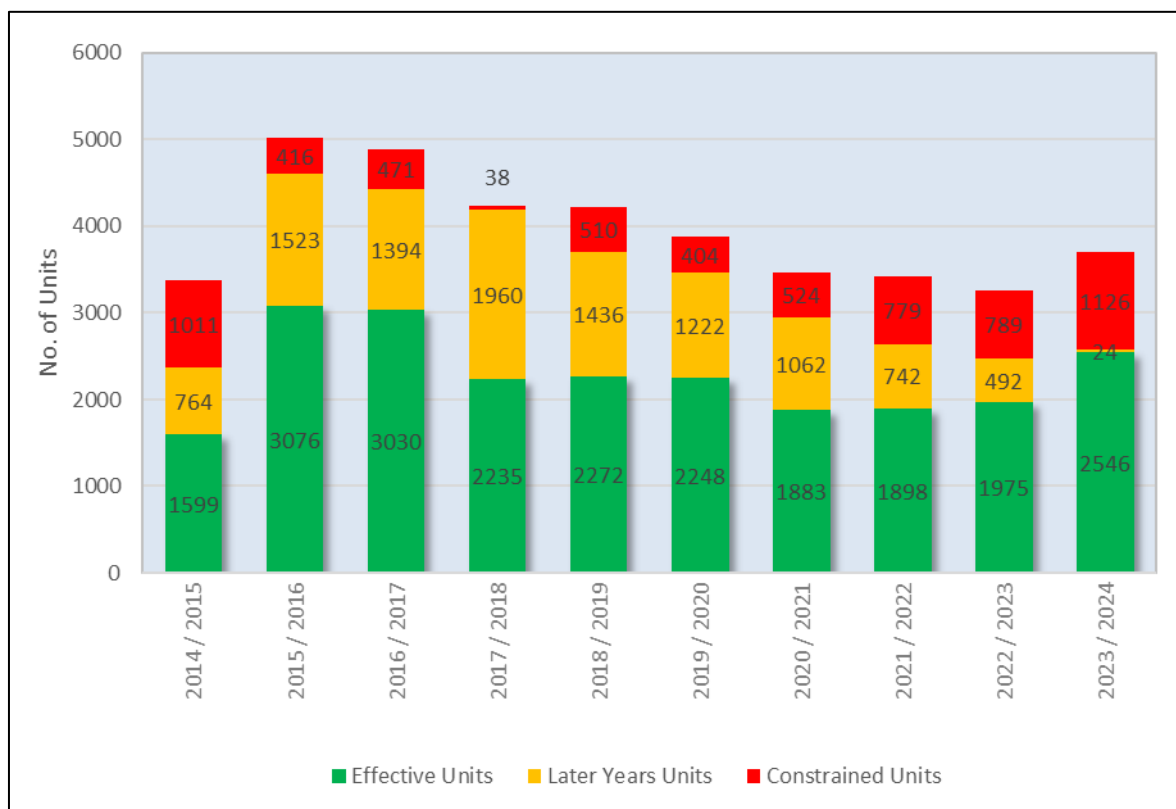
### **Established Land Supply**

The established land supply is all land identified for housing including; sites allocated in the Angus Local Development Plan (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 over the last 10 years.

**Figure 1: Breakdown of Established Land Supply in Angus (31 March 2023)**



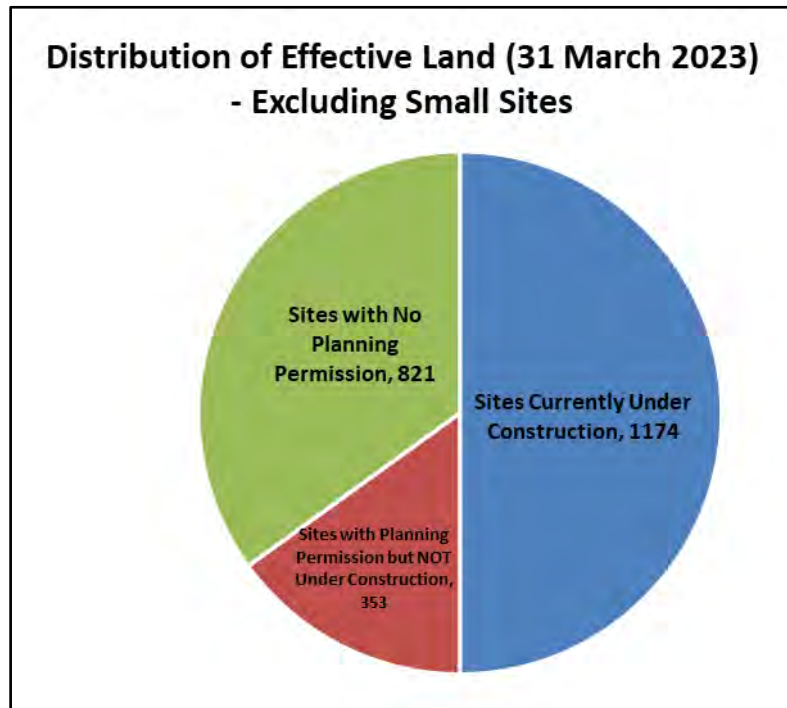
The established land supply in Angus as of the 31 March 2023 was 3,750 units. This included effective land free of all planning constraints for 2,546 units in the period 2023-2033 and land for a further 1,126 units on sites that are currently considered constrained. In addition, the established supply includes a further 24 units available from sites that are considered effective but are programmed for Later Years and post 2033.

## Effective Land Supply

Effective sites are considered to be free of all constraints.

Figure 2 shows the distribution of effective land over a ten-year period (2023-2033).

Figure 2: Effective Land in Angus (31 March 2023)



From the effective housing land supply of 2,348 units across Angus (i.e. land free of planning constraints programmed 2023-2033 or in Later Years), 1,174 units are on sites currently under construction; 353 units are on sites with planning permission, but where development has not yet started and a further 821 units are on sites that have not yet received planning permission. These figures are based on sites allocated in the Angus Local Development Plan (2016) and effective windfall sites.

1,584 effective units are on Greenfield Land. This equates to 67% of the total effective supply. The majority of effective units are greenfield sites allocated in the Angus Local Development Plan (2016).

764 effective units are on Brownfield Land. This equates to 33% of total supply with the majority of these effective brownfield units coming from windfall development, the rest were allocated in the Angus Local Development Plan (2016).

## Constrained Land

Sites that are constrained are those on which development cannot take place without some form of remedial action. Site 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.

### **Angus Local Housing Requirement and Minimum All Tenure Housing Land Requirement (MATHLR)**

Whilst NPF 4 no longer states the need for a five-year effective land supply it still requires planning authorities to establish a deliverable housing land pipeline for the Local Housing Land Requirement (LHLR). The NPF 4 glossary indicates that the deliverable housing pipeline will be for “sequencing of the LHLR to be over the short (1-3 years), medium (4-6 years) and long-term (7-10 years). The aim of this is to monitor housing land in Angus against the NPF4 MATHLR figure.

The MATHLR for Angus is expressed as 2,550 houses over a 10-year period, which equates to a minimum requirement for Angus of 255 houses per annum. The established land supply in Angus as of the 31 March 2023 was 3,743 units. This included effective land free of all planning constraints for 2,546 units in the period 2023-2033.

NPF4 MATHLR 10-Year Requirement	2,550 units
Angus HLA 2023 Established Land Supply	3,750 units
Angus HLA 2023 Effective Land Supply (2023-2033)	2,546 units

The above figures show that the current housing land supply position in Angus is marginally short of the MATHLR in NPF 4.

In addition to the effective supply of housing land in Angus, there is a further 24 units available on effective sites post-2033 and a further 1,126 units on sites that are currently considered constrained. These units have capacity to potentially deliver further units in the initial 10-year period to supplement the existing supply which would exceed the MATHLR.

Finally, the current Angus Local Development Plan (2016) allocated housing land up to 2026. During the period 2023-2033, the Council will adopt a new Local Development Plan. The new LDP will identify a LHLR for the area, which is expected to exceed the 10-year MATHLR. The new LDP will also allocate deliverable land in order to meet the 10-year Local Housing Land Requirement in locations that create quality places for people to live.

**Note:** The Council will continue to monitor the progress and outcome of a current Legal Challenge by Miller Homes with respect of Scottish Ministers' decision on the appeal for residential development at Mossend, West Lothian. This legal challenge questions Ministers' reasoning on the application of NPF4 Policy 16(f). The outcome of the legal challenge may have future policy interpretation implications for housing land audits that may need to be taken into consideration at a later date.

## **SECTION 3: HOUSING DELIVERY**

### **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 then 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, setting out an annual average Angus wide build rate of 310 units (the Housing Supply Target) and with flexibility added, the Housing Land Requirement amounted to an average of 342 units per annum. As the Town and Country Planning (Scotland) Act 1997 (as amended) has removed SDP's from forming part of the Statutory Development Plan, the HLR figures in Tayplan no longer exist. Whilst it should be noted that the housing figures in the ALDP are in conflict with NPF 4 the MATHLR figure as expressed is a minimum requirement. The ALDP figures exceed the MATHLR requirement expressed for Angus in NPF 4. Notwithstanding this, legislation requires that the newer plan is used, which is NPF 4 and the MATHLR contained within that.

NPF4 Policy 16: Quality Homes sets out that a local development plan should identify a housing target for the area it covers, in the form of a Local Housing Land Requirement (LHLR), which represents how much land is required to meet this figure. NPF 4 also expects the Council to exceed the 10-year Minimum All-Tenure Housing Land Requirement (MATHLR). At present, the MATHLR for Angus contained within NPF 4 is 2,550 houses to be delivered over a 10-year period.

Figure 3 below shows the number of completions on sites of 5 or more units across Angus over a seven year period since adoption of the ALDP in 2016 and when the TAYplan SDP was still in operation. The completion figures from 2022/2023 include sites of 4 or more units in-line with NPF4 requirements and emerging Scottish Government guidance.

The data shows that in the four years up to 2022/2023 there was a significant increase in completions across larger sites in Angus, despite development difficulties presented as a result of Covid-19. The level of completions in 2022/2023 had reduced slightly to 232 units; however a number of factors could be attributed to this including the fact that many of the larger active development sites have now completed whilst additional sites have only commenced delivering completed units.



**Figure 3: Total Number of Completions Across Angus (2016/2017 – 2022/23)**

	<u>16/17</u>	<u>17/18</u>	<u>18/19</u>	<u>19/20</u>	<u>20/21</u>	<u>21/22</u>	<u>22/23</u>
TAYplan Average Annual Build Rate	330	342	342	342	342	342	n/a
Total Angus Completions (Angus)	169	278	404	321	320	314	232

### **Affordable Housing**

The ALDP (2016) has a 25% affordable housing requirement on all housing development of 10 or more units or sites greater than 0.5ha. This approach remains consistent with the NPF 4 Policy 16: Quality Homes.

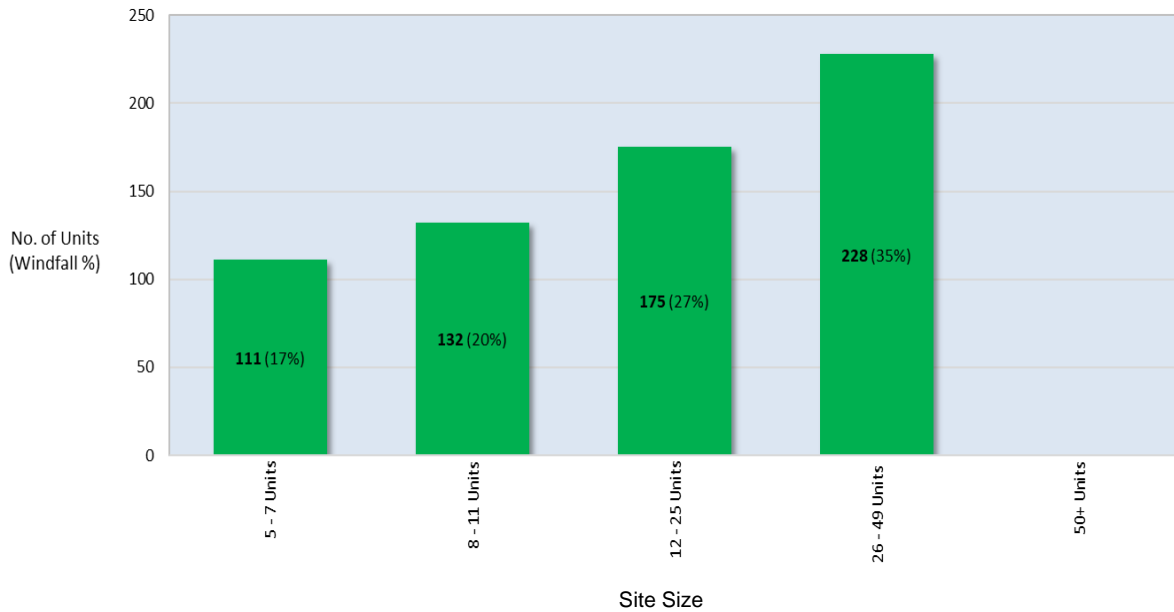
Between 2016-2023, 363 affordable housing units have been completed across Angus. This accounts for 15% of all dwellings completed in Angus. This significant contribution of affordable housing completions is a consequence of a reduction in market completions; the delivery of allocated housing sites from the ALDP; a strong local authority design and build programme and a realistic SHIP programme. Challenges to this strong affordable housing build programme have emerged in recent times, including the squeeze on local authority finances and the national policy changes where the emphasis on future development will be on brownfield redevelopment sites.

### **Windfall Sites**

Whilst the ALDP (2016) allocated enough land to meet the Strategic Development Plan Housing Land Requirement (HLR) in full when TAYplan was in force, it was always assumed that a certain amount of development would occur on unplanned, windfall sites that would come through the planning system. Windfall site completions will continue to contribute towards meeting the MATHLR set out in NPF4.

Since 2016, 646 homes have received planning permission on windfall sites of 5 or more units. The size distribution of windfall sites approved since 2016 is shown in Figure 4 below.

**Figure 4: Site Distribution of Windfall Sites (2016 – 2023)**



Between 2016 and 2023, there were 535 units completed on windfall sites. This figure demonstrates the important contribution windfall sites make to the housing supply across Angus and equates to 23% of the overall delivery of housing units since 2016.

### Small Sites

Following the publication of NPF 4 in February 2023, the Council has reassessed the supply of small sites across Angus. The approach taken in the 2023 audit has been to note within each housing market area table the supply of small housing sites (1-3 units) approved between 1 April 2019 until 31 March 2023 where extant planning permission exists. This covers a 4-year audit period. The supply of small sites has then been notionally programmed over the 10-year period. The programming attributed for small sites is based across each housing market area on the average number of completions within that market area over a 10-year period. Small site completions across each housing market between 1 April 2022 – 31 March 2023 are also noted in the tables. Any completions from sites prior to 1 April 2019 will continue to be accounted for. The approach set out in this housing land audit for small sites aligns with NPF4 and the approach Scottish Government are proposing in new Housing Land Audit Guidance which will be published in due course.

The 2023 audit indicates that there is a current supply of 222 units on small sites across Angus. These sites play an important contribution in supplementing the housing land supply evidenced by the fact that across Angus in 2022/2023 there were a total of 46 completions on small sites. This equates to 17% of the total number of all completions across Angus in 2022/2023.

Figure 5 below shows the number of small site completions across Angus over a 10-year period by each housing market area. These figures also include a 10-year average per market area. From 2022/2023, only sites with a capacity of 1-3 units will be considered as a small site. The average completion figure has then been used in

Section 6 to notionally programme the anticipated number of small site completions over a 10-year period.

Figure 5: Breakdown of Small Sites Completions by HMA across Angus (2013-2023)

<u>Small Sites Completions</u>	2013/ 2014	2014/ 2015	2015/ 2016	2016/ 2017	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	10yr Average
North Angus HMA	8	10	9	8	10	16	8	5	7	9	9
East Angus HMA	16	3	1	9	10	16	14	3	11	10	9
South Angus HMA	17	18	15	10	26	18	11	6	13	16	15
West Angus HMA	6	11	13	2	12	14	19	17	7	11	11
<b>TOTAL</b>	<b>47</b>	<b>42</b>	<b>38</b>	<b>29</b>	<b>58</b>	<b>64</b>	<b>52</b>	<b>31</b>	<b>38</b>	<b>46</b>	

## Programming

Site programming is an important element of the housing land audit. The programming in the audit has been extended to cover a 10-year period in line with requirements for housing land established in NPF 4.

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, the 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.

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 or a willing landowner looking to sell the 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.

## **SECTION 4: HOUSING MARKET AREA KEY FACTS**

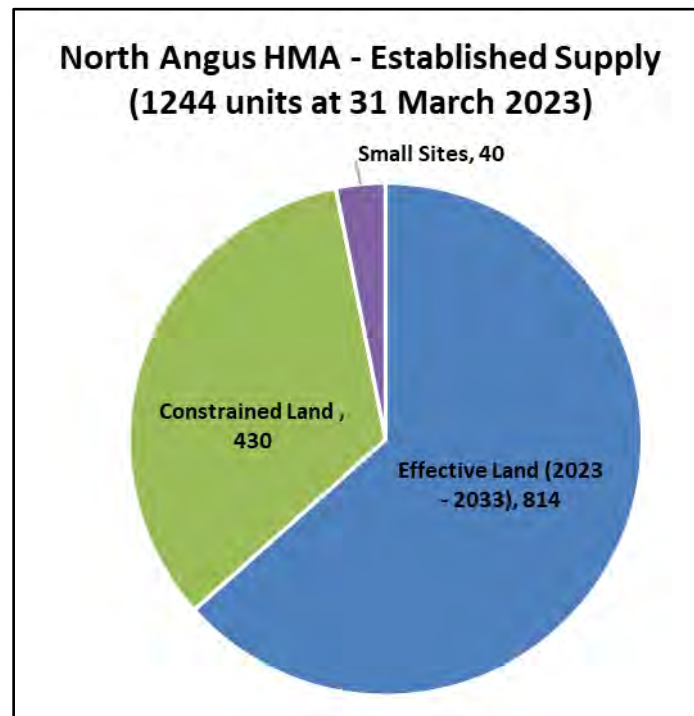
### **North Angus HMA (Brechin; Montrose; Edzell and surrounds)**

Figure 6 (below) shows that as of the 31 March 2023 there was an established land supply in the North Angus HMA of 1,244 units.

This includes an effective land supply of 814 units capable of coming forward in the next 10 years. 40 units are effective from small sites.

There is also land for a further 430 units on constrained sites.

**Figure 6: North Angus HMA – Established Supply (31 March 2023)**



There were 43 units completed on sites of 4 or more units in 2022/2023. The majority of completions were at site NAL075 - Sunnyside Hospital Estate.

In addition, there were 9 units completed on small sites.

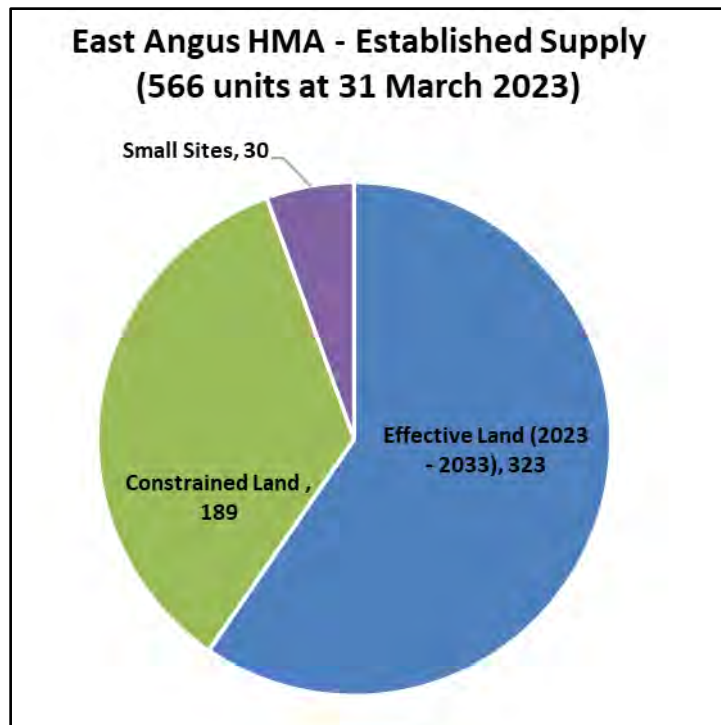
**East Angus HMA (Arbroath; Friockheim, Inverkeilor and surrounds)**

Figure 7 (below) shows that as of the 31 March 2023 there is an established land supply in the East Angus HMA of 566 units.

This includes an effective land supply of 323 units capable of coming forward in the next 10 years. 30 units are effective from small sites.

189 units are on constrained sites.

**Figure 7: East Angus HMA – Established Supply (31 March 2023)**



There were 61 units completed on sites of 4 or more units in 2022/2023.

In addition, there were 10 units completed on small sites.

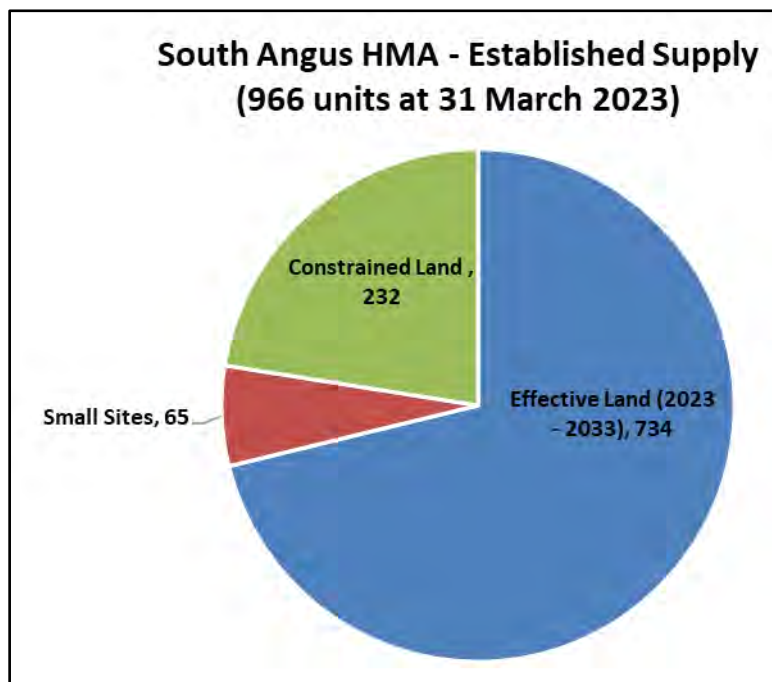
**South Angus HMA (Greater Dundee HMA including Carnoustie; Monifieth;, Birkhill and Muirhead; Newtyle; Wellbank and surrounds)**

Figure 8 (below) shows that as of the 31 March 2023 there is an established land supply in the South Angus HMA of 966 units.

This includes an effective land supply of 734 units capable of coming forward in the next 10 years. 65 units are effective from small sites.

232 units are on constrained sites, of which 160 units are from Site SAL341 Shank of Omachie.

**Figure 8: South Angus HMA – Established Supply (31 March 2023)**



There were 29 units completed on sites of 4 or more units in 2022/2023.

In addition, there were 16 units completed on small sites.

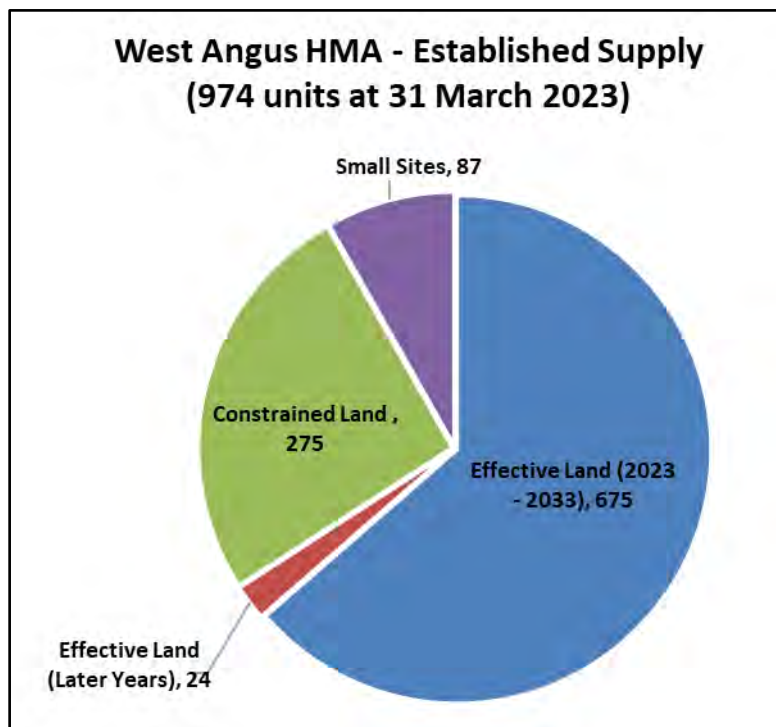
**West Angus HMA (Forfar; Kirriemuir; Letham and Glamis)**

Figure 9 (below) shows that as of the 31 March 2023 there is an established land supply in the West Angus HMA of 974 units.

This includes an effective land supply of 699 units, comprising 675 units capable of coming forward in the next 10-years and 24 units effective in Later Years post 2033. 87 units are effective from small sites.

275 units are on constrained sites.

**Figure 9: West Angus HMA – Established Supply (31 March 2023)**



There were 99 units completed on sites of 4 or more units in 2022/2023.

In addition, there were 11 units completed on small sites.



## **SECTION 5: CONSULTATION**

### Pre-Draft Audit Consultation

The Council does 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 ALDP (2016) and NPF 4.

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

### Draft 2023 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 Key Agencies.

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 Homes for Scotland. A meeting was held with developers, landowners, planning agents and Homes for Scotland on 21 November 2023 where various issues relating to the housing land audit, site programming and the future approach towards housing land supply in Angus were discussed. The general consensus from those in attendance was that the meeting was helpful in clarifying a number of issues and should be a regular occurrence to discuss the delivery of housing in Angus. Collaboration and joint-working with house builders and the industry is recognised as a key component in the preparation of the next development plan in Angus.

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:

<b>Site Reference</b>	<b>Site Name</b>	<b>Comment &amp; Action</b>
NAL177	Stannochoy Steading	Following a response from Homes for Scotland and Barratt Homes the site programming will be amended to show 1 unit

		<p>per year programmed from 2024/2025:</p> <p>24/25 – 1 unit; 25/26 – 1 unit; 26/27 – 1 unit; 27/28 – 1 unit; 28/29 – 1 unit; 29/30 – 1 unit; 30/31 – 1 unit.</p>
EAL075	Colliston Inn	<p>Following a response from Homes for Scotland and Barratt Homes which queried the status of the previous planning permission, the site will be moved to the Constrained Supply.</p> <p>Whilst the site is actively marketed, no progress has been made to bring forward development and planning permission expired in June 2023.</p>
EAL405	Cairnton Steading, Arbroath	<p>Following a response from Homes for Scotland and Barratt Homes the site programming will be amended to show 1 unit per year programmed from 2024/2025:</p> <p>24/25 – 1 unit; 25/26 – 1 unit; 26/27 – 1 unit; 27/28 – 1 unit.</p>
SAC044	Greenlaw Hill	Developer name amended to DJ Laing Homes.
SAL295	Former Baldovan House, Strathmartine	<p>Following a response from Homes for Scotland and Barratt Homes the site programming will be amended to show 2 Units per year programmed from 2024/2025:</p> <p>24/25 – 2 units; 25/26 – 2 units; 26/27 – 2 units.</p>
SAL593	Land at Former Piggery	Settlement name amended to Barry.

If you are not already registered to receive updates about the Housing Land Audit and would like to be contacted in the future then you can register your details by contacting [ldp@angus.gov.uk](mailto:ldp@angus.gov.uk)

# SECTION 6 ANGUS COUNCIL

## HOUSING MARKET AREAS

HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (April 2023)(sites of 4+ houses)

	PROGRAMMING ON EFFECTIVE SITES												Constrained Sites	Established Sites
	SHORT TERM			MEDIUM TERM				LONG TERM						
	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	2031/ 2032	2032/ 2033	2023 to 2033	Later Years		
A	B	C	D	E	F	G	H	I	J					
BRECHIN	16	35	64	100	105	43	24	24	24	24	459	0	43	502
MONTROSE	26	0	0	0	0	0	0	0	0	0	26	0	316	342
NORTH ANGUS HMA LANDWARD	43	75	42	43	16	16	16	16	11	11	289	0	71	360
NORTH ANGUS HMA - SMALL SITES	9	9	9	9	4	0	0	0	0	0	40	0	0	40
<b>North Angus HMA Total</b>	<b>94</b>	<b>119</b>	<b>115</b>	<b>152</b>	<b>125</b>	<b>59</b>	<b>40</b>	<b>40</b>	<b>35</b>	<b>35</b>	<b>814</b>	<b>0</b>	<b>430</b>	<b>1244</b>
ARBROATH	48	68	59	44	20	0	0	0	0	0	239	0	189	482
EAST ANGUS HMA LANDWARD	5	11	10	16	11	1	0	0	0	0	54	0	0	54
EAST ANGUS HMA - SMALL SITES	9	9	9	3	0	0	0	0	0	0	30	0	0	30
<b>East Angus HMA Total</b>	<b>62</b>	<b>88</b>	<b>78</b>	<b>63</b>	<b>31</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>323</b>	<b>0</b>	<b>189</b>	<b>566</b>
CARNOUSTIE	68	89	89	68	36	0	0	0	0	0	350	0	40	390
MONIFIETH	7	6	0	0	0	0	0	0	0	0	13	0	0	13
SOUTH ANGUS HMA LANDWARD	25	84	94	40	36	27	0	0	0	0	306	0	192	498
SOUTH ANGUS HMA - SMALL SITES	15	15	15	15	5	0	0	0	0	0	65	0	0	65
<b>South Angus HMA Total</b>	<b>115</b>	<b>194</b>	<b>198</b>	<b>123</b>	<b>77</b>	<b>27</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>734</b>	<b>0</b>	<b>232</b>	<b>966</b>
FORFAR	73	0	0	33	66	66	66	66	3	0	373	0	136	509
KIRRIEMUIR	6	27	28	28	19	8	7	7	7	7	144	24	102	270
WEST ANGUS HMA LANDWARD	4	9	8	5	15	15	5	5	5	0	71	0	37	108
WEST ANGUS HMA - SMALL SITES	11	11	11	11	11	11	11	10	0	0	87	0	0	87
<b>West Angus HMA Total</b>	<b>94</b>	<b>47</b>	<b>47</b>	<b>77</b>	<b>111</b>	<b>100</b>	<b>89</b>	<b>88</b>	<b>15</b>	<b>7</b>	<b>675</b>	<b>24</b>	<b>275</b>	<b>974</b>
<b>ANGUS</b>	<b>365</b>	<b>448</b>	<b>438</b>	<b>415</b>	<b>344</b>	<b>187</b>	<b>129</b>	<b>128</b>	<b>50</b>	<b>42</b>	<b>2546</b>	<b>24</b>	<b>1126</b>	<b>3750</b>

HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (April 2023)

**NORTH ANGUS HMA**

EFFECTIVE SUPPLY																				SHORT TERM			MEDIUM TERM			LONG TERM					2023 to	Later
SITE REF	ALDP REF	YEAR ADDED TO HLA	SITE NAME	GRID REF (E)	GRID REF (N)	LOCATION	OWNER / DEVELOPER	SITE TYPE	OVERALL SITE CAPACITY	NO. OF MARKET UNITS	NO. OF AFFORDABLE UNITS	NO. OF HOUSES	NO. OF FLATS	STATUS	LAST APPROVAL	AREA (ha.)	COMPLETIONS 2022 to 2023	UNITS TO BUILD	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033	Years		
NAB092a	B1	2005	Dubton Farm	358584	760524	Brechin	Scotia Homes	Greenfield	152	129	23	148	4	CONS	21/09/2022	10.00	0	152	13	27	30	33	30	19						152		
NAB092	B1	2005	Dubton Farm	358100	760270	Brechin	A&J Stephen	Greenfield	264	200	64	264	0	ALDP	26/09/2016	28.00	0	264	8	24	57	55	24	24	24	24	24	24	264			
NAB149		2021	Slater Way, Montrose Street	367929	759581	Brechin	Angus Construction Development Ltd	Brownfield	5	5	0	5	0	CONS	08/12/2021	0.23	2	3													3	
NAB150		2023	Brechin Infirmary	360212	760474	Brechin	NHS Tayside	Brownfield	40	tbc	tbc	tbc	tbc	PPPL	19/01/2023	1.50	0	40			10	10	20							40		
NAM088b	M4	2000	Chapel Works, Patons Mill West	371794	757718	Montrose	George Martin (Builders)/ Hillcrest H.A.	Brownfield	26	0	26	0	26	CONS	09/04/2020	0.16	0	26	26												26	
NAL173	E1	2015	East of Duriehill Road	360549	768823	Edzell	Guild Homes	Greenfield	57	43	14	57	0	DEPC	10/03/2021	6.50	0	57			12	22	23								57	
NAL075	M3	2006	Sunnyside Hospital Estate	370922	761732	Hillside	Sunnyside Estate Ltd.	Brownfield	283	178	105	190	93	CONS	09/12/2022	21.00	31	217	43	62	15	15	15	15	15	15	11	11	217			
NAL176		2022	Inglis Court *	360308	768800	Edzell	Angus Council	Brownfield	21	0	21	21	0	CONS	21/05/2021	0.47	0														0	
NAL177		2023	Stannochoy Steading	358348	759006	Stannochoy, Brechin	Westwater Estate Ltd.	Brownfield	7	7	0	7	0	DEPC	30/05/2022	1.55	0	7			1	1	1	1	1	1	1			7		
NAL178		2023	Fithie Farm	363254	754555	Farnell	Private	Brownfield	4	4	0	4	0	PPPL	08/12/2021	0.45	0	4				2	2							4		
NAL179		2023	The Clouds, Addicote	364377	763139	Muirton of Ballochry	Private	Brownfield	4	4	0	4	0	DEPC	17/05/2021	0.96	0	4												4		
TOTAL EFFECTIVE (SITES OF 4+ HOUSES)									903						67.27	42	614	94	119	115	152	125	59	40	40	35	35	814	0			

CONSTRAINED SUPPLY																											
SITEREF	ALDP REF	YEAR ADDED TO HLA	NAME	GRID REF (E)	GRID REF (N)	LOCATION	OWNER / DEVELOPER	SITE TYPE	OVERALL SITE CAPACITY	NO. OF MARKET UNITS	NO. OF AFFORDABLE UNITS	NO. OF HOUSES	NO. OF FLATS	STATUS	LAST APPROVAL	AREA (ha.)	NATURE OF LONG TERM CONSTRAINT					OTHER FACTORS					
NAB074	B2	2005	Former Andover P.S. Nursery Lane on 2 sites	360249	759706	Brechin	Redwood Retreats Limited	Brownfield	6	6	0	6	0	CONS	09/11/2017	0.89	MAR						6 Units to Build. Site Stalled				
NAB098	B4	2000	Witchden Road	360120	759861	Brechin	Private	Brownfield	30	tbc	tbc	tbc	tbc	ALDP	26/09/2016	0.60	OWN, MAR, LAN, CON						OPPORTUNITY				
NAB146	B5	2015	Maison Dieu Church			Brechin	Private	Brownfield	7	tbc	tbc	tbc	tbc	ALDP	26/09/2016	0.25	MAR										
NAM016b	M1	2002	Brechin Road	370679	759426	Montrose	Private	Greenfield	300	tbc	tbc	tbc	tbc	ALDP	26/09/2016	16.50	PHY, MAR										
NAM037		2002	Waldron Road	371712	759362	Montrose	C & D Batchelor	Brownfield	8	tbc	tbc	tbc	tbc	PPPL	12/07/2021	0.63	MAR										
NAM136		2021	10 Panmure Row	371576	757627	Montrose	Taylor's Auction Rooms (Montrose) Ltd	Brownfield	8	8	0	8	0	DEPC	20/11/2020	0.23	MAR										
NAL120	M2	2015	Rosemount Road	370618	761459	Hillside	Angus Council	Greenfield	65	tbc	tbc	tbc	tbc	ALDP	26/09/2016	3.00	MAR										
NAL108		2010	Glenkinno Farm, Wellhill	368041	760882	Hillside	Private	Brownfield	5	5	0	5	0	CONS	09/09/2010	0.11	MAR						5 Units to Build. Site Stalled				
NAL052	BM(a)	2005	Muirton of Ballochry, Bridge of Dun	364719	762673	Dun	Kirkland Properties	Greenfield	1	1	0	1	0	CONS	04/04/2013	1.19	MAR						1 Unit to Build. Site Stalled				
TOTAL CONSTRAINED									430						23.40												

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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

- Sites in Brechin
- Sites in Montrose
- North Angus Landward Sites
- Small Sites

**EAST ANGUS HMA**

EFFECTIVE SUPPLY																			SHORT TERM			MEDIUM TERM			LONG TERM				2023 to	Later		
SITE REF	ALDP REF	YEAR ADDED TO HLA	SITE NAME	GRID REF (E)	GRID REF (N)	LOCATION	OWNER / DEVELOPER	SITE TYPE	OVERALL SITE CAPACITY	NO. OF MARKET UNITS	NO. OF AFFORDABLE UNITS	NO. OF HOUSES	NO. OF FLATS	STATUS	LAST APPROVAL	AREA (ha.)	COMPLETIONS 2022 to 2023	UNITS TO BUILD	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033	Years		
EAA198	A(a)	2000	Montrose Road	364935	742504	Arbroath	Stewart Milne Homes	Greenfield	383	272	111	383	0	CONS	15/04/2019	15.10	11	73	23	24	26										73	
EAA271	A2	2015	Crudie Farm, Arbrilot Road West	361876	740958	Arbroath	Scotia Homes	Greenfield	146	119	36	138	8	DEPC	19/10/2022	6.17	0	146	5	44	33	44	20								146	
EAA171a		2002	Abbeybank House, Springfield Tce	364719	741317	Arbroath	Hillcrest Homes	Brownfield	20	0	20	0	20	CONS	10/02/2021	0.48	0	20	20												20	
EAL226	FK1	2009	South of Gardyne Street	359358	749559	Frickheim	Guild Homes	Greenfield	80	80	0	80	0	CONS	10/03/2015	7.65	0	2													2	
EAL163	Ik(a)	2000	Railway Field, Inverkeilor South	366567	749152	Inverkeilor	Private	Brownfield	36	26	0	26	0	DEPC	03/03/2022	2.83	0	26			5	10	10	1						26		
EAL015	Ik(b)	2005	Kirkton Farm Steading	366652	749465	Inverkeilor	Moir Construction	Brownfield	9	9	0	9	0	CONS	30/12/2022	1.01	0	9	3	6											9	
EAL403		2015	Land at Slade Farm	355795	744808	Carmyllie	Private	Brownfield	5	5	0	5	0	DEPC	05/09/2022	1.60	0	5			2	3									5	
EAL405		2023	Cairnton Steading	367017	746803	Arbroath	Private	Brownfield	4	4	0	4	0	DEPC	30/09/2022	0.76	0	4		1	1	1	1								4	
EAL406		2023	Redcastle Farm	368747	750328	Inverkeilor	Private	Brownfield	4	4	0	4	0	DEPC	10/06/2022	0.48	0	4			2	2									4	
EAL407		2023	Home Farm, Tarriebank	364991	744583	Marywell	Moir Construction	Brownfield	4	4	0	4	0	CONS	27/09/2022	0.59	0	4	2	2											8	
SMALL SITES									30								10	30	9	9	9	3								30		
<b>TOTAL EFFECTIVE (SITES OF 4+ HOUSES)</b>									<b>721</b>								<b>36.67</b>	<b>21</b>	<b>323</b>	<b>62</b>	<b>88</b>	<b>78</b>	<b>63</b>	<b>31</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>327</b>	<b>11</b>

CONSTRAINED SUPPLY																			NATURE OF LONG TERM CONSTRAINT		OTHER FACTORS	
SITE REF	ALDP REF	YEAR ADDED TO HLA	SITE NAME	GRID REF (E)	GRID REF (N)	LOCATION	OWNER / DEVELOPER	SITE TYPE	OVERALL SITE CAPACITY	NO. OF MARKET UNITS	NO. OF AFFORDABLE UNITS	NO. OF HOUSES	NO. OF FLATS	STATUS	LAST APPROVAL	AREA (ha.)						
EAA200	A(d)	2005	Ernest Street/Palmer Street	364577	741336	Arbroath	First Endeavor LLP	Brownfield	75	0	75	tbc	tbc	CONS	03/01/2018	1.50	IMAR		SITE STALLED			
EAL404		2023	Colliston Inn	360538	744873	Colliston	Private	Brownfield	4	4	0	4	0	DEPC	11/06/2020	0.30	IMAR					
EAA202(b)	A3	2005	Wardmill/Dens Road	363962	741589	Arbroath	Dens Road Arbroath Ltd	Brownfield	80	tbc	tbc	tbc	tbc	ALDP	26/09/2016	4.03	LAN		OPPORTUNITY			
EAA017	A4	1998	Cairnie Road, The Elms	363209	741727	Arbroath	Kwikbuild Building Contract	Brownfield	5	tbc	tbc	tbc	tbc	ALDP	26/09/2016	0.58	IMAR: PHY		OPPORTUNITY			
EAA183	A6	2003	Elliott	361888	739466	Arbroath	G Land	Brownfield	25	tbc	tbc	tbc	tbc	ALDP	26/09/2016	1.24	IMAR		OPPORTUNITY			
<b>TOTAL CONSTRAINED</b>									<b>189</b>						<b>7.65</b>							

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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

	Sites in Arbroath
	East Angus Landward Sites
	Small Sites

**SOUTH ANGUS HMA**

EFFECTIVE SUPPLY																	SHORT TERM			MEDIUM TERM			LONG TERM				2023 to	Later			
SITE REF	ALDP REF	YEAR ADDED TO HLA	SITE NAME	GRID REF (E)	GRID REF (N)	LOCATION	OWNER / DEVELOPER	SITE TYPE	OVERALL SITE CAPACITY	NO. OF MARKET UNITS	NO. OF AFFORDABLE UNITS	NO. OF HOUSES	NO. OF FLATS	STATUS	LAST APPROVAL	AREA (ha.)	COMPLETIONS 2022 to 2023	UNITS TO BUILD	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033	Years	
SAC123	C1	2015	Land at Pitkelly	354308	735067	Carnoustie	Persimmon Homes	Greenfield	249		Mixed (Mixed)			CONS	10/02/2021	9.76	24	225	54	45	45	45	36							225	
SAC042b	C2	2000	Woodside/Pitkelly	354654	734554	Carnoustie	D J Laing Homes Ltd	Brownfield	54	41	13	42	12	ALDP	26/09/2016	2.50	0	54		20	20	14								54	
SAC044	C4	2000	Greenlaw Hill	354173	734672	Carnoustie	D J Laing Homes Ltd	Brownfield	57		Houses (Mixed)			ALDP	26/09/2016	1.70	0	57		24	24	9								57	
SAC124(a)	C5	2015	Panmure Industrial Estate	355372	734189	Carnoustie	D J Laing Homes Ltd	Brownfield	14	11	3	14	0	DEPC	31/01/2023	1.15	0	14	14											14	
SAM028	Mf(a)	2000	Milton Mill	348714	731898	Monifieth	H & H Properties	Brownfield	77	77	0	0	77	CONS	16/09/2010	1.20	4	7	4	3										7	
SAM084		2019	Panmure Church	350052	732851	Monifieth	H & H Properties	Brownfield	6	6	0	0	6	CONS	13/09/2018	0.12	0	6	3	3										6	
SAL143	SA(a)	1998	Piperdam	330033	735191	Muirhead	Piperdam Golf & Country Park Ltd	Greenfield	124	124	0	124	0	CONS	28/07/2010	7.30	0	3		1	2									3	
SAL266	S1	2009	Former Strathmartine Hospital	338508	735170	Bridgfoot	Chamberlain Bell Ltd & Hillcrest HA	Brownfield	42	14	28	42	0	CONS	30/11/2020	17.50	0	42		6	36									42	
SAL266	S1	2009	Strathmartine Park	338508	735170	Bridgfoot	Miller Homes	Brownfield	182	182	0	182	0	CONS	30/11/2020	17.50	0	182	9	38	36	36	36	27						182	
SAL585		2019	Ledyatt Farm	329393	735627	Lundie	Focalstream Limited	Brownfield	5	5	0	5	0	CONS	16/12/2022	1.12	0	5	5	5										5	
SAL584	N2	2015	Newtyle Glebe	329923	741594	Newtyle	Hadden Homes	Greenfield	39	29	10	35	4	ALDP	26/09/2016	2.25	0	39	7	18	14									39	
SAL589		2022	Former Railway Goods Yard	329969	741370	Newtyle	Sidlaw Building & Joinery Services	Brownfield	6	6	0	6	0	CONS	09/02/2023	0.16	0	6	2	4										6	
SAL295	SA(c)	2009	Former Baldovan House	339387	734767	Strathmartine	Nesco Estates Ltd	Brownfield	6	6	0	6	0	DEPC	28/04/2021	1.57	0	6		2	2	2								6	
SAL590		2022	Rowanbank Cottage	351079	738231	Craigton of Monikie	Strathmore Homes (Scotland) Ltd	Brownfield	7	7	0	7	0	CONS	04/05/2022	0.75	0	7	3	4										7	
SAL299	Mk(c)	2009	Hillhead Road	350017	738728	Monikie	West Developments (Scotland) Ltd	Brownfield	8	8	0	8	0	CONS	08/02/2022	0.49	0	8	4	4										8	
SAL591		2023	Former Panmure Filter Beds	353127	737246	Panmure	Chamberlain Bell Ltd	Brownfield	4	4	0	4	0	DEPC	18/02/2022	0.69	0	4		2	2									4	
SAL592		2023	Land at Former Piggery	353146	734326	Barry	Private	Brownfield	4	4	0	4	0	DEPC	08/09/2022	0.49	0	4		2	2									4	
SMALL SITES									65							16	65	15	15	15	15	5						65			
<b>TOTAL EFFECTIVE (SITES OF 4+ HOUSES)</b>									<b>949</b>							<b>66.25</b>	<b>44</b>	<b>734</b>	<b>115</b>	<b>194</b>	<b>198</b>	<b>123</b>	<b>77</b>	<b>27</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>734</b>	<b>0</b>

**CONSTRAINED SUPPLY**

SITE REF	ALDP REF	YEAR ADDED TO HLA	SITE NAME	GRID REF (E)	GRID REF (N)	LOCATION	OWNER / DEVELOPER	SITE TYPE	OVERALL SITE CAPACITY	NO. OF MARKET UNITS	NO. OF AFFORDABLE UNITS	NO. OF HOUSES	NO. OF FLATS	STATUS	LAST APPROVAL	AREA (ha.)	NATURE OF LONG TERM CONSTRAINT	OTHER FACTORS
SAC043	C3	2000	Former Social Club, Barry Road	354530	734484	Carnoustie	D J Laing Homes Ltd	Brownfield	15	tbc	tbc	tbc	tbc	ALDP	26/09/2016	1.00	LAN	OPPORTUNITY
SAC124(b)	C5	2015	Panmure Industrial Estate			Carnoustie	D J Laing Homes Ltd	Brownfield	25	tbc	tbc	tbc	tbc	ALDP	26/09/2016	2.55	INF	
SAL588		2020	Land at North Street			Newtyle	Newtyle Property Company	Greenfield	32	24	8	32	0	DEPC	13/02/2023	5.21	MAR	
SAL341	Wb(b)	2012	Shank of Omachie	348056	736829	Wellbank	M & G Forbes	Greenfield	160	140	20	1560	0	DEPC	25/03/2014	127.50	MAR	
<b>TOTAL CONSTRAINED</b>									<b>232</b>						<b>136.26</b>			

- Sites in Carnoustie
- Sites in Monifieth
- South Angus Landward Sites
- Small Sites

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**WEST ANGUS HMA**

EFFECTIVE SUPPLY																	SHORT TERM			MEDIUM TERM			LONG TERM								
SITE REF	ALDP REF	YEAR ADDED TO HLA	SITE NAME	GRID REF (E)	GRID REF (N)	LOCATION	OWNER / DEVELOPER	SITE TYPE	OVERALL SITE CAPACITY	NO. OF MARKET UNITS	NO. OF AFFORDABLE UNITS	NO. OF HOUSES	NO. OF FLATS	STATUS	LAST APPROVAL	AREA (ha.)	COMPLETIONS 2022 to 2023	UNITS TO BUILD	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033 to 2034	Later	
WAF086	F(a)	2000	Turbieg Farm	344599	751175	Forfar	Elite Homes	Brownfield	75	75	0	75	0	CONS	19/02/2009	4.20	1	2	2											2	
WAF156	F(d)	2005	Dundee Road	345348	749572	Forfar	Scotia Homes	Brownfield	100	75	25	92	8	CONS	09/08/2018	5.40	35	28	28											28	
WAF220	F3	2015	Turbieg	344603	751489	Forfar	Guid Homes	Greenfield	236	200	36	224	12	CONS	03/10/2017	17.60	58	43	43											43	
WAF221	F4	2015	Westfield	344545	749419	Forfar	Muir Homes/Scotia Homes	Greenfield	300	tbc	tbc	tbc	tbc	ALDP	26/09/2016	38.80	0	300				33	66	66	66	66	3		300		
WAK063	K(a)	2000	Westfield/Lindsay Street/Sunnyside	338036	753502	Kirriemuir	Strathmore Developments	Greenfield	38	38	0	38	0	CONS	24/02/2014	2.50	0	32		19	13									32	
WAK089	K(b)	2009	Sunnyside	338069	753366	Kirriemuir	Strathmore Developments	Greenfield	35	35	0	35	0	CONS	18/03/2011	2.00	0	35			6	19	10							35	
WAK126(a)	K1	2015	Land South of Beechwood Place	338763	753137	Kirriemuir	Delson Contracts	Greenfield	40	30	10	36	4	CONS	24/10/2018	4.49	4	33	6	6	7	7	7							33	
WAK126 (b)	K1	2015	Land South of Beechwood Place	338615	753108	Kirriemuir	Delson Contracts	Greenfield	57	tbc	tbc	tbc	tbc	ALDP	26/09/2016	1.98	0	57							5	7	7	7	7	33	24
WAK132		2018	Land East of Platten Gardens	339248	754081	Kirriemuir	Guid Homes	Greenfield	11	8	3	11	0	DEPC	31/03/2022	1.08	0	11		2	2	2	2	3						11	
WAL378	L2	2005	Jubilee Park	352800	748406	Letham	Angus Council	Greenfield	30	0	30	20	10	ALDP	26/09/2016	2.30	0	30				5	15	10						30	
WAL585	L3	2015	Blairs Road/Dundee Street	352358	748420	Letham	Private	Greenfield	20	tbc	tbc	tbc	tbc	ALDP	26/09/2016	4.40	0	20							5	5	5	5		20	
WAL605		2022	Fairlea, Watson Street	353263	748748	Letham	Mitchell Of Letham Ltd	Greenfield	5	5	0	5	0	DEPC	11/08/2021	0.48	0	5	2	3										5	
WAL606		2023	Former Store & Yard, Kingstone Place	347790	749274	Kingsmuir	West Developments (Scotland) Ltd	Brownfield	4	4	0	4	0	CONS	11/09/2019	0.33	0	4	2	2										4	
WAL607		2023	21 Blairs Road	352621	748622	Letham	Private	Brownfield	4	4	0	4	0	DEPC	23/12/2020	0.18	0	4		2	2									4	
WAL608		2023	Kemphills Farm	350102	742379	Kirkbuddo	Private	Brownfield	4	4	0	4	0	DEPC	17/02/2022	0.68	0	4		2	2									4	
WAL609		2023	12 The Square	352898	748883	Letham	Private	Brownfield	4	4	0	0	4	DEPC	04/08/2022	0.02	0	4			4									4	
SMALL SITES									87					DEPC			11	87	11	11	11	11	11	11	11	10		87			
<b>TOTAL EFFECTIVE (5+ HOUSES)</b>									<b>1050</b>							<b>86.44</b>	<b>109</b>	<b>699</b>	<b>94</b>	<b>47</b>	<b>47</b>	<b>77</b>	<b>111</b>	<b>100</b>	<b>89</b>	<b>88</b>	<b>15</b>	<b>7</b>	<b>675</b>	<b>24</b>	

**CONSTRAINED SUPPLY**

SITE REF	ALDP REF	YEAR ADDED TO HLA	SITE NAME	GRID REF (E)	GRID REF (N)	LOCATION	OWNER / DEVELOPER	SITE TYPE	OVERALL SITE CAPACITY	NO. OF MARKET UNITS	NO. OF AFFORDABLE UNITS	NO. OF HOUSES	NO. OF FLATS	STATUS	LAST APPROVAL	AREA (ha.)	NATURE OF LONG TERM CONSTRAINT	OTHER FACTORS
WAF157	F2	2006	Gowanbank	347244	750865	Forfar	Private	Greenfield	63	tbc	tbc	tbc	tbc	ALDP	26/09/2016	6.39	MAR	
WAF083	F5	2000	South Street	346250	750632	Forfar	Private	Brownfield	42	tbc	tbc	tbc	tbc	ALDP	26/09/2016	0.80	OWN, LAN	
WAF224	F8	2015	Forfar Swimming Pool	345637	750543	Forfar	LJY Properties	Brownfield	10	tbc	tbc	tbc	tbc	ALDP	26/09/2016	0.10	LAN	
WAF228		2019	The Gables	346357	750635	Forfar	Caledonia Housing Assoc.	Brownfield	21	0	21	10	11	DEPC	11/11/2021	0.75	MAR	
WAK127	K2	2015	Gainie Works	338621	753793	Kirriemuir	Private	Brownfield	60	tbc	tbc	tbc	tbc	ALDP	26/09/2016	2.75	LAN	
WAK128	K3	2015	Land at Cortachy Road	338096	754764	Kirriemuir	Private	Brownfield	35	tbc	tbc	tbc	tbc	ALDP	26/09/2016	2.10	LAN	
WAK130		2016	Hooks Hotel	338573	753976	Kirriemuir	Private	Brownfield	7	7	0	0	7	CONS	05/11/2015	0.07	PHY	
WAL386	FK(c)	2006	Seggieden Farm	346996	744146	Inverarity	Albamuir Ltd	Brownfield	8	8	0	8	0	CONS	01/11/2011	0.57	MAR	3 Units to Build. Site Stalled
WAL350	FK(d)	2006	Kingoldrum Garage 2	333501	755025	Kingoldrum	Jacobson Properties	Brownfield	13	13	0	13	0	CONS	08/12/2012	0.46	MAR	8 Units to Build. Site Stalled
WAL429	FK(e)	2008	Over Ascreavie Farm	333813	757118	Kingoldrum	Craigallan Homes	Brownfield	6	6	0	6	0	CONS	02/02/2009	0.88	MAR	1 Unit to Build. Site Stalled
WAL586	G1	2003	Dundee Road East	338470	746595	Glamis	Strathmore Estates	Greenfield	10	tbc	tbc	tbc	tbc	ALDP	26/09/2016	1.80	LAN	
<b>TOTAL CONSTRAINED</b>									<b>275</b>						<b>16.67</b>			

**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

- Sites in Forfar
- Sites in Kirriemuir
- West Angus Landward Sites
- Small Sites





# 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>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>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>0</b>	<b>28</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>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			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>



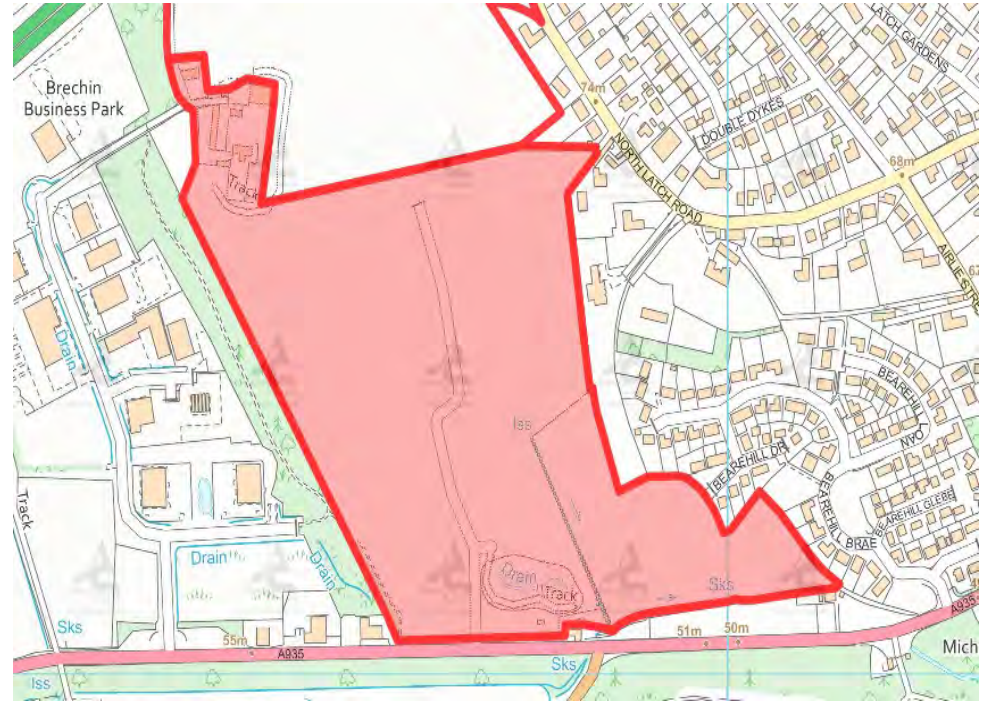
NORTH ANGUS HMA – DETAILED SITE INFORMATION

DUBTON FARM, BRECHIN											
HLA Site Ref	NAB092a										
Year Added to HLA	2005										
Site Name	Dubton Farm										
HMA	North Angus HMA										
Settlement	Brechin										
Developer / Owner Name	Scotia Homes										
LDP / Windfall	Local Development Plan										
Site Size	10 ha										
Site Type	Greenfield										
Site Information											
Overall Site Capacity	152										
Units to Build	152										
Completions to Date	0										
Site Status	Under Construction										
Last Planning Approval	21/09/2022										
Tenure (2023 – 2033)											
Developer Tenure	Mixed										
Market Units	129										
Affordable Units	23										
House Types (2023 – 2033)											
Houses	148										
Flats	4										
Completions (2022 – 2023)											
Market Units Completed	0										
Affordable Units Completed	0										
Site Programming											
Year	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	Later Years
Market Housing	8	17	30	24	30	19					
Affordable Housing	5	10		9							
2023 HLA Update											
Construction works continue. Site actively marketed.											



NORTH ANGUS HMA – DETAILED SITE INFORMATION

DUBTON FARM, BRECHIN											
HLA Site Ref	NAB092										
Year Added to HLA	2005										
Site Name	Dubton Farm										
HMA	North Angus HMA										
Settlement	Brechin										
Developer / Owner Name	A&J Stephen										
LDP / Windfall	Local Development Plan										
Site Size	26 ha										
Site Type	Greenfield										
<b>Site Information</b>											
Overall Site Capacity	270										
Units to Build	270										
Completions to Date	0										
Site Status	Angus Local Development Plan Allocation										
Last Planning Approval	26/09/2016										
<b>Tenure (2023 – 2033)</b>											
Developer Tenure	Mixed										
Market Units	200										
Affordable Units	64										
<b>House Types (2023 – 2033)</b>											
Houses	264										
Flats	0										
<b>Completions (2022 – 2023)</b>											
Market Units Completed	0										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	Later Years
Market Housing		8	24	24	24	24	24	24	24	24	
Affordable Housing				33	31						
<b>2023 HLA Update</b>											
Planning application for residential development is pending consideration. Ongoing discussions around design and layout continue.											



NORTH ANGUS HMA – DETAILED SITE INFORMATION

SLATER WAY, BRECHIN											
HLA Site Ref	NAB149										
Year Added to HLA	2021										
Site Name	Slater Way										
HMA	North Angus HMA										
Settlement	Brechin										
Developer / Owner Name	Angus Construction Development Ltd										
LDP / Windfall	Windfall										
Site Size	0.23 ha										
Site Type	Brownfield										
<b>Site Information</b>											
Overall Site Capacity	5										
Units to Build	3										
Completions to Date	2										
Site Status	Under Construction										
Last Planning Approval	08/02/2021										
<b>Tenure (2023 – 2033)</b>											
Developer Tenure	Private										
Market Units	5										
Affordable Units	0										
<b>House Types (2023 – 2033)</b>											
Houses	5										
Flats	0										
<b>Completions (2022 – 2023)</b>											
Market Units Completed	2										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	Later Years
Market Housing	3										
Affordable Housing											
<b>2023 HLA Update</b>											
Site is under construction and on target to deliver 2023/2024 programme.											



NORTH ANGUS HMA – DETAILED SITE INFORMATION

BRECHIN INFIRMARY, BRECHIN											
HLA Site Ref	NAB150										
Year Added to HLA	2023										
Site Name	Brechin Infirmary										
HMA	North Angus HMA										
Settlement	Brechin										
Developer / Owner Name	NHS Tayside										
LDP / Windfall	Windfall										
Site Size	1.50 ha										
Site Type	Brownfield										
<b>Site Information</b>											
Overall Site Capacity	40										
Units to Build	40										
Completions to Date	0										
Site Status	Planning Permission in Principle										
Last Planning Approval	19/01/2023										
<b>Tenure (2023 – 2033)</b>											
Developer Tenure	Tbc										
Market Units	Tbc										
Affordable Units	Tbc										
<b>House Types (2023 – 2033)</b>											
Houses	Tbc										
Flats	Tbc										
<b>Completions (2022 – 2023)</b>											
Market Units Completed	0										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	Later Years
Market Housing			5	5	20						
Affordable Housing			5	5							
<b>2023 HLA Update</b>											
Site has Planning Permission in Principle and is marketed by Graham + Sibbald on behalf of NHS Tayside. Initial indications from the PPPL application are that the site has capacity for 40 units, full details of final housing numbers and affordable / private breakdown will be known in subsequent planning applications											



NORTH ANGUS HMA – DETAILED SITE INFORMATION

CHAPEL WORKS, PATONS MILL WEST, MONTROSE											
HLA Site Ref	NAM088b										
Year Added to HLA	2000										
Site Name	Chapel Works, Patons Mill West										
HMA	North Angus HMA										
Settlement	Montrose										
Developer / Owner Name	George Martin (Builders)/ Hillcrest H.A.										
LDP / Windfall	Angus Local Development Plan (2016)										
Site Size	0.16 ha										
Site Type	Brownfield										
<b>Site Information</b>											
Overall Site Capacity	26										
Units to Build	26										
Completions to Date	0										
Site Status	Under Construction										
Last Planning Approval	09/04/2020										
<b>Tenure (2023 – 2033)</b>											
Developer Tenure											
Market Units	0										
Affordable Units	26										
<b>House Types (2023 – 2033)</b>											
Houses	0										
Flats	26										
<b>Completions (2022 – 2023)</b>											
Market Units Completed	0										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	Later Years
Market Housing											
Affordable Housing	26										
<b>2023 HLA Update</b>											
Site under construction and on track to meet 2023/2024 programme.											



NORTH ANGUS HMA – DETAILED SITE INFORMATION

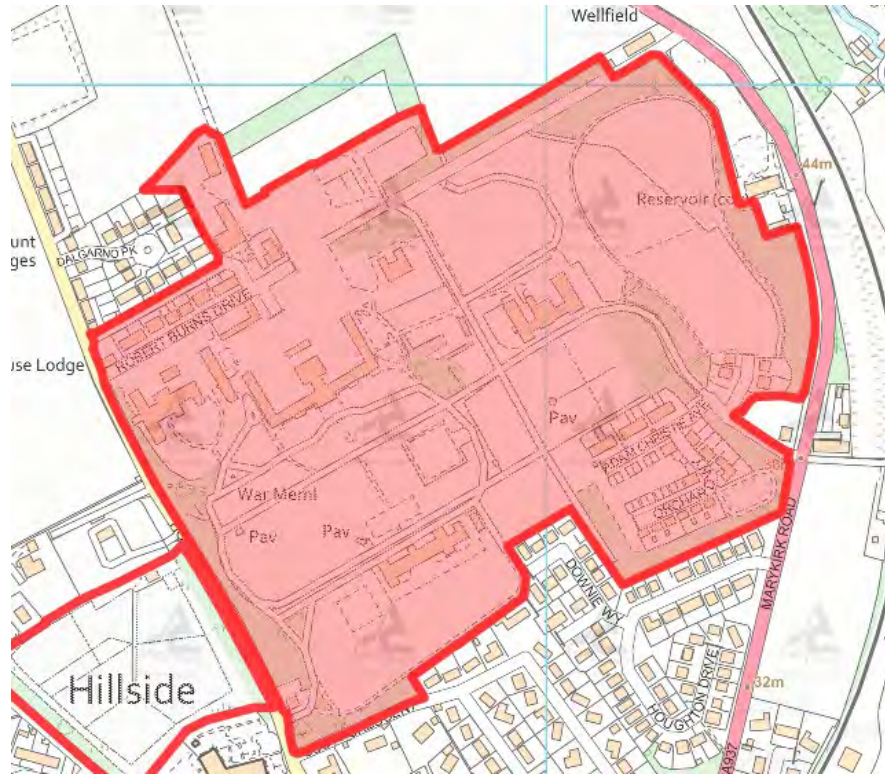
EAST OF DURIEHILL ROAD, EDZELL											
HLA Site Ref	NAL173										
Year Added to HLA	2015										
Site Address	East of Duriehill Road										
HMA	North Angus HMA										
Settlement	Edzell										
Developer / Owner Name	Guild Homes										
LDP / Windfall	Angus Local Development Plan (2016)										
Site Size	6.50 ha										
Site Type	Greenfield										
<b>Site Information</b>											
Overall Site Capacity	57										
Units to Build	57										
Completions to Date	0										
Site Status	Detailed Planning Consent										
Last Planning Approval	10/03/2021										
<b>Tenure (2023 – 2033)</b>											
Developer Tenure	Mixed										
Market Units	43										
Affordable Units	14										
<b>House Types (2023 – 2033)</b>											
Houses	57										
Flats	0										
<b>Completions (2022 – 2023)</b>											
Market Units Completed	0										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	Later Years
Market Housing		12	15	16							
Affordable Housing			7	7							
<b>2023 HLA Update</b>											
Developer has confirmed site development will commence in late 2023 once planning conditions have been purified..											





NORTH ANGUS HMA – DETAILED SITE INFORMATION

SUNNYSIDE HOSPITAL ESTATE											
HLA Site Ref	NAL075										
Year Added to HLA	2006										
Site Name	Sunnyside Hospital Estate										
HMA	North Angus HMA										
Settlement	Hillside										
Developer / Owner Name	Sunnyside Estate Ltd.										
LDP / Windfall	Angus Local Development Plan (2016)										
Site Size	21.00 ha										
Site Type	Brownfield										
<b>Site Information</b>											
Overall Site Capacity	283										
Units to Build	217										
Completions to Date	66										
Site Status	Under Construction										
Last Planning Approval	09/12/2022										
<b>Tenure (2023 – 2033)</b>											
Developer Tenure	Mixed										
Market Units	178										
Affordable Units	105										
<b>House Types (2023 – 2033)</b>											
Houses	190										
Flats	93										
<b>Completions (2022 – 2023)</b>											
Market Units Completed	8										
Affordable Units Completed	23										
<b>Site Programming</b>											
Year	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	Later Years
Market Housing	15	20	15	15	15	15	15	15	11	11	
Affordable Housing	28	42									
<b>2023 HLA Update</b>											
Site under construction. Developer has confirmed 74 units are currently under construction. 2023/2024 programme remains on target.											



NORTH ANGUS HMA – DETAILED SITE INFORMATION

INGLIS COURT, EDZELL												
HLA Site Ref	NAL176											
Year Added to HLA	2022											
Site Name	Inglis Court											
HMA	North Angus HMA											
Settlement	Edzell											
Developer / Owner Name	Angus Council											
LDP / Windfall	Windfall											
Site Size	0.47 ha											
Site Type	Brownfield											
<b>Site Information</b>												
Overall Site Capacity	21											
Units to Build	n/a											
Completions to Date	n/a											
Site Status	Under Construction											
Last Planning Approval	21/05/2021											
<b>Tenure (2023 – 2033)</b>												
Developer Tenure	Social Rented											
Market Units	0											
Affordable Units	21											
<b>House Types (2023 – 2033)</b>												
Houses	21											
Flats	0											
<b>Completions (2022 – 2023)</b>												
Market Units Completed	n/a											
Affordable Units Completed	n/a											
<b>Site Programming</b>												
Year	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	Later Years	
Market Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
Affordable Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
<b>2023 HLA Update</b>												
No further update.												



NORTH ANGUS HMA – DETAILED SITE INFORMATION

STANNOCHY STEADING											
HLA Site Ref	NAL177										
Year Added to HLA	2023										
Site Name	Stannochy Steading										
HMA	North Angus HMA										
Settlement	Brechin										
Developer / Owner Name	Westwater Estate Ltd.										
LDP / Windfall	Windfall										
Site Size	1.55 ha										
Site Type	Brownfield										
<b>Site Information</b>											
Overall Site Capacity	7										
Units to Build	7										
Completions to Date	0										
Site Status	Detailed Planning Consent										
Last Planning Approval	30/05/2022										
<b>Tenure (2023 – 2033)</b>											
Developer Tenure	Private										
Market Units	7										
Affordable Units	0										
<b>House Types (2023 – 2033)</b>											
Houses	7										
Flats	0										
<b>Completions (2022 – 2023)</b>											
Market Units Completed	0										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	Later Years
Market Housing		1	1	1	1	1	1	1			
Affordable Housing											
<b>2023 HLA Update</b>											
Developer agent has indicated site start late-2023/early-2024. Planning conditions currently being discharged. Site is likely to go on market for individual self-build plots.											



NORTH ANGUS HMA – DETAILED SITE INFORMATION

FITHIE FARM, FARNELL											
HLA Site Ref	NAL178										
Year Added to HLA	2023										
Site Name	Fithie Farm										
HMA	North Angus HMA										
Settlement	Farnell										
Developer / Owner Name	Private										
LDP / Windfall	Windfall										
Site Size	0.45 ha										
Site Type	Brownfield										
<b>Site Information</b>											
Overall Site Capacity	4										
Units to Build	4										
Completions to Date	0										
Site Status	Planning Permission in Principle										
Last Planning Approval	08/12/2021										
<b>Tenure (2023 – 2033)</b>											
Developer Tenure	Private										
Market Units	4										
Affordable Units	0										
<b>House Types (2023 – 2033)</b>											
Houses	4										
Flats	0										
<b>Completions (2022 – 2023)</b>											
Market Units Completed	0										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	Later Years
Market Housing			2	2							
Affordable Housing											
<b>2023 HLA Update</b>											
Site added to HLA as it is +4 units. No update.											



NORTH ANGUS HMA – DETAILED SITE INFORMATION

THE CLOUDS, ADDICATE											
HLA Site Ref	NAL179										
Year Added to HLA	2023										
Site Address	The Clouds, Addiccate										
HMA	North Angus HMA										
Settlement	Muirton of Ballochry										
Developer / Owner Name	Private										
LDP / Windfall	Windfall										
Site Size	0/96 ha										
Site Type	Brownfield										
<b>Site Information</b>											
Overall Site Capacity	4										
Units to Build	4										
Completions to Date	0										
Site Status	Detailed Planning Consent										
Last Planning Approval	11/05/2021										
<b>Tenure (2023 – 2033)</b>											
Developer Tenure	Private										
Market Units	4										
Affordable Units	0										
<b>House Types (2023 – 2033)</b>											
Houses	4										
Flats	0										
<b>Completions (2022 – 2023)</b>											
Market Units Completed	0										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	Later Years
Market Housing			2	2							
Affordable Housing											
<b>2023 HLA Update</b>											
Site added to HLA as it is +4 units. No update.											



NORTH ANGUS HMA – DETAILED SITE INFORMATION

FORMER ANDOVER P.S., NURSERY LANE, BRECHIN											
HLA Site Ref	NAB074										
Year Added to HLA	2005										
Site Name	Former Andover P.S, Nursery Lane on 2 sites										
HMA	North Angus HMA										
Settlement	Brechin										
Developer / Owner Name	Redwood Retreats Limited										
LDP / Windfall	Windfall										
Site Size	0.89 ha										
Site Type	Brownfield										
Site Information											
Overall Site Capacity	16										
Units to Build	6										
Completions to Date	10										
Site Status	Constrained										
Last Planning Approval	09/11/2017										
Tenure (2023 – 2033)											
Developer Tenure	Private										
Market Units	6										
Affordable Units	0										
House Types (2023 – 2033)											
Houses	6										
Flats	0										
Completions (2022 – 2023)											
Market Units Completed	0										
Affordable Units Completed	0										
Site Programming											
Year	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	Later Years
Market Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Affordable Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
2023 HLA Update											
Site stalled, 6 units to complete.											



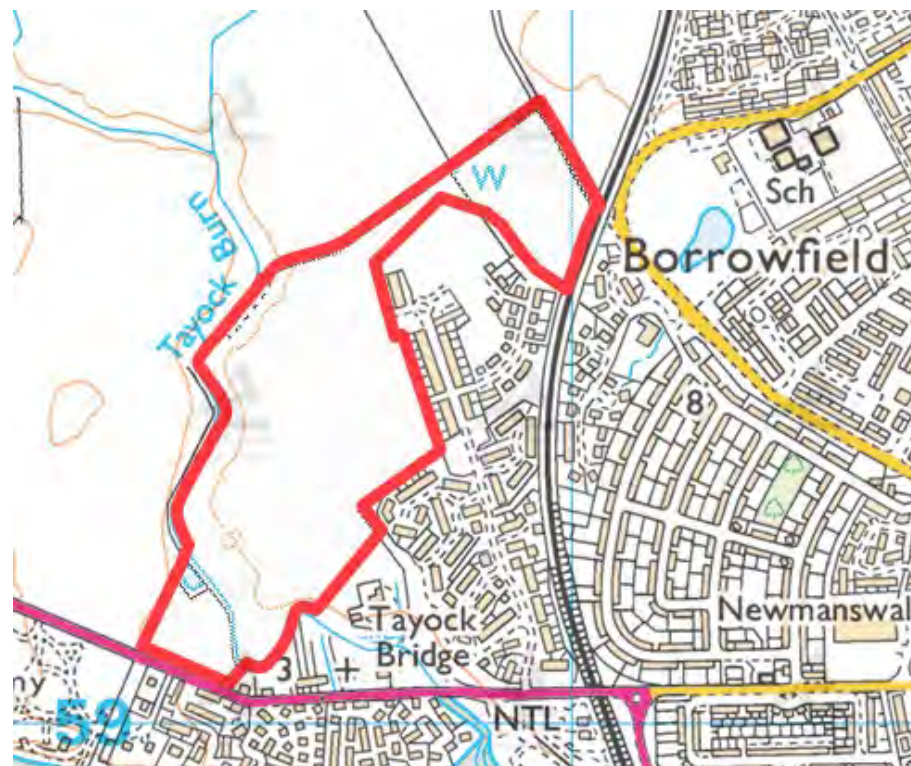
NORTH ANGUS HMA – DETAILED SITE INFORMATION

WITCHDEN ROAD, BRECHIN											
HLA Site Ref	NAB098										
Year Added to HLA	2000										
Site Name	Witchden Road, Brechin										
HMA	North Angus HMA										
Settlement	Brechin										
Developer / Owner Name	Private										
LDP / Windfall	Angus Local Development Plan (2016)										
Site Size	0.60 ha										
Site Type	Brownfield										
Site Information											
Overall Site Capacity	30										
Units to Build	30										
Completions to Date	0										
Site Status	Constrained										
Last Planning Approval	26/09/2016										
Tenure (2023 – 2033)											
Developer Tenure	tbc										
Market Units	tbc										
Affordable Units	tbc										
House Types (2023 – 2033)											
Houses	tbc										
Flats	tbc										
Completions (2022 – 2023)											
Market Units Completed	0										
Affordable Units Completed	0										
Site Programming											
Year	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	Later Years
Market Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Affordable Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
2023 HLA Update											
Site is constrained. No development progress.											



NORTH ANGUS HMA – DETAILED SITE INFORMATION

BRECHIN ROAD, MONTROSE											
HLA Site Ref	NAM016b										
Year Added to HLA	2002										
Site Address	Brechin Road, Montrose										
HMA	North Angus HMA										
Settlement	Montrose										
Developer / Owner Name	Private										
LDP / Windfall	Angus Local Development Plan (2016)										
Site Size	16.50 ha										
Site Type	Greenfield										
<b>Site Information</b>											
Overall Site Capacity	300										
Units to Build	300										
Completions to Date	0										
Site Status	Constrained										
Last Planning Approval	26/09/2016										
<b>Tenure (2023 – 2033)</b>											
Developer Tenure	tbc										
Market Units	tbc										
Affordable Units	tbc										
<b>House Types (2023 – 2033)</b>											
Houses	Tbc										
Flats	tbc										
<b>Completions (2022 – 2023)</b>											
Market Units Completed	0										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	Later Years
Market Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Affordable Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
<b>2023 HLA Update</b>											
Site constrained due to ground conditions. No active developer interest.											





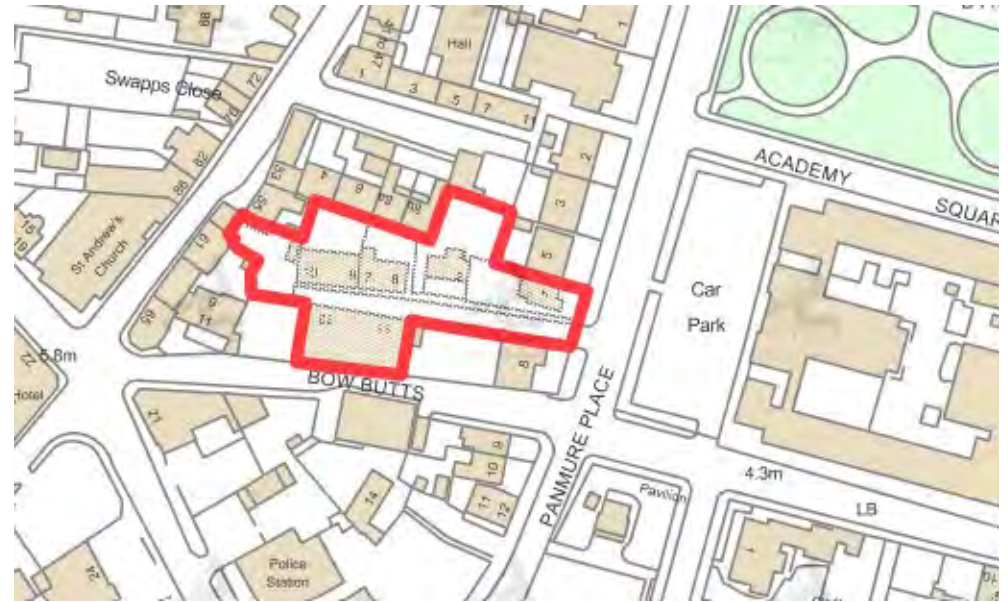
NORTH ANGUS HMA – DETAILED SITE INFORMATION

WALDRON ROAD, MONTROSE											
HLA Site Ref	NAM037										
Year Added to HLA	2002										
Site Name	Waldron Road, Montrose										
HMA	North Angus HMA										
Settlement	Montrose										
Developer / Owner Name	C & D Batchelor										
LDP / Windfall	Windfall										
Site Size	0.63 ha										
Site Type	Brownfield										
<b>Site Information</b>											
Overall Site Capacity	8										
Units to Build	8										
Completions to Date	0										
Site Status	0										
Last Planning Approval	12/07/2021										
<b>Tenure (2023 – 2033)</b>											
Developer Tenure	tbc										
Market Units	tbc										
Affordable Units	tbc										
<b>House Types (2023 – 2033)</b>											
Houses	tbc										
Flats	tbc										
<b>Completions (2022 – 2023)</b>											
Market Units Completed	0										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	Later Years
Market Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Affordable Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
<b>2023 HLA Update</b>											
Site constrained. No active developer interest and no development progress.											



NORTH ANGUS HMA – DETAILED SITE INFORMATION

10 PANMURE ROW, MONTROSE											
HLA Site Ref	NAM136										
Year Added to HLA	2021										
Site Name	10 Panmure Row, Montrose										
HMA	North Angus HMA										
Settlement	Montrose										
Developer / Owner Name	Taylors Auction Rooms (Montrose) Ltd										
LDP / Windfall	Windfall										
Site Size	0.23 ha										
Site Type	Brownfield										
<b>Site Information</b>											
Overall Site Capacity	8										
Units to Build	8										
Completions to Date	0										
Site Status	0										
Last Planning Approval	20/11/2020										
<b>Tenure (2023 – 2033)</b>											
Developer Tenure	Private										
Market Units	8										
Affordable Units	0										
<b>House Types (2023 – 2033)</b>											
Houses	8										
Flats	0										
<b>Completions (2022 – 2023)</b>											
Market Units Completed	0										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	Later Years
Market Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Affordable Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
<b>2023 HLA Update</b>											
Site constrained. No active developer interest and no further progress to bring forward housing development on site since planning permission in 2020.											



NORTH ANGUS HMA – DETAILED SITE INFORMATION

ROSEMOUNT ROAD, HILLSIDE											
HLA Site Ref	NAL120										
Year Added to HLA	2015										
Site Name	Rosemount Road, Hillside										
HMA	North Angus HMA										
Settlement	Montrose										
Developer / Owner Name	Angus Council										
LDP / Windfall	Angus Local Development Plan (2016)										
Site Size	3.00 ha										
Site Type	Greenfield										
<b>Site Information</b>											
Overall Site Capacity	65										
Units to Build	65										
Completions to Date	0										
Site Status	Constrained										
Last Planning Approval	26/09/2016										
<b>Tenure (2023 – 2033)</b>											
Developer Tenure	tbc										
Market Units	tbc										
Affordable Units	tbc										
<b>House Types (2023 – 2033)</b>											
Houses	tbc										
Flats	tbc										
<b>Completions (2022 – 2023)</b>											
Market Units Completed	0										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	Later Years
Market Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Affordable Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
<b>2023 HLA Update</b>											
No progress. Site constrained as still being considered for extension to the primary school as part of the Reimagining Montrose project of the Angus School Estates Review. This project has been extended to 2025.											



NORTH ANGUS HMA – DETAILED SITE INFORMATION

GLENSKINNO FARM, WELLHILL											
HLA Site Ref	NAL108										
Year Added to HLA	2010										
Site Name	Glenskinno Farm, Wellhill, Hillside										
HMA	North Angus HMA										
Settlement	Wellhill, Hillside										
Developer / Owner Name	Private										
LDP / Windfall	Windfall										
Site Size	0.11 ha										
Site Type	Brownfield										
<b>Site Information</b>											
Overall Site Capacity	6										
Units to Build	5										
Completions to Date	1										
Site Status	Constrained										
Last Planning Approval	09/09/2010										
<b>Tenure (2023 – 2033)</b>											
Developer Tenure	Private										
Market Units	5										
Affordable Units	0										
<b>House Types (2023 – 2033)</b>											
Houses	5										
Flats	0										
<b>Completions (2022 – 2023)</b>											
Market Units Completed	0										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	Later Years
Market Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Affordable Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
<b>2023 HLA Update</b>											
Site stalled and constrained as a result of no further development progress.											



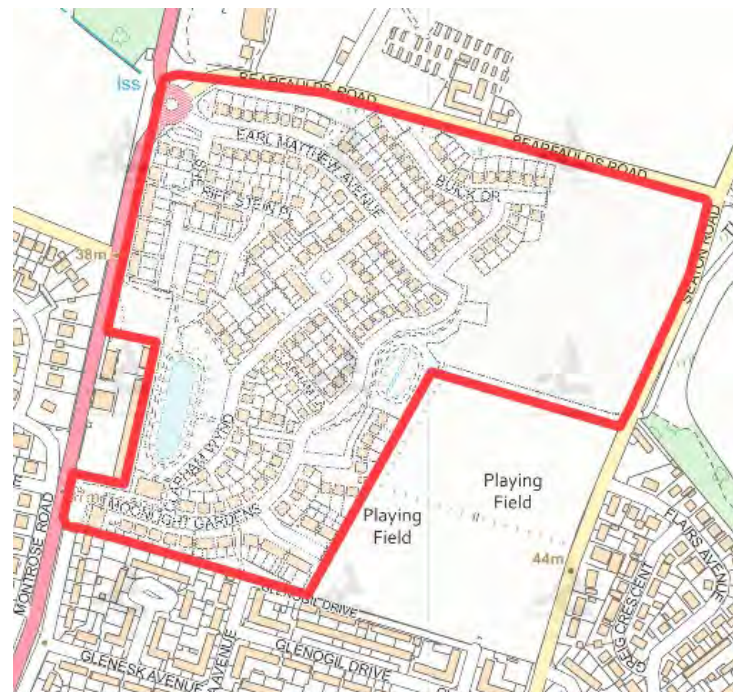
NORTH ANGUS HMA – DETAILED SITE INFORMATION

MUIRTON OF BALLOCHY, BRIDGE OF DUN											
HLA Site Ref	NAL052										
Year Added to HLA	2005										
Site Name	Muirton of Ballochy, Bridge of Dun										
HMA	North Angus HMA										
Settlement	Dun										
Developer / Owner Name	Kirkland Properties Ltd.										
LDP / Windfall	Angus Local Development Plan (2016)										
Site Size	1.19 ha										
Site Type	Greenfield										
<b>Site Information</b>											
Overall Site Capacity	5										
Units to Build	1										
Completions to Date	4										
Site Status	Constrained										
Last Planning Approval	04/04/2013										
<b>Tenure (2023 – 2033)</b>											
Developer Tenure	Private										
Market Units	1										
Affordable Units	0										
<b>House Types (2023 – 2033)</b>											
Houses	1										
Flats	0										
<b>Completions (2022 – 2023)</b>											
Market Units Completed	0										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	Later Years
Market Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Affordable Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
<b>2023 HLA Update</b>											
Site stalled and constrained as a result of no further development progress.											



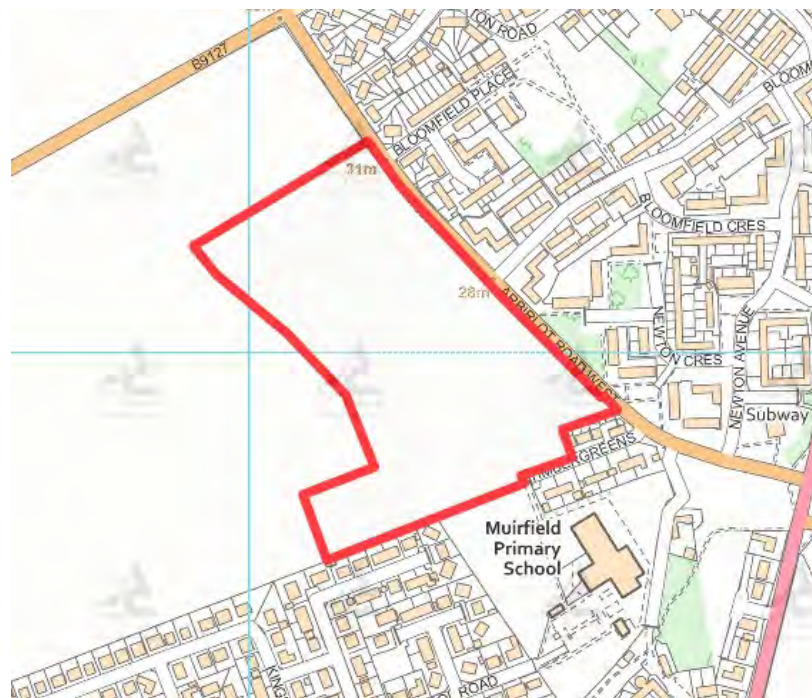
EAST ANGUS HMA – DETAILED SITE INFORMATION

MONTROSE ROAD											
HLA Site Ref	EAA198										
Year Added to HLA	2000										
Site Name	Montrose Road										
HMA	East Angus HMA										
Settlement	Arbroath										
Developer / Owner Name	Stewart Milne Homes										
LDP / Windfall	Local Development Plan										
Site Size	15.10 ha										
Site Type	Greenfield										
Site Information											
Overall Site Capacity	383										
Units to Build	73										
Completions to Date	310										
Site Status	Under Construction										
Last Planning Approval	15/04/2019										
Tenure (2023 – 2033)											
Developer Tenure	Mixed										
Market Units	73										
Affordable Units	0										
House Types (2023 – 2033)											
Houses	73										
Flats	0										
Completions (2022 – 2023)											
Market Units Completed	11										
Affordable Units Completed	0										
Site Programming											
Year	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	Later Years
Market Housing	23	24	26								
Affordable Housing											
2023 HLA Update											
Construction works and house completions continue.											



# EAST ANGUS HMA – DETAILED SITE INFORMATION

CRUDIE FARM, ARBIRLOT ROAD WEST											
HLA Site Ref	EAA271										
Year Added to HLA	2015										
Site Name	Crudie Farm, Arbirlot Road West										
HMA	East Angus HMA										
Settlement	Arbroath										
Developer / Owner Name	Scotia Homes										
LDP / Windfall	Local Development Plan										
Site Size	6.17 ha										
Site Type	Greenfield										
Site Information											
Overall Site Capacity	146										
Units to Build	146										
Completions to Date	0										
Site Status	Derailed Planning Consent										
Last Planning Approval	19/10/2022										
Tenure (2023 – 2033)											
Developer Tenure	Mixed										
Market Units	119										
Affordable Units	36										
House Types (2023 – 2033)											
Houses	138										
Flats	8										
Completions (2022 – 2023)											
Market Units Completed	0										
Affordable Units Completed	0										
Site Programming											
Year	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	Later Years
Market Housing	5	14	27	44	20						
Affordable Housing		30	6								
2023 HLA Update											
Site now has detailed planning consent. Anticipated site start in 2023 with first completions by March 2024.											



EAST ANGUS HMA – DETAILED SITE INFORMATION

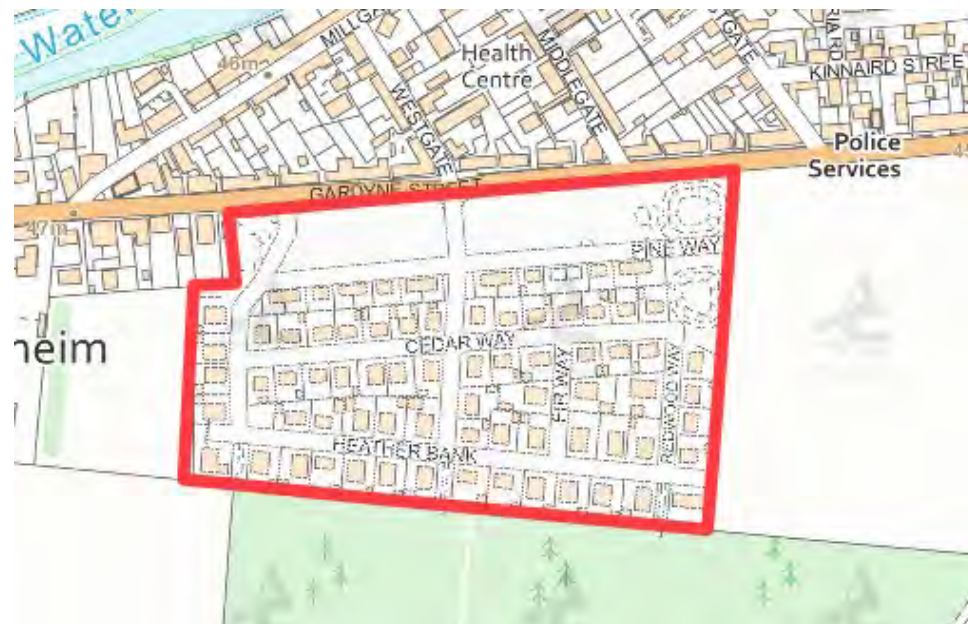
ABBEYBANK HOUSE											
HLA Site Ref	EAA171a										
Year Added to HLA	2002										
Site Name	Abbeybank House, Springfield Tce										
HMA	East Angus HMA										
Settlement	Arbroath										
Developer / Owner Name	Hillcrest Homes										
LDP / Windfall	Windfall										
Site Size	0.48 ha										
Site Type	Brownfield										
Site Information											
Overall Site Capacity	20										
Units to Build	20										
Completions to Date	0										
Site Status	Under Construction										
Last Planning Approval	10/02/2021										
Tenure (2023 – 2033)											
Developer Tenure	Affordable (Social Rent)										
Market Units	0										
Affordable Units	20										
House Types (2023 – 2033)											
Houses	0										
Flats	20										
Completions (2022 – 2023)											
Market Units Completed	0										
Affordable Units Completed	0										
Site Programming											
Year	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	Later Years
Market Housing											
Affordable Housing	20										
2023 HLA Update											
Site is now under construction.											





EAST ANGUS HMA – DETAILED SITE INFORMATION

SOUTH OF GARDYNE STREET, FRIOCKHEIM											
HLA Site Ref	EAL226										
Year Added to HLA	2009										
Site Address	South of Gardyne Street										
HMA	East Angus HMA										
Settlement	Friockheim										
Developer / Owner Name	Guild Homes										
LDP / Windfall	Angus Local Development Plan (2016)										
Site Size	7.65 ha										
Site Type	Greenfield										
<b>Site Information</b>											
Overall Site Capacity	80										
Units to Build	2										
Completions to Date	78										
Site Status	Under Construction										
Last Planning Approval	10/03/2015										
<b>Tenure (2023 – 2033)</b>											
Developer Tenure	Private										
Market Units	80										
Affordable Units	0										
<b>House Types (2023 – 2033)</b>											
Houses	80										
Flats	0										
<b>Completions (2022 – 2023)</b>											
Market Units Completed	0										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	Later Years
Market Housing		2									
Affordable Housing											
<b>2023 HLA Update</b>											
Site almost complete, only 2 plots remain.											



EAST ANGUS HMA – DETAILED SITE INFORMATION

RAILWAY FIELD, INVERKEILOR SOUTH											
HLA Site Ref	EAL163										
Year Added to HLA	2000										
Site Name	Railway Field, Inverkeilor South										
HMA	East Angus HMA										
Settlement	Inverkeilor										
Developer / Owner Name	Private										
LDP / Windfall	Angus Local Development Plan (2016)										
Site Size	2.83 ha										
Site Type	Brownfield										
<b>Site Information</b>											
Overall Site Capacity	36										
Units to Build	26										
Completions to Date	0										
Site Status	Detailed Planning Consent										
Last Planning Approval	03/03/2022										
<b>Tenure (2023 – 2033)</b>											
Developer Tenure	Private										
Market Units	26										
Affordable Units	0										
<b>House Types (2023 – 2033)</b>											
Houses	26										
Flats	0										
<b>Completions (2022 – 2023)</b>											
Market Units Completed	0										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	Later Years
Market Housing			5	10	10	1					
Affordable Housing											
<b>2023 HLA Update</b>											
Site has planning permission. Previous developer interest no longer taking site forward.											



EAST ANGUS HMA – DETAILED SITE INFORMATION

KIRKTON FARM STEADING											
HLA Site Ref	EAL015										
Year Added to HLA	2005										
Site Name	Kirkton Farm Steading										
HMA	East Angus HMA										
Settlement	Inverkeilor										
Developer / Owner Name	Moir Construction										
LDP / Windfall	Angus Local Development Plan (2016)										
Site Size	1.01 ha										
Site Type	Brownfield										
<b>Site Information</b>											
Overall Site Capacity	9										
Units to Build	9										
Completions to Date	0										
Site Status	Under Construction										
Last Planning Approval	30/12/2022										
<b>Tenure (2023 – 2033)</b>											
Developer Tenure	Private										
Market Units	9										
Affordable Units	0										
<b>House Types (2023 – 2033)</b>											
Houses	9										
Flats	0										
<b>Completions (2022 – 2023)</b>											
Market Units Completed	0										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	Later Years
Market Housing	3	6									
Affordable Housing											
<b>2023 HLA Update</b>											
Site has detailed planning permission and is under construction. Developer has confirmed site completion by March 2025.											



EAST ANGUS HMA – DETAILED SITE INFORMATION

LAND AT SLADE FARM											
HLA Site Ref	EAL403										
Year Added to HLA	2015										
Site Name	Land at Slade Farm										
HMA	East Angus HMA										
Settlement	Carmyllie										
Developer / Owner Name	Private										
LDP / Windfall	Windfall										
Site Size	1.60 ha										
Site Type	Brownfield										
<b>Site Information</b>											
Overall Site Capacity	5										
Units to Build	5										
Completions to Date	0										
Site Status	Detailed Planning Consent										
Last Planning Approval	05/09/2022										
<b>Tenure (2023 – 2033)</b>											
Developer Tenure	Private										
Market Units	5										
Affordable Units	0										
<b>House Types (2023 – 2033)</b>											
Houses	5										
Flats	0										
<b>Completions (2022 – 2023)</b>											
Market Units Completed	0										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	Later Years
Market Housing			2	3							
Affordable Housing											
<b>2023 HLA Update</b>											
Site has detailed planning permission. Site progress will be monitored.											



EAST ANGUS HMA – DETAILED SITE INFORMATION

CAIRNTON STEADING, ARBROATH											
HLA Site Ref	EAL405										
Year Added to HLA	2023										
Site Address	Cairnton Steading										
HMA	East Angus HMA										
Settlement	Arbroath										
Developer / Owner Name	Private										
LDP / Windfall	Windfall										
Site Size	0.76 ha										
Site Type	Brownfield										
<b>Site Information</b>											
Overall Site Capacity	4										
Units to Build	4										
Completions to Date	0										
Site Status	Detailed Planning Consent										
Last Planning Approval	30/09/2022										
<b>Tenure (2023 – 2033)</b>											
Developer Tenure	Private										
Market Units	4										
Affordable Units	0										
<b>House Types (2023 – 2033)</b>											
Houses	4										
Flats	0										
<b>Completions (2022 – 2023)</b>											
Market Units Completed	0										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	Later Years
Market Housing		1	1	1	1						
Affordable Housing											
<b>2023 HLA Update</b>											
Site added to HLA as it is +4 units. No update.											



EAST ANGUS HMA – DETAILED SITE INFORMATION

REDCASTLE FARM, INVERKEILOR											
HLA Site Ref	EAL406										
Year Added to HLA	2023										
Site Address	Redcastle Farm										
HMA	East Angus HMA										
Settlement	Inverkeilor										
Developer / Owner Name	Private										
LDP / Windfall	Windfall										
Site Size	0/96 ha										
Site Type	Brownfield										
<b>Site Information</b>											
Overall Site Capacity	4										
Units to Build	4										
Completions to Date	0										
Site Status	Detailed Planning Consent										
Last Planning Approval	10/06/2022										
<b>Tenure (2023 – 2033)</b>											
Developer Tenure	Private										
Market Units	4										
Affordable Units	0										
<b>House Types (2023 – 2033)</b>											
Houses	4										
Flats	0										
<b>Completions (2022 – 2023)</b>											
Market Units Completed	0										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	Later Years
Market Housing			2	2							
Affordable Housing											
<b>2023 HLA Update</b>											
Site added to HLA as it is +4 units. No update.											



EAST ANGUS HMA – DETAILED SITE INFORMATION

HOME FARM, TARRIEBANK											
HLA Site Ref	EAL407										
Year Added to HLA	2023										
Site Address	Home Farm, Tarriebank										
HMA	East Angus HMA										
Settlement	Marywell										
Developer / Owner Name	Private										
LDP / Windfall	Windfall										
Site Size	0.59 ha										
Site Type	Brownfield										
<b>Site Information</b>											
Overall Site Capacity	4										
Units to Build	4										
Completions to Date	0										
Site Status	Under Construction										
Last Planning Approval	27/09/2022										
<b>Tenure (2023 - 2033)</b>											
Developer Tenure	Private										
Market Units	4										
Affordable Units	0										
<b>House Types (2023 - 2033)</b>											
Houses	4										
Flats	0										
<b>Completions (2022 - 2023)</b>											
Market Units Completed	0										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	Later Years
Market Housing	2	2									
Affordable Housing											
<b>2023 HLA Update</b>											
Site added to HLA as it is +4 units and is under construction. Developer has indicated that the site commenced in October 2022 and will complete by January 2025.											



# EAST ANGUS HMA – DETAILED SITE INFORMATION

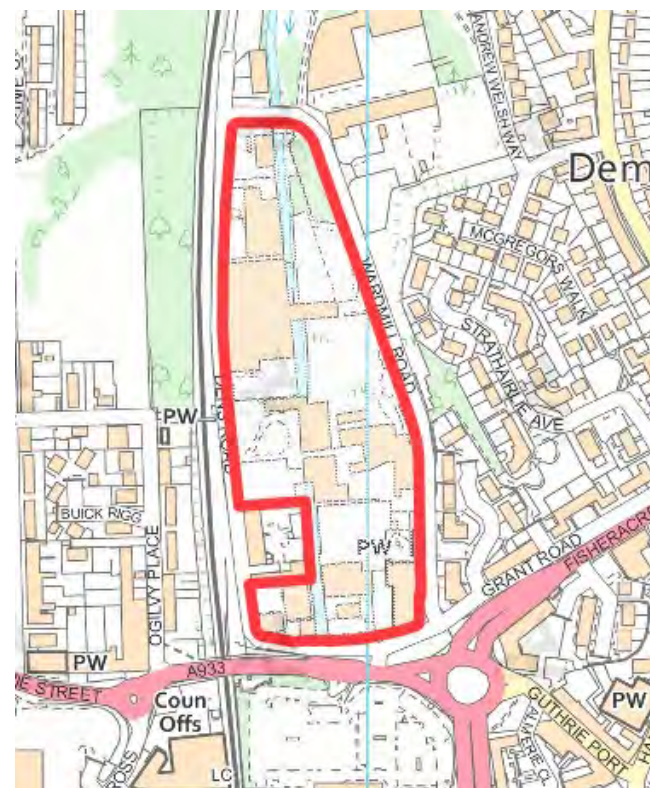
ERNEST STREET / PALMER STREET, ARBROATH											
HLA Site Ref	EAA200										
Year Added to HLA	2005										
Site Name	Ernest Street/Palmer Street										
HMA	East Angus HMA										
Settlement	Arbroath										
Developer / Owner Name	First Endeavor LLP										
LDP / Windfall	Angus Local Development Plan (2016)										
Site Size	1.50 ha										
Site Type	Brownfield										
<b>Site Information</b>											
Overall Site Capacity	75										
Units to Build	75										
Completions to Date	0										
Site Status	Constrained										
Last Planning Approval	03/01/2018										
<b>Tenure (2023 – 2033)</b>											
Developer Tenure	Affordable										
Market Units	0										
Affordable Units	75										
<b>House Types (2023 – 2033)</b>											
Houses	tbc										
Flats	tbc										
<b>Completions (2022 – 2023)</b>											
Market Units Completed	0										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	Later Years
Market Housing	tbc	tbc	tbc	tbc	tbc	tbc	tbc	tbc	tbc	tbc	tbc
Affordable Housing	tbc	tbc	tbc	tbc	tbc	tbc	tbc	tbc	tbc	tbc	tbc
<b>2023 HLA Update</b>											
New developer interest. PAN submitted for affordable housing.											





# EAST ANGUS HMA – DETAILED SITE INFORMATION

WARDMILL/DENS ROAD, ARBROATH											
HLA Site Ref	EAA202(b)										
Year Added to HLA	2005										
Site Name	Wardmill/Dens Road										
HMA	East Angus HMA										
Settlement	Arbroath										
Developer / Owner Name	Dens Road Arbroath Ltd										
LDP / Windfall	Angus Local Development Plan (2016)										
Site Size	4.03 ha										
Site Type	Brownfield										
Site Information											
Overall Site Capacity	80										
Units to Build	80										
Completions to Date	0										
Site Status	Constrained										
Last Planning Approval	26/09/2016										
Tenure (2023 – 2033)											
Developer Tenure	tbc										
Market Units	tbc										
Affordable Units	tbc										
House Types (2023 – 2033)											
Houses	tbc										
Flats	tbc										
Completions (2022 – 2023)											
Market Units Completed	0										
Affordable Units Completed	0										
Site Programming											
Year	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	Later Years
Market Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Affordable Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
2023 HLA Update											
Site is constrained. No development progress.											



# EAST ANGUS HMA – DETAILED SITE INFORMATION

CAIRNIE ROAD, THE ELMS, ARBROATH											
HLA Site Ref	EAA017										
Year Added to HLA	1998										
Site Name	Cairnie Road, The Elms										
HMA	East Angus HMA										
Settlement	Arbroath										
Developer / Owner Name	Kwikbuild Building Contractors										
LDP / Windfall	Angus Local Development Plan (2016)										
Site Size	0.58 ha										
Site Type	Brownfield										
Site Information											
Overall Site Capacity	5										
Units to Build	5										
Completions to Date	0										
Site Status	Constrained										
Last Planning Approval	26/09/2016										
Tenure (2023 – 2033)											
Developer Tenure	tbc										
Market Units	tbc										
Affordable Units	tbc										
House Types (2023 – 2033)											
Houses	tbc										
Flats	tbc										
Completions (2022 – 2023)											
Market Units Completed	0										
Affordable Units Completed	0										
Site Programming											
Year	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	Later Years
Market Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Affordable Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
2023 HLA Update											
Site is constrained. No development progress.											



EAST ANGUS HMA – DETAILED SITE INFORMATION

ELLIOT, ARBROATH											
HLA Site Ref	EAA183										
Year Added to HLA	2003										
Site Name	Elliot, Arbroath										
HMA	East Angus HMA										
Settlement	Arbroath										
Developer / Owner Name	G Land										
LDP / Windfall	Angus Local Development Plan (2016)										
Site Size	1.24 ha										
Site Type	Brownfield										
Site Information											
Overall Site Capacity	25										
Units to Build	25										
Completions to Date	0										
Site Status	Constrained										
Last Planning Approval	26/09/2016										
Tenure (2023 – 2033)											
Developer Tenure	tbc										
Market Units	tbc										
Affordable Units	tbc										
House Types (2023 – 2033)											
Houses	tbc										
Flats	tbc										
Completions (2022 – 2023)											
Market Units Completed	0										
Affordable Units Completed	0										
Site Programming											
Year	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	Later Years
Market Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Affordable Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
2023 HLA Update											
Site is constrained. No development progress.											



EAST ANGUS HMA – DETAILED SITE INFORMATION

COLLISTON INN											
HLA Site Ref	EAL404										
Year Added to HLA	2023										
Site Name	Colliston Inn										
HMA	East Angus HMA										
Settlement	Colliston										
Developer / Owner Name	Private										
LDP / Windfall	Windfall										
Site Size	0.30 ha										
Site Type	Brownfield										
<b>Site Information</b>											
Overall Site Capacity	4										
Units to Build	4										
Completions to Date	0										
Site Status	Constrained with Detailed Planning Permission										
Last Planning Approval	11/06/2020										
<b>Tenure (2023 – 2033)</b>											
Developer Tenure	Private										
Market Units	4										
Affordable Units	0										
<b>House Types (2023 – 2033)</b>											
Houses	4										
Flats	0										
<b>Completions (2022 – 2023)</b>											
Market Units Completed	0										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	Later Years
Market Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Affordable Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
<b>2023 HLA Update</b>											
Site added to HLA as it is +4 units. Planning permission is due to expire in June 2023. Whilst the site is actively marketed no development progress has been made.											



SOUTH ANGUS HMA – DETAILED SITE INFORMATION

LAND AT PITSKELLY											
HLA Site Ref	SAC123										
Year Added to HLA	2015										
Site Name	Land at Pitskelly										
HMA	South Angus HMA										
Settlement	Carnoustie										
Developer / Owner Name	Persimmon Homes										
LDP / Windfall	Local Development Plan										
Site Size	9.76 ha										
Site Type	Greenfield										
<b>Site Information</b>											
Overall Site Capacity	249										
Units to Build	225										
Completions to Date	24										
Site Status	Under Construction										
Last Planning Approval	10/02/2021										
<b>Tenure (2023 – 2033)</b>											
Developer Tenure	Mixed										
Market Units	189										
Affordable Units	36										
<b>House Types (2023 – 2033)</b>											
Houses	201										
Flats	24										
<b>Completions (2022 – 2023)</b>											
Market Units Completed	24										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	Later Years
Market Housing	30	45	33	45	36						
Affordable Housing	24		12								
<b>2023 HLA Update</b>											
Construction works and house completions continue.											



SOUTH ANGUS HMA – DETAILED SITE INFORMATION

WOODSIDE / PITSKELLY											
HLA Site Ref	SAC042b										
Year Added to HLA	2000										
Site Name	Woodside/Pitskelly										
HMA	South Angus HMA										
Settlement	Carnoustie										
Developer / Owner Name	D J Laing Homes Ltd										
LDP / Windfall	Local Development Plan										
Site Size	2.50 ha										
Site Type	Brownfield										
Site Information											
Overall Site Capacity	54										
Units to Build	54										
Completions to Date	0										
Site Status	Angus Local Development Plan (2016)										
Last Planning Approval	26/09/2016										
Tenure (2023 – 2033)											
Developer Tenure	Mixed										
Market Units	41										
Affordable Units	13										
House Types (2023 – 2033)											
Houses	42										
Flats	12										
Completions (2022 – 2023)											
Market Units Completed	0										
Affordable Units Completed	0										
Site Programming											
Year	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	Later Years
Market Housing				3	23	15					
Affordable Housing				12	3						
2023 HLA Update											
Planning application pending consideration.											



SOUTH ANGLUS HMA – DETAILED SITE INFORMATION

GREENLAW HILL											
HLA Site Ref	SAC044										
Year Added to HLA	2000										
Site Name	Greenlaw Hill										
HMA	South Angus HMA										
Settlement	Carnoustie										
Developer / Owner Name	DJ Laing Homes										
LDP / Windfall	Local Development Plan										
Site Size	1.70 ha										
Site Type	Brownfield										
Site Information											
Overall Site Capacity	57										
Units to Build	57										
Completions to Date	0										
Site Status	Angus Local Development Plan (2016)										
Last Planning Approval	26/09/2016										
Tenure (2023 – 2033)											
Developer Tenure	Mixed										
Market Units	43										
Affordable Units	14										
House Types (2023 – 2033)											
Houses	57										
Flats	0										
Completions (2022 – 2023)											
Market Units Completed	0										
Affordable Units Completed	0										
Site Programming											
Year	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	Later Years
Market Housing		20	20	3							
Affordable Housing		4	4	6							
2023 HLA Update											
Planning application pending consideration. Developer has recently changed.											



SOUTH ANGUS HMA – DETAILED SITE INFORMATION

PANMURE INDUSTRIAL ESTATE												
HLA Site Ref	SAC124(a)											
Year Added to HLA	2015											
Site Name	Panmure Industrial Estate											
HMA	South Angus HMA											
Settlement	Carnoustie											
Developer / Owner Name	D J Laing Homes											
LDP / Windfall	Local Development Plan											
Site Size	1.15 ha											
Site Type	Brownfield											
Site Information												
Overall Site Capacity	14											
Units to Build	14											
Completions to Date	0											
Site Status	Detailed Planning Consent											
Last Planning Approval	31/01/2023											
Tenure (2023 – 2033)												
Developer Tenure	Mixed											
Market Units	11											
Affordable Units	3											
House Types (2023 – 2033)												
Houses	14											
Flats	0											
Completions (2022 – 2023)												
Market Units Completed	0											
Affordable Units Completed	0											
Site Programming												
Year	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	Later Years	
Market Housing	11											
Affordable Housing	3											
2023 HLA Update												
Site has detailed planning consent.												





SOUTH ANGUS HMA – DETAILED SITE INFORMATION

MILTON MILL											
HLA Site Ref	SAM028										
Year Added to HLA	2000										
Site Name	Milton Mill										
HMA	South Angus HMA										
Settlement	Monifieth										
Developer / Owner Name	H & H Properties										
LDP / Windfall	Angus Local Development Plan (2016)										
Site Size	1.20 ha										
Site Type	Brownfield										
<b>Site Information</b>											
Overall Site Capacity	77										
Units to Build	7										
Completions to Date	70										
Site Status	Under Construction										
Last Planning Approval	16/09/2010										
<b>Tenure (2023 – 2033)</b>											
Developer Tenure	Private										
Market Units	77										
Affordable Units	0										
<b>House Types (2023 – 2033)</b>											
Houses	0										
Flats	7										
<b>Completions (2022 – 2023)</b>											
Market Units Completed	4										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	Later Years
Market Housing	4	3									
Affordable Housing											
<b>2023 HLA Update</b>											
Site under construction and still delivering units.											



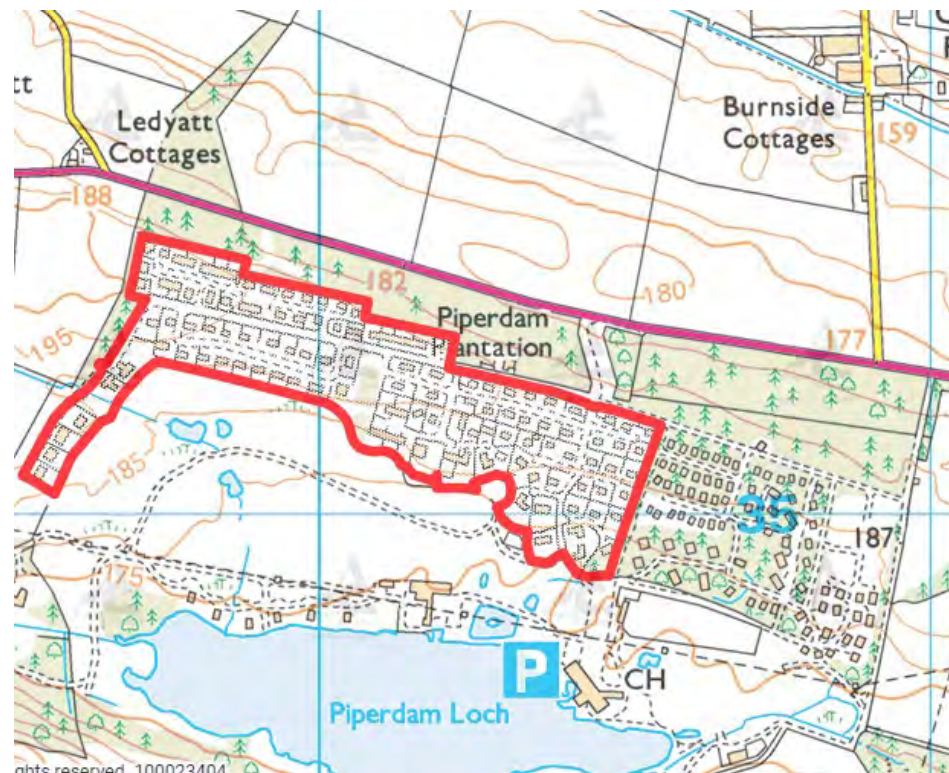
SOUTH ANGUS HMA – DETAILED SITE INFORMATION

PANMURE CHURCH											
HLA Site Ref	SAM084										
Year Added to HLA	2019										
Site Name	Panmure Church										
HMA	South Angus HMA										
Settlement	Monifieth										
Developer / Owner Name	H & H Properties										
LDP / Windfall	Windfall										
Site Size	0.12 ha										
Site Type	Brownfield										
<b>Site Information</b>											
Overall Site Capacity	6										
Units to Build	6										
Completions to Date	0										
Site Status	Under Construction										
Last Planning Approval	13/09/2018										
<b>Tenure (2023 – 2033)</b>											
Developer Tenure	Private										
Market Units	6										
Affordable Units	0										
<b>House Types (2023 – 2033)</b>											
Houses	6										
Flats	0										
<b>Completions (2022 – 2023)</b>											
Market Units Completed	0										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	Later Years
Market Housing	3	3									
Affordable Housing											
<b>2023 HLA Update</b>											
Site under construction.											



SOUTH ANGUS HMA – DETAILED SITE INFORMATION

PIPERDAM											
HLA Site Ref	SAL143										
Year Added to HLA	1998										
Site Address	Piperdam										
HMA	South Angus HMA										
Settlement	Muirhead										
Developer / Owner Name	Piperdam Golf & Country Park Ltd										
LDP / Windfall	Angus Local Development Plan (2016)										
Site Size	7.30 ha										
Site Type	Greenfield										
<b>Site Information</b>											
Overall Site Capacity	124										
Units to Build	3										
Completions to Date	121										
Site Status	Under Construction										
Last Planning Approval	28/07/2010										
<b>Tenure (2023 – 2033)</b>											
Developer Tenure	Private										
Market Units	3										
Affordable Units	0										
<b>House Types (2023 – 2033)</b>											
Houses	3										
Flats	0										
<b>Completions (2022 – 2023)</b>											
Market Units Completed	0										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	Later Years
Market Housing		1	2								
Affordable Housing											
<b>2023 HLA Update</b>											
Site almost complete, only 3 plots remain.											



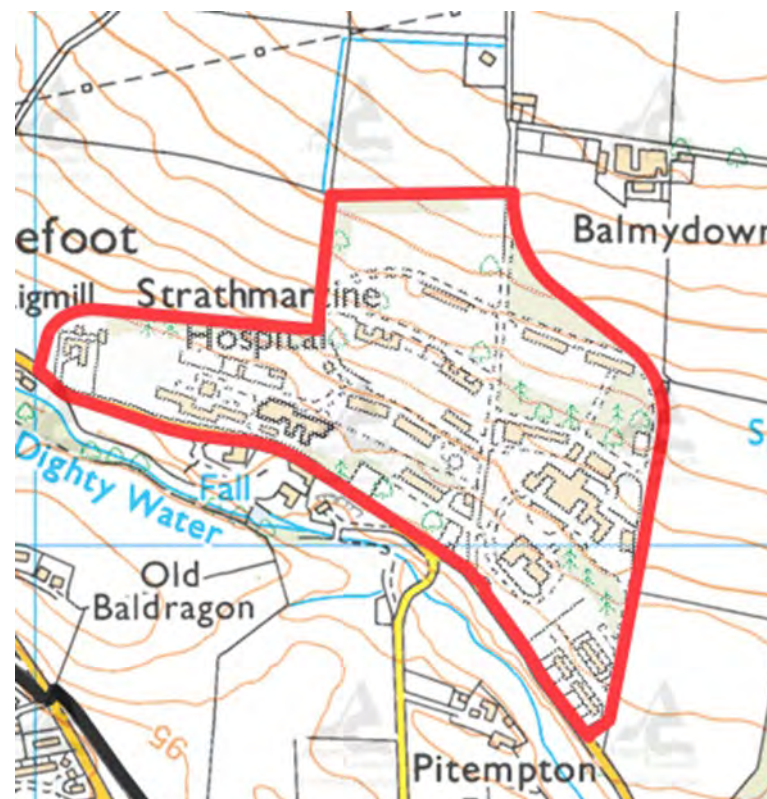
SOUTH ANGUS HMA – DETAILED SITE INFORMATION

FORMER STRATHMARTINE HOSPITAL											
HLA Site Ref	SAL266										
Year Added to HLA	2009										
Site Name	Former Strathmartine Hospital										
HMA	South Angus HMA										
Settlement	Bridgefoot										
Developer / Owner Name	Chamberlain Bell Ltd & Hillcrest HA										
LDP / Windfall	Angus Local Development Plan (2016)										
Site Size	17.50 ha										
Site Type	Brownfield										
<b>Site Information</b>											
Overall Site Capacity	42										
Units to Build	42										
Completions to Date	0										
Site Status	Under Construction										
Last Planning Approval	30/11/2020										
<b>Tenure (2023 – 2033)</b>											
Developer Tenure	Private										
Market Units	14										
Affordable Units	28										
<b>House Types (2023 – 2033)</b>											
Houses	42										
Flats	0										
<b>Completions (2022 – 2023)</b>											
Market Units Completed	0										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	Later Years
Market Housing		6	8								
Affordable Housing			28								
<b>2023 HLA Update</b>											
Site now under construction with site clearance taking place in 2022.											



SOUTH ANGUS HMA – DETAILED SITE INFORMATION

STRATHMARTINE PARK											
HLA Site Ref	SAL266										
Year Added to HLA	2009										
Site Name	Strathmartine Park										
HMA	South Angus HMA										
Settlement	Bridegfoot										
Developer / Owner Name	Miller Homes										
LDP / Windfall	Angus Local Development Plan (2016)										
Site Size	17.50 ha										
Site Type	Brownfield										
<b>Site Information</b>											
Overall Site Capacity	182										
Units to Build	182										
Completions to Date	0										
Site Status	Under Construction										
Last Planning Approval	30/11/2020										
<b>Tenure (2023 – 2033)</b>											
Developer Tenure	Private										
Market Units	182										
Affordable Units	0										
<b>House Types (2023 – 2033)</b>											
Houses	182										
Flats	0										
<b>Completions (2022 – 2023)</b>											
Market Units Completed	0										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	Later Years
Market Housing	9	38	36	36	36	27					
Affordable Housing											
<b>2023 HLA Update</b>											
Site now under construction with site clearance taking place in 2022.											



SOUTH ANGUS HMA – DETAILED SITE INFORMATION

LEDYATT FARM											
HLA Site Ref	SAL585										
Year Added to HLA	2019										
Site Name	Ledyatt Farm										
HMA	South Angus HMA										
Settlement	Lundie										
Developer / Owner Name	RA Contracts										
LDP / Windfall	Windfall										
Site Size	1.12 ha										
Site Type	Brownfield										
<b>Site Information</b>											
Overall Site Capacity	5										
Units to Build	5										
Completions to Date	0										
Site Status	Under Construction										
Last Planning Approval	16/12/2022										
<b>Tenure (2023 – 2033)</b>											
Developer Tenure	Private										
Market Units	5										
Affordable Units	0										
<b>House Types (2023 – 2033)</b>											
Houses	5										
Flats	0										
<b>Completions (2022 – 2023)</b>											
Market Units Completed	0										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	Later Years
Market Housing		5									
Affordable Housing											
<b>2023 HLA Update</b>											
Site is under construction following detailed planning permission renewal which was approved in 2022.											



SOUTH ANGUS HMA – DETAILED SITE INFORMATION

NEWTYLE GLEBE											
HLA Site Ref	SAL584										
Year Added to HLA	2015										
Site Name	Newtyle Glebe										
HMA	South Angus HMA										
Settlement	Newtyle										
Developer / Owner Name	Hadden Homes										
LDP / Windfall	Angus Local Development Plan (2016)										
Site Size	0.30 ha										
Site Type	Greenfield										
<b>Site Information</b>											
Overall Site Capacity	39										
Units to Build	39										
Completions to Date	0										
Site Status	Angus Local Development Plan (2016)										
Last Planning Approval	26/09/2016										
<b>Tenure (2023 – 2033)</b>											
Developer Tenure	Mixed										
Market Units	29										
Affordable Units	10										
<b>House Types (2023 – 2033)</b>											
Houses	35										
Flats	4										
<b>Completions (2022 – 2023)</b>											
Market Units Completed	0										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	Later Years
Market Housing	7	13	9								
Affordable Housing		5	5								
<b>2023 HLA Update</b>											
Planning application pending consideration for 39 units. Will be determined in Q1 of 2023/2024 HLA period.											



SOUTH ANGUS HMA – DETAILED SITE INFORMATION

FORMER RAILWAY GOODS YARD, NEWTYLE											
HLA Site Ref	SAL589										
Year Added to HLA	2022										
Site Address	Former Railway Goods Yard										
HMA	South Angus HMA										
Settlement	Newtyle										
Developer / Owner Name	Sidlaw Building & Joinery Services										
LDP / Windfall	Windfall										
Site Size	0.16 ha										
Site Type	Brownfield										
<b>Site Information</b>											
Overall Site Capacity	6										
Units to Build	6										
Completions to Date	0										
Site Status	Under Construction										
Last Planning Approval	09/02/2023										
<b>Tenure (2023 – 2033)</b>											
Developer Tenure	Private										
Market Units	6										
Affordable Units	0										
<b>House Types (2023 – 2033)</b>											
Houses	6										
Flats	0										
<b>Completions (2022 – 2023)</b>											
Market Units Completed	0										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	Later Years
Market Housing	2	4									
Affordable Housing											
<b>2023 HLA Update</b>											
Site now under construction and actively marketed.											





SOUTH ANGUS HMA – DETAILED SITE INFORMATION

FORMER BALDOVAN HOUSE, STRATHMARTINE											
HLA Site Ref	SAL295										
Year Added to HLA	2009										
Site Address	Former Baldovan House										
HMA	South Angus HMA										
Settlement	Strathmartine										
Developer / Owner Name	Nesco Estates Ltd										
LDP / Windfall	Local Development Plan										
Site Size	1.57 ha										
Site Type	Brownfield										
<b>Site Information</b>											
Overall Site Capacity	6										
Units to Build	6										
Completions to Date	0										
Site Status	Detailed Planning Consent										
Last Planning Approval	28/04/2021										
<b>Tenure (2023 – 2033)</b>											
Developer Tenure	Private										
Market Units	6										
Affordable Units	0										
<b>House Types (2023 – 2033)</b>											
Houses	6										
Flats	0										
<b>Completions (2022 – 2023)</b>											
Market Units Completed	0										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	Later Years
Market Housing		2	2	2							
Affordable Housing											
<b>2023 HLA Update</b>											
Site has detailed planning permission. No progress in 2022/2023.											



SOUTH ANGUS HMA – DETAILED SITE INFORMATION

ROWANBANK COTTAGE, CRAIGTON OF MONIKIE											
HLA Site Ref	SAL590										
Year Added to HLA	2022										
Site Address	Rowanbank Cottage										
HMA	South Angus HMA										
Settlement	Craigton of Monikie										
Developer / Owner Name	Strathmore Homes (Scotland) Ltd										
LDP / Windfall	Windfall										
Site Size	0.75 ha										
Site Type	Brownfield										
<b>Site Information</b>											
Overall Site Capacity	7										
Units to Build	7										
Completions to Date	0										
Site Status	Under Construction										
Last Planning Approval	04/05/2022										
<b>Tenure (2023 - 2033)</b>											
Developer Tenure	Private										
Market Units	7										
Affordable Units	0										
<b>House Types (2023 - 2033)</b>											
Houses	7										
Flats	0										
<b>Completions (2022 - 2023)</b>											
Market Units Completed	0										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	Later Years
Market Housing	3	4									
Affordable Housing											
<b>2023 HLA Update</b>											
Site under construction.											



SOUTH ANGUS HMA – DETAILED SITE INFORMATION

HILLHEAD ROAD, MONIKIE											
HLA Site Ref	SAL299										
Year Added to HLA	2009										
Site Address	Hillhead Road										
HMA	South Angus HMA										
Settlement	Monikie										
Developer / Owner Name	West Developments (Scotland) Ltd										
LDP / Windfall	Local Development Plan										
Site Size	0.49 ha										
Site Type	Brownfield										
<b>Site Information</b>											
Overall Site Capacity	8										
Units to Build	8										
Completions to Date	0										
Site Status	Under Construction										
Last Planning Approval	27/09/2022										
<b>Tenure (2023 – 2033)</b>											
Developer Tenure	Private										
Market Units	8										
Affordable Units	0										
<b>House Types (2023 – 2033)</b>											
Houses	8										
Flats	0										
<b>Completions (2022 – 2023)</b>											
Market Units Completed	0										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	Later Years
Market Housing	4	4									
Affordable Housing											
<b>2023 HLA Update</b>											
Site is under construction. Developer has indicated that the site commenced and will complete by Q3 2024.											



SOUTH ANGUS HMA – DETAILED SITE INFORMATION

FORMER PANMURE FILTER BEDS, PANMURE											
HLA Site Ref	SAL591										
Year Added to HLA	2023										
Site Address	Former Panmure Filter Beds										
HMA	South Angus HMA										
Settlement	Panmure										
Developer / Owner Name	Chamberlain Bell Ltd										
LDP / Windfall	Windfall										
Site Size	0.69 ha										
Site Type	Brownfield										
<b>Site Information</b>											
Overall Site Capacity	4										
Units to Build	4										
Completions to Date	0										
Site Status	Detailed Planning Consent										
Last Planning Approval	18/02/2022										
<b>Tenure (2023 – 2033)</b>											
Developer Tenure	Private										
Market Units	4										
Affordable Units	0										
<b>House Types (2023 – 2033)</b>											
Houses	4										
Flats	0										
<b>Completions (2022 – 2023)</b>											
Market Units Completed	0										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	Later Years
Market Housing		2	2								
Affordable Housing											
<b>2023 HLA Update</b>											
Site added to HLA as it is +4 units. No progress to date.											



SOUTH ANGUS HMA – DETAILED SITE INFORMATION

LAND AT FORMER PIGGERY, BARRY											
HLA Site Ref	SAL592										
Year Added to HLA	2023										
Site Address	Land at Former Piggery										
HMA	South Angus HMA										
Settlement	Barry										
Developer / Owner Name	Private										
LDP / Windfall	Windfall										
Site Size	0.49 ha										
Site Type	Brownfield										
<b>Site Information</b>											
Overall Site Capacity	4										
Units to Build	4										
Completions to Date	0										
Site Status	Detailed Planning Consent										
Last Planning Approval	08/09/2022										
<b>Tenure (2023 – 2033)</b>											
Developer Tenure	Private										
Market Units	4										
Affordable Units	0										
<b>House Types (2023 – 2033)</b>											
Houses	4										
Flats	0										
<b>Completions (2022 – 2023)</b>											
Market Units Completed	0										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	Later Years
Market Housing			2	2							
Affordable Housing											
<b>2023 HLA Update</b>											
Site added to HLA as it is +4 units. No progress to date.											



SOUTH ANGUS HMA – DETAILED SITE INFORMATION

FORMER SOCIAL CLUB, BARRY ROAD, CARNOUSTIE											
HLA Site Ref	SAC043										
Year Added to HLA	2000										
Site Name	Former Social Club, Barry Road										
HMA	South Angus HMA										
Settlement	Carnoustie										
Developer / Owner Name	D J Laing Homes Ltd										
LDP / Windfall	Local Development Plan										
Site Size	1.00 ha										
Site Type	Brownfield										
Site Information											
Overall Site Capacity	15										
Units to Build	15										
Completions to Date	0										
Site Status	Constrained										
Last Planning Approval	26/09/2016										
Tenure (2023 – 2033)											
Developer Tenure	tbc										
Market Units	tbc										
Affordable Units	tbc										
House Types (2023 – 2033)											
Houses	tbc										
Flats	tbc										
Completions (2022 – 2023)											
Market Units Completed	0										
Affordable Units Completed	0										
Site Programming											
Year	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	Later Years
Market Housing	4	5	6	7	8	tbc	tbc	tbc	tbc	tbc	tbc
Affordable Housing	tbc	tbc	tbc	tbc	tbc	tbc	tbc	tbc	tbc	tbc	tbc
2023 HLA Update											
Site constrained. No progress.											



SOUTH ANGUS HMA – DETAILED SITE INFORMATION

PANMURE INDUSTRIAL ESTATE, CARNOUSTIE											
HLA Site Ref	SAC124(b)										
Year Added to HLA	2015										
Site Name	Panmure Industrial Estate										
HMA	South Angus HMA										
Settlement	Carnoustie										
Developer / Owner Name	D J Laing Homes Ltd										
LDP / Windfall	Local Development Plan										
Site Size	2.55 ha										
Site Type	Brownfield										
<b>Site Information</b>											
Overall Site Capacity	25										
Units to Build	25										
Completions to Date	0										
Site Status	Constrained										
Last Planning Approval	26/09/2016										
<b>Tenure (2023 – 2033)</b>											
Developer Tenure	tbc										
Market Units	tbc										
Affordable Units	tbc										
<b>House Types (2023 – 2033)</b>											
Houses	tbc										
Flats	tbc										
<b>Completions (2022 – 2023)</b>											
Market Units Completed	0										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	Later Years
Market Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Affordable Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
<b>2023 HLA Update</b>											
Site is constrained due to flood risk. No development progress.											



SOUTH ANGUS HMA – DETAILED SITE INFORMATION

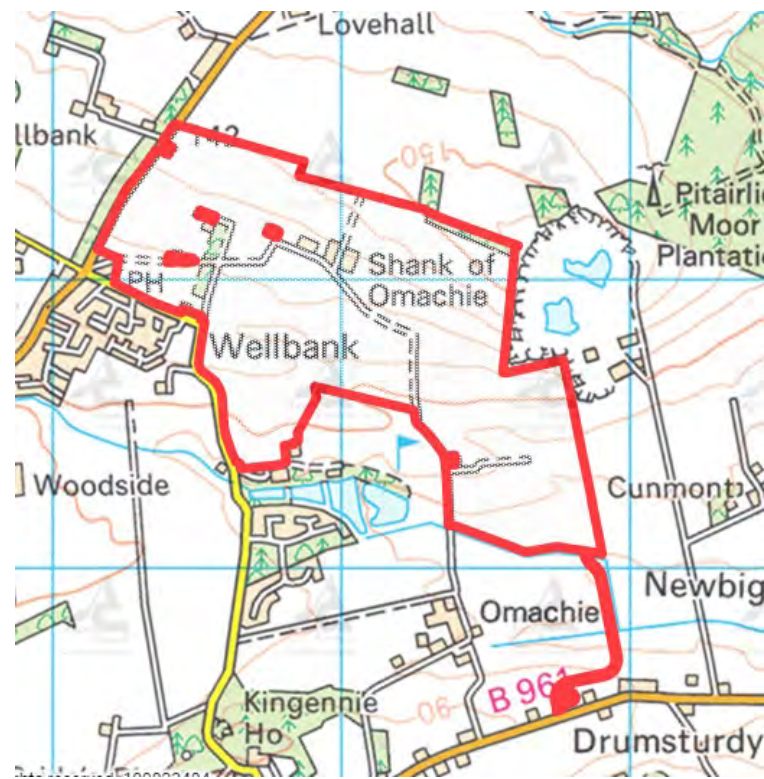
LAND AT NORTH STREET, NEWTYLE											
HLA Site Ref	SAL588										
Year Added to HLA	2020										
Site Address	Land at North Street										
HMA	South Angus HMA										
Settlement	Newtyle										
Developer / Owner Name	Newtyle Property Company										
LDP / Windfall	Windfall										
Site Size	5.21 ha										
Site Type	Greenfield										
<b>Site Information</b>											
Overall Site Capacity	32										
Units to Build	32										
Completions to Date	0										
Site Status	Detailed Planning Consent										
Last Planning Approval	13/02/2023										
<b>Tenure (2023 – 2033)</b>											
Developer Tenure	Mixed										
Market Units	24										
Affordable Units	8										
<b>House Types (2023 – 2033)</b>											
Houses	32										
Flats	0										
<b>Completions (2022 – 2023)</b>											
Market Units Completed	0										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	Later Years
Market Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Affordable Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
<b>2023 HLA Update</b>											
Recent planning permission related to a change to planning condition. No development progress.											





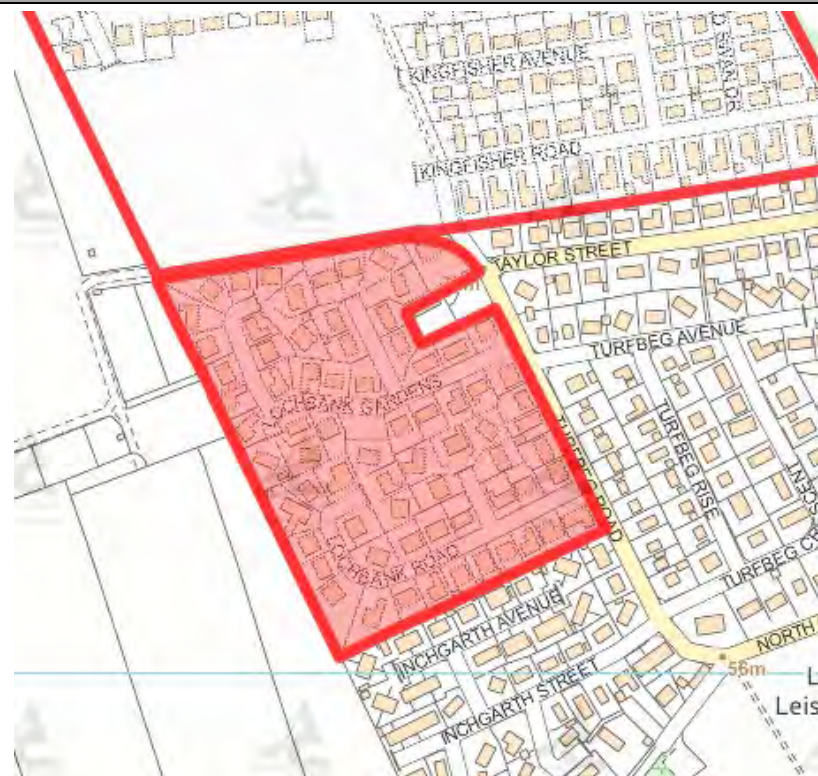
SOUTH ANGUS HMA – DETAILED SITE INFORMATION

SHANK OF OMACHIE, WELLBANK												
HLA Site Ref	SAL341											
Year Added to HLA	2012											
Site Address	Shank of Omachie											
HMA	South Angus HMA											
Settlement	Wellbank											
Developer / Owner Name	M & G Forbes											
LDP / Windfall	Local Development Plan											
Site Size	127.50 ha											
Site Type	Greenfield											
<b>Site Information</b>												
Overall Site Capacity	160											
Units to Build	160											
Completions to Date	0											
Site Status	Under Construction											
Last Planning Approval	27/09/2022											
<b>Tenure (2023 – 2033)</b>												
Developer Tenure	Mixed											
Market Units	tbc											
Affordable Units	tbc											
<b>House Types (2023 – 2033)</b>												
Houses	160											
Flats	0											
<b>Completions (2022 – 2023)</b>												
Market Units Completed	0											
Affordable Units Completed	0											
<b>Site Programming</b>												
Year	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	Later Years	
Market Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
Affordable Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
<b>2023 HLA Update</b>												
No development progress.												



WEST ANGUS HMA – DETAILED SITE INFORMATION

TURFBEG FARM, FORFAR											
HLA Site Ref	WAF086										
Year Added to HLA	2000										
Site Name	Turbeg Farm										
HMA	West Angus HMA										
Settlement	Forfar										
Developer / Owner Name	Guild Homes										
LDP / Windfall	Local Development Plan										
Site Size	4.20 ha										
Site Type	Brownfield										
Site Information											
Overall Site Capacity	75										
Units to Build	2										
Completions to Date	73										
Site Status	Under Construction										
Last Planning Approval	19/02/2009										
Tenure (2023 – 2033)											
Developer Tenure	Private										
Market Units	75										
Affordable Units	0										
House Types (2023 – 2033)											
Houses	75										
Flats	0										
Completions (2022 – 2023)											
Market Units Completed	1										
Affordable Units Completed	0										
Site Programming											
Year	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	Later Years
Market Housing	2										
Affordable Housing											
2023 HLA Update											
Construction works and house completions continue.											



WEST ANGUS HMA – DETAILED SITE INFORMATION

DUNDEE ROAD, FORFAR											
HLA Site Ref	WAF156										
Year Added to HLA	2005										
Site Name	Dundee Road										
HMA	West Angus HMA										
Settlement	Forfar										
Developer / Owner Name	Scotia Homes										
LDP / Windfall	Local Development Plan										
Site Size	5.40 ha										
Site Type	Brownfield										
Site Information											
Overall Site Capacity	100										
Units to Build	28										
Completions to Date	72										
Site Status	Under Construction										
Last Planning Approval	09/08/2018										
Tenure (2023 – 2033)											
Developer Tenure	Mixed										
Market Units	75										
Affordable Units	25										
House Types (2023 – 2033)											
Houses	92										
Flats	8										
Completions (2022 – 2023)											
Market Units Completed	35										
Affordable Units Completed	0										
Site Programming											
Year	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	Later Years
Market Housing	28										
Affordable Housing											
2023 HLA Update											
Construction works and house completions continue. Site almost complete.											



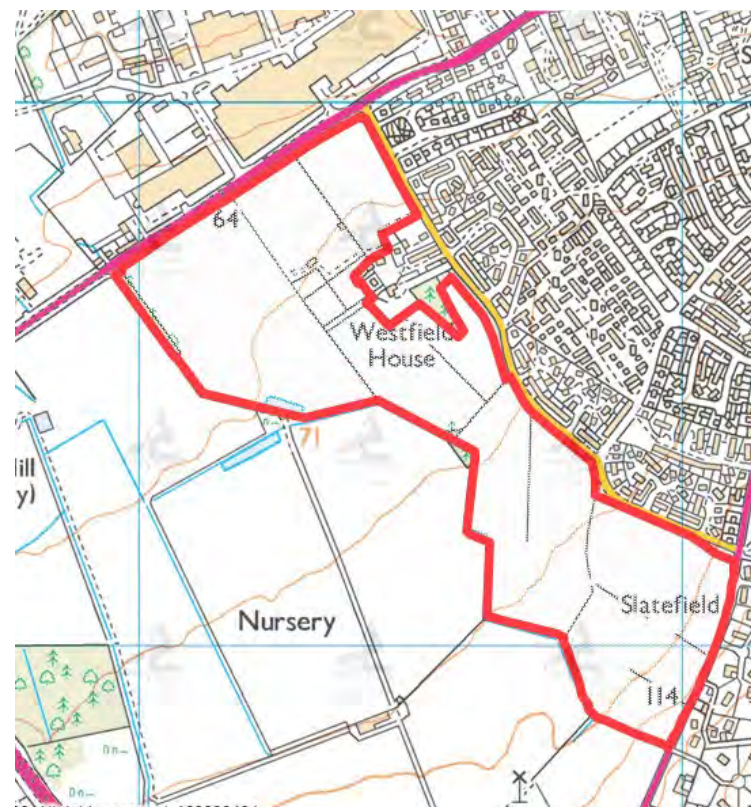
WEST ANGUS HMA – DETAILED SITE INFORMATION

TURFBEG, FORFAR											
HLA Site Ref	WAF220										
Year Added to HLA	2015										
Site Name	Turbeg										
HMA	West Angus HMA										
Settlement	Forfar										
Developer / Owner Name	Guild Homes										
LDP / Windfall	Local Development Plan										
Site Size	17.50 ha										
Site Type	Greenfield										
<b>Site Information</b>											
Overall Site Capacity	236										
Units to Build	43										
Completions to Date	193										
Site Status	Under Construction										
Last Planning Approval	03/10/2017										
<b>Tenure (2023 – 2033)</b>											
Developer Tenure	Mixed										
Market Units	200										
Affordable Units	36										
<b>House Types (2023 – 2033)</b>											
Houses	224										
Flats	12										
<b>Completions (2022 – 2023)</b>											
Market Units Completed	0										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	Later Years
Market Housing	43										
Affordable Housing											
<b>2023 HLA Update</b>											
Construction works and house completions continue. Site almost complete.											



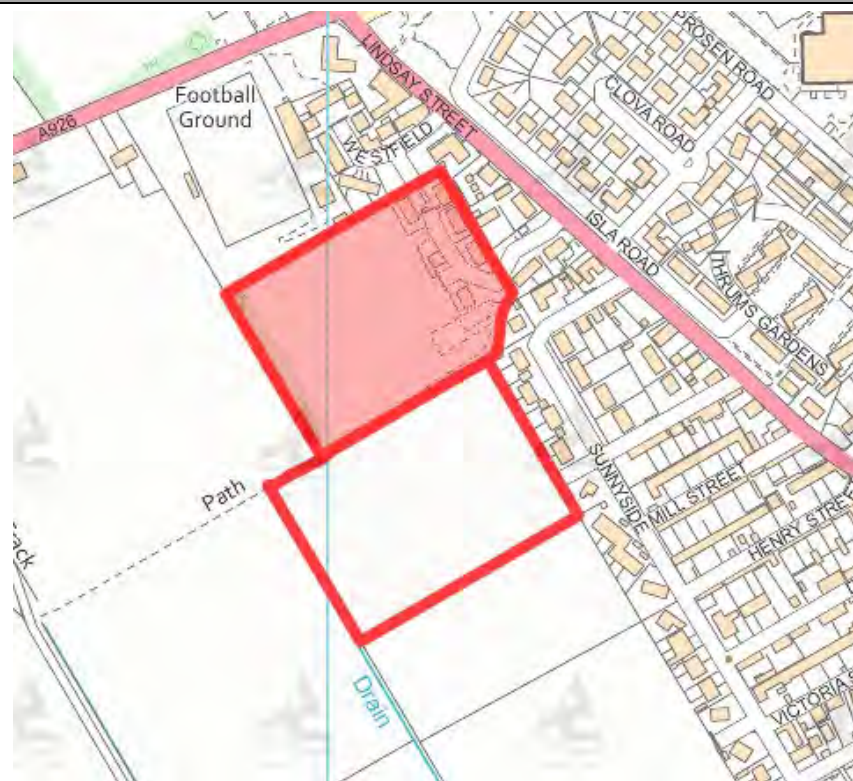
## WEST ANGUS HMA – DETAILED SITE INFORMATION

WESTFIELD, FORFAR											
HLA Site Ref	WAF221										
Year Added to HLA	2015										
Site Name	Westfield, Forfar										
HMA	West Angus HMA										
Settlement	Forfar										
Developer / Owner Name	Muir Homes/Scotia Homes										
LDP / Windfall	Local Development Plan										
Site Size	38.80 ha										
Site Type	Greenfield										
<b>Site Information</b>											
Overall Site Capacity	300										
Units to Build	300										
Completions to Date	0										
Site Status	Angus Local Development Plan (2016)										
Last Planning Approval	26/09/2016										
<b>Tenure (2023 – 2033)</b>											
Developer Tenure	Mixed										
Market Units	tbc										
Affordable Units	tbc										
<b>House Types (2023 – 2033)</b>											
Houses	tbc										
Flats	tbc										
<b>Completions (2022 – 2023)</b>											
Market Units Completed	0										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	Later Years
Market Housing	tbc	tbc	tbc	tbc	tbc	tbc	tbc	tbc	tbc	tbc	tbc
Affordable Housing	tbc	tbc	tbc	tbc	tbc	tbc	tbc	tbc	tbc	tbc	tbc
<b>2023 HLA Update</b>											
Site is broken into two parts. The Muir Home part of the site had a planning application refused for 159 houses and this decision is now at appeal with the DPEA. The Scotia Homes part of the site has a planning application pending consideration (application 23/00389/FULM refers for 117 houses).											



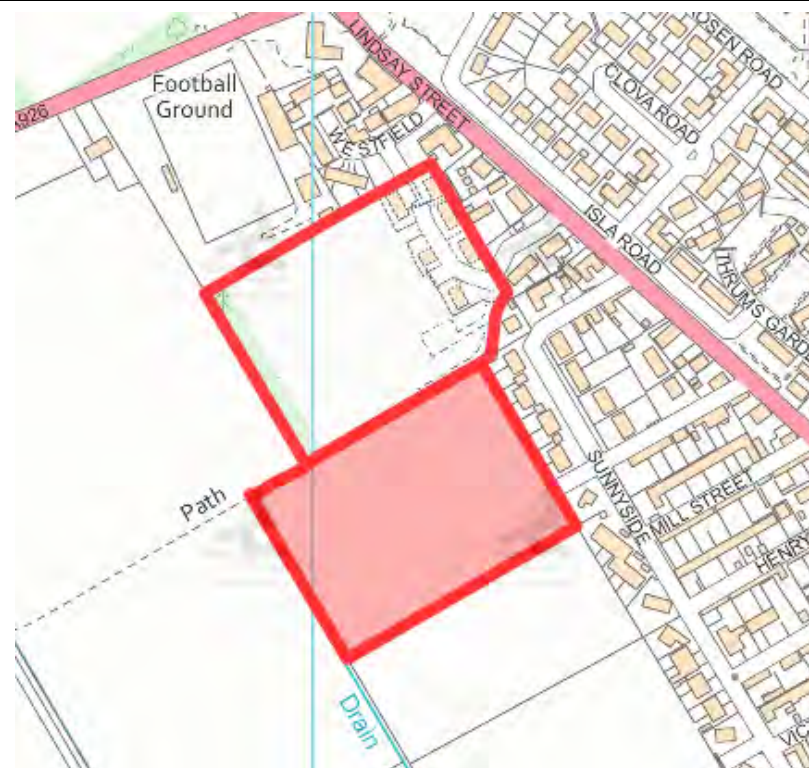
WEST ANGUS HMA – DETAILED SITE INFORMATION

WESTFIELD/LINDSAY STREET/SUNNYSIDE, KIRRIEMUIR											
HLA Site Ref	WAK063										
Year Added to HLA	2000										
Site Name	Westfield/Lindsay Street/Sunnyside										
HMA	West Angus HMA										
Settlement	Kirriemuir										
Developer / Owner Name	Strathmore Developments										
LDP / Windfall	Local Development Plan										
Site Size	2.50 ha										
Site Type	Greenfield										
<b>Site Information</b>											
Overall Site Capacity	38										
Units to Build	32										
Completions to Date	6										
Site Status	Under Construction										
Last Planning Approval	24/02/2014										
<b>Tenure (2023 – 2033)</b>											
Developer Tenure	Private										
Market Units	38										
Affordable Units	0										
<b>House Types (2023 – 2033)</b>											
Houses	38										
Flats	0										
<b>Completions (2022 – 2023)</b>											
Market Units Completed	0										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	Later Years
Market Housing		19	13								
Affordable Housing											
<b>2023 HLA Update</b>											
Site under construction. No units delivery for some time, but current developer has confirmed that future development options are being considered.											



WEST ANGUS HMA – DETAILED SITE INFORMATION

SUNNYSIDE, KIRRIEMUIR											
HLA Site Ref	WAK089										
Year Added to HLA	2009										
Site Name	Sunnyside										
HMA	West Angus HMA										
Settlement	Kirriemuir										
Developer / Owner Name	Strathmore Developments										
LDP / Windfall	Local Development Plan										
Site Size	2.00 ha										
Site Type	Greenfield										
<b>Site Information</b>											
Overall Site Capacity	35										
Units to Build	35										
Completions to Date	0										
Site Status	Under Construction										
Last Planning Approval	18/03/2011										
<b>Tenure (2023 – 2033)</b>											
Developer Tenure	Private										
Market Units	35										
Affordable Units	0										
<b>House Types (2023 – 2033)</b>											
Houses	35										
Flats	0										
<b>Completions (2022 – 2023)</b>											
Market Units Completed	0										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	Later Years
Market Housing			6	19	10						
Affordable Housing											
<b>2023 HLA Update</b>											
Site under construction with site access constructed. No delivery to date, but current developer has confirmed that future development options are being considered.											



WEST ANGUS HMA – DETAILED SITE INFORMATION

LAND SOUTH OF BEECHWOOD PLACE, KIRRIEMUIR											
HLA Site Ref	WAK126(a)										
Year Added to HLA	2015										
Site Name	Land South of Beechwood Place										
HMA	West Angus HMA										
Settlement	Kirriemuir										
Developer / Owner Name	Delson Contracts										
LDP / Windfall	Local Development Plan										
Site Size	4.49 ha										
Site Type	Greenfield										
<b>Site Information</b>											
Overall Site Capacity	40										
Units to Build	33										
Completions to Date	7										
Site Status	Under Construction										
Last Planning Approval	24/10/2018										
<b>Tenure (2023 – 2033)</b>											
Developer Tenure	Private										
Market Units	30										
Affordable Units	10										
<b>House Types (2023 – 2033)</b>											
Houses	36										
Flats	4										
<b>Completions (2022 – 2023)</b>											
Market Units Completed	4										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	Later Years
Market Housing	6	6	2	2	7						
Affordable Housing			5	5							
<b>2023 HLA Update</b>											
Site under construction and continues to deliver units.											





WEST ANGUS HMA – DETAILED SITE INFORMATION

LAND SOUTH OF BEECHWOOD PLACE, KIRRIEMUIR											
HLA Site Ref	WAK126 (b)										
Year Added to HLA	2015										
Site Name	Land South of Beechwood Place										
HMA	West Angus HMA										
Settlement	Kirriemuir										
Developer / Owner Name	Delson Contracts										
LDP / Windfall	Local Development Plan										
Site Size	1.98 ha										
Site Type	Greenfield										
<b>Site Information</b>											
Overall Site Capacity	57										
Units to Build	57										
Completions to Date	0										
Site Status	Angus Local Development Plan (2016)										
Last Planning Approval	26/09/2016										
<b>Tenure (2023 – 2033)</b>											
Developer Tenure	Mixed										
Market Units	tbc										
Affordable Units	tbc										
<b>House Types (2023 – 2033)</b>											
Houses	tbc										
Flats	tbc										
<b>Completions (2022 – 2023)</b>											
Market Units Completed	0										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	Later Years
Market Housing	tbc	tbc	tbc	tbc	tbc	tbc	tbc	tbc	tbc	tbc	tbc
Affordable Housing	tbc	tbc	tbc	tbc	tbc	tbc	tbc	tbc	tbc	tbc	tbc
<b>2023 HLA Update</b>											
Phase 1 currently under construction (see site WAK126(a). This site is a future phase of that development with likely initial completions in 2028/2029 (medium to long-term site).											



WEST ANGUS HMA – DETAILED SITE INFORMATION

LAND EAST OF PLATTEN GARDENS, KIRRIEMUIR											
HLA Site Ref	WAK132										
Year Added to HLA	2018										
Site Name	Land East of Platten Gardens										
HMA	West Angus HMA										
Settlement	Kirriemuir										
Developer / Owner Name	Guild Homes										
LDP / Windfall	Windfall										
Site Size	1.08 ha										
Site Type	Greenfield										
<b>Site Information</b>											
Overall Site Capacity	11										
Units to Build	11										
Completions to Date	0										
Site Status	Detailed Planning Consent										
Last Planning Approval	31/03/2022										
<b>Tenure (2023 – 2033)</b>											
Developer Tenure	Private										
Market Units	8										
Affordable Units	3										
<b>House Types (2023 – 2033)</b>											
Houses	11										
Flats	0										
<b>Completions (2022 – 2023)</b>											
Market Units Completed	0										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	Later Years
Market Housing		1	1	1	2	3					
Affordable Housing		1	1	1							
<b>2023 HLA Update</b>											
Site has detailed planning consent. Developer has confirmed likely start date in late-2024.											



WEST ANGUS HMA – DETAILED SITE INFORMATION

JUBILEE PARK, LETHAM											
HLA Site Ref	WAL378										
Year Added to HLA	2005										
Site Address	Jubilee Park										
HMA	West Angus HMA										
Settlement	Letham										
Developer / Owner Name	Angus Council										
LDP / Windfall	Local Development Plan										
Site Size	2.30 ha										
Site Type	Greenfield										
<b>Site Information</b>											
Overall Site Capacity	30										
Units to Build	30										
Completions to Date	0										
Site Status	Angus Local Development Plan (2016)										
Last Planning Approval	26/09/2016										
<b>Tenure (2023 – 2033)</b>											
Developer Tenure	Affordable										
Market Units	0										
Affordable Units	30										
<b>House Types (2023 – 2033)</b>											
Houses	20										
Flats	10										
<b>Completions (2022 – 2023)</b>											
Market Units Completed	0										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	Later Years
Market Housing											
Affordable Housing				5	15	10					
<b>2023 HLA Update</b>											
Site delayed with likely start date in 2026.											



WEST ANGUS HMA – DETAILED SITE INFORMATION

BLAIRS ROAD/DUNDEE STREET, LETHAM											
HLA Site Ref	WAL585										
Year Added to HLA	2015										
Site Name	Blairs Road/Dundee Street										
HMA	West Angus HMA										
Settlement	Letham										
Developer / Owner Name	Private										
LDP / Windfall	Local Development Plan										
Site Size	4.40 ha										
Site Type	Greenfield										
<b>Site Information</b>											
Overall Site Capacity	20										
Units to Build	20										
Completions to Date	0										
Site Status	Angus Local Development Plan (2016)										
Last Planning Approval	26/09/2016										
<b>Tenure (2023 – 2033)</b>											
Developer Tenure	tbc										
Market Units	tbc										
Affordable Units	tbc										
<b>House Types (2023 – 2033)</b>											
Houses	tbc										
Flats	tbc										
<b>Completions (2022 – 2023)</b>											
Market Units Completed	0										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	Later Years
Market Housing						5	5	5	5		
Affordable Housing											
<b>2023 HLA Update</b>											
No development progress.											



WEST ANGUS HMA – DETAILED SITE INFORMATION

FAIRLEA, WATSON STREET, LETHAM											
HLA Site Ref	WAL605										
Year Added to HLA	2022										
Site Name	Fairlea, Watson Street										
HMA	West Angus HMA										
Settlement	Letham										
Developer / Owner Name	Private										
LDP / Windfall	Windfall										
Site Size	0.48 ha										
Site Type	Greenfield										
<b>Site Information</b>											
Overall Site Capacity	5										
Units to Build	5										
Completions to Date	0										
Site Status	Detailed Planning Consent										
Last Planning Approval	11/08/2021										
<b>Tenure (2023 – 2033)</b>											
Developer Tenure	Private										
Market Units	5										
Affordable Units	0										
<b>House Types (2023 – 2033)</b>											
Houses	5										
Flats	0										
<b>Completions (2022 – 2023)</b>											
Market Units Completed	0										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	Later Years
Market Housing	2	3									
Affordable Housing											
<b>2023 HLA Update</b>											
Site has detailed planning permission and as of April 2023 is now under construction.											



WEST ANGUS HMA – DETAILED SITE INFORMATION

FORMER STORE & YARD, KINGSTON PLACE, KINGSMUIR												
HLA Site Ref	WAL606											
Year Added to HLA	2023											
Site Name	Former Store & Yard, Kingston Place											
HMA	West Angus HMA											
Settlement	Kingsmuir											
Developer / Owner Name	West Developments (Scotland) Ltd											
LDP / Windfall	Windfall											
Site Size	0.33 ha											
Site Type	Brownfield											
<b>Site Information</b>												
Overall Site Capacity	4											
Units to Build	4											
Completions to Date	0											
Site Status	Under Construction											
Last Planning Approval	11/09/2019											
<b>Tenure (2023 - 2033)</b>												
Developer Tenure	Private											
Market Units	4											
Affordable Units	0											
<b>House Types (2023 - 2033)</b>												
Houses	4											
Flats	0											
<b>Completions (2022 - 2023)</b>												
Market Units Completed	0											
Affordable Units Completed	0											
<b>Site Programming</b>												
Year	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	Later Years	
Market Housing	2	2										
Affordable Housing												
<b>2023 HLA Update</b>												
Site added to HLA as it is +4 units and is currently under construction.												



WEST ANGUS HMA – DETAILED SITE INFORMATION

21 BLAIRS ROAD, LETHAM											
HLA Site Ref	SAL584										
Year Added to HLA	2023										
Site Name	21 Blairs Road										
HMA	West Angus HMA										
Settlement	Letham										
Developer / Owner Name	Private										
LDP / Windfall	Windfall										
Site Size	0.18 ha										
Site Type	Brownfield										
<b>Site Information</b>											
Overall Site Capacity	4										
Units to Build	4										
Completions to Date	0										
Site Status	Detailed Planning Consent										
Last Planning Approval	23/12/2020										
<b>Tenure (2023 – 2033)</b>											
Developer Tenure	Private										
Market Units	4										
Affordable Units	0										
<b>House Types (2023 – 2033)</b>											
Houses	4										
Flats	0										
<b>Completions (2022 – 2023)</b>											
Market Units Completed	0										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	Later Years
Market Housing		2	2								
Affordable Housing											
<b>2023 HLA Update</b>											
Site added to HLA as it is +4 units. No further progress.											



WEST ANGUS HMA – DETAILED SITE INFORMATION

KEMPHILLS FARM, KIRKBUDDO											
HLA Site Ref	WAL608										
Year Added to HLA	2023										
Site Address	Kemphills Farm										
HMA	West Angus HMA										
Settlement	Kirkbuddo										
Developer / Owner Name	Private										
LDP / Windfall	Windfall										
Site Size	0.68 ha										
Site Type	Brownfield										
<b>Site Information</b>											
Overall Site Capacity	4										
Units to Build	4										
Completions to Date	0										
Site Status	Detailed Planning Consent										
Last Planning Approval	17/02/2022										
<b>Tenure (2023 – 2033)</b>											
Developer Tenure	Private										
Market Units	4										
Affordable Units	0										
<b>House Types (2023 – 2033)</b>											
Houses	4										
Flats	0										
<b>Completions (2022 – 2023)</b>											
Market Units Completed	0										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	Later Years
Market Housing		2	2								
Affordable Housing											
<b>2023 HLA Update</b>											
Site added to HLA as it is +4 units. No further progress.											





WEST ANGUS HMA – DETAILED SITE INFORMATION

12 THE SQUARE, LETHAM											
HLA Site Ref	WAL609										
Year Added to HLA	2023										
Site Address	12 The Square										
HMA	West Angus HMA										
Settlement	Letham										
Developer / Owner Name	Private										
LDP / Windfall	Windfall										
Site Size	0.02 ha										
Site Type	Brownfield										
<b>Site Information</b>											
Overall Site Capacity	4										
Units to Build	4										
Completions to Date	0										
Site Status	Detailed Planning Consent										
Last Planning Approval	04/08/2022										
<b>Tenure (2023 – 2033)</b>											
Developer Tenure	Private										
Market Units	4										
Affordable Units	0										
<b>House Types (2023 – 2033)</b>											
Houses	0										
Flats	4										
<b>Completions (2022 – 2023)</b>											
Market Units Completed	0										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	Later Years
Market Housing			4								
Affordable Housing											
<b>2023 HLA Update</b>											
Site added to HLA as it is +4 units. No further progress.											



WEST ANGUS HMA – DETAILED SITE INFORMATION

GOWANBANK, FORFAR												
HLA Site Ref	WAF157											
Year Added to HLA	2006											
Site Name	Gowanbank											
HMA	West Angus HMA											
Settlement	Forfar											
Developer / Owner Name	Private											
LDP / Windfall	Local Development Plan											
Site Size	6.39 ha											
Site Type	Greenfield											
Site Information												
Overall Site Capacity	63											
Units to Build	63											
Completions to Date	0											
Site Status	Constrained											
Last Planning Approval	26/09/2016											
Tenure (2023 – 2033)												
Developer Tenure	tbc											
Market Units	tbc											
Affordable Units	tbc											
House Types (2023 – 2033)												
Houses	tbc											
Flats	tbc											
Completions (2022 – 2023)												
Market Units Completed	0											
Affordable Units Completed	0											
Site Programming												
Year	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	Later Years	
Market Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
Affordable Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
2023 HLA Update												
Previous planning application for development refused and appeal dismissed by DPEA. No progress since appeal dismissed.												



WEST ANGUS HMA – DETAILED SITE INFORMATION

SOUTH STREET, FORFAR											
HLA Site Ref	WAF083										
Year Added to HLA	2000										
Site Name	South Street										
HMA	West Angus HMA										
Settlement	Forfar										
Developer / Owner Name	Private										
LDP / Windfall	Local Development Plan										
Site Size	0.80 ha										
Site Type	Brownfield										
Site Information											
Overall Site Capacity	42										
Units to Build	42										
Completions to Date	0										
Site Status	Constrained										
Last Planning Approval	26/09/2016										
Tenure (2023 – 2033)											
Developer Tenure	tbc										
Market Units	tbc										
Affordable Units	tbc										
House Types (2023 – 2033)											
Houses	tbc										
Flats	tbc										
Completions (2022 – 2023)											
Market Units Completed	0										
Affordable Units Completed	0										
Site Programming											
Year	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	Later Years
Market Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Affordable Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
2023 HLA Update											
Site constrained. No progress.											



WEST ANGUS HMA – DETAILED SITE INFORMATION

FORFAR SWIMMING POOL, FORFAR												
HLA Site Ref	WAF224											
Year Added to HLA	2015											
Site Name	Forfar Swimming Pool											
HMA	West Angus HMA											
Settlement	Forfar											
Developer / Owner Name	LJY Properties											
LDP / Windfall	Local Development Plan											
Site Size	0.10 ha											
Site Type	Brownfield											
Site Information												
Overall Site Capacity	10											
Units to Build	10											
Completions to Date	0											
Site Status	Constrained											
Last Planning Approval	26/09/2016											
Tenure (2023 – 2033)												
Developer Tenure	tbc											
Market Units	tbc											
Affordable Units	tbc											
House Types (2023 – 2033)												
Houses	tbc											
Flats	tbc											
Completions (2022 – 2023)												
Market Units Completed	0											
Affordable Units Completed	0											
Site Programming												
Year	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	Later Years	
Market Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Affordable Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
2023 HLA Update												
Site recently purchased and it is unknown if site will come forward for residential use. No progress and remains constrained.												



# WEST ANGUS HMA – DETAILED SITE INFORMATION

THE GABLES, FORFAR											
HLA Site Ref	WAF228										
Year Added to HLA	2019										
Site Name	The Gables										
HMA	West Angus HMA										
Settlement	Forfar										
Developer / Owner Name	Caledonia Housing Assoc.										
LDP / Windfall	Windfall										
Site Size	0.75 ha										
Site Type	Brownfield										
Site Information											
Overall Site Capacity	21										
Units to Build	21										
Completions to Date	0										
Site Status	Constrained										
Last Planning Approval	11/11/2021										
Tenure (2023 – 2033)											
Developer Tenure	Affordable / Specialist										
Market Units	0										
Affordable Units	21										
House Types (2023 – 2033)											
Houses	10										
Flats	11										
Completions (2022 – 2023)											
Market Units Completed	0										
Affordable Units Completed	0										
Site Programming											
Year	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	Later Years
Market Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Affordable Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
2023 HLA Update											
Constrained. No development progress since planning application approved.											



WEST ANGUS HMA – DETAILED SITE INFORMATION

GAIRIE WORKS, KIRRIEMUIR											
HLA Site Ref	WAK127										
Year Added to HLA	2015										
Site Name	Gairie Works										
HMA	West Angus HMA										
Settlement	Kirriemuir										
Developer / Owner Name	Private										
LDP / Windfall	Local Development Plan										
Site Size	2.75 ha										
Site Type	Brownfield										
<b>Site Information</b>											
Overall Site Capacity	60										
Units to Build	60										
Completions to Date	0										
Site Status	Constrained										
Last Planning Approval	26/09/2016										
<b>Tenure (2023 – 2033)</b>											
Developer Tenure	tbc										
Market Units	tbc										
Affordable Units	tbc										
<b>House Types (2023 – 2033)</b>											
Houses	tbc										
Flats	tbc										
<b>Completions (2022 – 2023)</b>											
Market Units Completed	0										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	Later Years
Market Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Affordable Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a



WEST ANGUS HMA – DETAILED SITE INFORMATION

<b>2023 HLA Update</b>
Site constrained and in active use. No development progress.

LAND AT CORTACHY ROAD, KIRRIEMUIR												
HLA Site Ref	WAK128											
Year Added to HLA	2015											
Site Name	Land at Cortachy Road											
HMA	West Angus HMA											
Settlement	Kirriemuir											
Developer / Owner Name	Private											
LDP / Windfall	Local Development Plan											
Site Size	2.10 ha											
Site Type	Brownfield											
<b>Site Information</b>												
Overall Site Capacity	35											
Units to Build	35											
Completions to Date	0											
Site Status	Constrained											
Last Planning Approval	26/09/2016											
<b>Tenure (2023 – 2033)</b>												
Developer Tenure	tbc											
Market Units	tbc											
Affordable Units	tbc											
<b>House Types (2023 – 2033)</b>												
Houses	tbc											
Flats	tbc											
<b>Completions (2022 – 2023)</b>												
Market Units Completed	0											
Affordable Units Completed	0											
<b>Site Programming</b>												
Year	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	Later Years	
Market Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
Affordable Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
<b>2023 HLA Update</b>												
Site is constrained for residential use as it remains in active business use.												



WEST ANGUS HMA – DETAILED SITE INFORMATION

HOOKS HOTEL, KIRRIEMUIR											
HLA Site Ref	WAK130										
Year Added to HLA	2016										
Site Name	Hooks Hotel										
HMA	West Angus HMA										
Settlement	Kirriemuir										
Developer / Owner Name	Private										
LDP / Windfall	Windfall										
Site Size	0.07 ha										
Site Type	Brownfield										
<b>Site Information</b>											
Overall Site Capacity	7										
Units to Build	7										
Completions to Date	0										
Site Status	Constrained										
Last Planning Approval	05/11/2015										
<b>Tenure (2023 – 2033)</b>											
Developer Tenure	Private										
Market Units	7										
Affordable Units	0										
<b>House Types (2023 – 2033)</b>											
Houses	0										
Flats	7										
<b>Completions (2022 – 2023)</b>											
Market Units Completed	0										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	Later Years
Market Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Affordable Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
<b>2023 HLA Update</b>											
Site constrained. Initial works undertaken but no further progress.											





WEST ANGUS HMA – DETAILED SITE INFORMATION

SEGGIEDEN FARM, INVERARITY											
HLA Site Ref	WAL386										
Year Added to HLA	2006										
Site Address	Seggieden Farm										
HMA	West Angus HMA										
Settlement	Inverarity										
Developer / Owner Name	Albamuir Ltd										
LDP / Windfall	Local Development Plan										
Site Size	0.57 ha										
Site Type	Brownfield										
<b>Site Information</b>											
Overall Site Capacity	8										
Units to Build	3										
Completions to Date	5										
Site Status	Constrained										
Last Planning Approval	01/11/2011										
<b>Tenure (2023 – 2033)</b>											
Developer Tenure	Private										
Market Units	3										
Affordable Units	0										
<b>House Types (2023 – 2033)</b>											
Houses	3										
Flats	0										
<b>Completions (2022 – 2023)</b>											
Market Units Completed	0										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	Later Years
Market Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Affordable Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
<b>2023 HLA Update</b>											
Site stalled.											



WEST ANGUS HMA – DETAILED SITE INFORMATION

KINGOLDRUM GARAGE 2, KINGOLDRUM											
HLA Site Ref	WAL350										
Year Added to HLA	2006										
Site Address	Kingoldrum Garage 2										
HMA	West Angus HMA										
Settlement	Kingoldrum										
Developer / Owner Name	Jacobson Properties										
LDP / Windfall	Local Development Plan										
Site Size	0.46 ha										
Site Type	Brownfield										
<b>Site Information</b>											
Overall Site Capacity	13										
Units to Build	8										
Completions to Date	5										
Site Status	Constrained										
Last Planning Approval	08/12/2012										
<b>Tenure (2023 – 2033)</b>											
Developer Tenure	Private										
Market Units	8										
Affordable Units	0										
<b>House Types (2023 – 2033)</b>											
Houses	8										
Flats	0										
<b>Completions (2022 – 2023)</b>											
Market Units Completed	0										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	Later Years
Market Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Affordable Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
<b>2023 HLA Update</b>											
Site stalled.											



WEST ANGUS HMA – DETAILED SITE INFORMATION

OVER ASCREAVIE FARM, KINGOLDRUM												
HLA Site Ref	WAL429											
Year Added to HLA	2008											
Site Address	Over Ascreavie Farm											
HMA	West Angus HMA											
Settlement	Kingoldrum											
Developer / Owner Name	Craigallan Homes											
LDP / Windfall	Local Development Plan											
Site Size	0.88 ha											
Site Type	Brownfield											
Site Information												
Overall Site Capacity	6											
Units to Build	1											
Completions to Date	5											
Site Status	Constrained											
Last Planning Approval	02/02/2009											
Tenure (2023 – 2033)												
Developer Tenure	Private											
Market Units	1											
Affordable Units	0											
House Types (2023 – 2033)												
Houses	1											
Flats	0											
Completions (2022 – 2023)												
Market Units Completed	0											
Affordable Units Completed	0											
Site Programming												
Year	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	Later Years	
Market Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
Affordable Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
2023 HLA Update												
Site stalled.												



WEST ANGUS HMA – DETAILED SITE INFORMATION

LAND AT FORMER PIGGERY, BARRY											
HLA Site Ref	WAL586										
Year Added to HLA	2003										
Site Address	Dundee Road East										
HMA	West Angus HMA										
Settlement	Glamis										
Developer / Owner Name	Strathmore Estates										
LDP / Windfall	Local Development Plan										
Site Size	1.80 ha										
Site Type	Brownfield										
<b>Site Information</b>											
Overall Site Capacity	10										
Units to Build	10										
Completions to Date	0										
Site Status	Constrained										
Last Planning Approval	26/09/2016										
<b>Tenure (2023 – 2033)</b>											
Developer Tenure	tbc										
Market Units	tbc										
Affordable Units	tbc										
<b>House Types (2023 – 2033)</b>											
Houses	tbc										
Flats	tbc										
<b>Completions (2022 – 2023)</b>											
Market Units Completed	0										
Affordable Units Completed	0										
<b>Site Programming</b>											
Year	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	Later Years
Market Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Affordable Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
<b>2023 HLA Update</b>											
Site constrained. No development progress to date.											

