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SECTION 1 : INTRODUCTION

The annual audit of housing land provides a factual statement of land supply within Angus Council's administrative boundary.

Only sites with a capacity of 5 or more units are included, although aggregate details on the capacity of smaller sites is also included.

This audit is the result of a survey undertaken in April 2015, and covers a twelve month period. The base date for the audit is 31 March 2015, which has been established in order to meet the requirements of the TAYplan Strategic Development Plan.

TAYplan was approved by Scottish Ministers on 8 June 2012. The audit gives details of the land supply for each of the four housing market areas in the Angus part of the TAYplan Strategic Development Plan area including the South Angus Housing Market Area which is part of the Greater Dundee Housing Market Area.

The Scottish Government's Planning Advice Note (PAN) 2/2010 provides guidance on the content of housing land audits. This guidance has been followed in preparing the Angus Housing Land Audit 2015.

SECTION 2 : GENERAL PRINCIPLES

Housing sites are included under the Housing Market Area in which they are located. The audit provides a range of information relating to each housing site:

- The schedules in Section 4 are grouped by effective supply and constrained supply, as defined within PAN 2/2010 (see Appendix 1).
- Each site has a unique site reference followed (where appropriate) by the Angus Local Plan Review reference, emerging Proposed Angus Local Development Plan reference, the name of the site and the developer or applicant.
- The status of the site relates to whether the site is under construction, identified in the adopted local plan, emerging local development plan or has planning permission or other Council approval.
- The approval date refers to the date of publication of the relevant local plan, local development plan or the date that the latest planning permission was issued.
- The number of houses still to be completed on each site is included and an assessment is made of the potential yield from the site in the programming columns.
- Details of the number of completions in the preceding year are included in the schedules.

The potential yield figures take into account past trends and completions, either on-site or within the housing market area.

The continuing effects of the recent financial difficulties for the house-building industry have been considered and where appropriate a cautious approach has been adopted in predicting future yield from development sites. More generally, emphasis is made that the likely yield is notional and will undoubtedly vary from the actual figure.

In addition to the above, Angus Council also utilised updated guidance from Homes for Scotland regarding the programming of sites across Scotland. The Homes for Scotland guidance provided the following examples for notional programming:

***Detached / semi: Urban 30 units per annum (24 if no developer)
 Rural 10-20 units p/a (depending on past trends)***

***Flats: Urban 38 units p/a (30 if no developer)
 Rural 20 units p/a***

As a default, the programme for the first year of production should be no more than 50% of a full year output

The last component of this audit (Section 5) sets out the number of completions recorded on sites of five or more houses for each settlement/area.

The aggregate number of dwellings that is expected to come forward on small sites (less than 5 units) is also shown in this audit. Angus Council does not consider that completions on these sites will contribute to meeting the TAYplan requirements for housing land. These sites will however have a role to play in augmenting the supply of effective housing land and in contributing to meeting the TAYplan annual average build rates.

SECTION 3 : CONSULTATION

Pre-Draft Audit Consultation

During discussions with Homes for Scotland in connection with finalising the 2014 Housing Land Audit, Angus Council agreed to further investigate the effectiveness of some sites in advance of preparing the 2015 Audit. Angus Council therefore undertook significant additional steps in relation to preparing the notional seven year programming in advance of the draft 2015 Audit. Steps undertaken included:

- early consultation with developers/landowners to ascertain progress on a site and whether the site remains effective; and
- early consultation with developers/landowners of sites identified in the Proposed Angus Local Development Plan to ascertain initial notional programming on their sites.

In relation to the pre-draft audit consultation exercise undertaken by Angus Council in April 2015, a high number of responses were received from developers/landowners, from either existing sites within the audit with planning permission or previously identified in the Angus Local Plan Review (adopted 2009) or new sites identified for housing in the Proposed Angus Local Development Plan. The responses received from the pre-draft audit consultation exercise were used in addition to the guidance prepared by Homes for Scotland to provide the seven year notional programming of effective sites in the draft audit.

Draft 2015 Angus Housing Land Audit Consultation

The audit has been subject to consultation with the Scottish Government; Homes for Scotland; Scottish Water; Scottish Environment Protection Agency and the public via the Angus Council website and through advertisement in the local press. In addition, developers and registered social landlords (RSLs) that have an identified interest in the development of housing land across Angus were contacted individually, to further increase opportunities for participation in the audit process.

The Council received a total of 22 responses to the draft housing land audit from developers and landowners. In addition, responses were received from Scottish Government, Scottish Water, Scottish Environment Protection Agency and Homes for Scotland. Where appropriate, responses have resulted in a number of changes in the finalised audit.

The response from Homes for Scotland questioned the effectiveness of various sites within the draft audit, principally on the grounds of marketability. As a result of this response, a reassessment of some sites within the housing land audit has been undertaken. In addition to the criteria from the Scottish Government's PAN 2/2010, and as in previous housing land audits, sites have been classed as constrained where they meet two or more of the following criteria:

- 1) there is no developer associated with a site;

- 2) planning permission is within one year of expiring and no renewal has been sought, or where planning permission was granted over two years ago and no effort has been made to obtain a building warrant;
- 3) the site characteristics indicate the likelihood of high development costs.

As a result of this additional re-assessment, the following sites have been moved from effective to constrained in the finalised audit:

Site reference	Name	Nature of constraint
MOM175	15-17 Lower Hall Street, Montrose	Marketability
MOM210	Former Drexel Workshop, Waldron Road, Montrose	Marketability
ACA256	Roy's Autos, 32-38 Dishlandtown Street, Arbroath	Marketability; Land Use
FKL466	Eassie Farm, Eassie	Marketability

Angus Council and Homes for Scotland reached general agreement on all sites in the audit, however, Homes for Scotland have continued to dispute the effectiveness of site FKF088: New Road, Forfar. Angus Council has noted this concern and has agreed to further investigate the effectiveness of sites where this alongside the programming has been questioned in advance of preparing the Draft 2016 Angus Housing Land Audit.

Several consultation responses also sought a change to the site programming within the draft audit. The Council accepts that interested parties often have a greater knowledge of the future development prospects regarding their site(s); however it has been important to ensure that the overall projections for new completions remain realistic. The programming on the following sites have been amended in line with consultation responses:

Site reference	Name	Comment / Details
MOM016b	Brechin Road, Montrose	Programming amended in final two years of 7-year programming to 20/21 – 36 units; 21/22 – 36 units; Later Years – 137 units.
MOL075	Sunnyside Hospital, Hillside	Programming amended in final three years of 7-year programming to 19/20 – 36 units; 20/21 – 36 units; 21/22 – 36 units; Later Years – 115 units.
ACA243	Viewfield Hotel, Arbroath	Programming pushed back one year.
ACA263	Wardmill Road/Andrew Welsh Way, Arbroath	Programming pushed back one year.
ACA270	Crudie Acres, East Muirlands Road, Arbroath	Programming amended to 16/17 – 6 units; 17/18 – 18 units; 18/19 – 24 units; 19/20

		- 24 units; 20/21 – 24 units; 21/22 – 24 units; Later Years – 110 units. This reflects recent developer interest and submission of a Proposal of Application Notice (PAN).
ACC087	Victoria Street, Former Maltings, Carnoustie	Programming brought forward in-line with recent planning permission on next phase of development. Programming updated to 15/16 – 12 units; 16/17 – 20 units; 17/18 – 20 units; 18/19 – 10 units.
ACC100	108 High Street, Carnoustie	Programme amended to 15/16 – 6 units;
FKK126	Land South of Beechwood Place, Kirriemuir	Programme amended to 17/18 – 10 units; 18/19 – 10 units; 19/20 – 10 units; 20/21 – 10 units; 21/22 – 10 units; Later Years – 50 units
FKL022	Kingston Place, Kingsmuir	Programming omitted in error for draft audit. Site programed as follows:- 16/17 – 8 units; 17/18 – 8 units; 18/19 – 7 units.

Angus Council would like to thank all of those responding to the draft Angus Housing Land Audit 2015 for their input, which has helped to align the audit process with the expectations and commitments of those involved in building new homes across the Angus area.

SECTION 4

ANGUS COUNCIL

HOUSING MARKET AREAS

HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (April 2015)(sites of 5+ houses)

	PROGRAMMING ON EFFECTIVE SITES								Later Years	Constrained Sites	Established Sites
	2015/ 2016	2016/ 2017	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022	2015 to 2022			
	A	B	C	D	E	F	G				
BRECHIN	10	11	23	36	36	36	36	188	238	20	446
MONTROSE	2	30	30	35	24	36	36	193	137	46	376
NORTH ANGUS HMA LANDWARD	0	7	51	66	78	46	36	284	115	0	399
North Angus HMA Total	12	48	104	137	138	118	108	665	490	66	1221
ARBROATH	30	57	78	110	110	91	76	552	243	13	808
EAST ANGUS HMA LANDWARD	1	27	31	35	35	38	10	177	28	0	205
East Angus HMA Total	31	84	109	145	145	129	86	729	271	13	1013
CARNOUSTIE	18	20	44	43	30	30	30	215	115	0	330
MONIFIETH	0	47	87	89	78	70	45	416	105	0	521
SOUTH ANGUS HMA LANDWARD	18	8	18	23	22	17	17	123	120	200	443
South Angus HMA Total	36	75	149	155	130	117	92	754	340	200	1294
FORFAR	43	45	74	127	126	74	89	578	372	110	1060
KIRRIEMUIR	17	22	43	33	31	10	10	166	50	0	216
WEST ANGUS HMA LANDWARD	15	41	43	38	21	21	5	184	0	27	211
West Angus HMA Total	75	108	160	198	178	105	104	928	422	137	1487
ANGUS	154	315	522	635	591	469	390	3076	1523	416	5015

HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (April 2015)

BRECHIN

EFFECTIVE SUPPLY											PROGRAMMING -7 years									
SITEREf	ALDP REF	ALPR REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2014 to 2015	UNITS TO BUILD	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2015 to 2022	Later Years	
BRB053	B(a)	B(b)	Bearehill/Rosehill	A & J Stephen	CONS	23/01/2015	7.40	98	9	17	10	7						17		
BRB092a	B1	B1	Dubton Farm *****	Scotia Homes	DEPC	20/10/2014	10.00	200	0	200			18	24	24	24	24	114	86	
BRB092	B1	B1	Dubton Farm	Dalhousie Estates	ALPR	19/02/2009	26.00	200	0	200				12	12	12	12	48	152	
BRB107	B(b)		St Andrew Street, Townhead Nursery	Smallburn Developments	CONS	22/09/2012	0.50	7	2	1		1						1		
BRB138	B(d)		Park Road	Carberry Devs/Westwater Hc	DEPC	13/07/2012	0.43	8	0	8		3	5					8		
TOTAL EFFECTIVE (SITES OF 5+ HOUSES)							44.33	513	11	426	10	11	23	36	36	36	36	188	238	
small sites (less than 5 houses)							1.20	31	3	27										
Total including small sites							45.53	544	14	453										

CONSTRAINED SUPPLY											OTHER FACTORS	
SITEREf	ALDP REF	ALPR REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	NATURE OF LONG TERM CONSTRAINTS		OTHER FACTORS	
BRB039	B3	B5	Scott Street Goods Yard	J Logan Milne & D M Carneg	ALPR	19/02/2009	2.40		CON, MAR, LAN		OPPORTUNITY	
BRB098	B4	B6	Witchden Road	Private	ALPR	19/02/2009	0.60		OWN, MAR, LAN,CON		OPPORTUNITY	
BRB074	B2	B2	Nursery Lane, Andover P.S.	Private	ALPR	19/02/2009	0.99	20	OWN, PHYS		OPPORTUNITY	
BRB146	B5		Maisondieu Church	Private	ALDP	27/02/2015	0.25		MAR		OPPORTUNITY	
TOTAL CONSTRAINED							4.24	20				

***** planning permission granted for 99 units on 20/10/14

CONSTRAINT STATUS OWN=OWNERSHIP, PHY=PHYSICAL, CON=CONTAMINATION, DEF=DEFICIT FUNDING NOT COMMITTED, INF=INFRASTRUCTURE, LAN=LAND USE, MAR=MARKETABILITY
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HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (April 2015)

MONTROSE

EFFECTIVE SUPPLY											PROGRAMMING -7 years									
SITEREf	ALDP REF	ALPR REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2014 to 2015	UNITS TO BUILD	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2015 to 2022	Later Years	
MOM016b	M1	M1 part	Brechin Road	Private	OUPC	23/04/2014	17.80	293	0	293		12	24	24	24	36	36	156	137	
MOM037		M(a)	Waldron Road	C & D Batchelor	OUPC	25/08/2014	0.63	8	0	8			4	4				8		
MOM116	M(b)	M(f)	Hill Place	Pert Bruce Construction	CONS	14/01/2013	0.24	20	0	10		10						10		
MOM156	M(d)		Wishart Gardens, Roseacre Caravans	Northesk Dev Co	CONS	14/11/2013	0.65	9	2	5		1	2	2				5		
MOM214	M(f)		Bridge Street 65-71	Mr Alex Gibson	CONS	04/02/2011	0.05	5	0	5		5						5		
MOM218	M(h)		Broomfield Road rear of 11 to 15	B & K Properties	CONS	02/11/2012	0.14	5	1	4	2	2						4		
MOM225			New Wynd Methodist Chapel	North Esk Investments	DEPC	20/02/2015	0.06	5	0	5				5				5		
TOTAL EFFECTIVE (SITES OF 5+ HOUSES)							19.57	345	3	330	2	30	30	35	24	36	36	193	137	
small sites (less than 5 houses)							0.47	23	5	18										
Total including small sites							20.04	368	8	348										

CONSTRAINED SUPPLY												
SITEREf	ALDP REF	ALPR REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	NATURE OF LONG TERM CONSTRAINT	OTHER FACTORS		
MOM088b	M4	M(c)	Chapel Works, Patons Mill West	George Martin (Builders)	ALPR	19/02/2009	0.16	10	MAR	OPPORTUNITY		
MOM175	M(e)		Lower Hall Street 15-17	Mr Grant Turriff	DEPC	26/10/2012	0.04	7	MAR			
MOM210	M(g)		Waldron Road, Former Drexel Workshop	Fernmeadow Developments	DEPC	08/11/2010	0.41	29	MAR			
MOM226	M5		Former Swimming Pool, The Mall	Private	ALDP	27/02/2015	0.26		MAR	OPPORTUNITY		
TOTAL CONSTRAINED							0.87	46				

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NORTH ANGUS HOUSING MARKET AREA LANDWARD

EFFECTIVE SUPPLY												PROGRAMMING -7 years									
SITEREf	ALDP REF	ALPR REF	NAME	LOCATION	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2014 to 2015	UNITS TO BUILD	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2015 to 2022	Later Years	
BRL165	E(a)		High Street, East Mains Farm	Edzell	DLB Scotland Ltd	DEPC	15/11/2013	1.03	13	0	13		6	7					13		
BRL073	BM(c)		Mains of Farnell	Farnell	Mrs Michelle Simpson	DEPC	06/03/2015	0.84	5	0	5			5					5		
BRL173	E1		East of Duriehill Road	Edzell	Dalhousie Estates	ALDP	27/02/2015	6.20	50	0	50			9	18	18	5		50		
MOL052	BM(a)		Muirton of Balloch, Bridge of Dun	Dun	Kirkland Properties	CONS	04/04/2013	1.19	5	0	1		1						1		
MOL075	M3	M4	Sunnyside Hospital Estate	Hillside	NHS Tayside	ALPR	19/02/2009	21.00	265	0	265			18	24	36	36	36	150	115	
MOL120	M2		Rosemount Road	Hillside	Angus Council	ALDP	27/02/2015	3.00	65	0	65			12	24	24	5		65		
TOTAL EFFECTIVE (SITES OF 5+ HOUSES)								33.26	403	0	399	0	7	51	66	78	46	36	284	115	
small sites (less than 5 houses)								5.76	54	2	52										
Total including small sites								39.02	457	2	451										

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HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (April 2015)

ARBROATH

EFFECTIVE SUPPLY											PROGRAMMING - 7 years									
SITEREf	ALDP REF	ALPR REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2014 to 2015	UNITS TO BUILD	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2015 to 2022	Later Years	
ACA198	A(a)	A1	Montrose Road	Stewart Milne Homes	CONS	13/03/2014	15.10	338	39	235	30	30	30	30	30	30	30	210	25	
ACA200	A(d)	A9	Ernest Street/Palmer Street	LEJ Ltd	DEPC	03/01/2013	1.50	75	0	75		9	16	15	15	10	10	75		
ACA202a	A(l)		Baltic Mill, Dens Road	Dens Road Arbroath Ltd	DEPC	04/04/2014	0.28	39	0	39			6	12	12	9		39		
ACA243	A(f)		Viewfield Hotel	Mr Ivor Brown	DEPC	08/10/2012	0.30	21	0	21				7	7	7		21		
ACA252	A(g)		Alexandra Place, Arbroath Lads Club	Moir Construction	DEPC	06/08/2013	0.10	6	0	6		6						6		
ACA261	A(j)		Bank Street, Inverpark Hotel	Mr & Mrs Rase	DEPC	07/08/2012	0.12	12	0	12				6	6			12		
ACA263	A(k)		Wardmill Road/Andrew Welsh Way	H W Comery	OUPC	11/11/2013	1.49	51	0	51			8	16	16	11		51		
ACA267			Brothock Bridge Bank	Graeme Carling	DEPC	14/08/2014	0.07	6	0	6		6						6		
ACA270	A1		Crudie Acres, East Muirlands Road	Private	ALDP	27/02/2015	9.40	230	0	230		6	18	24	24	24	24	120	110	
ACA271	A2		Crudie Farm, Arbirlot Road West	Private	ALDP	27/02/2015	5.00	120	0	120							12	12	108	
TOTAL EFFECTIVE (SITES OF 5+ HOUSES)							33.36	898	39	795	30	57	78	110	110	91	76	552	243	
small sites (less than 5 houses)							0.71	38	2	36										
Total including small sites							34.07	936	41	831										

CONSTRAINED SUPPLY												
SITEREf	ALDP REF	ALPR REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	NATURE OF LONG TERM CONSTRAINT	OTHER FACTORS		
ACA141		A7	Little Cairnie Hospital	Private	ALPR	19/02/2009	0.30		OWN	OPPORTUNITY		
ACA202(b)	A3	A10	Wardmill/Dens Road	Dens Road Arbroath Ltd	ALPR	19/02/2009	4.03		LAN	OPPORTUNITY		
ACA017	A4	A(a)	Cairnie Road, The Elms	Kwikbuild Building Contract	ALPR	19/02/2009	0.58		MAR	OPPORTUNITY		
ACA183	A6	A(i)	Elliot	G Land	ALPR	19/02/2009	1.24		OWN	OPPORTUNITY		
ACA256	A(h)		Roy's Auto, 32-38 Dishlandtown St	Mr & Mrs Ritchie	DEPC	25/07/2012	0.13	13	LAN, MAR			
TOTAL CONSTRAINED							6.28	13				

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HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (April 2015)

EAST ANGUS HOUSING MARKET AREA LANDWARD

EFFECTIVE SUPPLY												PROGRAMMING -7 years									
SITEREf	ALDP REF	ALPR REF	NAME	LOCATION	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2014 to 2015	UNITS TO BUILD	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023 to Later Years	
ACL239	ARB(a)	Am1	Kirkbank	Auchmithie	Crudie Farms	DEPC	19/06/2013	1.20	16	0	16		8	8						16	
ACL328	ARB(b)		Greystone	Carmyllie	Mrs A Goetz	OUPC	24/12/2012	0.55	5	0	5			2	2	1				5	
ACL403			Slade Farm	Carmyllie	John P Grey and Sons	DEPC	23/12/2014	1.88	5	0	5				2	3				5	
ACL007	LG(a)	LG1	Letham Grange	Colliston	F P C Developments	CONS	01/06/2010	8.68	140	0	2		1	1						2	
ACL106	ARB(c)		Cotton of Colliston	Colliston	D Henderson/Kilwarton Ltd	CONS	02/03/2005	0.48	5	0	1	1								1	
ACL372	ARB(d)		Denside Farm	Colliston	Newhouse Developments	DEPC	18/12/2012	0.80	7	0	7		4	3						7	
ACL226	FK1	Fk2	Gardyne Street South of	Friockheim	Guild Homes	DEPC	10/03/2015	7.65	88	0	88		10	10	10	10	10	10	10	60	28
ACL386	ARB(e)		Kinnells Mill Farm Steading	Kinnell	F M & G Batchelor	DEPC	15/08/2014	1.05	8	0	8		4	4						8	
ACL015	Ik(b)	Ik1 & Ik(b)	Lunan Avenue/Kirkton Farm	Inverkeilor	Mrs L Watson	DEPC	15/08/2014	1.90	17	0	11			2	3	3	3			11	
ACL163	Ik(a)	Ik(c) (part)	Railway Field, Inverkeilor South	Inverkeilor	James Keillor Investments	ALPR	03/04/2008	2.83	48	0	48				16	16	16			48	
ACL285	Ik(c)	Ik(b)	North Mains of Ethie	Inverkeilor	Messrs Tinsley,Fitchett & Burgess	DEPC	08/01/2013	0.41	5	0	5			1	2	2				5	
ACL387	Ik(d)		Boghead Farm Steading	Inverkeilor	Mr Ian Stirling	DEPC	23/07/2013	1.17	9	0	9								9	9	
TOTAL EFFECTIVE (SITES OF 5+ HOUSES)								28.60	353	0	205	1	27	31	35	35	38	10	177	28	
small sites (less than 5 houses)								8.64	73	1	66										
Total including small sites								37.24	426	1	271										

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HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (April 2015)

CARNOUSTIE

EFFECTIVE SUPPLY											PROGRAMMING -7 years									
SITEREf	ALDP REF	ALPR REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2014 to 2015	UNITS TO BUILD	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2015 to 2022	Later Years	
ACC087	C(a)	C2 part	Victoria Street, Former Maltings	D J Laing Homes Ltd	CONS	07/09/2007	2.60	130	0	62	12	20	20	10				62		
ACC093	C(b)		Burnside Street 2	Private	DEPC	29/07/2013	0.05	7	0	7			7					7		
ACC100			High Street 108	D J Laing Homes Ltd	CONS	21/04/2009	0.06	7	1	6	6							6		
ACC110	C(d)		Balmachie Road	Clayholes Farming Co	DEPC	28/02/2011	0.52	5	0	5			2	3				5		
ACC123	C1		Land at Pitskelly	D J Laing Homes Ltd	ALDP	27/02/2015	10.00	250	0	250			15	30	30	30	30	135	115	
TOTAL EFFECTIVE (SITES OF 5+ HOUSES)							13.23	399	1	330	18	20	44	43	30	30	30	215	115	
small sites (less than 5 houses)							0.82	26	8	18										
Total including small sites							14.05	425	9	348										
CONSTRAINED SUPPLY																				
SITEREf	ALDP REF	ALPR REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	NATURE OF LONG TERM CONSTRAINT	OTHER FACTORS										
ACC043	C3	C4	Barry Road, Former Social Club	D J Laing Homes Ltd	ALPR	19/02/2009	1.00		LAN, INF	OPPORTUNITY										
ACC044	C4	C5	Greenlaw Hill	Private	ALPR	19/02/2009	1.70		LAN	OPPORTUNITY										
ACC042b	C2	C3 part	Woodside/Pitskelly	D J Laing Homes Ltd	ALPR	19/02/2009	2.50		LAN, INF	REMAINDER OF OPPORTUNITY SITE (CAPACITY: 95)										
ACC124	C5		Panmure Industrial Estate	Private	ALDP	27/02/2015	3.70		LAN	OPPORTUNITY										
TOTAL CONSTRAINED							8.90	0												

CONSTRAINTS STATUS

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HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (April 2015)

MONIFIETH

EFFECTIVE SUPPLY											PROGRAMMING -7 years								
SITEREf	ALDP REF	ALPR REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2014 to 2015	UNITS TO BUILD	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2015 to 2022	Later Years
DUM049	Mf1	Mf1	Ashludie Hospital	NHS Tayside/Miller Homes	ALPR	19/02/2009	8.50	130	0	130		15	30	30	30	25		130	
DUM028	Mf(a)	Mf2	Milton Mill	H & H Properties	CONS	16/09/2010	1.20	77	14	36		12	12	12				36	
DUM076	Mf(b)		Victoria Street, former nursery	Tayfield Invertments Ltd	DEPC	19/12/2013	0.88	5	0	5				2	3			5	
DUM078	Mf2		Victoria Street West	Taylor Wimpey	ALDP	27/02/2015	16.30	350	0	350		20	45	45	45	45	45	245	105
TOTAL EFFECTIVE (5+ HOUSES)							26.88	562	14	521	0	47	87	89	78	70	45	416	105
small sites (less than 5 houses)							0.78	11	1	10									
Total including small sites							27.66	573	15	531									

CONSTRAINED SUPPLY											
SITEREf	ALDP REF	ALPR REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	NATURE OF LONG TERM CONSTRAINTS	OTHER FACTORS	
DUM080	Mf3		Former Health Centre, Victoria Street	Private	ALDP	27/02/2015	0.14		MAR	OPPORTUNITY	
TOTAL CONSTRAINED							0.14	0			

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SOUTH ANGUS HOUSING MARKET AREA LANDWARD

EFFECTIVE SUPPLY												PROGRAMMING -7 years									
SITEREf	ALDP REF	ALPR REF	NAME	LOCATION	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2014 to 2015	UNITS TO BUILD	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2015 to 2022	Later Years	
DUL143	SA(a)	Pd(a)	Piperdam	Muirhead	Piperdam Golf & Country Park Ltd	CONS	28/07/2010	7.30	123	0	1		1						1		
DUL261	SA(b)		Dronley Road, Jungle Kids	Birkhill	Donavin Homes	CONS	17/01/2006	0.43	9	0	3	3							3		
DUL264b	Wb(a)		Kingennie Fishings 2	Wellbank	M & G Forbes	CONS	17/04/2013	1.25	12	1	5	2	2	1					5		
DUL295	SA(c)		Baldovan House	Strathmartine	Mr Vishal Lal	DEPC	09/12/2014	0.34	6	0	6			6					6		
DUL341	Wb(b)		Shank of Omachie	Wellbank	M & G Forbes	DEPC	25/03/2014	127.50	160	0	160				10	10	10	10	40	120	
ACL111a	Mk(a)	Mk1	Granary Site (part)	Monikie	Tor Ecosse/Ogilvie Homes	CONS	05/08/2014	3.09	34	0	13	13							13		
ACL299	Mk(c)		Hillhead Road	Monikie	Arnott Contracts	DEPC	29/01/2014	0.78	5	0	5			2	3				5		
FKL583	N1		Land North of Coupar Angus Road	Newtyle	Kinpurnie Estates	ALDP	27/02/2015	1.00	20	0	20		5	5	5	5			20		
FKL584	N2		Land North of Eassie Road	Newtyle	Church of Scotland	ALDP	27/02/2015	2.00	30	0	30			4	5	7	7	7	30		
TOTAL EFFECTIVE (5+ HOUSES)								143.69	399	1	243	18	8	18	23	22	17	17	123	120	
small sites (less than 5 houses)								13.30	109	9	99										
Total including small sites								156.99	508	10	342										

CONSTRAINED SUPPLY

SITEREf	ALDP REF	ALPR REF	NAME	LOCATION	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	NATURE OF LONG TERM CONSTRAINT	OTHER FACTORS
DUL266	St1	St1	Strathmartine Hospital	Bridgefoot	Heathfield	ALPR	19/02/2009	17.50	200	LAN,MAR	OPPORTUNITY
TOTAL CONSTRAINED								17.50	200		

*note:- Site capacity for Strathmartine Hospital (St1) is taken from the 2009 Urban Capacity study and merely indicates a notional capacity.

The site does not have planning permission and housing development is limited to 40 units including conversion of the listed building, within the Angus Local Plan Review (2006-2011).

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HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (April 2015)

FORFAR

EFFECTIVE SUPPLY											PROGRAMMING -7 years									
SITEREf	ALDP REF	ALPR REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2014 to 2015	UNITS TO BUILD	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2015 to 2022	Later Years	
FKF086	F(a)	F(d)	Turfbeg Farm	Elite Homes	CONS	19/02/2009	4.20	75	0	3		1	1	1				3		
FKF088	F(b)	F12	New Road	Asda Stores	DEPC	28/02/2011	0.35	16	0	16				8	8			16		
FKF154	F(c)	F4 part	Wester Restenneth	Guild Homes	CONS	18/03/2015	20.00	209	50	86	43	43						86		
FKF156	F(d)	F6	Dundee Road	Guide Dogs for the Blind	OUPC	06/08/2013	5.40	120	0	120			12	24	24	24	24	108	12	
FKF157	F2	F7	Gowanbank	Gowanbank LLP	ALPR	19/02/2009	6.00	60	0	60			12	24	24			60		
FKF163	F(e)	F8	Slatefield Rise Ph 2	Messrs K&D Webster	DEPC	25/07/2012	2.22	7	0	7		1	2	2	2			7		
FKF212	F(f)		Queen Street, Pavilion	Ballindarg Buildings Ltd	DEPC	05/04/2012	0.20	14	0	14				7	7			14		
FKF213	F(g)		Roberts Street	Gresham Pension Trustees	OUPC	16/12/2013	0.68	22	0	22				11	11			22		
FKF215			Wellbrae Primary School	Taylor Shepherd Homes	DEPC	23/10/2014	0.30	16	0	16			16					16		
FKF217			Castle Street 9	Caledonia Property Co	DEPC	06/01/2015	0.30	6	0	6			6					6		
FKF220	F3		Turfbeg	Elite Homes	ALDP	27/02/2015	17.60	300	0	300			25	50	50	50	50	225	75	
FKF221	F4		Westfield	Muir Homes/Scotia Homes	ALDP	27/02/2015	38.80	300	0	300							15	15	285	
TOTAL EFFECTIVE (5+ HOUSES)							96.05	1145	50	950	43	45	74	127	126	74	89	578	372	
small sites (less than 5 houses)							0.59	17	3	14										
Total including small sites							96.64	1162	53	964										

CONSTRAINED SUPPLY												
SITEREf	ALDP REF	ALPR REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha)	CAPACITY	NATURE OF LONG TERM CONSTRAINT	OTHER FACTORS		
FKF089		F2	Lour Road, Beechhill Nursery	Angus Council	ALPR	19/02/2009	1.40	5	MAR			
FKF130		F(h)	Prior Road 1	Wester Restenneth Co	ALPR	19/02/2009	0.59	5	MAR			
FKF083		F10	South Street	Private	ALPR	19/02/2009	0.80		OWN, LAN	OPPORTUNITY		
FKF087		F13	St James Road	Private	ALPR	19/02/2009	1.10		OWN, LAN	OPPORTUNITY		
FKF155		F5	Whitehills Nursery	Private	ALPR	19/02/2009	6.50	100	MAR			
FKF222	F6		Former Chapelpark School	Angus Council	ALDP	27/02/2015	0.50		PHY	OPPORTUNITY		
FKF223	F7		Former Music Centre	Angus Council	ALDP	27/02/2015	0.20		LAN	OPPORTUNITY		
FKF224	F8		Forfar Swimming Pool	Angus Council	ALDP	27/02/2015	0.10		LAN	OPPORTUNITY		
TOTAL CONSTRAINED							11.19	110				

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HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (April 2015)

KIRRIEMUIR

EFFECTIVE SUPPLY											PROGRAMMING -7 years									
SITEREf	ALDP REF	ALPR REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2014 to 2015	UNITS TO BUILD	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2015 to 2022	Later Years	
FKK063	K(a)	K(b)	Westfield/Lindsay Street/Sunnyside	J & J Learmonth	DEPC	24/02/2014	2.50	38	0	38			12	13	13			38		
FKK083	K(d)		Brechin Road, Platten	Guild Homes	CONS	16/08/2012	1.35	9	0	1	1							1		
FKK089	K(b)	K3	Sunnyside	J & J Learmonth	CONS	18/03/2011	2.00	35	0	35	5	10	10	10				35		
FKK110			Newton Hotel, Glamis Road	Mr & Mrs Newton	DEPC	18/11/2014	0.09	8	0	8					8			8		
FKK114	K(f)		Forfar Road, Pathhead Nursery	Guild Homes	CONS	20/12/2012	0.48	6	0	1		1						1		
FKK122	K(g)		Former Workshop, Cortachy Road	Guild Homes	CONS	24/03/2015	2.78	33	0	33	11	11	11					33		
FKK126	K1		Land South of Beechwood Place	Delson Contracts	ALDP	27/02/2015	6.00	100	0	100			10	10	10	10	10	50	50	
TOTAL EFFECTIVE (5+ HOUSES)							15.20	229	0	216	17	22	43	33	31	10	10	166	50	
small sites (less than 5 houses)							0.83	18	0	18										
Total including small sites							16.03	247	0	234										

CONSTRAINED SUPPLY											OTHER FACTORS	
SITEREf	ALDP REF	ALPR REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha)	CAPACITY	NATURE OF LONG TERM CONSTRAINT			
FKK127	K2		Gairie Works	Private	ALDP	27/02/2015	2.75		LAN		OPPORTUNITY	
FKK128	K3		Land at Cortachy Road	Private	ALDP	27/02/2015	2.10		LAN		OPPORTUNITY	
TOTAL CONSTRAINED							4.85					

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HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (April 2015)

WEST ANGUS HMA LANDWARD

EFFECTIVE SUPPLY												PROGRAMMING -7 years										
SITEREf	ALDP REF	ALPR REF	NAME	LOCATION	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2014 to 2015	UNITS TO BUILD	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2015 to 2022	Later Years		
FKL242	FK(a)		Damside, Netherton	Aberlemno	Craigarran Homes	CONS	06/02/2008	0.64	6	0	3								3			
FKL057	G(a)	G(a)	Dundee Road	Glamis	Esposito/Lomond Group	CONS	02/02/2015	1.90	33	2	23	8	8	7					23			
FKL386	FK(c)		Seggieden Farm	Inverarity	Albamuir Ltd	CONS	01/11/2011	0.57	8	0	3		3						3			
FKL350	FK(d)		Kingoldrum Garage 2	Kingoldrum	Jacobson Properties	CONS	08/12/2012	0.46	13	0	8		4	4					8			
FKL429	FK(e)		Over Ascreavie Farm	Kingoldrum	Craigallan Homes	CONS	02/02/2009	0.88	6	1	3	1	1	1					3			
FKL022		Ki2	Kingston Place	Kingsmuir	Allied Irish Bank	DEPC	08/10/2014	1.96	23	0	23		8	8	7				23			
FKL361	L(a)		Guthrie Street 16	Letham	F M Construction	CONS	18/07/2012	0.64	9	0	2	1	1						2			
FKL379	L(b)	L3	East Hemming Street	Letham	Scotia Homes	CONS	11/08/2008	2.34	40	0	15	5	5	5					15			
FKL378	L2	L2	Jubilee Park	Letham	J&J Properties/Angus Council	ALPR	19/02/2009	2.30	30	0	30		10	10	10				30			
FKL585	L3		Blairs Road/Dundee Street	Letham	Private	ALDP	27/02/2015	4.40	20	0	20				5	5	5	5	20			
FKL587			Noranside former prison	Tannadice	Mr Martin Gilbert	OUPC	15/08/2014	27.60	48	0	48				16	16	16		48			
BRL113			Balnabreich Steading	Careston	Careston Ltd	DEPC	24/07/2014	0.38	6	0	6				6				6			
TOTAL EFFECTIVE (5+ HOUSES)								44.07	242	3	184	15	41	43	38	21	21	5	184	0		
small sites (less than 5 houses)								12.56	120	8	103											
Total including small sites								56.63	362	11	287											

CONSTRAINED SUPPLY											OTHER FACTORS	
SITEREf	ALDP REF	ALPR REF	NAME	LOCATION	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha)	CAPACITY	NATURE OF LONG TERM CONSTRAINT		
FKL586	G1		Dundee Road East	Glamis	Strathmore Estates	ALDP	27/02/2015	1.80		LAN		OPPORTUNITY
FKL022		Ki2	Kingston Place	Kingsmuir	Private	ALPR	19/02/2009	1.96	12	INF		OPPORTUNITY
FKL466			Eassie Farm	Eassie	AH & HA Patullo	DEPC	21/09/2012	0.41	5	MAR		
FKL562			Bellahill Farm	Melgund	Gray Beaton Partnership	OUPC	11/11/2011	1.18	10	MAR		
TOTAL CONSTRAINED								5.35	27			

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ANGUS - SITES COMPLETED BETWEEN APRIL 2014 AND APRIL 2015

North Angus HMA							
SITEREf	LOCAL PLAN	NAME	LOCATION	DEVELOPER	AREA	COMPLETIONS 2014 to 2015	TOTAL COMPLETIONS
MOM016b	M1 (part)	Brechin Road	Montrose	Muir Homes	12.2	11	196
MOM136		Croft Road	Montrose	Mr John Gray	0.2	2	6
East Angus HMA							
SITEREf	LOCAL PLAN	NAME	LOCATION	DEVELOPER	AREA	COMPLETIONS 2014 to 2015	TOTAL COMPLETIONS
ACA199	A5	Cliffburn	Arbroath	Taylor Wimpey	1.90	1	128
ACA209		Cairnie Loan, The Cairnie	Arbroath	Fotheringham Properties	0.37	20	35
ACA257		Noran Avenue 35-53****	Arbroath	Angus Council	0.33	11	11
ACA264		Noran Avenue 15-29****	Arbroath	Angus Council	0.30	7	7
ACA260		Great St Michaels Road****	Arbroath	Angus Housing Association	0.17	10	10
South Angus HMA							
SITEREf	LOCAL PLAN	NAME	LOCATION	DEVELOPER	AREA	COMPLETIONS 2014 to 2015	TOTAL COMPLETIONS
ACC115		West Path	Carnoustie	Angus Council	0.45	16	16
ACC116		North Brown Street 2	Carnoustie	D J Laing Homes Ltd	0.08	8	8
ACL141	Mk(a)	Panmure Road, The Fiddlers	Monikie	Arnot Contracts	0.29	1	9
West Angus HMA							
SITEREf	LOCAL PLAN	NAME	LOCATION	DEVELOPER	AREA	COMPLETIONS 2014 to 2015	TOTAL COMPLETIONS
FKF201		Newmonthill****	Forfar	Angus Council	0.70	18	18
FKK081a	K2 part	Hillhead	Kirriemuir	Guild Homes - assume complete with 112			
FKK086		Glengate 19	Kirriemuir	P J Redford Homes	0.03	9	9

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

ANGUS - SITES EXPIRED BETWEEN APRIL 2014 AND APRIL 2015

North Angus HMA								
SITEREf	LOCAL PLAN	NAME	LOCATION	DEVELOPER	NO OF UNITS	AREA	EXPIRED ON	STATUS IN 2015 HLA
BRB135		Clerk Street 59	Brechin	Mr S Frew	9	0.09	18/04/2014	Expired
MOL108		Glenskinno Farm, Wellhill	Hillside	Mr & Mrs Gall	6	0.11	25/09/2014	Expired
East Angus HMA								
SITEREf	LOCAL PLAN	NAME	LOCATION	DEVELOPER	NO OF UNITS	AREA	EXPIRED ON	STATUS IN 2015 HLA
ACA171	A(g)	Springfield Terrace	Arbroath	McNulty Homes	9	0.53	10/05/2014	ALDP
South Angus HMA								
SITEREf	LOCAL PLAN	NAME	LOCATION	DEVELOPER	NO OF UNITS	AREA	EXPIRED ON	STATUS IN 2015 HLA
West Angus HMA								
SITEREf	LOCAL PLAN	NAME	LOCATION	DEVELOPER	NO OF UNITS	AREA	EXPIRED ON	STATUS IN 2015 HLA
FKL561		Jubilee Arms Motel	Dykehead	Mrs M Laird	9	0.34	14/03/2015	Expired

APPENDIX 1 : EFFECTIVENESS CRITERIA

The following criteria for judging the effectiveness of housing sites within the established supply are taken from PAN 2/2010: Affordable Housing and Housing Land Audits.

Ownership: the site is in the ownership or control of a party which can be expected to develop it or release it for development. Where a site is in the ownership of a local authority or other public body, it should be included only where it is part of a programme of land disposal.

Physical: the site, or relevant part of it, is free from constraints related to slope, aspect, flood risk, ground stability or vehicular access which would preclude its development. Where there is a solid commitment to removing the constraints in time to allow development in the period under consideration, or the market is strong enough to fund the remedial work required, the site should be included in the effective land supply.

Contamination: previous use has not resulted in contamination of the site or, if it has, commitments have been made which would allow it to be developed to provide marketable housing;

Deficit Funding: any public funding required to make residential development economically viable is committed by the public bodies concerned.

Marketability: the site, or a relevant part of it, can be developed in the period under consideration.

Infrastructure: the site is either free of infrastructure constraints, or any required infrastructure can be provided realistically by the developer or another party to allow development.

Land Use: housing is the sole preferred use of the land in planning terms, or if housing is one of a range of possible uses other factors such as ownership and marketability point to housing being a realistic option.

APPENDIX 2: GLOSSARY OF TERMS

The definitions of terms used within the audit reflect the glossary contained in the SPP (February 2010).

Brownfield land: Land which has previously been developed. The term may encompass vacant or derelict land; infill sites; land occupied by redundant or unused buildings; and developed land within the settlement boundary where further intensification of use is considered acceptable.

Constrained housing land supply: That part of the established housing land supply which at the time of any audit is not assessed as being effective.

Effective housing land supply: The part of the established housing land supply that is free or is expected to be free of development constraints in the period under consideration, and will therefore be available for the construction of housing.

Established housing land supply: The total housing land supply – including both constrained and unconstrained sites. This will include the effective housing land supply, plus the remaining capacity of sites under construction; sites with planning consent; sites in adopted local plans; and other land and buildings with agreed potential for housing development.

Greenfield land: Land which has never been previously developed, or fully-restored formerly derelict land which has been brought back into active or beneficial use for agricultural, forestry, environmental purposes, or outdoor recreation.

Housing Land Audit: The mechanism for monitoring the housing land supply and identifying those sites within the established land supply which are expected to be effective within the period under consideration.

Housing Land Requirement: The difference between a figure arrived at by considering market demand, demographic need and other relevant factors, and the effective housing land supply.

Housing Market Area: A geographical area which is relatively self-contained in terms of housing demand; i.e. a large percentage of the people moving home or settling in the area will have sought a dwelling only in that area.

Private sector housing: Housing for sale or rent provided by private developers or other commercial organisations. The term “owner-occupied sector” excludes the private rented element.

Public sector housing: General and special needs housing provision by registered housing associations, local authorities and other social housing providers for rent.