

**AUDIT OF HOUSING LAND  
IN  
ANGUS  
2016**

**PRODUCED BY  
ANGUS COUNCIL**

**Communities  
Planning Service  
Angus Council  
County Buildings  
Market Street  
FORFAR  
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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 2016, and covers a twelve month period. The base date for the audit is 31 March 2016, 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 2016.

## **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 adopted 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

Following initial pre-draft consultation on the 2015 Angus Housing Land Audit, Angus Council once again undertook significant additional steps in relation to preparing the notional seven year programming for the draft 2016 Audit. Steps undertaken included:

- early consultation with developers/landowners to ascertain progress on a site and whether the site remains effective; and
- further 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 May 2016, 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 2016 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 14 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
FKF212	Pavilion, Queen Street, Forfar	Marketability
FKF213	Roberts Street, Forfar	Marketability
ACA263	Wardmill Road/Andrew Welsh Way, Arbroath	Marketability
FKF156	Dundee Road, Forfar	Marketability

Angus Council and Homes for Scotland reached general agreement on all sites in the audit and has agreed to further monitor the effectiveness of a small number of sites in advance of preparing the Draft 2017 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 and other factors such as current development activity:

Site reference	Name	Comment / Details
MOM016b	Brechin Road, Montrose	Programming pushed back one year. This reflects recent expiry of outline planning permission.
MOL075	Sunnyside Hospital, Hillside	Programming brought forward one year to 17/18 – 18 units; 18/19 – 24 units; 19/20-22/23 – 36 units per year; Later Years – 79 units. This reflects recent purchase of the site by a development consortium – Sunnyside Estate Limited.
BRL173	East of Duriehill Road, Edzell	Programming brought forward one year to 17/18 – 10 units; 18/19 – 20 units; 19/20 – 20 units per year.
ACA270	Crudie Acres, East Muirlands Road, Arbroath	Programming amended to 17/18 – 24 units; 18/19 – 24 units; 19/20 – 24 units; 20/21 – 24 units; 21/22 – 24 units; 22/23 – 24 units; Later Years

		- 86 units. This reflects recent progression and approval of a planning application for the site.
ACA271	Crudie Farm, Arbirlot Road, Arbroath	Programming brought forward one year in line with Proposed Angus Local Development Plan allocation wording, to 21/22 - 12 units; 22/23 - 24 units; Later Years - 84 units per year.
ACL226	South of Gardyne Street, Friockheim	Programming brought forward one year to 17/18 - 6 units; 18/19 - 12 units; 19/20 - 12 units; 20/21 - 12 units; 21/22 - 12 units; 22/23 - 12 units; Later Years - 22 units. This reflects recent commencement of development on the site.

Angus Council would like to thank all of those responding to the draft Angus Housing Land Audit 2016 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 2016)(sites of 5+ houses)

	PROGRAMMING ON EFFECTIVE SITES								Later Years	Constrained Sites	Established Sites
	2016/ 2017	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	2016 to 2023			
	A	B	C	D	E	F	G				
BRECHIN	4	33	52	57	42	42	42	272	160	10	442
MONTROSE	19	3	21	28	36	36	36	179	156	0	335
NORTH ANGUS HMA LANDWARD	0	35	68	80	60	41	36	320	79	0	399
<b>North Angus HMA Total</b>	<b>23</b>	<b>71</b>	<b>141</b>	<b>165</b>	<b>138</b>	<b>119</b>	<b>114</b>	<b>771</b>	<b>395</b>	<b>10</b>	<b>1176</b>
ARBROATH	24	69	81	87	83	77	82	503	239	0	742
EAST ANGUS HMA LANDWARD	7	29	32	35	35	40	12	190	10	0	200
<b>East Angus HMA Total</b>	<b>31</b>	<b>98</b>	<b>113</b>	<b>122</b>	<b>118</b>	<b>117</b>	<b>94</b>	<b>693</b>	<b>249</b>	<b>0</b>	<b>942</b>
CARNOUSTIE	28	46	68	37	30	30	30	269	145	0	414
MONIFIETH	20	78	103	87	75	45	45	453	105	0	558
SOUTH ANGUS HMA LANDWARD	2	6	17	23	22	17	17	104	120	200	424
<b>South Angus HMA Total</b>	<b>50</b>	<b>130</b>	<b>188</b>	<b>147</b>	<b>127</b>	<b>92</b>	<b>92</b>	<b>826</b>	<b>370</b>	<b>200</b>	<b>1396</b>
FORFAR	7	15	82	102	84	65	80	435	330	261	1026
KIRRIEMUIR	17	17	28	28	36	10	10	146	50	0	196
WEST ANGUS HMA LANDWARD	7	33	34	38	21	21	5	159	0	0	159
<b>West Angus HMA Total</b>	<b>31</b>	<b>65</b>	<b>144</b>	<b>168</b>	<b>141</b>	<b>96</b>	<b>95</b>	<b>740</b>	<b>380</b>	<b>261</b>	<b>1381</b>
<b>ANGUS</b>	<b>135</b>	<b>364</b>	<b>586</b>	<b>602</b>	<b>524</b>	<b>424</b>	<b>395</b>	<b>3030</b>	<b>1394</b>	<b>471</b>	<b>4895</b>

HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (April 2016)

**BRECHIN**

EFFECTIVE SUPPLY											PROGRAMMING - 7 years									
SITEREf	ALDP REF	ALPR REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2015 to 2016	UNITS TO BUILD	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2016 to 2023	Later Years	
BRB053	B(a)	B(b)	Bearehill/Rosehill	A & J Stephen	CONS	23/01/2015	7.40	102	17	4	4							4		
BRB074 part	B2	B2	Nursery Lane, Andover P.S. on 2 sites	Parrow Ltd	DEPC	21/09/2015	0.44	11	0	11			5	6				11		
BRB092a	B1	B1	Dubton Farm *****	Scotia Homes Dalhousie Estates/A&J Stephen	DEPC	20/10/2014	10.00	200	0	200		18	24	24	24	24	24	138	62	
BRB092	B1	B1	Dubton Farm	Stephen	ALPR	19/02/2009	26.00	200	0	200		12	18	18	18	18	18	102	98	
BRB138	B(d)		Park Road	Carberry Devs/Westwater Hc	DEPC	27/01/2016	0.43	8	0	8		3	5					8		
BRB147			Liddle's Close/Swan Street	Dalhousie Bar Ltd	DEPC	08/01/2016	0.05	9	0	9				9				9		
<b>TOTAL EFFECTIVE (SITES OF 5+ HOUSES)</b>							<b>44.32</b>	<b>530</b>	<b>17</b>	<b>432</b>	<b>4</b>	<b>33</b>	<b>52</b>	<b>57</b>	<b>42</b>	<b>42</b>	<b>42</b>	<b>272</b>	<b>160</b>	
small sites (less than 5 houses)							1.25	26	2	21										
<b>Total including small sites</b>							<b>45.57</b>	<b>556</b>	<b>19</b>	<b>453</b>										
<b>CONSTRAINED SUPPLY</b>																				
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	
BRB074 part	B2	B2	Nursery Lane, Andover P.S. conversion	Private	ALPR	19/02/2009	0.45	10											OPPORTUNITY	
BRB098	B4	B6	Witchden Road	Private	ALPR	19/02/2009	0.60		OWN, MAR, LAN, CON										OPPORTUNITY	
BRB146	B5		Maisondieu Church	Private	ALDP	27/02/2015	0.25		MAR										OPPORTUNITY	
<b>TOTAL CONSTRAINED</b>							<b>3.70</b>	<b>10</b>												

\*\*\*\*\* planning permission granted for 99 units on 20/10/14 and alter site layout at 07/09/15

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

HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (April 2016)

**MONTROSE**

EFFECTIVE SUPPLY											PROGRAMMING -7 years									
SITEREf	ALDP REF	ALPR REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2015 to 2016	UNITS TO BUILD	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2016 to 2023	Later Years	
MOM016b	M1	M1 part	Brechin Road	Private	OUPC	23/04/2014	17.80	300	0	300			12	24	36	36	36	144	156	
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	1	4	2	2						4		
MOM218	M(h)		Broomfield Road rear of 11 to 15	B & K Properties	CONS	23/12/2015	0.14	6	2	3	2	1						3		
MOM225			New Wynd Methodist Chapel	North Esk Investments	DEPC	20/02/2015	0.06	5	0	5	5							5		
MOM228			High Street 112	Dontay Contracts	DEPC	21/08/2015	0.04	5	0	5			5					5		
<b>TOTAL EFFECTIVE (SITES OF 5+ HOUSES)</b>							<b>19.56</b>	<b>353</b>	<b>3</b>	<b>335</b>	<b>19</b>	<b>3</b>	<b>21</b>	<b>28</b>	<b>36</b>	<b>36</b>	<b>36</b>	<b>179</b>	<b>156</b>	
small sites (less than 5 houses)							0.50	17	2	15										
<b>Total including small sites</b>							<b>20.06</b>	<b>370</b>	<b>5</b>	<b>350</b>										

  

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)	ALDP	27/02/2015	0.16		MAR	OPPORTUNITY		
MOM226	M5		Former Swimming Pool, The Mall	Private	ALDP	27/02/2015	0.26		MAR	OPPORTUNITY		
<b>TOTAL CONSTRAINED</b>							<b>0.42</b>	<b>0</b>				

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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 2015 to 2016	UNITS TO BUILD	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2016 to 2023	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		10	20	20				50			
MOL052	BM(a)		Muirton of Ballochy, 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	ALDP	27/02/2015	21.00	265	0	265		18	24	36	36	36	36	186	79		
MOL120	M2		Rosemount Road	Hillside	Angus Council	ALDP	27/02/2015	3.00	65	0	65			12	24	24	5		65			
<b>TOTAL EFFECTIVE (SITES OF 5+ HOUSES)</b>								<b>33.26</b>	<b>403</b>	<b>0</b>	<b>399</b>	<b>0</b>	<b>35</b>	<b>68</b>	<b>80</b>	<b>60</b>	<b>41</b>	<b>36</b>	<b>320</b>	<b>79</b>		
small sites (less than 5 houses)								7.68	51	5	46											
<b>Total including small sites</b>								<b>40.94</b>	<b>454</b>	<b>5</b>	<b>445</b>											

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HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (April 2016)

# ARBROATH

EFFECTIVE SUPPLY											PROGRAMMING -7 years									
SITEREf	ALDP REF	ALPR REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2015 to 2016	UNITS TO BUILD	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2016 to 2023	Later Years	
ACA198	A(a)	A1	Montrose Road	Stewart Milne Homes	CONS	06/11/2015	15.10	344	4	237	24	24	24	24	24	24	24	168	69	
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	37	0	37		6	12	12	7			37		
ACA243	A(f)		Viewfield Hotel	Viewfield Court Ltd	DEPC	20/10/2015	0.30	20	0	20				6	7	7		20		
ACA261	A(j)		Bank Street, Inverpark Hotel	Mr & Mrs Rase	DEPC	07/08/2012	0.12	12	0	12				6	6			12		
ACA267			Brothock Bridge Bank	Graeme Carling	CONS	14/08/2014	0.07	6	0	6		6						6		
ACA270	A1		Crudie Acres, East Muirlands Road	Persimon Homes	ALDP	27/02/2015	9.40	230	0	230		24	24	24	24	24	24	144	86	
ACA271	A2		Crudie Farm, Arbirlot Road West	Private	ALDP	27/02/2015	5.00	120	0	120						12	24	36	84	
ACA275			Marketgate 29-31 Kingsley House	Mr Shahid Mahmood	DEPC	02/10/2015	0.04	5	0	5			5					5		
<b>TOTAL EFFECTIVE (SITES OF 5+ HOUSES)</b>							<b>31.81</b>	<b>849</b>	<b>4</b>	<b>742</b>	<b>24</b>	<b>69</b>	<b>81</b>	<b>87</b>	<b>83</b>	<b>77</b>	<b>82</b>	<b>503</b>	<b>239</b>	
small sites (less than 5 houses)							0.83	38	0	38										
<b>Total including small sites</b>							<b>32.64</b>	<b>887</b>	<b>4</b>	<b>780</b>										

  

CONSTRAINED SUPPLY												
SITEREf	ALDP REF	ALPR REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	NATURE OF LONG TERM CONSTRAINT	OTHER FACTORS		
ACA141	A5	A7	Little Cairnie Hospital	Private	ALDP	27/02/2015	0.30		OWN	OPPORTUNITY		
ACA202(b)	A3	A10	Wardmill/Dens Road	Dens Road Arbroath Ltd	ALDP	27/02/2015	4.03		LAN	OPPORTUNITY		
ACA017	A4	A(a)	Cairnie Road, The Elms	Kwikbuild Building Contract	ALDP	27/02/2015	0.58		MAR	OPPORTUNITY		
ACA183	A6	A(i)	Elliot	G Land	ALDP	27/02/2015	1.24		OWN	OPPORTUNITY		
ACA263	A(k)		Wardmill Road/Andrew Welsh Way	H W Comery	OUPC	11/11/2013	1.49	51	MAR			
<b>TOTAL CONSTRAINED</b>							<b>6.15</b>					

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HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (April 2016)

**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 2015 to 2016	UNITS TO BUILD	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2016 to 2023	Later Years	
ACL239	ARB(a)	Am1	Kirkbank	Auchmithie	Crudie Farms	DEPC	22/09/015	1.20	16	0	16		8	8					16		
ACL328	ARB(b)		Greystone	Carmyllie	Mrs A Goetz	OUPC	19/06/2015	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	Mr G Sinclair	DEPC	22/12/2015	0.80	7	0	7		4	3					7		
ACL226	FK1	Fk2	Gardyne Street South of	Friockheim	Guild Homes	CONS	10/03/2015	7.65	88	0	88	6	12	12	12	12	12	12	78	10	
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	DEPC	16/12/2015	2.83	48	0	48				16	16	16		48		
ACL387	Ik(d)		Boghead Farm Steading	Inverkeilor	Mr Ian Stirling	DEPC	23/07/2013	1.17	9	0	9						9		9		
<b>TOTAL EFFECTIVE (SITES OF 5+ HOUSES)</b>								<b>28.19</b>	<b>348</b>	<b>0</b>	<b>200</b>	<b>7</b>	<b>29</b>	<b>32</b>	<b>35</b>	<b>35</b>	<b>40</b>	<b>12</b>	<b>190</b>	<b>10</b>	
small sites (less than 5 houses)								8.82	62	1	54										
<b>Total including small sites</b>								<b>37.01</b>	<b>410</b>	<b>1</b>	<b>254</b>										

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HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (April 2016)

**CARNOUSTIE**

EFFECTIVE SUPPLY											PROGRAMMING -7 years									
SITEREf	ALDP REF	ALPR REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2015 to 2016	UNITS TO BUILD	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2016 to 2023	Later Years	
ACC087(b)	C(a)	C2 part	Victoria Street, Former Maltings	D J Laing Homes Ltd	CONS	02/09/2015	0.57	24	0	24	10	14						24		
ACC087(c)	C(a)	C2 part	Victoria Street, Former Maltings	Private	ALPR	19/02/2009	1.39	38	0	38			19	19				38		
ACC090			Links Parade 8, Links Hotel	Bancon Developments	DEPC	05/06/2015	0.01	8	0	8			8					8		
ACC093	C(b)		Burnside Street 2	Private	DEPC	29/07/2013	0.05	7	0	7			7					7		
ACC110	C(d)		Balmachie Road	Clayholes Farming Co	DEPC	04/03/2016	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		105	145	
ACA126			Taymouth Engineering Works	Ogilvie Homes	CONS	01/10/2015	2.15	82	0	82	18	32	32					82		
<b>TOTAL EFFECTIVE (SITES OF 5+ HOUSES)</b>							<b>14.69</b>	<b>414</b>	<b>0</b>	<b>414</b>	<b>28</b>	<b>46</b>	<b>68</b>	<b>37</b>	<b>30</b>	<b>30</b>	<b>30</b>	<b>269</b>	<b>145</b>	
small sites (less than 5 houses)							0.53	17	1	16										
<b>Total including small sites</b>							<b>15.22</b>	<b>431</b>	<b>1</b>	<b>430</b>										
<b>CONSTRAINED SUPPLY</b>																				
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	Persimmon Homes	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										
<b>TOTAL CONSTRAINED</b>							<b>8.90</b>	<b>0</b>												

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HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (April 2016)

**MONIFIETH**

EFFECTIVE SUPPLY											PROGRAMMING -7 years									
SITEREf	ALDP REF	ALPR REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2015 to 2016	UNITS TO BUILD	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2016 to 2023	Later Years	
DUM049	Mf1	Mf1	Ashludie Hospital	Miller Developments	CONS	24/09/2015	8.50	167	0	167	20	40	40	40	27			167		
DUM028	Mf(a)	Mf2	Milton Mill	H & H Properties	CONS	16/09/2010	1.20	77	0	36		18	18					36		
DUM076	Mf(b)		Victoria Street, former nursery	Tayfield Investments Ltd	DEPC	20/12/2013	0.88	5	0	5			2	3				5		
DUM078	Mf2		Victoria Street West	Taylor Wimpey	OUPC	17/09/2015	16.30	350	0	350		20	45	45	45	45		245	105	
<b>TOTAL EFFECTIVE (5+ HOUSES)</b>							<b>26.88</b>	<b>599</b>	<b>0</b>	<b>558</b>	<b>20</b>	<b>78</b>	<b>103</b>	<b>87</b>	<b>75</b>	<b>45</b>	<b>45</b>	<b>453</b>	<b>105</b>	
small sites (less than 5 houses)							0.90	12	1	11										
<b>Total including small sites</b>							<b>27.78</b>	<b>611</b>	<b>1</b>	<b>569</b>										

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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 2015 to 2016	UNITS TO BUILD	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2016 to 2023	Later Years		
DUL143	SA(a)	Pd(a)	Piperdam	Muirhead	Piperdam Golf & Country Park Ltd	CONS	28/07/2010	7.30	123	0	1								1			
DUL264b	Wb(a)		Kingennie Fishings 2	Wellbank	M & G Forbes	CONS	09/03/2016	1.25	12	3	2	2							2			
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	10	40	120		
ACL299	Mk(c)		Hillhead Road	Monikie	Arnott Contracts Ltd	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	7	30			
<b>TOTAL EFFECTIVE (5+ HOUSES)</b>								<b>140.17</b>	<b>356</b>	<b>3</b>	<b>224</b>	<b>2</b>	<b>6</b>	<b>17</b>	<b>23</b>	<b>22</b>	<b>17</b>	<b>17</b>	<b>104</b>	<b>120</b>		
small sites (less than 5 houses)								16.35	93	13	75											
<b>Total including small sites</b>								<b>156.52</b>	<b>449</b>	<b>16</b>	<b>299</b>											
<b>CONSTRAINED SUPPLY</b>																						
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 Ltd	ALDP	27/02/2015	17.50	200	LAN,MAR										OPPORTUNITY		
<b>TOTAL CONSTRAINED</b>								<b>17.50</b>	<b>200</b>													

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

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HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (April 2016)

**FORFAR**

EFFECTIVE SUPPLY											PROGRAMMING -7 years									
SITEREf	ALDP REF	ALPR REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2015 to 2016	UNITS TO BUILD	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2016 to 2023	Later Years	
FKF086	F(a)	F(d)	Turbeg Farm	Elite Homes	CONS	19/02/2009	4.20	75	0	3		1	1	1				3		
FKF087a part		F13	St James Road, Broadcroft Car	Forfar Estates Ltd	DEPC	16/11/2015	0.16	16	0	16			8	8				16		
FKF088	F(b)	F12	New Road	Asda Stores	DEPC	28/02/2011	0.35	16	0	16			8	8				16		
FKF130		F(h)	Prior Road 1(100m west of Dunn	Wester Restenneth Co	DEPC	07/01/2016	0.77	5	0	5			5					5		
FKF154	F(c)	F4 part	Wester Restenneth	Guild Homes	CONS	18/03/2015	20.00	209	79	7	7							7		
FKF157	F2	F7	Gowanbank	Gowanbank LLP	DEPC	23/09/2015	6.39	63	0	63			12	24	24			60		
FKF163	F(e)	F8	Slatefield Rise Ph 2	Messrs K&D Webster	ADLP	27/02/2015	2.22	7	0	7			2	3	2			7		
FKF215			Wellbrae Primary School	Taylor Shepherd Homes	DEPC	23/10/2014	0.30	16	0	16			8	8				16		
FKF217			Castle Street 9	Caledonia Property Co	DEPC	06/01/2015	0.30	6	0	6			6					6		
FKF220	F3		Turbeg**	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	30	45	255	
FKF222	F6		Former Chapelark School	Angus Council	CONS	28/07/2015	0.68	29	0	29		14	15					29		
FKK227			Viewmount	Angus Council	DEPC	23/03/2016	0.42	11	regen											
<b>TOTAL EFFECTIVE (5+ HOUSES)</b>							<b>92.19</b>	<b>1053</b>	<b>79</b>	<b>768</b>	<b>7</b>	<b>15</b>	<b>82</b>	<b>102</b>	<b>84</b>	<b>65</b>	<b>80</b>	<b>435</b>	<b>330</b>	
small sites (less than 5 houses)							0.30	12	5	7										
<b>Total including small sites</b>							<b>92.49</b>	<b>1065</b>	<b>84</b>	<b>775</b>										

  

CONSTRAINED SUPPLY											OTHER FACTORS	
SITEREf	ALDP REF	ALPR REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha)	CAPACITY	NATURE OF LONG TERM CONSTRAINT			
FKF089		F2	Lour Road, Beechhill Nursery	Angus Council	ALPR	19/02/2009	1.40	5	MAR			
FKF083		F10	South Street	Private	ALPR	19/02/2009	0.80		OWN, LAN		OPPORTUNITY	
FKF087 part		F13	St James Road	Private	ALPR	19/02/2009	0.94		OWN, LAN		OPPORTUNITY	
FKF155		F5	Whitehills Nursery	Private	ALPR	19/02/2009	6.50	100	MAR			
FKF156	F(d)	F6	Dundee Road	Guide Dogs for the Blind	OUPC	06/08/2013	5.40	120	MAR			
FKF212	F(f)		Queen Street, Pavilion	Ballindarg Buildings Ltd	DEPC	05/04/2012	0.20	14	MAR			
FKF213	F(g)		Roberts Street	Gresham Pension Trustees	OUPC	16/12/2013	0.68	22	MAR			
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	
<b>TOTAL CONSTRAINED</b>							<b>16.22</b>	<b>261</b>				

\*\* Following submission of the Angus Local Development Plan Examination Report by the DPEA, the reporter's have recommended a modification to the phasing of site FKF220 Turbeg. The modification amends the phasing to 175 units for the first phase of the Plan (2016-2021) and 125 units for the second phase (2021-2026). These modifications will be reflected in the 2017 Housing Land Audit following adoption of the Local Development Plan.

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HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (April 2016)

# KIRRIEMUIR

EFFECTIVE SUPPLY												PROGRAMMING -7 years								
SITEREf	ALDP REF	ALPR REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2015 to 2016	UNITS TO BUILD	2016/ 2017	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	2016 to 2023	Later Years	
FKK063	K(a)	K(b)	Westfield/Lindsay Street/Sunnyside	J & J Learmonth	CONS	24/02/2014	2.50	38	1	37	5	8	8	8	8			37		
FKK089	K(b)	K3	Sunnyside	J & J Learmonth	DEPC	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		
FKK122	K(g)		Former Workshop, Cortachy Road	Guild Homes	CONS	24/03/2015	2.78	33	24	9	5	4						9		
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	
FKK130			Bank Street 3, Hooks Hotel	Mr John Cape	CONS	06/11/2015	0.07	7	0	7	7							7		
<b>TOTAL EFFECTIVE (5+ HOUSES)</b>							<b>13.44</b>	<b>221</b>	<b>25</b>	<b>196</b>	<b>17</b>	<b>17</b>	<b>28</b>	<b>28</b>	<b>36</b>	<b>10</b>	<b>10</b>	<b>146</b>	<b>50</b>	
small sites (less than 5 houses)							0.78	10	0	9										
<b>Total including small sites</b>							<b>14.22</b>	<b>231</b>	<b>25</b>	<b>205</b>										

CONSTRAINED SUPPLY												
SITEREf	ALDP REF	ALPR REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha)	CAPACITY	NATURE OF LONG TERM CONSTRAINT	OTHER FACTORS		
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		
<b>TOTAL CONSTRAINED</b>							<b>4.85</b>					

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Following submission of the Angus Local Development Plan Examination Report by the DPEA, the reporter's have recommended a modification to the phasing of site FKK126 Land South of Beechwood Place. The modification confirms 50 units will be permitted for the second phase (2021-2026) of the Plan. This modification will be reflected in the 2017 Housing Land Audit following adoption of the Local Development Plan.

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HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (April 2016)

## WEST ANGUS HMA LANDWARD

EFFECTIVE SUPPLY													PROGRAMMING - 7 years								
SITEREF	ALDP REF	ALPR REF	NAME	LOCATION	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2015 to 2016	UNITS TO BUILD	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2016 to 2023	Later Years	
FKL242	FK(a)		Damside, Netherton	Aberlemno	Craigarran Homes	CONS	06/02/2008	0.64	6	0	3		1	2					3		
FKL057	G(a)	G(a)	Dundee Road	Glamis	Esposito/Lomond Group	CONS	02/02/2015	1.90	33	12	11	2	5	4					11		
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	2	1	1						2		
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	1	1		1						1		
FKL379	L(b)	L3	East Hemming Street	Letham	Scotia Homes	CONS	11/08/2008	2.34	40	11	4	4							4		
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	DEPC	04/08/2015	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		
<b>TOTAL EFFECTIVE (5+ HOUSES)</b>								<b>44.07</b>	<b>242</b>	<b>25</b>	<b>159</b>	<b>7</b>	<b>33</b>	<b>34</b>	<b>38</b>	<b>21</b>	<b>21</b>	<b>5</b>	<b>159</b>	<b>0</b>	
small sites (less than 5 houses)								12.56	120	8	103										
<b>Total including small sites</b>								<b>56.63</b>	<b>362</b>	<b>33</b>	<b>262</b>										

CONSTRAINED SUPPLY										NATURE OF LONG TERM CONSTRAINT		OTHER FACTORS
SITEREF	ALDP REF	ALPR REF	NAME	LOCATION	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha)	CAPACITY			
FKL586	G1		Dundee Road East	Glamis	Strathmore Estates	ALDP	27/02/2015	1.80		LAN		OPPORTUNITY
<b>TOTAL CONSTRAINED</b>								<b>1.80</b>				

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## ANGUS - SITES COMPLETED BETWEEN APRIL 2015 AND APRIL 2016

North Angus HMA							
SITEREf	LOCAL PLAN	NAME	LOCATION	DEVELOPER	AREA	COMPLETIONS 2015 to 2016	TOTAL COMPLETIONS
BRB107	B(b)	St Andrew Street, Townhead N	Brechin	Smallburn Developments	0.5	1	7
East Angus HMA							
SITEREf	LOCAL PLAN	NAME	LOCATION	DEVELOPER	AREA	COMPLETIONS 2015 to 2016	TOTAL COMPLETIONS
ACA252	A(g)	Alexandra Place, Arbroath Lads	Arbroath	Moir Construction	0.10	6	6
South Angus HMA							
SITEREf	LOCAL PLAN	NAME	LOCATION	DEVELOPER	AREA	COMPLETIONS 2015 to 2016	TOTAL COMPLETIONS
ACC100		High Street 108	Carnoustie	D J Laing Homes Ltd	0.06	6	7
DUL261	SA(b)	Dronley Road, Jungle Kids	Birkhill	Donavin Homes	0.43	3	9
ACL111a	Mk(a)	Granary Site (part)	Monikie	Tor Ecosse/Ogilvie Homes	3.09	13	34
West Angus HMA							
SITEREf	LOCAL PLAN	NAME	LOCATION	DEVELOPER	AREA	COMPLETIONS 2015 to 2016	TOTAL COMPLETIONS
FKK114	K(f)	Forfar Road, Pathhead Nursery	Kirriemuir	Guild Homes	0.48	1	6
FKK083	K(d)	Brechin Road, Platten	Kirriemuir	Guild Homes	1.35	1	9

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

## ANGUS - SITES EXPIRED BETWEEN APRIL 2015 AND APRIL 2016

North Angus HMA								
SITEREf	LOCAL PLAN	NAME	LOCATION	DEVELOPER	NO OF UNITS	AREA	EXPIRED ON	STATUS IN 2016 HLA
MOM214	M(f)	Bridge Street 65-71	Montrose	Mr Alex Gibson	5	0.05	04/02/2014	expired
MOM175	M(e)	Lower Hall Street 15-17	Montrose	Mr Grant Turriff	7	0.04	26/10/2015	expired
MOM210	M(g)	Waldron Road, Former Drexel V	Montrose	Fernmeadow Developments	29	0.41	08/11/2015	expired
East Angus HMA								
SITEREf	LOCAL PLAN	NAME	LOCATION	DEVELOPER	NO OF UNITS	AREA	EXPIRED ON	STATUS IN 2016 HLA
ACA256	A(h)	Roy's Auto, 32-38 Dishlandtown	Arbroath	Mr & Mrs Ritchie	13	0.13	25/07/2015	expired
ACL285	Ik©	North Mains of Ethie	Inverkeilor	Messrs Tinsley, Fitchett & Burgess	5	0.41	08/01/2016	expired
South Angus HMA								
SITEREf	LOCAL PLAN	NAME	LOCATION	DEVELOPER	NO OF UNITS	AREA	EXPIRED ON	STATUS IN 2016 HLA
West Angus HMA								
SITEREf	LOCAL PLAN	NAME	LOCATION	DEVELOPER	NO OF UNITS	AREA	EXPIRED ON	STATUS IN 2016 HLA
FKL466		Eassie Farm	Eassie	AH & HA Patullo	5	0.41	05/11/2015	
FKL562		Bellahill Farm	Melgund	Gray Beaton Partnership	10	1.18	11/11/2014	





## **APPENDIX 1 : EFFECTIVENESS CRITERIA**

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

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

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

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

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

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

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

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



## **APPENDIX 2: GLOSSARY OF TERMS**

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

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

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

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

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

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

***Housing Land Requirement:*** The difference between a 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.