



ANGUS HOUSING LAND AUDIT 2012



**AUDIT OF HOUSING LAND
IN
ANGUS
2012**

**PRODUCED BY
ANGUS COUNCIL**

**Planning & Transport
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 boundaries. 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 draft audit is the result of a survey undertaken in March 2012, and covers a twelve month period. The base date for the audit is 31 March 2012, which has been established in order to meet the requirements of the new Strategic Development Plan for the city region: the TAYplan.

The TAYplan was approved by Scottish Ministers on 8 June 2012 and replaces the Dundee and Angus Structure Plan as the strategic land-use plan for Angus. The previously-established Housing Market Areas have not been altered by the TAYplan and will continue to be used as a basis for assessing housing land requirements. The draft 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.

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 draft Angus Housing Land Audit 2012.

SECTION 2 : GENERAL PRINCIPLES

Housing sites are included under the Housing Market Area in which they are located. Only sites that are capable of being developed for five or more new homes are identified in the tables of Section 4. The audit provides a range of information relating to each identified 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 local plan reference, the name of the site and the developer or applicant.
- Only sites with planning permission or which have been identified in the current local plan are included within the audit. The status of the site relates to whether the site is under construction, identified in a local plan (i.e. as an allocated or opportunity site, suitable for new housing) or has planning permission.
- The approval date refers to the date of publication of the relevant local 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 effects of the continuing 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 indicative and will undoubtedly vary from the actual figure.

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 included in the audit tables, but Angus Council does not consider that small-site completions will contribute towards meeting the TAYplan average annual build rates. These sites will however have a role to play in augmenting the supply of effective housing land.

SECTION 3 : CONSULTATION

The audit has been subject to consultation with the Scottish Government; Homes for Scotland; Scottish Water; and the public via the Angus Council website and through advertisement in the local press. In addition, developers and registered social landlords (RSLs) were contacted individually, to further increase opportunities for participation in the audit process. Consultation on the draft audit has resulted in a number of changes being made.

The Council received a total of 20 responses to the draft housing land audit from developers, RSLs and landowners. In addition, responses were received from Scottish Water and Homes for Scotland. These responses have led to a number of changes to the draft Angus Housing Land Audit 2012.

A small number of consultation responses questioned the effectiveness of various sites within the draft audit, principally on the grounds of marketability. Stewart Milne Homes and Guild Homes have suggested that greater regard should be given to the commercial position of housing land, and in particular the involvement of developers with a proven track record of delivering new homes in Angus. These responses have led to a reassessment of some sites within the housing land audit, on the basis of the information available to the Council and in accordance with the criteria from the Scottish Government's PAN 2/2010. As a result, four additional brownfield sites in Montrose, Arbroath and Kirriemuir have been identified as constrained.

Many consultation responses asked for 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 plausible. In their response to the draft audit, Homes for Scotland noted that site programming appeared to be realistic, and on this basis large increases from the cumulative figures of the draft audit have not been accepted. Where an increase in programming could be made for an individual site without significantly affecting the overall projected completions within a town or housing market area, suggested changes have generally been accepted in line with consultation responses.

Angus Council would like to thank all of those responding to the draft Angus Housing Land Audit 2012 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 2012)(sites of 5+ houses)

	PROGRAMMING ON EFFECTIVE SITES								Later Years	Constrained Sites	Established Sites
	2012/ 2013	2013/ 2014	2014/ 2015	2015/ 2016	2016/ 2017	2017/ 2018	2018/ 2019	2012 to 2019			
	A	B	C	D	E	F	G				
BRECHIN	5	8	19	30	30	27	20	139	19	410	568
MONTROSE	33	44	64	21	10	15	15	202	253	47	502
BRECHIN/MONTROSE HMA LANDWARD	0	4	10	0	0	0	0	14	0	320	334
Brechin/Montrose HMA Total	38	56	93	51	40	42	35	355	272	777	1404
ARBROATH	56	69	50	64	55	30	30	354	133	58	545
ARBROATH HMA LANDWARD	1	15	37	19	24	8	0	104	0	0	104
Arbroath HMA Total	57	84	87	83	79	38	30	458	133	58	649
CARNOUSTIE	0	35	29	23	2	0	0	89	0	71	160
MONIFIETH	14	6	35	0	36	0	0	91	0	0	91
SOUTH ANGUS HMA LANDWARD	3	11	19	7	4	10	20	74	130	205	409
South Angus HMA Total	17	52	83	30	42	10	20	254	130	276	660
FORFAR	18	37	43	50	71	75	75	369	149	70	588
KIRRIEMUIR	30	23	21	20	20	10	0	124	0	0	124
FORFAR/KIRRIEMUIR HMA LANDWARD	3	33	31	25	20	15	12	139	0	0	139
Forfar/Kirriemuir HMA Total	51	93	95	95	111	100	87	632	149	70	851
ANGUS	163	285	358	259	272	190	172	1699	684	1181	3564

HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (April 2012)

BRECHIN

EFFECTIVE SUPPLY										PROGRAMMING -7 years								
SITEREF	LOCAL PLAN REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2011 to 2012	UNITS TO BUILD	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2012 to 2019	Later Years
BRB053	B(b)	Bearehill/Rosehill	A & J Stephen	CONS	11/02/2010	7.40	97	6	47	5	5	10	10	10	7		47	
BRB079b	B3	Queens Park Housing Estate*	D J Laing	CONS	20/06/2006	0.87	22*	0*	9*									
BRB092a	B1 part	Dubton Farm Phase 1	Scotia Homes	ALPR	19/02/2009	12.10	99	0	99				20	20	20	20	80	19
BRB107		St Andrew Street, Townhead Nursery	Smallburn Developments	CONS	05/09/2006	0.50	7	2	3		3						3	
BRB135		Clerk Street 59	Mr S Frew	DEPC	18/04/2011	0.09	9	0	9			9					9	
TOTAL EFFECTIVE (SITES OF 5+ HOUSES)						20.09	212	8	158	5	8	19	30	30	27	20	139	19
small sites (less than 5 houses)						1.72	43	5	42									
Total including small sites						21.81	255	13	200									
CONSTRAINED SUPPLY																		
SITEREF	LOCAL PLAN REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	NATURE OF LONG TERM CONSTRAINTS										OTHER FACTORS
BRB039	B5	Scott Street Goods Yard	J Logan Milne & D M Carneg	ALPR	19/02/2009	2.40	70	CON, MAR, LAN										OPPORTUNITY
BRB098	B6	Witchden Road	Private	ALPR	19/02/2009	0.60	18	OWN, MAR, LAN, CON										OPPORTUNITY
BRB092b	B1 part	Dubton Farm Phase 2	Private	ALPR	19/02/2009	16.90	301	MAR										
BRB074	B2	Nursery Lane, Andover P.S.	Scott Properties	ALPR	19/02/2009	0.99	21	OWN, PHYS										
TOTAL CONSTRAINED						20.89	410											

* Housing Regeneration Site where redevelopment results in a net loss of dwellings.

New housing not counted against Dundee & Angus Structure Plan allowance for Brechin & Montrose HMA

CONSTRAINT

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 2012)

MONTROSE

EFFECTIVE SUPPLY										PROGRAMMING -7 years								
SITEREf	LOCAL PLAN REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2011 to 2012	UNITS TO BUILD	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2012 to 2019	Later Years
MOM016a	M1 part	Brechin Road	Muir Homes	CONS	28/03/2012	12.20	200	7	73	28	18	15	12				73	
MOM016b	M1 part	Brechin Road	Private	OUPC	07/07/2010	17.80	293	0	293					10	15	15	40	253
MOM037	M(a)	Waldron Road	Messrs Batchelor	OUPC	18/05/2009	0.56	8	0	8			4	4				8	
MOM087	M2	Dungmans Tack	Angus Council	CONS	20/09/2011	1.20	45	0	45	5	20	20					45	
MOM088b	M(c)	Chapel Works, Patons Mill West	George Martin (Builders)	DEPC	03/12/2007	0.16	10	0	10			10					10	
MOM136		Croft Road	Mr John Gray	CONS	09/07/2009	0.15	6	2	2		2						2	
MOM156		Wishart Gardens, Roseacre Caravans	Northesk Dev Co	CONS	06/08/2008	0.65	9	0	7		4	3					7	
MOM175		Lower Hall Street 15-17	Mr Grant Turriff	DEPC	26/06/2007	0.04	7	0	7			7					7	
MOM214		Bridge Street 65-71	Mr Alex Gibson	DEPC	04/02/2011	0.05	5	0	5			5					5	
MOM218		Broomfield Road rear of 11 to 15	B & K Properties	OUPC	18/10/2011	0.14	5	0	5				5				5	
TOTAL EFFECTIVE (SITES OF 5+ HOUSES)						32.95	588	9	455	33	44	64	21	10	15	15	202	253
small sites (less than 5 houses)						1.05	51	6	51									
Total including small sites						32.95	639	15	506									

CONSTRAINED SUPPLY										OTHER FACTORS	
SITEREf	LOCAL PLAN REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	NATURE OF LONG TERM CONSTRAINT			
MOM116	M(f)	Hill Place	Pert Bruce Construction	ALPR	19/02/2009	0.13	12	DEF			
MOM210		Waldron Road, Former Drexel Workshop	Fernmeadow Developments	DEPC	08/11/2010	0.41	29	MAR			
MOM199		Traill Drive	Ian Ingram Contracts	DEPC	13/01/2011	0.07	6	LAN			
TOTAL CONSTRAINED						0.61	47				

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BRECHIN/MONTROSE HOUSING MARKET AREA LANDWARD

EFFECTIVE SUPPLY											PROGRAMMING -7 years									
SITEREf	LOCAL PLAN REF	NAME	LOCATION	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2011 to 2012	UNITS TO BUILD	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2012 to 2019	Later Years	
BRL073		Mains of Farnell	Farnell	Angus Estates	DEPC	09/06/2009	0.84	5	0	5		2	3					5		
MOL052		Muirton of Ballochy, Bridge of Dun	Dun	Kirkland Properties	CONS	06/05/2008	1.19	5	1	2		1	1					2		
MOL066	M(j)	Rosemount Road, Sunnyside Social Club	Hillside	Sunnyside Developments	CONS	22/02/2008	0.49	7	2	1		1						1		
MOL108		Glenskinno Farm, Welhill	Hillside	Mr & Mrs Gall	DEPC	25/09/2009	0.11	6	0	6			6					6		
TOTAL EFFECTIVE (SITES OF 5+ HOUSES)							2.63	23	3	14	0	4	10	0	0	0	0	14	0	
small sites (less than 5 houses)							14.03	88	11	84										
Total including small sites							16.66	111	14	98										
CONSTRAINED SUPPLY																				
SITEREf	LOCAL PLAN REF	NAME	LOCATION	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha)	CAPACITY	NATURE OF LONG TERM CONSTRAINT										OTHER FACTORS	
MOL075	M4	Sunnyside Hospital Estate	Hillside	Private	ALPR	19/02/2009	21.00	320	LAN, MAR										OPPORTUNITY	
TOTAL CONSTRAINED							21.00	320												

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HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (April 2012)

ARBROATH

EFFECTIVE SUPPLY										PROGRAMMING -7 years								
SITEREF	LOCAL PLAN REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2011 to 2012	UNITS TO BUILD	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2012 to 2019	Later Years
ACA198	A1	Montrose Road	Stewart Milne Homes	CONS	09/02/2012	15.10	338	0	338	35	20	30	30	30	30	30	205	133
ACA171	A(g)	Springfield Terrace, Abbeybank House	McNulty Homes	DEPC	10/05/2011	0.53	9	0	9		9						9	
ACA199	A5	Cliffburn	Taylor Wimpey	DEPC	25/07/2011	1.90	123	16	41	21	20						41	
ACA200	A9	Ernest Street/Palmer Street	LEJ Ltd	ALPR	19/02/2009	1.50	50	0	50			10	15	25			50	
ACA209		Cairnie Loan, The Cairnie	Fotheringham Property Developments	CONS	20/03/2006	0.37	35	0	20			3					3	
ACA224		Burnside Drive, Arbroath Herald	Caledonia Housing Association	DEPC	11/05/2007	0.16	20	0	20		20						20	
ACA243		Viewfield Hotel	Mr Ivor Brown	DEPC	21/09/2009	0.30	21	0	21			2	19				21	
ACA253		Millgate/North Grimsby	Mr Mark Edgar	DEPC	02/02/2011	0.04	5	0	5			5					5	
TOTAL EFFECTIVE (SITES OF 5+ HOUSES)						19.90	601	16	504	56	69	50	64	55	30	30	354	133
small sites (less than 5 houses)						1.60	57	3	56									
Total including small sites						21.50	658	19	560									

CONSTRAINED SUPPLY											
SITEREF	LOCAL PLAN 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	6	OWN			
ACA202	A10	Wardmill/Dens Road		ALPR	19/02/2009			LAN	OPPORTUNITY		
ACA017	A(a)	Cairnie Road, The Elms	Kwikbuild Building Contractors	ALPR	19/02/2009	0.58	14	MAR	OPPORTUNITY		
ACA236		Lordburn 3	Mr K Bertram	DEPC	18/08/2008	0.03	6	MAR			
ACA237		Hill Street 19	Lodge Panmuir 299	DEPC	31/12/2008	0.03	7	MAR			
ACA183	A(i)	Elliot	G Land	ALPR	19/02/2009	1.24	25	OWN			
TOTAL CONSTRAINED						2.18	58				

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ARBROATH HOUSING MARKET AREA LANDWARD

EFFECTIVE SUPPLY											PROGRAMMING -7 years									
SITEREF	LOCAL PLAN REF	NAME	LOCATION	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2011 to 2012	UNITS TO BUILD	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2012 to 2019	Later Years	
ACL239	Am1	Kirkbank	Auchmithie	Crudie Farms	ALPR	19/02/2009	1.20	15	0	15		8	7					15		
ACL328		Greystone	Carmyllie	Mrs A Goetz	OUPC	06/01/2010	0.55	5	0	5			2	2	1			5		
ACL007	LG1	Letham Grange	Colliston	F P C Developments	CONS	01/06/2010	8.68	140	0	2	1	1						2		
ACL106		Cotton of Colliston	Colliston	D Henderson/Kilwarton Ltd	CONS	02/03/2005	0.48	5	2	1	1							1		
ACL226	Fk2	Gardyne Street South of	Friockheim	Guild Homes	OUPC	13/12/2011	7.40	40	0	40	5	10	10	10	5			40		
ACL015	Ik1 & Ik(b)	Lunan Avenue/Kirkton Farm	Inverkeilor	Mr D Reid	ALPR	19/02/2009	1.90	13	0	6				3	3			6		
ACL110	Ik(c) (part)	Railway Field 1, Inverkeilor South	Inverkeilor	Inverkeilor Property Co	CONS	07/07/2004	4.00	36	0	20			5	5	10			20		
ACL163	Ik(c) (part)	Railway Field 2, Inverkeilor South	Inverkeilor	Angus Housing Association	DEPC	03/04/2008	0.90	10	0	10			10					10		
ACL285		North Mains of Ethie	Inverkeilor	Messrs Tinsley,Fitchett & Burgess	DEPC	17/12/2007	0.41	5	0	5	1	2	2					5		
TOTAL EFFECTIVE (SITES OF 5+ HOUSES)							25.52	269	2	104	1	15	37	19	24	8	0	104	0	
small sites (less than 5 houses)							11.33	89	21	77										
Total including small sites							36.85	358	23	181										

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HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (April 2012)

CARNOUSTIE

EFFECTIVE SUPPLY											PROGRAMMING -7 years									
SITEREf	LOCAL PLAN REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2011 to 2012	UNITS TO BUILD	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019	2012 to 2019	Later Years	
ACC087	C2 part	Victoria Street, Former Maltings	D J Laing Homes Ltd	CONS	07/09/2007	2.60	130	0	62		20	20	20	2				62		
ACC090		Links Parade 8	Carnoustie Links Dev	DEPC	12/09/2007	0.10	8	0	8		8							8		
ACC093		Burnside Street 2	Firm of Sea Shell	DEPC	09/07/2008	0.05	7	0	7			7						7		
ACC100		High Street 108	D J Laing Homes Ltd	DEPC	23/04/2009	0.09	7	0	0		7							7		
ACC110		Balmachie Road	Clayholes Farming Co	DEPC	28/02/2011	0.52	5	0	5			2	3					5		
TOTAL EFFECTIVE (SITES OF 5+ HOUSES)						3.36	157	0	82	0	35	29	23	2	0	0	89	0		
small sites (less than 5 houses)						1.16	25	1	25											
Total including small sites						4.52	182	1	107											
CONSTRAINED SUPPLY																				
SITEREf	LOCAL PLAN REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	NATURE OF LONG TERM CONSTRAINT											OTHER FACTORS	
ACC043	C4	Barry Road, Former Social Club	Private	ALPR	19/02/2009	1.00	15	LAN											OPPORTUNITY	
ACC044	C5	Greenlaw Hill	Private	ALPR	19/02/2009	1.70	15	LAN											OPPORTUNITY	
ACC042b	C3 part	Woodside/Pitskelly	D J Laing Homes Ltd	ALPR	09/07/2009	2.50	41	LAN											REMAINDER OF OPPORTUNITY SITE (CAPACITY: 95)	
TOTAL CONSTRAINED						5.20	71													

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HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (April 2012)

MONIFIETH

EFFECTIVE SUPPLY											PROGRAMMING -7 years								
SITEREf	LOCAL PLAN REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2011 to 2012	UNITS TO BUILD	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2012 to 2019	Later Years	
DUM049	Mf1	Ashludie Hospital, Broomhill	Tayside Primary Care NHS Trust	ALPR	19/02/2009	2.10	25	0	25			25					25		
DUM028	Mf2	Milton Mill	H & H Properties	CONS	16/09/2010	1.20	77	17	60	14		10		36			60		
DUM071		Maule Street 2-4	Mr Latif Majid	DEPC	24/01/2011	0.07	6	0	6		6						6		
TOTAL EFFECTIVE (5+ HOUSES)						3.37	108	17	91	14	6	35	0	36	0	0	91	0	
small sites (less than 5 houses)						1.22	16	3	16										
Total including small sites						4.59	124	20	107										

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SOUTH ANGUS HOUSING MARKET AREA LANDWARD

EFFECTIVE SUPPLY											PROGRAMMING -7 years								
SITEREF	LOCAL PLAN REF	NAME	LOCATION	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2011 to 2012	UNITS TO BUILD	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2012 to 2019	Later Years
DUL019	Sa(l)	Hospital Road, The Brae	Auchterhouse	West Residential	CONS	13/01/2011	4.00	21	0	1	1							1	
DUL143	Pd(a)	Piperdam	Muirhead	Piperdam Golf & Country Park Ltd	CONS	28/07/2010	7.30	123	0	1		1						1	
DUL261		Dronley Road, Jungle Kids	Birkhill	Donavin Homes	CONS	17/01/2006	0.43	9	3	4		2	2					4	
DUL295		Baldovan House	Strathmartine	Kirkwood Homes Linlathen Estate	DEPC	10/06/2011	0.34	6	0	6			6					6	
DUL341		Shank of Omachie	Wellbank	M & G Forbes	OUPC	06/02/2012	127.50	160	0	160					10	20	30	130	
DUL342		Former Scout Hall Land at	Inveraldie	Angus Council	DEPC	03/04/2012	0.26	5	0	5			5				5		
ACL308		Former Manse	Barry	D J Laing	DEPC	13/11/2009	1.80	5	1	4		4					4		
ACL111a	Mk1	Granary Site (part)	Monikie	Melford Developments	CONS	19/02/2009	3.09	34	0	16		4	4	4	4		16		
ACL141	Mk(a)	Panmure Road, The Fiddlers	Monikie	P & S Developments	CONS	14/11/2008	0.29	9	0	2	2						2		
ACL299		Hillhead Road	Monikie	Arnott Contracts	DEPC	26/01/2010	0.78	5	0	5			2	3			5		
TOTAL EFFECTIVE (5+ HOUSES)							145.79	377	4	204	3	11	19	7	4	10	20	74	130
small sites (less than 5 houses)							19.58	153	11	151									
Total including small sites							165.37	530	15	355									

CONSTRAINED SUPPLY											OTHER FACTORS	
SITEREF	LOCAL PLAN REF	NAME	LOCATION	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	NATURE OF LONG TERM CONSTRAINT			
DUL264b		Kingennie Fishings 2	Wellbank	M & G Forbes	CONS	24/08/2006	1.25	5	INF	REMAINDER OF SITE (ORIGINAL CAPACITY: 12)		
DUL266	St1	Strathmartine Hospital	Bridgefoot	Heathfield	ALPR	19/02/2009	17.50	200	LAN,MAR	OPPORTUNITY		
TOTAL CONSTRAINED							18.75	205				

*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 2012)

FORFAR

EFFECTIVE SUPPLY										PROGRAMMING -7 years								
SITEREf	LOCAL PLAN REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2011 to 2012	UNITS TO BUILD	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2012 to 2019	Later Years
FKF086	F(d)	Turbeg Farm	Elite Homes	CONS	19/02/2009	4.20	75	0	3		1	1	1				3	
FKF088	F12	New Road	Asda Stores	DEPC	28/02/2011	0.35	16	0	16					16			16	
FKF089	F2	Lour Road, Beechhill Nursery	Private	ALPR	19/02/2009	1.40	5	0	5				2	3			5	
FKF130	F(h)	Prior Road 1	Wester Restenneth Co	ALPR	19/02/2009	0.59	5	0	5		5						5	
FKF154	F4 part	Wester Restenneth	Guild Homes	DEPC	10/02/2012	20.00	209	0	209	10	20	20	20	20	20	20	130	79
FKF155	F5	Whitehills Nursery	Private	ALPR	19/02/2009	6.50	100	0	100						25	25	50	50
FKF156	F6	Dundee Road	Guide Dogs for the Blind	OUPC	08/06/2011	5.40	100	0	100			10	15	20	20	20	85	15
FKF157	F7	Gowanbank	Gowanbank LLP	ALPR	19/02/2009	6.00	60	0	60		5	10	10	10	10	10	55	5
FKF163	F8	Slatefield	Vista Developments Ltd	ALPR	19/02/2009	2.00	7	0	7		1	2	2	2			7	
FKF188		North Street 62-64	Adept Proprties	DEPC	11/03/2008	0.02	5	0	5	5							5	
FKF208	F4 part	Montrose Road, Rathmell	Mr & Mrs McFarlane	CONS	22/12/2010	0.90	7	0	7	3	4						7	
TOTAL EFFECTIVE (5+ HOUSES)						47.36	589	0	517	18	36	43	50	71	75	75	368	149
small sites (less than 5 houses)						0.81	41	5	41									
Total including small sites						48.17	630	5	558									

CONSTRAINED SUPPLY												OTHER FACTORS
SITEREf	LOCAL PLAN REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha)	CAPACITY	NATURE OF LONG TERM CONSTRAINT				
FKF083	F10	South Street	Private	ALPR	19/02/2009	0.80	30	OWN, LAN				OPPORTUNITY
FKF087	F13	St James Road	Private	ALPR	19/02/2009	1.10	40	OWN, LAN				OPPORTUNITY
TOTAL CONSTRAINED						1.90	70					

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HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (April 2012)

KIRRIEMUIR

EFFECTIVE SUPPLY										PROGRAMMING - 7 years								
SITEREF	LOCAL PLAN REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2011 to 2012	UNITS TO BUILD	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2012 to 2019	Later Years
FKK063	K(b)	Westfield/Lindsay Street/Sunnyside	J & J Learmonth	ALPR	19/02/2009	2.50	38	0	38		8	10	10	10			38	
FKK081a	K2 part	Hillhead	Guild Homes	CONS	19/01/2012	7.60	113	31	27	27							27	
FKK081b	K2 part	Hillhead, Kinnordy Road	Glenmuir Devs	CONS	30/06/2008	0.43	8	1	2		2						2	
FKK083		Brechin Road, Platten	Guild Homes	CONS	21/03/2012	1.35	9	0	8	2	4	2					8	
FKK089	K3	Sunnyside	J & J Learmonth	DEPC	18/03/2011	2.00	35	0	35			5	10	10	10		35	
FKK089a		Sunnyside, Westfield	Angus Council	DEPC	20/09/2011	0.26	5	0	5		5						5	
FKK102		School Wynd	D H Clark	DEPC	31/01/2008	0.43	8	0	8		4	4					8	
FKK114		Forfar Road, Pathhead Nursery	Guild Homes	CONS	19/05/2012	0.48	6	3	1	1							1	
TOTAL EFFECTIVE (5+ HOUSES)						15.05	222	35	124	30	23	21	20	20	10	0	124	0
small sites (less than 5 houses)						2.27	24	3	24									
Total including small sites						17.32	246	38	148									

CONSTRAINED SUPPLY										
SITEREF	LOCAL PLAN REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	NATURE OF LONG TERM CONSTRAINT	OTHER FACTORS	
FKK110		Glamis Road 51 Newton Hotel	Mr & Mrs Newton	DEPC	30/06/2009	0.09	8	MAR, LAN		
TOTAL CONSTRAINED						0.09	8			

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HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (April 2012)

FORFAR/KIRRIEMUIR HOUSING MARKET AREA LANDWARD

EFFECTIVE SUPPLY											PROGRAMMING -7 years									
SITEREF	LOCAL PLAN REF	NAME	LOCATION	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2011 to 2012	UNITS TO BUILD	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2012 to 2019	Later Years	
FKL242		Damside, Netherton	Aberlemno	Craigarran Homes	CONS	06/02/2008	0.64	6	0	3		1	2					3		
FKL561		Jubilee Arms Hotel Mot	Dykehead	Mrs L Laird	DEPC	14/03/2012	0.34	9	0	9				9				9		
FKL057	G(a)	Dundee Road	Glamis	F J Esposito	CONS	20/06/2007	1.90	24	1	22		2	3	5	5	5	2	22		
FKL386		Seggieden Farm	Inverarity	Albamuir Ltd	CONS	01/11/2011	0.57	8	0	3		3						3		
FKL350		Kingoldrum Garage 2	Kingoldrum	Jacobson Properties	CONS	05/12/2007	0.46	8	0	2		2						2		
FKL429		Over Ascreavie Farm	Kingoldrum	Craigallan Homes	CONS	02/02/2009	0.88	6	0	4	1	1	2					4		
FKL022	Ki2	Kingston Place	Kingsmuir	Private	ALPR	19/02/2009	0.80	12	0	12			6	6				12		
FKL361		Guthrie Street 16	Letham	F M Construction	CONS	30/05/2007	0.64	9	0	2	2							2		
FKL378	L2	Jubilee Park	Letham	Private/Angus Council	ALPR	19/02/2009	2.30	30	0	30					10	10	10	30		
FKL379	L3	East Hemming Street	Letham	Scotia Homes	CONS	11/08/2008	2.34	40	1	15		8	7					15		
FKL422		South Mains Farm Stea	Lownie	Hayock Ltd	DEPC	23/05/2007	0.25	5	0	5		5						5		
FKL466		Eassie Farm	Eassie	Private	DEPC	13/11/2007	0.41	5	0	5		5						5		
FKL474		Balgownie Farm Steadi	Eassie	Kenneth Whyte	DEPC	13/05/2008	0.33	6	0	6		6						6		
FKL537		Pitkenney Farm	Pitkenney	NML Projects	DEPC	20/07/2010	0.49	5	0	5			5					5		
FKL562		Bellahill Farm	Melgund	Gray Beaton Partnershi	OUPC	11/11/2011	1.18	10	0	10				5	5			10		
BRL113		Balnabreich Steading	Careston	Careston Ltd	DEPC	11/06/2009	0.38	6	0	6			6					6		
TOTAL EFFECTIVE (5+ HOUSES)							13.91	189	2	139	3	33	31	25	20	15	12	139	0	
small sites (less than 5 houses)							22.91	194	18	186										
Total including small sites							36.82	383	20	325										

CONSTRAINT

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SECTION 5

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

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

AREA	YEAR TO	JUNE\08			JUNE\09			APRIL\10			APRIL\11			APRIL\12			APRIL\13			APRIL\14		
	Tenure	LA	HA	PV	LA	HA	PV	LA	HA	PV	LA	HA	PV	LA	HA	PV	LA	HA	PV	LA	HA	PV
MONTROSE				54		5	26		3			11			17							
BRECHIN				30			12		24			4			8							
MONTROSE LANDWARD				2			1		6						3							
MONTROSE HMA		0	0	86	0	5	39	0	0	33	0	0	15	0	0	28						
ARBROATH			21	37		8	52		5			61		11	16							
ARBROATH LANDWARD				22			5					1			2							
ARBROATH HMA		0	21	59	0	8	57	0	0	5	0	0	62	11	0	18						
FORFAR			18	70		14	62		14	5		2	2		1							
KIRRIEMUIR						14	16		11				35		35							
FORFAR LANDWARD				5			39		28				12		2							
FORFAR HMA		0	18	75	0	28	117	0	14	44	0	2	49	0	0	38						
MONIFIETH															17							
CARNOUSTIE			14	102		17	59		8			21	62	8	14							
SOUTH ANGUS LANDWARD				89			19		6				6		5							
SOUTH ANGUS		0	14	191	0	17	78	0	0	14	0	21	68	8	0	36						
ANGUS COUNCIL		0	53	327	0	53	253	0	14	69	0	23	194	19	0	120						

note:- from 2010 some dwellings that were built by housing associations have been treated as private due to the nature of their affordability

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.