

HOUSING BACKGROUND PAPER UPDATE DECEMBER 2012

This paper provides a factual update to the Housing Background Paper which was produced at Proposed LDP stage. The explanation and justification is provided in Schedule 4 no. 20c – Housing Land Strategy. Where appropriate the references to other Schedule 4s dealing with specific sites are also provided.

Housing Land Requirement

TAYplan Policy 5 requires the LDP to allocate effective land (or land capable of becoming effective) to meet the housing land requirement (HLR) up to year 10 from the predicted date of adoption (2014) and to ensure a minimum of 5 years effective land supply at all times. Land is to be allocated within each housing market area (HMA) to assist in the delivery of 910 units per year in Perth & Kinross up to 2024.

The total HLR for Perth & Kinross for the period 2012 to 2024 is therefore 10,920 units. Table 1 shows the HLR split by HMA.

Table 1		
HMA	Annual HLR	Total HLR 2012-2024
Highland	80	960
Kinross	70	840
Perth	510	6,120
Strathearn	130	1,560
Strathmore	120	1,440
TOTALS	910	10,920

A number of adjustments have been made to the HLR in the LDP:

- The reallocation of 10% of the HLR for Kinross HMA to Perth HMA for environmental reasons (in accordance with TAYplan Policy 5)
- An assumption that 10% of the HLR will be met from windfall sites
- An assumption that 15% of the HLR in Highland HMA will be met from small sites

The explanation and justification for these adjustments is detailed in Schedule 4 no. 20c – Housing Land Strategy.

Table 2 gives the revised HLR for each HMA taking into account these adjustments. Please note all figures are rounded to the nearest 5.

Table 2					
HMA	TAYplan HLR 2012-2024	HLR with Kinross reallocation	Windfall (-)	Small sites (-)	HLR 2012-2024 with adjustments
Highland	960	960	95	145	720
Kinross	840	755	75		680
Perth	6,120	6,205	620		5,585
Strathearn	1,560	1,560	155		1,405
Strathmore	1,440	1,440	145		1,295
TOTALS	10,920	10,920	1,090	145	9,685

Comparison with Housing Land Supply

Table 3 subtracts the existing housing land supply from the adjusted HLR. The housing land supply is the total effective supply (2012-2024) as per the 2012 Housing Land Audit page v. The Audit takes into account those sites identified in the Proposed LDP although it should be noted that not all sites in the Audit are currently effective.

Table 3			
HMA	HLR 2012-2024 with adjustments	Effective Housing Land Supply 2012-24	Shortfall / surplus
Highland	720	535	-185
Kinross	680	1,040	+360
Perth	5,585	3,625	-1,960
Strathearn	1,405	1,555	+150
Strathmore	1,295	1,395	+100
TOTALS	9,685	8,150	-1,535

As shown in table 3 the total additional allocations required to meet the TAYplan HLR across Perth & Kinross is 1,535 units. However looking at individual HMAs there are in fact surpluses in the Kinross, Strathearn and Strathmore HMAs with the vast majority of the shortfall in the Perth HMA. The sections below consider how the shortfalls in the Highland and Perth HMAs can be addressed.

Additional Housing Allocations in the Highland HMA

Table 4 indicates how it is proposed to address the shortfall in the Highland HMA. Please note that further details can be found in Schedule 4 no. 28a.

As discussed in Schedule 4 number 20c the number of available additional sites which can be brought forward in the Highland Area is limited.

Table 4			
Site	2012 Audit position	Updated position	Additional supply to 2024
Borlick Audit ref: HIA014 / LDP ref:	Site is non-effective	Site is now considered effective and can be programmed in the period 2014-2024	200
TOTAL			200

As demonstrated in table 4 the shortfall indicated in table 3 can be addressed. There may also be some additional sources of supply which would assist in the provision of a generous supply:

- Further small contributions to the supply may come from the removal of occupancy restrictions for holiday homes
- The small sites allowance of 15% was conservative – over the period 2002-2012 the contribution in Highland from small sites ranged from 18% to 78% of all completions averaging approximately 30% over the 10 year period so there may be additional supply from these small sites which are not identified in the LDP

Additional Housing Allocations in the Perth HMA

Table 5 indicates how it is proposed to address the shortfall in the Perth HMA. Please note that further details on the Strategic Development Sites at Bertha Park and Perth West can be found in Schedule 4 no. 21. The sites in table 5 have the potential to deliver additional houses to meet the housing land requirement if improvements in the economy are forthcoming.

Table 5			
Site	2012 Audit position	Updated position	Additional supply to 2024
Bertha Park Audit ref: PEP254 / LDP ref: H7	Site is non-effective	Part of the site is now considered effective in the period 2016-2024	750
Oudenarde Audit ref: PEL164 / LDP ref: H15	340 of the total 1300 units are programmed 2014-2024	It is now considered that an additional 410 units could come forward in the period to 2024	410
Burrelton Audit ref: PEL170 & 172 / LDP ref: H16-17	Sites are non-effective	Constraints are resolvable and some of the sites can now be programmed in the 2016-2024 period	80
Errol Airfield Audit ref: PEL251	160 of the total 240 units are programmed 2015-2024	The entire site is now considered effective in the period to 2024	80
Perth Airport Audit ref: PEL272 / LDP ref: MU3	Site is non-effective	Site is now considered effective in the period 2019-2024	50
Tulloch Audit ref: PEP258 / LDP ref: H4	140 of the total 300 units are programmed 2015-24	The entire site is now considered effective in the period to 2024	160

Table 5			
Site	2012 Audit position	Updated position	Additional supply to 2024
Broxden Audit ref: PEP259 / LDP ref: MU1	160 of the total 200 units are programmed 2014-24	The entire site is now considered effective in the period to 2024	40
Perth West Audit ref: PEP255 / LDP ref: H70	Site is non-effective	Part of the site is now considered effective in the period 2016-2024	500
TOTAL			2,070

As demonstrated in table 5 the shortfall indicated in table 3 can be addressed.

Final Housing Land Requirement / Supply Comparison

Table 6 gives the final housing land requirement and supply comparison and demonstrates that over the entire period 2012 to 2024 the TAYplan requirements can be met on the presumption that the economy improves.

Table 6				
HMA	HLR 2012-2024 with adjustments	Effective Housing Land Supply 2012-24	Additional allocations	Final land supply position
Highland	720	535	200	15 surplus
Kinross	680	1,040		360 surplus
Perth	5,585	3,625	2,070	110 surplus
Strathearn	1,405	1,555		150 surplus
Strathmore	1,295	1,395		100 surplus
TOTALS	9,685	8,150	2,270	735 surplus

Maintaining a 5 Year Effective Supply

SPP and TAYplan Policy 5 requires LDPs to allocate effective land to meet the HLR up to year 10 from the predicted year of adoption, ensuring a minimum 5 year effective supply at all times. Whilst the first part of this paper has considered the position from 2012, in terms of ensuring a 5 year effective supply the relevant period is 2014 onwards being the predicted adoption date of the LDP. It is acknowledged that there are currently difficulties in the maintenance of a 5 year effective supply because of the present state of the housing market and this is discussed further in Schedule 4 no. 20c – Housing Land Strategy.

Table 7 summarises the position for each HMA for the 5 year period 2014-2019. The full details by site can be found in the tables appended to this paper. Please note that the tables for Highland and Perth HMAs contain the additional sites information from tables 4 and 5 in italics.

Table 7		
HMA	5 Year Effective Housing Land Supply 2014-2019	5 year Housing Land Requirement with adjustments
Highland	375	300
Kinross	610	285
Perth	2,420	2,330
Strathearn	860	585
Strathmore	685	540
P&K	4,950	4,040

As shown in table 7 there will be a 5 year supply of effective housing land from the predicted date of LDP adoption in line with SPP. It is acknowledged that there is also a requirement to have a continuing 5 year effective supply but as table 5 demonstrates there are a range of sites with the potential to meet the requirement throughout the Plan period. Provision of a 5 year supply of effective land will be monitored on an annual basis through the housing land audit and bi-annually through the LDP Action Programme. Planning Advice Note 2/2010 recognises that annual housing land audits are the established means for monitoring housing land (paragraph 45).

APPENDIX 1

HOUSING LAND AUDIT 2012 TABLES AS AMENDED

HIGHLAND - from 2012 Housing Land Audit with additional / amended sites identified in italics														
SITEREF	SETTLEMENT	NAME	STATUS	CAPACITY	U_C	2012	2013	2014	2015	2016	2017	2018	2019-2024	post 2024
<i>HIA014</i>	<i>Aberfeldy</i>	<i>Borlick</i>	<i>PLDP</i>	200	0			15	15	15	20	20	115	
HIA023	Aberfeldy	Duntaylor Avenue 2	D	27	0				5	5	11	6		27
HIA027	Aberfeldy	Kenmore Street, Cruachan House	D	5	0			1	2	2				5
HIA028	Aberfeldy	Kenmore Road	PLDP	100	0				5	10	10	10	65	100
HIL025	Murthly	Murthly Hospital 1	UC	55	3	2	3	3	3	4	4			19
HIL028	Kinloch Rannoch	Old Hotel Gardens, The Square	UC	5	0									
HIL048	Ballinluig	Buail Bhan 1	D	15	0			5	5	5				15
HIL049	Blair Atholl	Garryside	ALP	30	0									
HIL050	Blair Atholl	Old A9	ALP	5	0									
HIL053	Kenmore	Taymouth Drive	D	8	0		8							8
HIL054	Killiecrankie	Sheil Brae	ALP	5	0									
HIL065	Kinloch Rannoch	Bunrannoch Hotel	D	6	0		1	1	2	1	1			6
HIL068	Fortingall	Drumcharry	UC	9	1			1	1	1	1	1		5
HIL069	Kindallachan	Kindallachan	D	6	0			1	2	2	1			6
HIL073	Croftinloan	Croftinloan House	D	17	0				1	1	1	1	13	17
HIL074	Grandtully	Taycladdoch	D	5	0			1	1	1	1	1		5
HIL076	Ballinluig	Mains of Dalcapon	D	5	0									
HIL078	Grandtully	West Park Farm	D	8	0		1	2	2	2	1			8
HIL079	Grandtully	Creag Eilid	D	11	0			2	5	4				11
HIL080	Glen Lyon	Slatich Farm	D	5	0					2	2	1		5
HIL081	Rannoch	Camghouran, Dall	D	8	0			1	1	1	1	1	3	8
HIL082	Killiecrankie	Railway Yard	D	6	0			2	2	2				6
HIL083	Fearnan	Fearnan North	PLDP	20	0					5	5	5	5	20
HIL084	Kenmore	Primary School East	PLDP	20	0			5	5	5	5			20
HIL086	Murthly	Station Road	PLDP	20	0					5	5	5	5	20
HIL087	Murthly	Bridge Road	PLDP	10	0			2	2	2	2	2		10
HIP017	Pitlochry	Dysart Brae	UC	29	1	6	5							11
HIP031	Pitlochry	East Moulin Road 2	UC	12	2		2	2	2	2				8

HIGHLAND - from 2012 Housing Land Audit with additional / amended sites identified in italics														
SITEREF	SETTLEMENT	NAME	STATUS	CAPACITY	U_C	2012	2013	2014	2015	2016	2017	2018	2019-2024	post 2024
HIP037	Pitlochry	Lower Oakfield, Atholl Curling Rink	D	22	0	11	11							22
HIP038	Pitlochry	Rie-Achan Road	D	12	0	12								12
HIP039	Pitlochry	Middleton of Fonab	PLDP	70	0				5	10	10	10	35	70
HIP040	Pitlochry	Robertson Crescent	PLDP	90	0				5	10	10	10	55	90
				TOTALS		31	31	44	71	97	91	73	296	

KINROSS - from 2012 Housing Land Audit														
SITEREF	SETTLEMENT	NAME	STATUS	CAPACITY	U_C	2012	2013	2014	2015	2016	2017	2018	2019-2024	post 2024
KIK017	Kinross	Lathro Health Centre	PLDP	16	0			6	6	4				
KIK019	Kinross	Station Road / Clashburn	UC	83	7	10	10	10	7					
KIK029	Kinross	Town Hall	PLDP	9	0	9								
KIK031	Kinross	Mill Street	UC	6	1									
KIK032	Kinross	Muir, Green Hotel	D	41	0			20	21					
KIK033	Kinross	West Kinross	PLDP	125	0				10	10	10	10	85	
KIK034	Kinross	Lathro Farm	PLDP	220	0				20	20	20	20	100	40
KIK035	Kinross	Former High School	PLDP	70	0		5	10	10	10	10	10	15	
KIL028	Gairneybank	East Brackley Farm	O	9	0					3	3	3		
KIL052	Hattonburn	Hattonburn (detail for 22)	D	30	0			2	5	10	5	4	4	
KIL053	Cuthill Towers	Cuthill Towers 1	UC	19	0					1				
KIL055	Scotlandwell	Scotlandwell West	UC	16	1	2	2	4	3					
KIL057	Kinnesswood	Whitecraigs 2	UC	9	4	6	3							
KIL058	Balado	Balado	PLDP	35	0						10	10	15	
KIL059	Powmill	Gartwhinzean 2	PLDP	120	0				5	10	10	10	85	
KIL061	by Milnathort	Ochil Hills Hospital	D	35	0			5	5	10	10	5		
KIL065	by Milnathort	Netherhall Farm	UC	8	2	2	1	2	2					
KIL066	Keltybridge	Blairfordel Farm	UC	7	4		1	2	1					
KIL067	Coldrain	Wood of Coldrain	UC	8	0		1							
KIL068	Gairneybridge	Gairneybridge	UC	5	0				1	2				
KIL070	Blairadam	Flockhouse Farm	UC	9	1	1	1	1						
KIL072	Mawcarse	Mawcarse Farm	D	14	0			3	3	5	3			
KIL073	Crook of Devon	Newbigging Steading	UC	6	3	2	1							
KIL074	Crook of Devon	Claysyke Farm	UC	7	2	2	2	1						
KIL075	Solsgirth	Westermuirhead Farm	UC	5	0		1	1	1	1				
KIL076	Powmill	Pitfar	UC	6	2		1	2	2	1				
KIL077	Drunzie	Gwendoline Row	D	10	0			1	2	2	2	3		

KINROSS - from 2012 Housing Land Audit														
SITEREF	SETTLEMENT	NAME	STATUS	CAPACITY	U_C	2012	2013	2014	2015	2016	2017	2018	2019-2024	post 2024
KIL078	Solsgirth	Newhall Farm	O	6	0					3	3			
KIL079	Tillyochie	Bellfield	O	7	0					3	4			
KIL080	by Milnathort	Upper Tillyrie Farm	UC	16	2	4	4	4						
KIL081	Gairneybank	Classlochie Farm	D	11	0				3	4	4			
KIL082	Cleish	Cleish Mill Farm	D	5	0			3	2					
KIL083	Cleish	Boreland Farm	D	8	0			4	4					
KIL084	Scotlandwell	Scotlandwell	PLDP	30	0				5	5	5	5	10	
KIM001	Milnathort	Pitdownie	O	40	0				5	10	15	10		
KIM016	Milnathort	Stirling Road	PLDP	75	0				5	5	10	10	45	
KIM018	Milnathort	Pace Hill	PLDP	50	0				10	15	15	10		
KIM019	Milnathort	Old Perth Road	PLDP	7	0			2	2	2	1			
KIM020	Milnathort	Kay Trailers South	PLDP	5	0									
KIM022	Milnathort	Kay Trailers North	PLDP	5	0									
				TOTALS		38	33	83	140	136	140	110	359	

PERTH - from 2012 Housing Land Audit with additional / amended sites identified in italics														
SITEREF	SETTLEMENT	NAME	STATUS	CAPACITY	U_C	2012	2013	2014	2015	2016	2017	2018	2019-2024	post 2024
PEL025	Methven	Drumgrain Avenue 1	UC	103	4	5	10	10	10	10	10	10	38	
PEL082	Guildtown	Northfield Road 1	O	6	0							2	4	
PEL137	Guildtown	Northfield Road 2	D	64	0	4	10	10	10	10	10	10		
PEL145	Abernethy	Station Road	PLDP	16	0									
PEL148	Balbeggie	Green Road	D	8	0									
PEL149	Burrelton	Main Road	UC	36	0			8	8	8				
PEL152	Errol	North Bank 1	UC	81	9	10	4							
PEL154	Wolfhill	Guildtown Road 1	O	12	0			4	4	4				
PEL157	Errol	Old Village Hall	PLDP	16	0			8	8					
PEL158	Scone	<i>Balgarvie Farm 1</i>	UC	257	8	15	15	10	6	5				
PEL163	Inchture	Mains of Inchture 1	UC	249	9	10	15	15	15	5				
<i>PEL164</i>	<i>Bridge of Earn</i>	<i>Oudenarde</i>	<i>PLDP</i>	<i>1300</i>	<i>0</i>			<i>20</i>	<i>30</i>	<i>40</i>	<i>50</i>	<i>50</i>	<i>560</i>	<i>550</i>
PEL166	Guildtown	Main Street	D	20	0		5	10	5					
PEL169	Tibbermore	Tibbermore Central	D	7	0			1	1	2	2	1		
<i>PEL170</i>	<i>Burrelton</i>	<i>School Road</i>	<i>PLDP</i>	<i>100</i>	<i>0</i>					<i>5</i>	<i>5</i>	<i>10</i>	<i>40</i>	<i>40</i>
PEL171	Glenfarg	Duncricvie Road	PLDP	33	0			11	11	11				
<i>PEL172</i>	<i>Burrelton</i>	<i>Church Road, Woodside</i>	<i>PLDP</i>	<i>20</i>	<i>0</i>					<i>5</i>	<i>5</i>	<i>5</i>	<i>5</i>	
PEL173	Stanley	Manse Crescent	PLDP	62	0					5	10	10	10	27
PEL174	Stanley	Mill Street	PLDP	33	0			8	8	9	8			
PEL175	Stanley	Station Road / Linn Road	O	70	0				5	10	10	5	5	35
PEL180	Scone	Balgarvie Mill	UC	37	9	12	12	6	5					
PEL182	Inchture	Mains of Inchture 2	UC	56	2	12	12	12	9					
PEL189	Methven	Balgowan Sawmills 2	E	6	0									
PEL190	Bridge of Earn	Station Road	UC	14	0		1	1	1					
PEL191	Stanley	Mill Street, 63	UC	5	2	2	1							
PEL195	Clathymore	Clathymore 1	UC	38	1	1	2	3	4	4	2			
PEL200	Errol	Grange 3	UC	8	1	1								

PERTH - from 2012 Housing Land Audit with additional / amended sites identified in italics														
SITEREF	SETTLEMENT	NAME	STATUS	CAPACITY	U_C	2012	2013	2014	2015	2016	2017	2018	2019-2024	post 2024
PEL203	Moneydie	Kinvaid Farm Steading	E	5	0					5				
PEL204	Kinnaird	Charleston Farm	D	5	0							2	3	
PEL205	Glencarse	St Madoes Caravan Park	UC	7	0			1	1	2	1			
PEL207	West Kinfauns	Kinfauns Holdings	D	37	0		5	5	7	7	7	6		
PEL208	Bridge of Earn	Kintillo Road West	UC	59	0	4	4	4	4					
PEL209	Waterloo	Meikle Obney	D	18	0			2	4	4	4	2	2	
PEL212	Bridge of Earn	Oudenarde, Clayton Road	UC	300	0			15	15	15	20	20	113	
PEL214	Scone	Wester Bonhard Farm	UC	8	1	1	1	2						
PEL217	Bankfoot	Over Blelock	UC	6	0		1	2						
PEL220	Glenfarg	Glendeuglie, The Lodge	UC	5	1			1	1	1				
PEL223	Scone	Victoria Road, 21	O	10	0				5	5				
PEL226	Scone	Perth Road, 70	D	10	0	10								
PEL227	Forteviot	Gateside of Broomhill	D	5	0				1	2	2			
PEL228	Dunning	Thorntree Square	D	12	0			1	1	1	1	1	7	
PEL229	Errol	North Bank 2	UC	98	0	5	5	10	10	10	13			
PEL231	Bankfoot	North Barns Farm	D	5	0									
PEL232	Duncricvie	Duncricvie Farm	D	5	0			1	2	2				
PEL233	Dunning	Rossie Farm	UC	23	1	2	4	4	4	1				
PEL236	Luncarty	Denmarkfield Farm	D	10	0			5	5					
PEL237	Ruthvenfield	Ruthven House	D	12	0			2	2	4	4			
PEL238	Abernethy	Drumcairn Farm	O	6	0				2	2	2			
PEL240	Wolfhill	Wolfhill Farm Steadings	D	8	0			2	4	2				
PEL243	Bankfoot	Ardonachie Farm	D	10	0		2	2	2	2	2			
PEL244	Errol	Muirhouse Farm, Grange	D	16	0			2	4	4	3	3		
PEL245	Abernethy	Provost Mains	D	10	0			4	4	2				
PEL246	Balgowan	Drumharvie Farm	D	10	0			2	4	4				
PEL248	Glenfarg	Main Street, Lomond Hotel	D	14	0			7	7					
PEL249	Errol	Orchard Cottage, Grange	D	10	0			3	3	4				

PERTH - from 2012 Housing Land Audit with additional / amended sites identified in italics														
SITEREF	SETTLEMENT	NAME	STATUS	CAPACITY	U_C	2012	2013	2014	2015	2016	2017	2018	2019-2024	post 2024
PEL250	Bridge of Earn	Old Edinburgh Road	UC	6	1	1	1	2						
<i>PEL251</i>	<i>Errol</i>	<i>Errol Airfield</i>	<i>O</i>	<i>240</i>	<i>0</i>				<i>10</i>	<i>20</i>	<i>30</i>	<i>30</i>	<i>150</i>	
PEL253	Methven	Kinnon Park	D	19	0			4	5	5	5			
PEL254	Scone	Boghall Farm	D	13	0			2	3	5	2	1		
PEL255	Path of Condie	Pathgreen Farm	D	7	0			1	2	2	2			
PEL256	Errol	East Leys Steading	UC	7	1	1	2	2	2					
PEL257	Abernethy	Hatton Road	PLDP	16	0				2	7	7			
PEL258	Abernethy	Newburgh Road South	PLDP	50	0				10	10	10	10	10	
PEL259	Abernethy	Newburgh Road North	PLDP	50	0				10	10	10	10	10	
PEL260	Balbeggie	St Martins Road	PLDP	100	0				5	10	10	10	65	
PEL261	Bridge of Earn	Old Edinburgh Road	PLDP	100	0				5	10	10	10	65	
PEL262	Clathymore	Clathymore 2	PLDP	16	0					2	3	3	8	
PEL263	Dunning	Auchterarder Road	PLDP	50	0				5	10	10	10	15	
PEL264	Forgandenny	County Place	PLDP	30	0				5	5	10	10		
PEL265	Inchture	Moncur Farm Road	PLDP	16	0				16					
PEL268	Luncarty	Luncarty South	PLDP	200	0			5	5	10	10	10	160	
PEL269	Scone	Scone North	PLDP	700	0				10	10	10	10	300	360
PEL270	Stanley	Perth Road South	PLDP	65	0					5	10	10	10	30
PEL271	Stanley	Perth Road North	PLDP	70	0				5	5	5	5	15	35
<i>PEL272</i>	<i>Scone</i>	<i>Perth Airport</i>	<i>PLDP</i>	<i>50</i>	<i>0</i>								<i>50</i>	
PEL273	Wolfhill	Guildtown Road 2	PLDP	12	0					2	4	4	2	
PEL275	Moneydie	Smithy Cottage	O	6	0					2	2	2		
PEP162	Perth	Broxden 1	UC	74	0						2			
PEP175	Perth	Tulloch, Primrose Crescent 6	UC	202	0			5	10	10	10	10	12	
PEP203	Perth	Almond Valley	ALP	1000	0									
PEP221	Perth	Glasgow Road, Cherrybank Inn	D	6	0				6					
PEP222	Perth	Perth College	D	110	0			5	10	15	15	15	50	
PEP223	Perth	Ainslie Place	UC	194	25	30	10							

PERTH - from 2012 Housing Land Audit with additional / amended sites identified in italics														
SITEREF	SETTLEMENT	NAME	STATUS	CAPACITY	U_C	2012	2013	2014	2015	2016	2017	2018	2019-2024	post 2024
PEP230	Perth	Skinnergate, 8-12	D	12	0						6	6		
PEP234	Perth	Station Hotel (car Park)	D	28	0									
PEP235	Perth	Scott Street, 88-90 (detail for 25)	D	50	0						25	25		
PEP236	Perth	Hillside Hospital, Dundee Road	D	49	0			4	5	10	15	15		
PEP238	Perth	North William Street, 5	D	15	0			5	5	5				
PEP239	Perth	Jeanfield Road, Plough Inn	D	14	0						7	7		
PEP241	Perth	South Methven Street, 10-12	D	8	0			4	4					
PEP244	Perth	Canal Street, 36-54	D	60	0									
PEP245	Perth	Cherrybank	O	122	0			5	10	15	15	15	62	
PEP247	Perth	St John's Place	D	10	0		5	5						
PEP248	Perth	Tulloch Hill, Highbank House	D	6	0				6					
PEP249	Perth	Glover Street, 46	D	8	0			4	4					
PEP250	Perth	Newhouse Farm	O	9	0				2	3	4			
PEP253	Perth	South Street, 61	D	6	0			6						
<i>PEP254</i>	<i>Perth</i>	<i>Berthapark</i>	<i>PLDP</i>	<i>3250</i>	<i>0</i>					<i>70</i>	<i>90</i>	<i>90</i>	<i>500</i>	<i>2500</i>
<i>PEP255</i>	<i>Perth</i>	<i>Perth West</i>	<i>PLDP</i>	<i>3050</i>	<i>0</i>					<i>30</i>	<i>30</i>	<i>40</i>	<i>400</i>	<i>2550</i>
PEP256	Perth	Stormont Street, St Johns School	PLDP	50	0		5	10	10	10	10		5	
PEP257	Perth	Gannochy Road	PLDP	20	0			5	10	5				
<i>PEP258</i>	<i>Perth</i>	<i>Tulloch, Marshalling Yards</i>	<i>PLDP</i>	<i>300</i>	<i>0</i>				<i>20</i>	<i>20</i>	<i>20</i>	<i>30</i>	<i>210</i>	
<i>PEP259</i>	<i>Perth</i>	<i>Broxden, Glasgow Road</i>	<i>PLDP</i>	<i>200</i>	<i>0</i>			<i>5</i>	<i>10</i>	<i>15</i>	<i>20</i>	<i>20</i>	<i>130</i>	
				TOTALS		126	132	293	444	550	590	545	3016	

STRATHEARN - from 2012 Housing Land Audit														
SITEREF	SETTLEMENT	NAME	STATUS	CAPACITY	U_C	2012	2013	2014	2015	2016	2017	2018	2019-2024	post 2024
STA013	Auchterarder	Abbey Road West	UC	105	6	10	10	15	15	2				
STA032	Auchterarder	Strathearn House, Western Road	UC	19	1		2	2	2	2	2			
STA033	Auchterarder	Auchterarder Devt Framework 1&2	PLDP	625	0	10	24	40	24	24	40	40	300	123
STA036	Auchterarder	Feus, 2	UC	5	1	1	1	1	1					
STA037	Auchterarder	Ruthven Towers	UC	5	4		1	2	1					
STA039	Auchterarder	Townhead, Regal Cinema	D	11	0			3	4	4				
STA040	Auchterarder	Abbey Road/ Feus	O	11	0			3	4	4				
STA041	Auchterarder	Auchterarder Devt Framework 3	PLDP	180	0				5	10	10	10	75	70
STA042	Auchterarder	Castleton Road	O	11	0			1	5	5				
STC024	Crieff	Barnkittock House, Comrie Road	UC	10	0						1	1		
STC036	Crieff	Gwyder Road, Benheath	UC	9	9	2	4	3						
STC043	Crieff	East High Street 33-37	D	17	0		2	5	5	5				
STC045	Crieff	Kincardine Road	UC	223	20	20	10	15	15	15	20	14		
STC046	Crieff	Oakbank (detail for 18)	UC	40	2	1	3	3	3	3	3	3	5	
STC048	Crieff	Pigeon Row	D	17	0			5	6	6				
STC052	Crieff	Turretbank	UC	8	0		1							
STC055	Crieff	Mitchell Street	UC	5	0			1	1	1	1			
STC057	Crieff	Maxton Road	D	8	0	8								
STC058	Crieff	King Street, 57	D	20	0			5	10	5				
STC059	Crieff	Laggan Road	PLDP	50	0				10	10	10	10	10	
STC060	Crieff	Wester Tomaknock	PLDP	60	0					10	10	10	10	20
STC061	Crieff	Broich Road	PLDP	300	0				5	10	15	15	100	155
STL014	Blackford	Mill of Ogilvie	UC	150	0			5	10	10	15	15	45	
STL021	Muthill	Wardside House	UC	7	0			1	1	1	1	1		
STL050	Greenloaning	Rottearns Mill	D	21	0		4	5	5	5	2			
STL053	Comrie	Campfield	UC	9	1	1								
STL055	Gleneagles	Braco Road	UC	15	3	3	3	3						

STRATHEARN - from 2012 Housing Land Audit														
SITEREF	SETTLEMENT	NAME	STATUS	CAPACITY	U_C	2012	2013	2014	2015	2016	2017	2018	2019-2024	post 2024
STL059	Gleneagles	Gleneagles West	O	70	0			5	10	15	15	15	10	
STL061	Innerpeffray	Mains of Innerpeffray	D	9	0				4	5				
STL062	Comrie	Drummond Street, Comrie Garage	D	10	0			5	5					
STL063	Fowlis Wester	Carronvale Homes	UC	5	0		1	1						
STL065	by Auchterarder	Eind Farm	UC	9	5			1	2	2	2	2		
STL066	Cromlix	Mid Cambushinnie	D	11	0			2	3	3	3			
STL067	Tullibardine	Sawmill Lane	D	10	0			2	2	2	2	2		
STL068	by Auchterarder	Easthill Farm	UC	5	2	2	1							
STL069	Blackford	Abercairney Place 2	UC	49	0			5	10	10	10	3		
STL070	Greenloaning	Millhill Drive West	UC	14	4	6								
STL071	by Auchterarder	Thorn Farm	D	6	0					6				
STL072	St Davids	Nether Bellyclone Farm	D	5	0				1	2	2			
STL073	Tullibardine	Tullibardine Smithy	UC	16	1	1								
STL074	Gilmerton	Highlandman Loan, Colony Farm	D	5	0		1	1	1	2				
STL076	Greenloaning	Millhill Drive South	O	6	0								6	
STL077	Comrie	Tomperran Farm	D	10	0			2	2	2	2	2		
STL078	Blackford	Netherton Farm	D	12	0			4	4	4				
STL079	St Fillans	Station Road	ALP	16	0			2	5	5	4			
STL080	Comrie	Cowden Road	PLDP	30	0				5	10	10	5		
				TOTALS		65	68	148	186	200	180	148	561	

STRATHMORE - from 2012 Housing Land Audit														
SITEREF	SETTLEMENT	NAME	STATUS	CAPACITY	U_C	2012	2013	2014	2015	2016	2017	2018	2019-2024	post 2024
EAA007	Alyth	Strathmore Terrace 1	D	34	0		2	4	6	8	7	7		
EAA011	Alyth	Springbank Road (PH1 for 19)	UC	35	6	8	8	8						
EAA024	Alyth	West Quarter Farm	UC	17	0			1						
EAA030	Alyth	Westfield Farm	O	8	0				1	1	4	2		
EAA032	Alyth	Glenree	PLDP	35	0							5	30	
EAA033	Alyth	Albert Street and St Ninians Rd	PLDP	85	0			5	10	10	10	10	40	
EAB010	Blairgowrie	Coralbank Road, Rattray	D	42	0								42	
EAB021	Blairgowrie	Burnhead Road	D	13	0				1	2	2	2	6	
EAB056	Blairgowrie	Keathbank Mill	UC	22	0								2	
EAB058	Blairgowrie	Beeches Moyness Park	UC	44	4		5	8	8	8	8			
EAB059	Blairgowrie	Reform Street, South Church	D	13	0									
EAB061	Blairgowrie	High Street, Rattray	UC	81	2	15	15	15	15	15	6			
EAB062	Blairgowrie	Honeyberry Crescent, Rattray	E	39	0		1	4	5	5	10	10	4	
EAB064	Blairgowrie	Coupar Angus Road	O	8	0				1	1	2	2	2	
EAB065	Blairgowrie	Reform Street, Cinema	D	17	0		7	10						
EAB066	Blairgowrie	Coupar Angus Road	UC	89	8	15	15	15	15	15	7			
EAB067	Blairgowrie	West George Street	O	7	0				2	2	2	1		
EAB069	Blairgowrie	Glenalmond Road, Rattray	PLDP	160	0					5	15	15	75	50
EAB070	Blairgowrie	Welton Road	PLDP	150	0					5	10	10	75	50
EAB071	Blairgowrie	Blairgowrie South	PLDP	85	0			5	10	15	15	15	25	
EAB072	Blairgowrie	Western Blairgowrie	PLDP	200	0							10	120	70
EAC015	Coupar Angus	Nortel	D	16	0						8	8		
EAC019	Coupar Angus	Royal Hotel, High Street	UC	11	7	4	3							
EAC020	Coupar Angus	Union Street	D	35	0			5	5	5	10	10		
EAC021	Coupar Angus	Pleasance Cottage 2	D	19	0			4	5	5	5			
EAC022	Coupar Angus	Larghan	PLDP	120	0				5	10	10	10	85	
EAL010	Meikleour	Central site	UC	9	1	1								

STRATHMORE - from 2012 Housing Land Audit														
SITEREF	SETTLEMENT	NAME	STATUS	CAPACITY	U_C	2012	2013	2014	2015	2016	2017	2018	2019-2024	post 2024
EAL025	Meigle	Ardler Road	PLDP	20	0									
EAL026	Meigle	Dundee Road	D	5	0			1	1	1	1	1		
EAL027	Meigle	Forfar Road	PLDP	50	0									
EAL032	by Blairgowrie	Easter Parkhead Farm	E	7	0			1	3	3				
EAL034	by Alyth	Bankhead of Alyth	UC	5	1			2	3					
EAL035	Myreriggs	Moorfield House Hotel	D	9	0				4	5				
EAL036	Kettins	Keillor Farm Steadings	UC	19	13	3	3	3	4					
EAL037	Meikleour	Gateside Farm	O	9	0					4	5			
EAL038	by Alyth	Glenisla Golf Club	O	216	0			5	5	10	10	10	100	76
EAL039	New Alyth	New Alyth	PLDP	20	0			5	5	5	5			
EAL040	Ardler	Ardler	PLDP	20	0			5	5	5	5			
EAL041	Carsie	Carsie	PLDP	10	0				5	5				
EAL042	Spitalfield	Spitalfield	PLDP	20	0				5	5	5	5		
				TOTALS		46	59	106	129	155	162	133	606	