

PERTH AND KINROSS
DRAFT HOUSING LAND AUDIT 2016
FOR CONSULTATION

Produced by
PERTH & KINROSS COUNCIL
The Environment Service



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- **Highland Area**
- **Kinross Area**
- **Perth Area**
- **Strathearn Area**
- **Strathmore & the Glens**
(Eastern Area)

LOCAL DEVELOPMENT PLAN PROGRESS

The Perth & Kinross Adopted Local Development Plan was published in February 2014. Legislation dictates that the LDP is updated every 5 years. LDP2 is at the Proposed Plan stage. This is due to be published in Autumn 2016.

The Local Development Plan for Perth & Kinross replaces all 6 previously Adopted Local Plans for the area. Some sites in the Audit have Local Plan references from the previous Local Plans.

Proposed LDP sites were added to the Housing Land Audit in 2012 and in 2014 Adopted LDP sites updated the Audit.

See Council website for further details on the LDP:-

<http://www.pkc.gov.uk/article/1936/Development-Plan>

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INTRODUCTION

- The annual Housing Land Audit provides a statement of land supply within the administrative boundary of Perth & Kinross Council. Only sites with a capacity of 5 or more units are included.
- **This Audit is the result of a survey conducted in MARCH 2016**
However a pragmatic approach is taken in completing the Final Audit. This includes some updates to the March information, taking into account the consultation exercise with Homes for Scotland, the Scottish Government Housing, Regeneration & Welfare Directorate and Scottish Water plus recent Local Development Plan progress.

Please note that from 2010 the Audit is carried out in March rather than June. This is to allow alignment of data between the constituent Local Authorities in the TAYplan Strategic Development Plan Area. The 2010 Audit covers 9 months (from July to March) rather than 12.

- The information is presented in summary form at Council level with individual site detail at Planning Area level (broken down by main settlements and landward area). This accords with 'Schedule 1' contained within the Perth & Kinross Structure Plan in place at the time.

The **Invergowrie/Longforgan** area has been treated separately as it forms part of the Dundee Housing Market Area. From **2016** the TAYplan Greater Dundee Housing Market Area (GDHMA) replaces the Dundee Housing Market Area (DHM). The GDHMA also covers the Inchtute/Abernyte area. See map pages for more detail.

- The Housing Land Audit provides important housing supply information for the TAYplan Strategic Development Plan and for monitoring and reviewing the plan in the future.
The 2003 Structure Plan for Perth & Kinross was replaced by the TAYplan Strategic Development Plan on 8th June 2012. TAYplan is being reviewed and a Proposed Plan was submitted to Scottish Ministers on 7th June 2016.

See www.tayplan-sdpa.gov.uk/

- In June 2014 the Scottish Government published the Scottish Planning Policy document which includes and combines previous advice and guidance on housing land. This document influences the preparation and consultation process associated with the Housing Land Audit as does PAN 2/2010 on Affordable Housing and Housing Land Audits.

GENERAL PRINCIPLES

1. General Information Recorded

- Sites are divided into Effective and Non-Effective (see Glossary).
- Sites are Private (PV), Housing Association (HA), Local Authority (LA) or any combination of these.
- The site reference is noted followed by the name of the site then of the developer or applicant.
- The site may be under construction, have planning consent, or be identified in an adopted or finalised Local Plan or a Proposed or Adopted Local Development Plan. Where sites have 'consent' the type is noted - detailed (full) or outline (in principle).
- An indication is given of the latest approval date for the site. In the case of Local Plan sites this relates to publication dates. The Local Plan or Local Development Plan reference is also noted. If a site has no entry in the LP ref/year column, it is a windfall site.
- The site capacity, number of dwelling units built and number of dwelling units left to build, is recorded for each site.

2. Programming

- Housing sites have been monitored since 1979.
- The potential yield figures take due account of past trends and completions, anticipated starts and comments from Homes for Scotland, Scottish Water and the Scottish Government Housing, Regeneration & Welfare Directorate.
- Emphasis is made however that the likely yields are only **indicative** and will undoubtedly vary from the actual yield.

3. Completions

- The Audit sets out the number of units recorded as complete on sites of 5 or more houses by tenure & by Local Plan Area. Since 1995 completions on sites less than 5 have also been monitored by Local Plan Area.
- From June 1980 to June 1995 results cover Perth and Kinross District. From June 1996 to June 2009 results cover Perth and Kinross Council and include the Invergowrie/ Longforgan area which is monitored separately to allow continued comparison.
- **March 2010 results are for 9 months only and run from July 2009 to March 2010.** They then return to an annual count, based at March, from 2011 onwards at Perth & Kinross Council level.

4. Frequency

- This monitoring exercise is conducted annually.

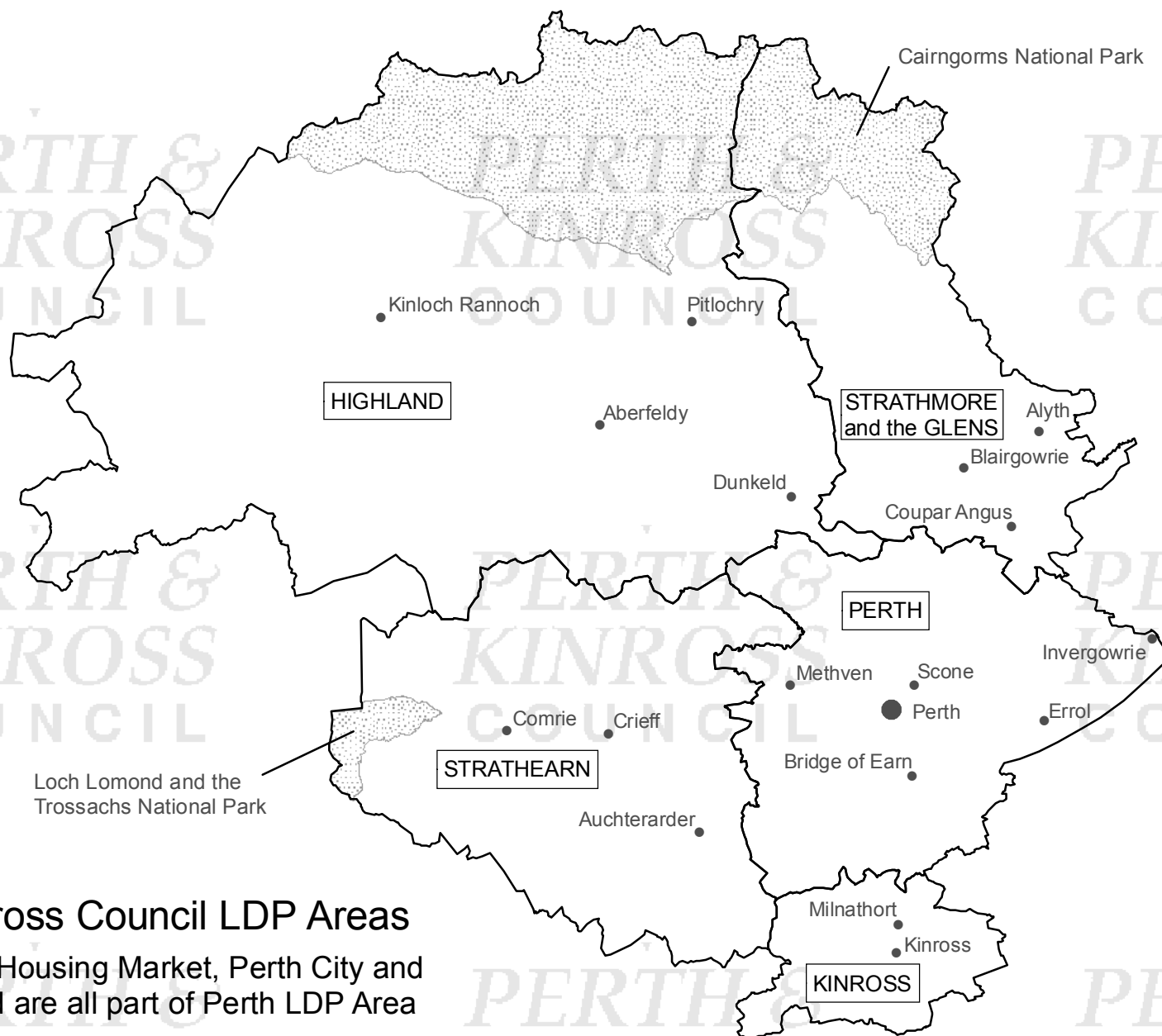
5. Consultation

- This Housing Land Audit is subject to consultation with the Scottish Government Housing, Regeneration & Welfare Directorate, Homes for Scotland and Scottish Water.
In consulting with the house builders the Council's aim is to reduce any disagreement between Homes for Scotland and itself, as far as is possible, on what is realistically achievable in terms of the supply of land for housing development.

CODES

<i>Appr Date</i>	Last known planning approval date, or publication date of the Local Plan or Local Development Plan.	
<i>Area</i>	Site area in hectares (site areas in most cases are approximate & are only intended as a guide)	
<i>Built</i>	Number of units built on site at latest March survey	
<i>Capacity</i>	Total number of units to be built on site	
<i>Constraints</i>	Con = contamination Inf = infrastructure Lan = land use Mar = marketability Def = deficit funding not committed PLI = awaiting results of Public Local Inquiry	Own = ownership Phy = physical (on site) Pro = programming
<i>Developer</i>	Name of the last known or anticipated developer (or applicant)	
<i>LP ref</i>	If applicable, the reference used in the appropriate Local Plan or Local Development Plan DB = Development Brief, SHC = Significant Housing Consent, OP = Opportunity Site, MU = Mixed Use If this column is blank, the site is a windfall site	
<i>Site ref</i>	Unique reference for each housing site	
<i>Status</i>	UC = Under Construction D = Detailed or Full consent (expiry can be 5 or 3 years) O = Outline or In Principle consent (From 2012 Audit, extended Outline expiry dates can occur via new planning application to vary consent) ALP = Adopted Local Plan E = Expired consent but still a Local Plan site or awaiting decision on new planning application. PLDP = Proposed Local Development Plan ALDP = Adopted Local Development Plan	
<i>Tenure</i> (used as sort order)	PV = Private LA = Local Authority HA = Housing Association Combinations of the above are also applied here	
<i>To build</i>	Number of units left to build or with potential to build at March Survey	

NOTE: Sites may appear to have expired but the Planning Consent may have been initiated (in perpetuity) by an access construction, a single foundation, drainage, a demolished building etc.

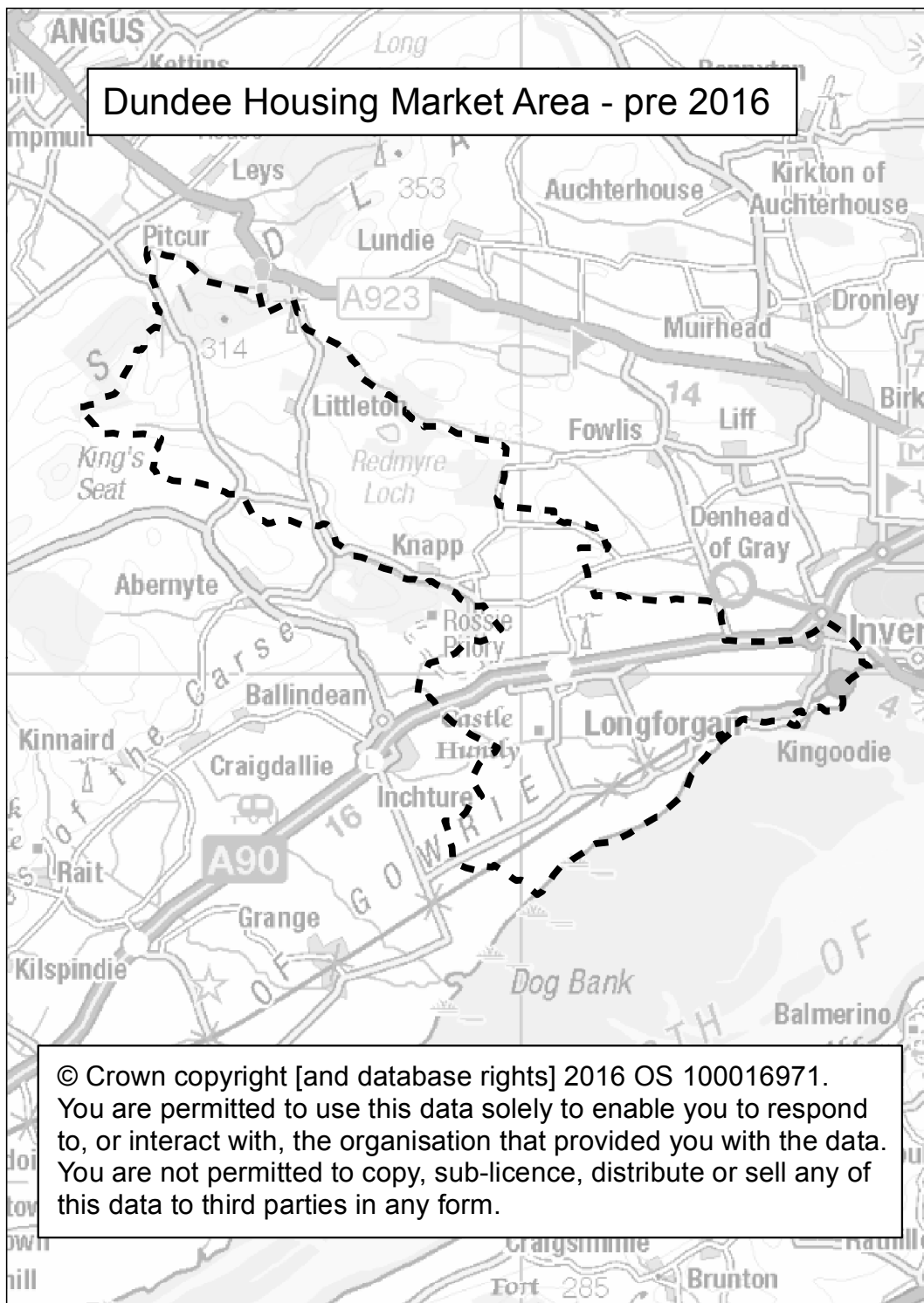


Perth & Kinross Council LDP Areas

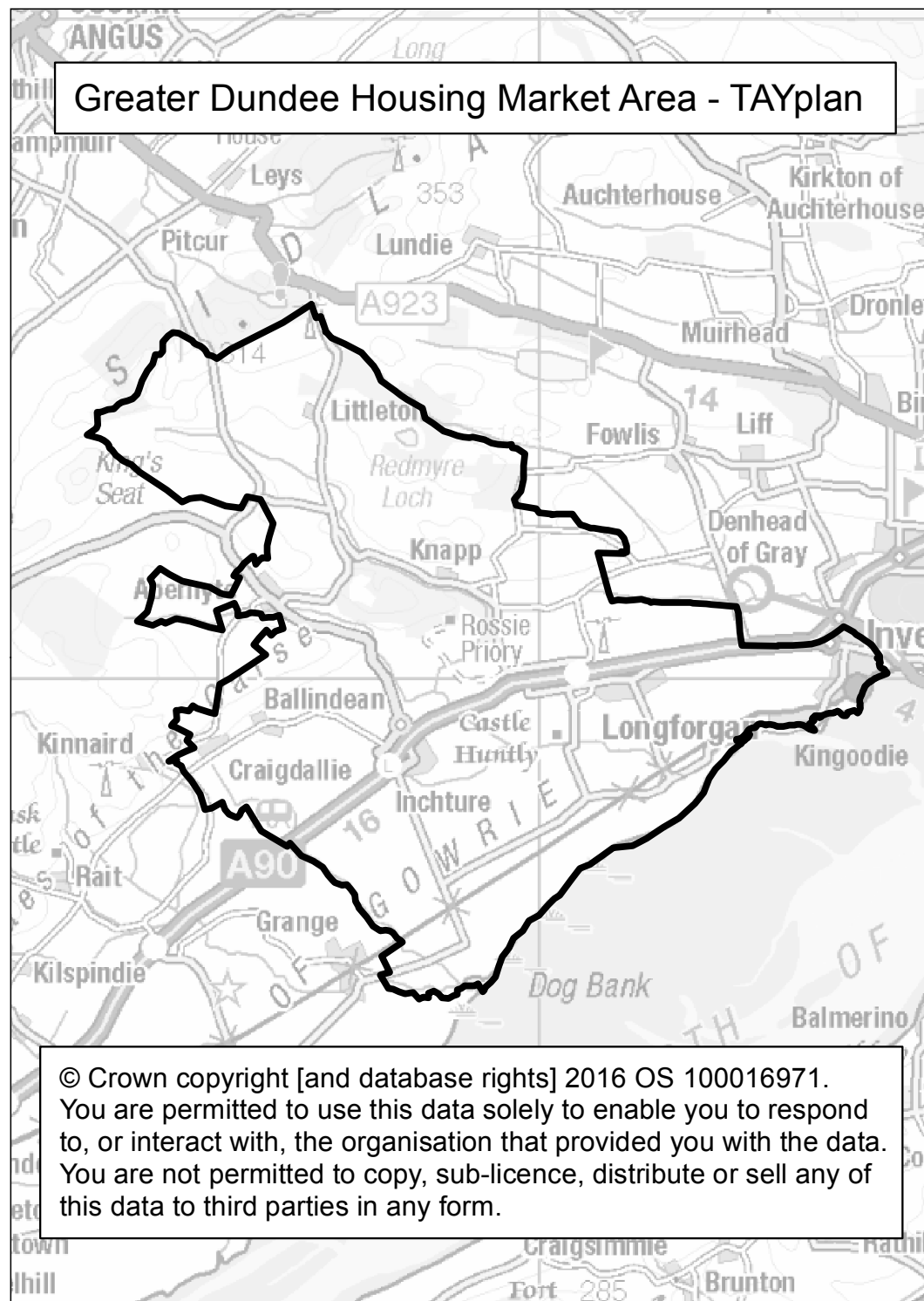
Note : Dundee Housing Market, Perth City and Perth Landward are all part of Perth LDP Area

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Dundee Housing Market Area - pre 2016



Greater Dundee Housing Market Area - TAYplan



PERTH AND KINROSS COUNCIL**SUPPLY SUMMARY**

AREA	established supply	effective supply	constrained supply	5 year effective	7 year effective	12 year effective	
DUNDEE HOUSING MARKET	33	33	0	30	33	33	
TOTAL	33	33	0	30	33	33	
ALYTH	192	192	0	111	173	192	
BLAIRGOWRIE	858	845	13	328	471	785	
COUPAR ANGUS	167	167	0	50	92	167	
STRATHMORE AREA LANDWARD	337	121	216	54	121	121	
TOTAL	1554	1325	229	543	857	1265	
ABERFELDY	340	340	0	148	214	340	
HIGHLAND AREA LANDWARD	225	219	6	144	181	219	
PITLOCHRY	203	203	0	122	163	203	
TOTAL	768	762	6	414	558	762	
KINROSS	365	365	0	225	285	365	
KINROSS AREA LANDWARD	292	262	30	181	260	262	
MILNATHORT	175	175	0	80	125	175	
TOTAL	832	802	30	486	670	802	
PERTH AREA LANDWARD	4015	3994	21	1143	1778	3334	
PERTH CITY	6631	6631	0	1471	2266	4031	
TOTAL	10646	10625	21	2614	4044	7365	
AUCHTERARDER	700	700	0	497	599	700	
CRIEFF	554	554	0	217	299	409	
STRATHEARN AREA LANDWARD	200	200	0	128	190	200	
TOTAL	1454	1454	0	842	1088	1309	
PERTH and KINROSS TOTAL	15287	15001	286	4929	7250	11536	

All supply details in this table total those units not yet built at the March date of the Audit.

The ESTABLISHED SUPPLY total includes sites that are constrained and therefore non-effective.

The EFFECTIVE SUPPLY total aggregates all programming. Only effective sites are programmed.

The 5 YEAR EFFECTIVE total aggregates programming for the first 5 years only.

The 7 YEAR EFFECTIVE total aggregates programming for the first 7 years only.

The 12 YEAR EFFECTIVE total aggregates programming for the first 12 years only.

The NUMBERS CONSTRAINED total is the difference between Established and Effective supply.

PERTH AND KINROSS COUNCIL**Programming SUMMARY**

AREA	established supply	effective supply	5 year effective	7 year programming (2016 to 2023)							2023 -28	>2028
				16-17	17-18	18-19	19-20	20-21	21-22	22-23		
DUNDEE HOUSING MARKET	33	33	30	1	6	21	2	3				
TOTAL	33	33	30	1	6	21	2	3				
ALYTH	192	192	111	11	7	22	34	37	36	26	19	
BLAIRGOWRIE	858	845	328	58	28	86	78	78	73	70	314	60
COUPAR ANGUS	167	167	50		4	13	16	17	22	20	75	
STRATHMORE AREA LANDWARD	337	121	54		2	7	17	28	42	25		
TOTAL	1554	1325	543	69	41	128	145	160	173	141	408	60
ABERFELDY	340	340	148		31	35	40	42	35	31	126	
HIGHLAND AREA LANDWARD	225	219	144	8	14	37	48	37	22	15	38	
PITLOCHRY	203	203	122	28	28	22	22	22	21	20	40	
TOTAL	768	762	414	36	73	94	110	101	78	66	204	
KINROSS	365	365	225	35	40	54	54	42	30	30	80	
KINROSS AREA LANDWARD	292	262	181	11	16	36	50	68	55	24	2	
MILNATHORT	175	175	80		10	27	22	21	25	20	50	
TOTAL	832	802	486	46	66	117	126	131	110	74	132	
PERTH AREA LANDWARD	4015	3994	1143	73	143	250	323	354	329	306	1556	660
PERTH CITY	6631	6631	1471	187	254	331	321	378	409	386	1765	2600
TOTAL	10646	10625	2614	260	397	581	644	732	738	692	3321	3260
AUCHTERARDER	700	700	497	100	100	99	101	97	60	42	101	
CRIEFF	554	554	217	6	31	56	62	62	51	31	110	145
STRATHEARN AREA LANDWARD	200	200	128	1	10	25	46	46	38	24	10	
TOTAL	1454	1454	842	107	141	180	209	205	149	97	221	145
PERTH and KINROSS TOTAL	15287	15001	4929	518	719	1106	1255	1331	1251	1070	4286	3465
ADJUSTED TOTAL (see note below)				518	719	700	700	700	750	750	3750	

The ESTABLISHED SUPPLY total includes sites that are constrained and therefore non-effective

The EFFECTIVE SUPPLY total aggregates all programming

The 5 YEAR EFFECTIVE total aggregates programming for the first 5 years only

NOTE ON ADJUSTED TOTAL

In assessing the build rates for individual sites the Council has sought to make a realistic appraisal of the potential output. In the current economic climate, coupled with the expected recovery speed, it is unlikely that all of these potential sites will come forward simultaneously. Therefore, whilst individually the projected build rates may reflect a site's potential, the Council wide total is likely to be an overestimate. Accordingly this year an adjusted total has been provided, as an additional line in the HLA, to reflect the best estimate of likely delivered units for each of the next 12 years. These adjusted figures have been informed by the most recent Audits and assume a steady recovery rate to TAYplan projected build rates over the period to 2023. It should however be emphasised that in the event of a more rapid recovery the identified sites have not only the potential to deliver the number of houses identified in the HLA but in many cases they could deliver higher numbers.

PERTH AND KINROSS COUNCIL

TENURE SUMMARY

HA	established supply	effective supply	5 year effective	7 year programming (2016 to 2023)							2023 -28	>2028
				16-17	17-18	18-19	19-20	20-21	21-22	22-23		
MILNATHORT	5	5	5	5								
TOTAL	5	5	5	5								
PERTH AREA LANDWARD	216	216	69	12	21	21	15	20	20		107	
PERTH CITY	162	162	162	46	91	25						
TOTAL	378	378	231	46	103	46	21	15	20	20	107	
PKC TENURE TYPE TOTAL	383	383	236	46	103	51	21	15	20	20	107	

LA	established supply	effective supply	5 year effective	7 year programming (2016 to 2023)							2023 -28	>2028
				16-17	17-18	18-19	19-20	20-21	21-22	22-23		
ALYTH	11	11	11	11								
BLAIRGOWRIE	7	7	7	7								
TOTAL	18	18	18	18								
PERTH CITY	15	15	15	15								
TOTAL	15	15	15	15								
PKC TENURE TYPE TOTAL	33	33	33	33								

PV	established supply	effective supply	5 year effective	7 year programming (2016 to 2023)							2023 -28	>2028
				16-17	17-18	18-19	19-20	20-21	21-22	22-23		
DUNDEE HOUSING MARKET	17	17	14	1	6	5	2	3				
TOTAL	17	17	14	1	6	5	2	3				
ALYTH	55	55	25	2	2	9	12	11	11		8	
BLAIRGOWRIE	256	243	176	51	23	56	28	18	13	10	44	
COUPAR ANGUS	47	47	25	4	8	6	7	12	10			
STRATHMORE AREA LANDWARD	227	11	9	2	2	2	3	2				
TOTAL	585	356	235	51	31	68	45	40	38	31	52	
ABERFELDY	40	40	34	2	10	10	12	5	1			
HIGHLAND AREA LANDWARD	185	179	113	8	9	30	36	30	15	13	38	
PITLOCHRY	43	43	42	23	13	2	2	2	1			
TOTAL	268	262	189	31	24	42	48	44	21	14	38	
KINROSS	7	7	7	7								
KINROSS AREA LANDWARD	172	172	126	11	11	26	35	43	35	9	2	
MILNATHORT	5	5	5			2	2	1				
TOTAL	184	184	138	18	11	28	37	44	35	9	2	
PERTH AREA LANDWARD	1770	1765	539	63	74	112	135	155	117	101	558	450

HA = Housing Association LA = Local Authority PV = Private PV/HA = mixed tenure

PERTH CITY	503	503	304	96	48	71	41	48	79	56	64	
TOTAL	2273	2268	843	159	122	183	176	203	196	157	622	450
AUCHTERARDER	26	26	26	5	5	4	6	6				
CRIEFF	44	44	42	1	1	11	17	12	1	1		
STRATHEARN AREA LANDWARD	132	132	78	1	5	15	31	26	25	19	10	
TOTAL	202	202	146	7	11	30	54	44	26	20	10	
PKC TENURE TYPE TOTAL	3529	3289	1565	266	200	357	365	377	319	231	724	450

PV/HA	established supply	effective supply	5 year effective	7 year programming (2016 to 2023)							2023 -28	>2028
				16-17	17-18	18-19	19-20	20-21	21-22	22-23		
DUNDEE HOUSING MARKET	16	16	16	16								
TOTAL	16	16	16	16								
ALYTH	126	126	75		5	20	25	25	25	15	11	60
BLAIRGOWRIE	595	595	145		5	30	50	60	60	60	270	
COUPAR ANGUS	120	120	25			5	10	10	10	10	75	
STRATHMORE AREA LANDWARD	110	110	45			5	15	25	40	25		
TOTAL	951	951	290	10	60	100	120	135	110		356	60
ABERFELDY	300	300	114		29	25	30	30	30	30	126	
HIGHLAND AREA LANDWARD	40	40	31		5	7	12	7	7	2		
PITLOCHRY	160	160	80	5	15	20	20	20	20	20	40	
TOTAL	500	500	225	5	49	52	62	57	57	52	166	
KINROSS	358	358	218	28	40	54	54	42	30	30	80	
KINROSS AREA LANDWARD	120	90	55		5	10	15	25	20	15		
MILNATHORT	165	165	70		10	20	20	20	25	20	50	
TOTAL	643	613	343	28	55	84	89	87	75	65	130	
PERTH AREA LANDWARD	2029	2013	535	10	57	117	167	184	192	185	891	210
PERTH CITY	5951	5951	990	30	115	235	280	330	330	330	1701	2600
TOTAL	7980	7964	1525	40	172	352	447	514	522	515	2592	2810
AUCHTERARDER	674	674	471	95	95	95	95	91	60	42	101	145
CRIEFF	510	510	175	5	30	45	45	50	50	30	110	
STRATHEARN AREA LANDWARD	68	68	50		5	10	15	20	13	5		
TOTAL	1252	1252	696	100	130	150	155	161	123	77	211	145
PKC TENURE TYPE TOTAL	11342	11296	3095	173	416	698	869	939	912	819	3455	3015

HA = Housing Association LA = Local Authority PV = Private PV/HA = mixed tenure

Housing Land Supply and Potential Output at March 2016 on Sites of 5+ Houses

Perth and Kinross Council

DUNDEE HOUSING MARKET

DUNDEE HOUSING MARKET												Programming								Constraints
Site ref	Settlement	Name	Developer or Appl	Appr Date	Status	LP ref/year	Area	Capacity	Built	To build	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/28		
Effective																				
PV																				
DHM014	Longforgan	Coaching Inn, Main Street	Glencoast	Jul-14	D		0.21	9	0	9		1	1	2	2	3				
DHM013	Longforgan	Rawes Farm	Hadden Homes	Dec-15	UC		1.60	17	9	8			5	3						
TOTAL :-						PV	=	26	9	17		1	6	5	2	3				
PV/HA																				
DHM018	Inchture	Moncur Farm Road	Private/ HA	Feb-14	ALDP	H24 2014	3.93	16	0	16				16						
TOTAL :-						PV/HA	=	16	0	16				16						
TOTAL :-						Effective	=	42	9	33		1	6	21	2	3				
TOTAL ESTABLISHED SUPPLY :-										33		1	6	21	2	3				

ALYTH

ALYTH											Programming										Constraints
Site ref	Settlement	Name	Developer or Appl	Appr Date	Status	LP ref/year	Area	Capacity	Built	To build	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/28			
Effective																					
LA																					
EAA011	Alyth	Springbank Road	Perth & Kinross Council	Nov-98	UC	H17 1998	1.93	30	19	11	11										
TOTAL :-						LA	=	30	19	11	11										
PV																					
EAA034	Alyth	Loyal Road/Airlie View	L Thomson	Aug-13	O		0.88	20	0	20		5				5	5	5			
EAA007	Alyth	Strathmore Terrace 1 (1 foundation exists)	Mansell Homes	Jul-08	D	SHC 2014	2.42	34	0	34		2	2	4	6	6	6	8			
EAA024	Alyth	West Quarter Farm	Mr G McGibbon / various	Mar-08	UC	H18 1998	1.28	17	16	1		1									
TOTAL :-						PV	=	71	16	55		2	2	9	12	11	11	8			
PV/HA																					
EAA033	Alyth	Albert Street and St Ninians Road	Guild Homes/ HA	Sep-15	O	H60 2014	5.27	91	0	91		5	15	15	15	15	15	11			
EAA032	Alyth	Glenree	Mansell Homes/ HA	Feb-14	ALDP	H59 2014	2.75	35	0	35		5				10	10	10			
TOTAL :-						PV/HA	=	126	0	126		5	20	25	25	25	15	11			
TOTAL :-						Effective	=	227	35	192	11	7	22	34	37	36	26	19			
TOTAL ESTABLISHED SUPPLY :-										192	11	7	22	34	37	36	26	19			

BLAIRGOWRIE

BLAIRGOWRIE											Programming								Constraints
Site ref	Settlement	Name	Developer or Appl	Appr Date	Status	LP ref/year	Area	Capacity	Built	To build	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/28	
Effective																			
LA																			
EAB073	Blairgowrie	Old Mill Road	Perth & Kinross Council	Dec-14	UC		0.13	7	0	7		7							
TOTAL :-						LA	=	7	0	7		7							
PV																			
EAB058	Blairgowrie	Beeches Moyness Park	Stewart Milne	Dec-08	UC	H1 1998	2.13	49	7	42			6	20	16				
EAB010	Blairgowrie	Coralbank Road, Marfield House, Rattray	Delson Waste Management	Sep-13	D	SHC 2014	0.62	42	0	42								42	
EAB076	Blairgowrie	Coralbank Terrace, Rattray	R Farquharson	Feb-16	D		0.08	6	0	6			6						
EAB064	Blairgowrie	Coupar Angus Road, Blairgowrie Tennis Club	McCarthy and Stone	Oct-15	UC		0.43	36	0	36		36							
EAB061	Blairgowrie	High Street, Rattray	Springfield Properties plc	Oct-14	UC	SHC 2014	3.46	81	39	42		15	15	12					
EAB062	Blairgowrie	Honeyberry Crescent, Rattray	G S Brown	Mar-13	E	SHC 2014	2.60	60	0	60			2	10	10	15	13	10	
EAB056	Blairgowrie	Keathbank Mill	Wildcat Developments Ltd	Feb-05	UC		1.05	22	20	2								2	
EAB074	Blairgowrie	Parkhill House, Rattray	S Miller	Nov-15	D		0.60	5	0	5				2	3				
EAB075	Blairgowrie	St Stephens Primary School	John Street (Scotland) Ltd	Jun-15	D		0.12	8	0	8			8						
TOTAL :-						PV	=	309	66	243		51	23	56	28	18	13	10	44

BLAIRGOWRIE

BLAIRGOWRIE											Programming								Constraints								
Site ref	Settlement	Name	Developer or Appl	Appr Date	Status	LP ref/year	Area	Capacity	Built	To build	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/28									
PV/HA																											
EAB071	Blairgowrie	Blairgowrie South	Stewart Milne/ Petrie family	Sep-14	O	H64 2014	7.83	85	0	85				5	10	15	15	15	25								
EAB069	Blairgowrie	Glenalmond Road, Rattray	Springfield Properties/ HA	Feb-14	ALDP	H63 2014	11.59	160	0	160				5	15	15	15	15	75								
EAB070	Blairgowrie	Welton Road	Private/ HA	Feb-14	ALDP	H62 2014	11.49	150	0	150					5	10	10	10	75								
EAB072	Blairgowrie	Western Blairgowrie	Private/ HA	Feb-14	ALDP	MU5 2014	16.56	200	0	200			5	20	20	20	20	20	95								
						TOTAL :-	PV/HA	=	595	0	595									5	30	50	60	60	270		
						TOTAL :-	Effective	=	911	66	845									58	28	86	78	78	73	70	314

Non-effective

PV

EAB059	Blairgowrie	Reform Street, South Church (consent initiated)	Alvin Homes Ltd	Apr-08	D		0.13	13	0	13										Mar
TOTAL :-		PV	=	13	0	13														
TOTAL :-		Non-effective	=	13	0	13														

TOTAL ESTABLISHED SUPPLY :- 858 58 28 86 78 78 73 70 314

COUPAR ANGUS

COUPAR ANGUS											Programming								Constraints
Site ref	Settlement	Name	Developer or Appl	Appr Date	Status	LP ref/year	Area	Capacity	Built	To build	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/28	
Effective																			
PV																			
EAC023	Coupar Angus	Beech Hill Road	W Abernethy	Jun-14	O		0.54	5	0	5			1	1	2	1			
EAC015	Coupar Angus	Nortel	TIC (Angus) Ltd	Nov-13	D	05 1998	1.04	16	0	16						8	8		
EAC021	Coupar Angus	Pleasance Cottage 2 (demolished)	Murraybrooke Properties Ltd	May-10	D	H20 1998	0.69	19	0	19			4	5	5	3	2		
EAC019	Coupar Angus	Royal Hotel, High Street	Ancaster Property Developers Ltd	Oct-12	UC		0.04	11	4	7		4	3						
TOTAL :-						PV	=	51	4	47		4	8	6	7	12	10		
PV/HA																			
EAC022	Coupar Angus	Larghan	Private/ HA	Feb-14	ALDP	H65 2014	5.50	120	0	120			5	10	10	10	10	75	
TOTAL :-						PV/HA	=	120	0	120			5	10	10	10	10	75	
TOTAL :-						Effective	=	171	4	167		4	13	16	17	22	20	75	
TOTAL ESTABLISHED SUPPLY :-										167		4	13	16	17	22	20	75	

STRATHMORE AREA LANDWARD

STRATHMORE AREA LANDWARD											Programming												
Site ref	Settlement	Name	Developer or Appl	Appr Date	Status	LP ref/year	Area	Capacity	Built	To build	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/28	Constraints				
Effective																							
PV																							
EAL034	by Alyth	Bankhead of Alyth	R Selwa/ individuals	Nov-13	UC		0.95	5	1	4			1	1	1	1							
EAL036	Kettins	Keillor Farm Steadings	J McLean & Muirfield Contracts (In administration)	May-14	UC		1.34	17	15	2			1	1									
EAL043	Kirkmichael	Fearnach	Pitnacree Developments Ltd	Nov-15	O		0.50	5	0	5					1	2	2						
TOTAL :-						PV	=	27	16	11	2 2 2 3 2												
PV/HA																							
EAL025	Meigle	Ardler Road	Private/ HA	Feb-14	ALDP	H68 2014	1.21	20	0	20					5	10	5						
EAL027	Meigle	Forfar Road	Private/ HA	Feb-14	ALDP	H69 2014	5.69	50	0	50					5	10	20	15					
EAL039	New Alyth	New Alyth	A & J Stephen/ HA	Feb-14	ALDP	H61 2014	2.29	20	0	20				5	5	5	5						
EAL042	Spitalfield	Spitalfield	Private/ HA	Feb-14	ALDP	MU6 2014	2.14	20	0	20					5	5	5	5					
TOTAL :-						PV/HA	=	110	0	110	5 15 25 40 25												
TOTAL :-						Effective	=	137	16	121	2 7 17 28 42 25												
Non-effective																							
PV																							
EAL038	by Alyth	Glenisla Golf Club	Deveron Glenisla LLP	Sep-13	O	SHC 2014	21.00	216	0	216									Def	Mar			
TOTAL :-						PV	=	216	0	216													
TOTAL :-						Non-effective	=	216	0	216													
TOTAL ESTABLISHED SUPPLY :-											337										2 7 17 28 42 25		

ABERFELDY

ABERFELDY											Programming								Constraints	
Site ref	Settlement	Name	Developer or Appl	Appr Date	Status	LP ref/year	Area	Capacity	Built	To build	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/28		
Effective																				
PV																				
HIA029	Aberfeldy	Chapel Street	P Bradley	Oct-15	O		0.16	8	0	8			4	4						
HIA023	Aberfeldy	Duntaylor Avenue 2 (drainage works complete)	G S Brown	Nov-08	D	SHC 2014	1.85	27	0	27		2	5	5	11	4				
HIA027	Aberfeldy	Kenmore Street, Cruachan House (demolished)	Cox Developments Ltd	Jun-11	D		0.39	5	0	5			1	1	1	1	1			
TOTAL :-						PV	=	40	0	40		2	10	10	12	5	1			
PV/HA																				
HIA014	Aberfeldy	Borlick	A & J Stephen/ HA	Feb-14	ALDP	H36 2014	15.40	200	0	200		5	15	20	20	20	20	100		
HIA028	Aberfeldy	Kenmore Road	Private/ HA	Feb-14	ALDP	H37 2014	8.53	100	0	100		24	10	10	10	10	10	26		
TOTAL :-						PV/HA	=	300	0	300		29	25	30	30	30	30	126		
TOTAL :-						Effective	=	340	0	340		31	35	40	42	35	31	126		
TOTAL ESTABLISHED SUPPLY :-										340		31	35	40	42	35	31	126		

HIGHLAND AREA LANDWARD

HIGHLAND AREA LANDWARD											Programming									
Site ref	Settlement	Name	Developer or Appl	Appr Date	Status	LP ref/year	Area	Capacity	Built	To build	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/28	Constraints	
Effective																				
PV																				
HIL089	Amulree	Amulree Hotel (consent initiated)	D Henderson	Jul-12	D		0.88	6	0	6			2	2	2					
HIL048	Ballinluig	Buail Bhan 1 (detail for 15)	A & J Stephen	Jul-14	D	H40 2014	1.89	45	0	45			5	5	5	5	5	20		
HIL026	Balnaguard	Aberfeldy Road	Caledonian Trust plc	May-15	D	H25 2000	0.71	9	0	9			2	4	3					
HIL068	Fortingall	Drumcharry	Various individuals	Sep-13	UC		3.55	8	5	3			1		1		1			
HIL079	Grandtully	Creag Eilid	Best Constructors Ltd (Cluaran Homes)	Nov-14	D		1.24	11	0	11			2	4	4	1				
HIL074	Grandtully	Taycladdoch	B Liddle	Nov-14	D		0.87	5	0	5			1	1	1	1	1			
HIL078	Grandtully	West Park Farm	Thomson Family & others	Nov-15	UC		1.16	9	3	6		1	1	2	1	1				
HIL093	Kenmore	Mains of Taymouth	D Menzies & Partners	May-14	D		2.34	46	0	46			4	6	6	6	6	18		
HIL092	Kenmore	Pier Road	FT Property Investment Ltd	Jan-14	D		0.29	6	0	6			3	3						
HIL094	Kenmore	Taymouth Marina	Strathtay Developments	Aug-15	D		0.93	30	6	24		5	5	5	5	4				
HIL069	Kindallachan	Kindallachan (consent initiated)	Tighmor/Atholl Estates	Jun-09	D		0.95	6	0	6			1	2	2	1				
HIL025	Murthly	Murthly Hospital 1	Private/ B & B Joiners	Jun-15	UC	H35 2000	13.01	56	44	12		3	3	3	2	1				
TOTAL :-						PV	=	237	58	179		8	9	30	36	30	15	13	38	
PV/HA																				
HIL084	Kenmore	Primary School East	Private/ HA	Feb-14	ALDP	H42 2014	1.73	30	0	30			5	5	10	5	5			
HIL087	Murthly	Bridge Road	A & J Stephen/ HA	Feb-14	ALDP	H45 2014	1.38	10	0	10			2	2	2	2	2			
TOTAL :-						PV/HA	=	40	0	40		5	7	12	7	7	2			
TOTAL :-						Effective	=	277	58	219		8	14	37	48	37	22	15	38	

HIGHLAND AREA LANDWARD

Site ref	Settlement	Name	Developer or Appl	Appr Date	Status	LP ref/year	Area	Capacity	Built	To build	Programming								Constraints
											16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/28	

Non-effective

PV

HIL065	Kinloch Rannoch	Bunrannoch Hotel (demolished)	Richmond Homes	Sep-10	D			0.50	6	0	6								Mar	
						TOTAL :-	PV	=	6	0	6									
						TOTAL :-	Non-effective	=	6	0	6									
TOTAL ESTABLISHED SUPPLY :-												225	8	14	37	48	37	22	15	38

PITLOCHRY

PITLOCHRY											Programming									
Site ref	Settlement	Name	Developer or Appl	Appr Date	Status	LP ref/year	Area	Capacity	Built	To build	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/28	Constraints	
Effective																				
PV																				
HIP041	Pitlochry	Atholl Road	Upland Developments	May-13	D		0.46	16	0	16	8	8								
HIP017	Pitlochry	Dysart Brae	A & J Stephen	Dec-10	UC	H17 2000	2.03	29	21	8	4	4								
HIP031	Pitlochry	East Moulin Road 2	G S Brown	Sep-15	UC	H14 2000	0.51	13	4	9	1	1	2	2	2	1				
HIP042	Pitlochry	Nursing Home Brae	Eskgrove Homes Ltd	May-15	UC		0.31	10	0	10	10									
TOTAL :-						PV	=	68	25	43	23	13	2	2	2	1				
PV/HA																				
HIP039	Pitlochry	Middleton of Fonab	A & J Stephen/ HA	Feb-14	ALDP	H38 2014	4.88	70	0	70	5	10	10	10	10	10	10	5		
HIP040	Pitlochry	Robertson Crescent	A & J Stephen/ HA	Feb-14	ALDP	H39 2014	5.00	90	0	90		5	10	10	10	10	10	35		
TOTAL :-						PV/HA	=	160	0	160	5	15	20	20	20	20	20	40		
TOTAL :-						Effective	=	228	25	203	28	28	22	22	22	21	20	40		
TOTAL ESTABLISHED SUPPLY :-										203	28	28	22	22	22	21	20	40		

KINROSS

KINROSS											Programming								Constraints
Site ref	Settlement	Name	Developer or Appl	Appr Date	Status	LP ref/year	Area	Capacity	Built	To build	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/28	
Effective																			
PV																			
KIK032	Kinross	Muir, Green Hotel	McCarthy and Stone	Dec-14	UC		0.65	33	26	7		7							
TOTAL :-						PV	=	33	26	7		7							
PV/HA																			
KIK035	Kinross	Former High School	Persimmon Homes/ HA	Feb-14	ALDP	H75 2014	2.97	70	0	70		10	24	24	12				
KIK034	Kinross	Lathro Farm	Persimmon Homes	Feb-14	ALDP	H47 2014	40.97	260	0	260		30	30	30	30	30	30	80	
KIK017	Kinross	Lathro Health Centre	G S Brown/ HA	Oct-15	UC	Op14 2014	0.60	16	0	16		16							
KIK019	Kinross	Station Road / Clashburn	G S Brown	Sep-15	UC	Op1 2004	6.09	96	84	12		12							
TOTAL :-						PV/HA	=	442	84	358		28	40	54	54	42	30	30	80
TOTAL :-						Effective	=	475	110	365		35	40	54	54	42	30	30	80
TOTAL ESTABLISHED SUPPLY :-										365		35	40	54	54	42	30	30	80

KINROSS AREA LANDWARD

KINROSS AREA LANDWARD											Programming										Constraints
Site ref	Settlement	Name	Developer or Appl	Appr Date	Status	LP ref/year	Area	Capacity	Built	To build	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/28			
Effective																					
PV																					
KIL058	Balado	Balado	Messrs Lawrie & Sons	Jun-14	O	H51 2014	4.61	35	0	35				5	10	10	10				
KIL063	Balado	Balado Crossroads	Ballantyne Partners	May-15	D	Op6 2004	1.64	10	0	10				1	3	3	2	1			
KIL070	Blairadam	Flockhouse Farm	The Good House Company (Scotland) Ltd	Dec-12	UC		1.67	9	8	1		1									
KIL065	by Milnathort	Netherhall Farm	Newhouse Developments Ltd	Nov-13	UC		1.04	8	6	2			1	1							
KIL061	by Milnathort	Ochil Hills Hospital	Fossoway LLP	Apr-15	D	Op19 2014	17.31	35	0	35			2	5	5	10	10	3			
KIL083	Cleish	Boreland Farm	Cocklaw Developments	Nov-15	UC		0.86	8	2	6		2	2	2							
KIL074	Crook of Devon	Claysyke Farm	W & M Paterson and Son	Jun-12	UC		1.13	7	5	2		1	1								
KIL090	Crook of Devon	Paddock	Mr, Mr & Ms Shand	Oct-15	O		0.89	9	0	9					3	3	3				
KIL077	Drunzie	Gwendoline Row	Drysdale Developments Ltd	Jun-13	UC		1.09	10	3	7		1	1	2	2	1					
KIL028	Gairneybank	East Brackley Farm (consent re-newed)	Mr Linton-Smith	Dec-14	O	H1 1994	0.78	9	0	9						3	3	3			
KIL087	Gairneybank	Hillview House	G King	Jul-13	D		0.91	5	0	5			1	1	1	1	1				
KIL089	Gellybank	Chance Inn Farm	Caledonian Trust plc	Aug-15	D		1.41	10	0	10				2	3	3	2				
KIL066	Keltybridge	Blairfordel Farm	Ian Sneddon Developments Ltd	Apr-15	UC		0.81	9	8	1		1									
KIL072	Mawcarse	Mawcarse Farm (access & drainage in)	P Giacopazzi	Nov-15	D		1.46	14	0	14		2	3	3	3	3					
KIL088	Powmill	Barnhill Farm	M Snowie	Mar-15	D		1.57	6	0	6				2	2	2					
KIL076	Powmill	Pitfar	Trilogy	Feb-15	UC		0.13	7	0	7				1	1	1	1	1	2		
KIL055	Scotlandwell	Scotlandwell West	Country Holdings Limited	Jan-16	UC	H17 2004	1.11	18	15	3		3									

KINROSS AREA LANDWARD

KINROSS AREA LANDWARD												Programming								Constraints
Site ref	Settlement	Name	Developer or Appl	Appr Date	Status	LP ref/year	Area	Capacity	Built	To build	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/28		
KIL078	Solsgirth	Newhall Farm (detail for 1)	Mr Mrs Broome	Oct-15	D		0.79	6	0	6				1	1	2	2			
KIL075	Solsgirth	Westermuirhead Farm	P & A Coles	Oct-15	UC		1.31	5	1	4					1	1	1	1		
TOTAL :-						PV	=	220	48	172		11	11	26	35	43	35	9	2	
PV/HA																				
KIL052	Hattonburn	Hattonburn (detail for 22)	Stewart Milne Homes	Feb-14	D	H52 2014	2.41	30	0	30				5	5	10	5	5		
KIL059	Powmill	Gartwhinzean 2	Thomson Homes (Cocklaw Developments Ltd)	Feb-14	ALDP	H53 2014	3.27	30	0	30					5	10	10	5		
KIL084	Scotlandwell	Scotlandwell	Private/ HA	Feb-14	ALDP	H54 2014	1.72	30	0	30			5	5	5	5	5	5		
TOTAL :-						PV/HA	=	90	0	90			5	10	15	25	20	15		
TOTAL :-						Effective	=	310	48	262		11	16	36	50	68	55	24	2	
Non-effective																				
PV/HA																				
KIL044	Blairingone	Blairingone North	Private/ HA	Feb-14	ALDP	H74 2014	1.97	30	0	30									Own Phy Def In	
TOTAL :-						PV/HA	=	30	0	30										
TOTAL :-						Non-effective	=	30	0	30										
TOTAL ESTABLISHED SUPPLY :-										292		11	16	36	50	68	55	24	2	

MILNATHORT

MILNATHORT											Programming								Constraints	
Site ref	Settlement	Name	Developer or Appl	Appr Date	Status	LP ref/year	Area	Capacity	Built	To build	16/ 17	17/ 18	18/ 19	19/ 20	20/ 21	21/ 22	22/ 23	23/ 28		
Effective																				
HA																				
KIM023	Milnathort	Wester Loan, 2-12	Waverco Ltd	Sep-15	D		0.06	5	0	5			5							
TOTAL :-						HA	=	5	0	5			5							
PV																				
KIM019	Milnathort	Old Perth Road	Stewart Milne	Jun-14	D	H50 2014	4.04	5	0	5			2	2	1					
TOTAL :-						PV	=	5	0	5			2	2	1					
PV/HA																				
KIM018	Milnathort	Pace Hill	The Ferrand Trust	Feb-14	ALDP	H49 2014	4.63	50	0	50			10	15	15	10				
KIM001	Milnathort	Pitdownie	Trustees of Church of Scotland/ Ferrand Trust	May-15	O	H48 2014	5.41	40	0	40					5	15	10	10		
KIM016	Milnathort	Stirling Road (outline for approx 50)	Dollar Prop Ltd/ HA	Nov-13	O	Op16 2014	4.66	75	0	75			5	5	5	10	10	40		
TOTAL :-						PV/HA	=	165	0	165			10	20	20	20	25	20	50	
TOTAL :-						Effective	=	175	0	175			10	27	22	21	25	20	50	
TOTAL ESTABLISHED SUPPLY :-											175			10	27	22	21	25	20	50

PERTH AREA LANDWARD

											Programming								Constraints
Site ref	Settlement	Name	Developer or Appl	Appr Date	Status	LP ref/year	Area	Capacity	Built	To build	16/ 17	17/ 18	18/ 19	19/ 20	20/ 21	21/ 22	22/ 23	23/ 28	
Effective																			
HA																			
PEL212	Bridge of Earn	Oudenarde, Clayton Road (detail for 150)	Hillcrest HA	Jan-09	UC	H15 2014	22.49	300	108	192			15	15	15	20	20	107	
PEL149	Burrelton	Main Road	Caledonia HA	Apr-09	UC	H58 1996	1.41	36	12	24			12	6	6				
TOTAL :-						HA	=	336	120	216			12	21	21	15	20	20	107

PERTH AREA LANDWARD

PERTH AREA LANDWARD											Programming								Constraints
Site ref	Settlement	Name	Developer or Appl	Appr Date	Status	LP ref/year	Area	Capacity	Built	To build	16/ 17	17/ 18	18/ 19	19/ 20	20/ 21	21/ 22	22/ 23	23/ 28	
PV																			
PEL266	Aberargie	Ayton Farm	Pittencrieff	Nov-13	D		0.68	7	0	7			2	2	2	1			
PEL238	Abernethy	Drumcairn Farm (replacement consent in progress)	C MacGregor	Apr-12	O		0.63	6	0	6			1	2	2	1			
PEL243	Bankfoot	Ardonachie Farm	Caledonian Trust plc	Jan-15	D		0.89	10	0	10			2	2	2	2	2		
PEL281	Bankfoot	Church Lane, Church Hall	Tayvalley Homes Ltd	May-14	D		0.12	5	0	5				5					
PEL217	Bankfoot	Over Blelock	Tayvalley Homes	Apr-15	UC		1.27	6	3	3			1	1	1				
PEL278	Bridge of Earn	Kintillo Road	Private/ HA	Feb-14	ALDP	H72 2014	3.00	70	0	70			10	5	10	15	15	15	
PEL164	Bridge of Earn	Oudenarde	G S Brown	Feb-14	ALDP	H15 2014	101.27	1300	0	1300			30	40	50	60	60	60	550
PEL195	Clathymore	Clathymore 1	A & J Stephen	Sep-15	UC		23.39	42	23	19		3	2	2	3	3	3	3	
PEL232	Duncricvie	Duncricvie Farm (demolished)	G S Brown	Sep-07	D		0.36	5	0	5				1	2	2			
PEL279	Dunning	Masterfield Farm	W Patrick	Sep-14	D		0.53	6	0	6					3	3			
PEL233	Dunning	Rossie Farm	Rossie Steadings Ltd	Dec-15	UC		2.02	23	21	2		2							
PEL228	Dunning	Thorntree Square (1 foundation exists)	Simon Howie	Jun-07	UC		0.21	12	0	12			5	7					
PEL256	Errol	East Leys Steading	Mr Mrs Donaldson/ SM11 Developments	Feb-16	UC		0.71	7	4	3			3						
PEL229	Errol	North Bank 2	A & J Stephen	Mar-16	UC	H62 2000	6.68	98	73	25		25							
PEL249	Errol	Orchard Cottage, Grange	P J Redford Construction Ltd	Mar-14	D		0.75	10	0	10				3	3	4			
PEL282	Forgandenny	Forgandenny East	A Hamilton	Aug-15	O		0.63	5	0	5					2	3			
PEL205	Glencarse	St Madoes Caravan Park (detail for 3)	A McAllister	Aug-12	UC		0.43	7	2	5				1	1	1	1	1	
PEL220	Glenfarg	Glendeuglie, The Lodge	G S Brown	Sep-09	UC		0.44	5	2	3				1	1	1			
PEL248	Glenfarg	Main Street, Lomond Hotel (demolished)	Glenfarg Developments	May-15	D		0.09	12	0	12				12					Def
PEL166	Guildtown	Main Street	A & J Stephen	Dec-15	UC	SHC 2014	1.38	24	0	24		12	12						

PERTH AREA LANDWARD

PERTH AREA LANDWARD											Programming										Constraints
Site ref	Settlement	Name	Developer or Appl	Appr Date	Status	LP ref/year	Area	Capacity	Built	To build	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/28			
PEL082	Guildtown	Northfield Road 1	A & J Stephen	Jun-15	O	H43 1996	0.59	6	0	6							2	4			
PEL280	Kilspindie	Myreside Farm	Caledonian Trust plc	Nov-14	D		0.51	5	0	5				2	2	1					
PEL236	Luncarty	Denmarkfield Farm (partial demolition)	A & J Stephen	Oct-12	D		1.38	10	0	10					5	5					
PEL237	Ruthvenfield	Ruthven House (road & founds started)	J Bryden	Aug-11	D	H24 1996	2.28	12	0	12			6	6							
PEL158	Scone	Balgarvie Farm 1	A & J Stephen	Jan-16	UC	H14 2000	27.83	285	265	20	18	2									
PEL254	Scone	Boghall Farm	A Smith	Feb-11	UC		1.92	13	1	12		1	1	2	4	2	2				
PEL267	Scone	Stormont Road	G S Brown	Jun-15	UC		0.50	13	10	3	3										
PEL223	Scone	Victoria Road, 21	Craik & Smith	Jun-13	O		0.32	10	0	10				5	5						
PEL174	Stanley	Mill Street	Harris and Sheldon Group Ltd	Jun-14	D	H31 2014	4.67	34	0	34		2	8	8	8	8					
PEL175	Stanley	Station Road / Linn Road (PH1 detail for 35)	Muir Homes	Nov-15	D	H33 2014	3.08	65	0	65		5	10	10	20	10	10				
PEL209	Waterloo	Meikle Obney	Tayvalley Homes Ltd	Aug-15	D		1.33	11	0	11			2	4	4	1					
PEL207	West Kinfauns	Kinfauns Holdings (1 foundation in)	Ogilvie Homes & Highland Distillers Group	Jul-10	D	SHC 2014	1.81	37	0	37		1	5	7	7	7	6	4			
PEL240	Wolfhill	Wolfhill Farm Steadings	P McArthur/ G S brown	Apr-14	D		0.75	8	0	8			2	4	2						
TOTAL :-						PV	=	2169	404	1765	63	74	112	135	155	117	101	558			

PERTH AREA LANDWARD

PERTH AREA LANDWARD											Programming										Constraints
Site ref	Settlement	Name	Developer or Appl	Appr Date	Status	LP ref/year	Area	Capacity	Built	To build	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/28			
PV/HA																					
PEL259	Abernethy	Newburgh Road North	Private/ HA	Feb-14	ALDP	MU8 2014	2.17	50	0	50				10	10	10	10	10			
PEL260	Balbeggie	St Martins Road	Private/ HA	Feb-14	ALDP	H13 2014	6.47	100	0	100				5	10	10	10	65			
PEL261	Bridge of Earn	Old Edinburgh Road/ Dunbarney Avenue	Private/ HA	Feb-14	ALDP	H14 2014	5.24	100	0	100			5	10	10	10	10	45			
PEL172	Burrelton	Church Road, Woodside	Private/ HA	Feb-14	ALDP	H17 2014	1.34	20	0	20				5	5	5	5				
PEL263	Dunning	Auchterarder Road	Private/ HA	Feb-14	ALDP	H20 2014	2.00	50	0	50				5	10	10	15	10			
PEL251	Errol	Errol Airfield	Morris Leslie Ltd	Jan-14	O	SHC 2014	57.31	240	0	240				10	20	30	30	30	120		
PEL157	Errol	Old Village Hall	Private/ HA	Feb-14	ALDP	H21 2014	2.02	16	0	16				8	8						
PEL171	Glenfarg	Duncricvie Road	A & J Stephen	Jan-16	D	H23 2014	5.31	33	0	33				3	10	10	10				
PEL137	Guildtown	Northfield Road 2 (1 garage founds laid)	A & J Stephen/ Caledonia HA	Jan-11	D	SHC 2014	4.02	64	0	64				4	10	10	10	10	10		
PEL268	Luncarty	Luncarty South	A & J Stephen, I & H Brown/ HA	Feb-14	ALDP	H27 2014	64.44	300	0	300				20	20	20	20	20	200		
PEL025	Methven	Drumgrain Avenue 1	G S Brown/ HA	Feb-15	UC	SHC 2014	6.31	111	25	86		10	10	10	10	10	10	10	16		
PEL272	Scone	Perth Airport	Private/ HA	Feb-14	ALDP	MU3 2014	4.44	50	0	50									50		
PEL269	Scone	Scone North	A & J Stephen/ HA	Feb-14	ALDP	H29 2014	63.13	700	0	700				25	25	30	30	40	40	300	
PEL173	Stanley	Manse Crescent	Private/ HA	Feb-14	ALDP	H32 2014	8.07	60	0	60					5	10	10	10	25		
PEL271	Stanley	Perth Road North	Private/ HA	Feb-14	ALDP	H34 2014	8.30	70	0	70				10	5	5	5	10	10	25	
PEL270	Stanley	Perth Road South	Private/ HA	Feb-14	ALDP	H30 2014	14.51	60	0	60					5	10	10	10	25		
PEL154	Wolfhill	Guildtown Road 1	J Fenton and Sons	Feb-14	D	H35 2012	1.36	14	0	14				4	4	4	2				
TOTAL :-						PV/HA	=	2038	25	2013	10	57	117	167	184	192	185	891			
TOTAL :-						Effective	=	4543	549	3994	73	143	250	323	354	329	306	1556			

PERTH AREA LANDWARD

PERTH AREA LANDWARD											Programming								Constraints
Site ref	Settlement	Name	Developer or Appl	Appr Date	Status	LP ref/year	Area	Capacity	Built	To build	16/ 17	17/ 18	18/ 19	19/ 20	20/ 21	21/ 22	22/ 23	23/ 28	
Non-effective																			
PV																			
PEL204	Kinnaird	Charleston Farm (demolished)	Langvale Homes Ltd (in administration)	Jan-08	D		1.47	5	0	5								Own	
TOTAL :-						PV	=	5	0	5									
PV/HA																			
PEL145	Abernethy	Station Road	Private/ HA	Feb-14	ALDP	H9 2014	0.57	16	0	16								Phy	
TOTAL :-						PV/HA	=	16	0	16									
TOTAL :-						Non-effective	=	21	0	21									
TOTAL ESTABLISHED SUPPLY :-										4015	73	143	250	323	354	329	306	1556	

PERTH CITY

PERTH CITY											Programming								Constraints
Site ref	Settlement	Name	Developer or Appl	Appr Date	Status	LP ref/year	Area	Capacity	Built	To build	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/28	
Effective																			
HA																			
PEP275	Perth	Ainslie Place Phase 5	Caledonia HA	Oct-14	UC	SHC 2014	0.85	25	0	25		25							
PEP260	Perth	Caledonian Road School	Caledonia HA	Mar-15	UC	Op1 2014	0.38	49	0	49		21	28						
PEP244	Perth	Canal Street, 36-48	Robertson Partnership Homes/ Fairfield Housing Coop	Mar-16	D		0.09	32	0	32		32							
PEP272	Perth	Crieff Road, 145	Caledonia HA	Jul-14	D		0.16	6	0	6		6							
PEP257	Perth	Gannochy Road	Gannochy Trust	Feb-14	ALDP	H3 2014	6.15	50	0	50		25	25						
						TOTAL :-	HA	=	162	0	162	46	91	25					
LA																			
PEP277	Perth	Nimmo Place, 22	Perth & Kinross Council	Mar-15	UC		0.09	6	0	6		6							
PEP276	Perth	St Catherines Road	Perth & Kinross Council	Aug-15	UC		0.13	9	0	9		9							
						TOTAL :-	LA	=	15	0	15	15							

PERTH CITY

PERTH CITY											Programming								Constraints
Site ref	Settlement	Name	Developer or Appl	Appr Date	Status	LP ref/year	Area	Capacity	Built	To build	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/28	
PV																			
PEP273	Perth	Atholl Street, 44	Perthshire Glazing Company	Nov-15	D		0.02	14	0	14			5	9					
PEP162	Perth	Broxden 1	A & J Stephen	May-15	UC	H25 1996	7.94	74	73	1		1							
PEP278	Perth	Carrs Croft	Greenfield Properties	Oct-15	O		0.10	5	0	5				5					
PEP280	Perth	Dundee Road, Knowehead House	Corryard Developments Ltd	Jan-16	D		0.25	5	0	5				5					
PEP281	Perth	Glasgow Road	A & J Stephen Ltd	Dec-15	O		4.02	50	0	50				5	15	15	15		
PEP221	Perth	Glasgow Road, Cherrybank Inn (consent initiated)	Cherrybank Garage	Jan-13	D		0.03	6	0	6			3	3					
PEP274	Perth	Glover Street, 137	Arakin Ltd	Nov-14	O		0.47	40	0	40						20	20		
PEP249	Perth	Glover Street, 46	Highlight Homes	Oct-09	UC		0.06	8	0	8		8							
PEP236	Perth	Hillside Hospital, Dundee Road (demolished)	Lorimer Homes	May-07	D	SHC 2014	0.78	49	0	49					5	15	15	14	
PEP271	Perth	Isla Road	Faskally Care Home/ McCarthy & Stone	Apr-14	UC		0.44	50	20	30		30							
PEP239	Perth	Jeanfield Road, Plough Inn	Green Pads Ltd	Oct-14	D		0.16	20	0	20		10	10						
PEP250	Perth	Newhouse Farm	G Sinclair	Nov-15	O		0.53	9	0	9					2	3	4		
PEP222	Perth	Perth College (consent initiated)	Perth College	Jul-09	D	SHC 2014	3.54	110	0	110				5	10	15	15	15	50
PEP235	Perth	Scott Street, 88-90	786 Investments	Apr-07	E	H1 2014	0.22	50	0	50			25	25					
PEP230	Perth	Skinnergate, 8-12 (demolished)	Langvale Ltd (in administration)	Dec-05	D		0.07	12	0	12						6	6		
PEP241	Perth	South Methven Street, 10-12 (renewed for 1 year)	Zack Developments Ltd	Mar-16	D		0.03	8	0	8				4	4				
PEP279	Perth	Taymount Terrace, Nurses Home	Chamberlain Bell Developments Ltd	Nov-15	UC		0.53	29	0	29		29							

PERTH CITY

PERTH CITY											Programming									
Site ref	Settlement	Name	Developer or Appl	Appr Date	Status	LP ref/year	Area	Capacity	Built	To build	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/28	Constraints	
PEP175	Perth	Tulloch, Primrose Crescent 6	G S Brown	Nov-15	UC	H11 1996	6.52	202	145	57	18	5	10	10	10	4				
						TOTAL :-	PV	=	741	238	503	96	48	71	41	48	79	56	64	
PV/HA																				
PEP269	Perth	Ainslie Place Phase 6-7	Caledonia HA/ PV	Mar-13	ALDP	SHC 2014	4.91	221	0	221	10	20	25	25	25	25		91		
PEP203	Perth	Almond Valley	Stewart Milne/ Pilkington Trust/ HA	Feb-14	ALDP	H73 2014	124.00	1500	0	1500			25	50	75	75	75	600		
PEP254	Perth	Berthapark	Springfield Properties/ HA	Feb-14	ALDP	H7 2014	334.26	3000	0	3000	25	75	100	100	100	100		500		
PEP259	Perth	Broxden, Glasgow Road	Bellway Homes/ Caledonian HA/John Dewar Lamberkin Trust	Aug-13	O	MU1 2014	14.00	200	0	200	10	25	25	30	30	30		50		
PEP245	Perth	Cherrybank	Persimmon Homes	Aug-15	UC	MU1 2014	3.92	98	68	30	30									
PEP263	Perth	Newton Farm	Private/ HA	Feb-14	ALDP	H71 2014	5.99	100	0	100	50	50								
PEP255	Perth	Perth West	A Ritchie and M & SM Bullough/ HA	Feb-14	ALDP	H70 2014	60.34	550	0	550				30	50	50	50	370		
PEP256	Perth	Stormont Street, St Johns School	Private/ HA	Feb-14	ALDP	H2 2014	0.32	50	0	50			10	10	10	10	10			
PEP258	Perth	Tulloch, Marshalling Yards	Kinnoull Properties Ltd/ HA	Feb-14	ALDP	H4 2014	13.01	300	0	300	20	30	40	40	40	40		90		
						TOTAL :-	PV/HA	=	6019	68	5951	30	115	235	280	330	330	330	1701	
						TOTAL :-	Effective	=	6937	306	6631	187	254	331	321	378	409	386	1765	
TOTAL ESTABLISHED SUPPLY :-										6631	187	254	331	321	378	409	386	1765		

AUCHTERARDER

AUCHTERARDER											Programming										Constraints
Site ref	Settlement	Name	Developer or Appl	Appr Date	Status	LP ref/year	Area	Capacity	Built	To build	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/28			
Effective																					
PV																					
STA040	Auchterarder	Abbey Road/ Feus	Stephen Gardiner Homes	Oct-15	UC		0.85	9	0	9		5	4								
STA042	Auchterarder	Castleton Road	Craigmount Developments Ltd	Mar-15	O		1.78	5	0	5				1	2	2					
STA036	Auchterarder	Feus, 2	Darnley Homes Ltd	Nov-11	UC		0.23	5	4	1			1								
STA039	Auchterarder	Townhead, Regal Cinema	C Kasiewicz	May-15	D		0.09	11	0	11				3	4	4					
TOTAL :-						PV	=	30	4	26		5	5	4	6	6					
PV/HA																					
STA044	Auchterarder	Auchterarder Dev Framework 1 (Ph1 for 150)	Muir Homes/HA	Jan-16	UC	SHC 2014	14.66	223	52	171		35	35	35	35	31					
STA033	Auchterarder	Auchterarder Dev Framework 2 (detail for 261)	Stewart Milne/ HA	Dec-15	UC	SHC 2014	28.65	400	54	346		35	35	35	35	35	35	101			
STA041	Auchterarder	Auchterarder Dev Framework 3 (detail for 143)	Robertson Homes/ Stewart Milne/ HA	Dec-15	UC	Op20 2014	10.49	180	23	157		25	25	25	25	25	7				
TOTAL :-						PV/HA	=	803	129	674		95	95	95	95	91	60	42	101		
TOTAL :-						Effective	=	833	133	700		100	100	99	101	97	60	42	101		
TOTAL ESTABLISHED SUPPLY :-											700		100	100	99	101	97	60	42	101	

CRIEFF

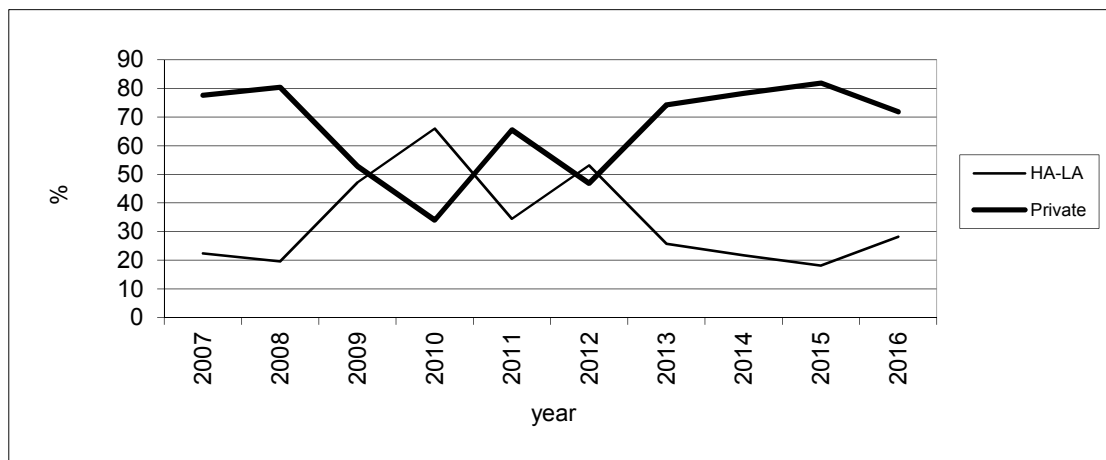
CRIEFF											Programming										Constraints
Site ref	Settlement	Name	Developer or Appl	Appr Date	Status	LP ref/year	Area	Capacity	Built	To build	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/28			
Effective																					
PV																					
STC058	Crieff	King Street, 57 (5 year expiry)	Kilt and Kelt Ltd	Jul-11	D		0.12	20	0	20			5	10	5						
STC055	Crieff	Mitchell Street	Strathardle Developments Ltd	Jan-07	UC		0.57	5	1	4				1	1	1	1				
STC046	Crieff	Oakbank (detail for 18)	Oakbank (Crieff) Ltd/ Private individuals	Jun-13	UC	H17 2001	2.15	21	19	2		1	1								
STC048	Crieff	Pigeon Row (re-newing consent)	Drummond Foundation	Aug-09	D	H54 2001	0.88	17	0	17			5	6	6						
STC052	Crieff	Turretbank	Private individuals	Nov-13	UC		0.83	8	7	1			1								
TOTAL :-						PV	=	71	27	44	1	1	11	17	12	1	1				
PV/HA																					
STC061	Crieff	Broich Road	Robert Simpson and Son/ HA	Dec-15	O	MU7 2014	20.10	300	0	300		10	20	20	20	20	20	100			
STC045	Crieff	Kincardine Road	Stewart Milne/ Hillcrest HA	Sep-15	UC	H16 2001	10.61	223	133	90		5	15	15	15	20	20				
STC060	Crieff	Wester Tomaknock	G S Brown/ HA	Feb-14	ALDP	H57 2014	6.40	120	0	120		5	10	10	10	10	10	10			
TOTAL :-						PV/HA	=	643	133	510	5	30	45	45	50	50	30	110			
TOTAL :-						Effective	=	714	160	554	6	31	56	62	62	51	31	110			
TOTAL ESTABLISHED SUPPLY :-										554	6	31	56	62	62	51	31	110			

STRATHEARN AREA LANDWARD

STRATHEARN AREA LANDWARD											Programming									Constraints
Site ref	Settlement	Name	Developer or Appl	Appr Date	Status	LP ref/year	Area	Capacity	Built	To build	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/28		
Effective																				
PV																				
STL078	Blackford	Netherton Farm	W & D McLaren	Sep-15	D		1.85	12	0	12		4	4	4						
STL065	by Auchterarder	Eind Farm	Tighmor	Nov-13	UC		1.02	9	0	9			1	2	2	2	2			
STL071	by Auchterarder	Thorn Farm	D G MacRae, D M MacRae	Dec-15	D		0.39	6	0	6				6						
STL055	Gleneagles	Braco Road	Gleneagles Hotel/ various individuals	Jun-11	UC	H34 2001	4.54	15	13	2		1	1							
STL059	Gleneagles	gWest (detail for 26 plots initiated)	Ochil Developments (UK) Ltd	Apr-12	D	SHC 2014	241.55	70	0	70			5	10	15	15	15	10		
STL021	Muthill	Wardside House	D Burt	Jul-13	UC	H43 2001	0.60	7	2	5			1	1	1	1	1			
STL083	St Davids	Shearerston Moor	KAAS Properties Ltd	Apr-15	D		1.58	5	0	5			1	2	1	1				
STL081	St Fillans	Glentarken Park (awaiting renewal)	R & P Salmond	Aug-12	D		0.66	7	0	7			1	1	2	2	1			
STL079	St Fillans	Station Road	Private	Dec-11	ALP	H27 2011	1.44	16	0	16			2	5	5	4				
TOTAL :-						PV	=	147	15	132		1	5	15	31	26	25	19	10	
PV/HA																				
STL069	Blackford	Abercairney Place 2	Mill Developments/ Hillcrest HA	Dec-15	UC	H24 2001	1.33	49	11	38		5	10	10	10	3				
STL080	Comrie	Cowden Road	Private/ HA	Feb-14	ALDP	H58 2014	3.81	30	0	30				5	10	10	5			
TOTAL :-						PV/HA	=	79	11	68		5	10	15	20	13	5			
TOTAL :-						Effective	=	226	26	200		1	10	25	46	46	38	24	10	
TOTAL ESTABLISHED SUPPLY :-										200		1	10	25	46	46	38	24	10	

% Annual Housing Completions by Tenure

Sites of 5 or more housing units only



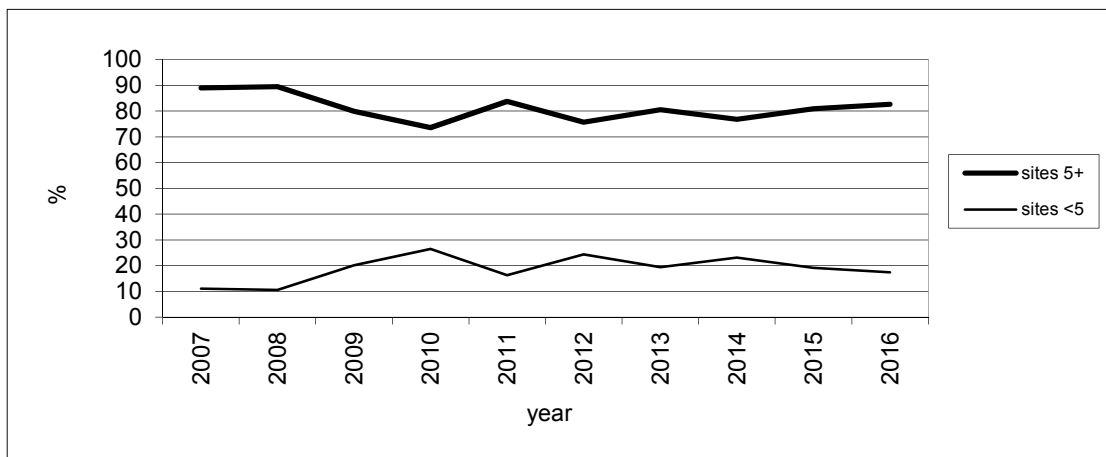
Note: 2010 data is for 9 months instead of 12 months

In 2010, for the first time since records began, the percentage of Housing Association/affordable completions (66%) outnumbered those by private developers (34%). This compares to 14% (HA) and 86% (private) in 2006.

The % built on private sites since 2012 has increased (72% at 2016) at the same time as that on HA/LA sites has decreased (28% in 2016). At 2016 total numbers of private completions are noticeably higher than recent years.

% Annual Housing Completions by Site Size Category

All housing units

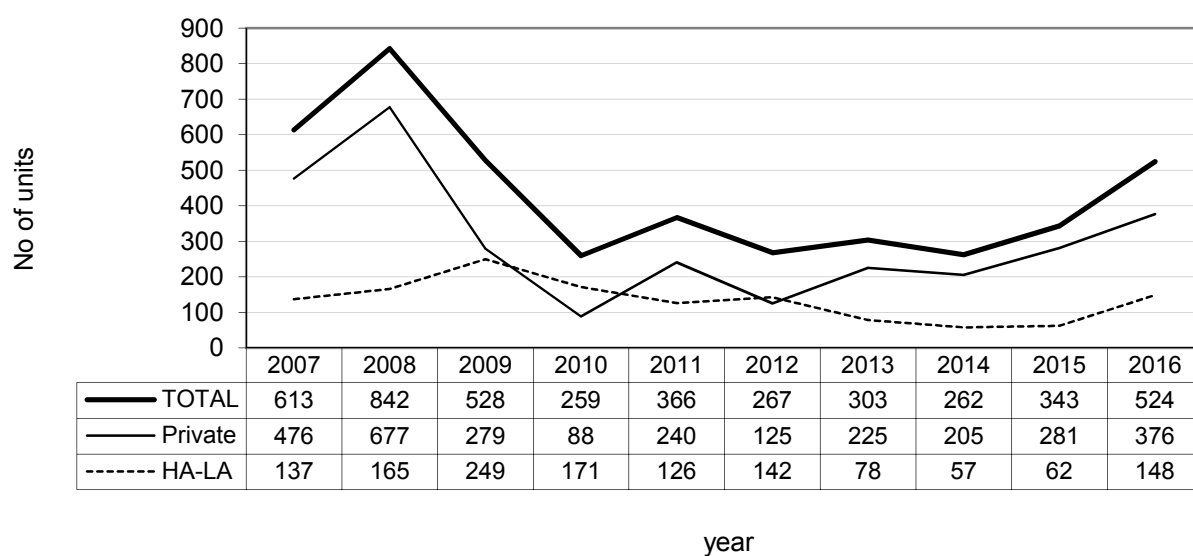


Note: 2010 data is for 9 months instead of 12 months

From 2009 to 2015 completions on small sites have not reduced in the same way that those on sites of 5 or more have. Sites of less than 5 houses have contributed in a more significant way to the effective supply between those years than normal. This changed only briefly in 2011. At 2016 this has changed again to reflect a more expected pattern as seen pre 2009.

The small sites in 2010 made up 26% of total completions compared to 10% in 2008 and 17% in 2016. Numbers were very stable if slightly below pre 2008 levels. Sites of 5 or more are now recovering from the economic downturn.

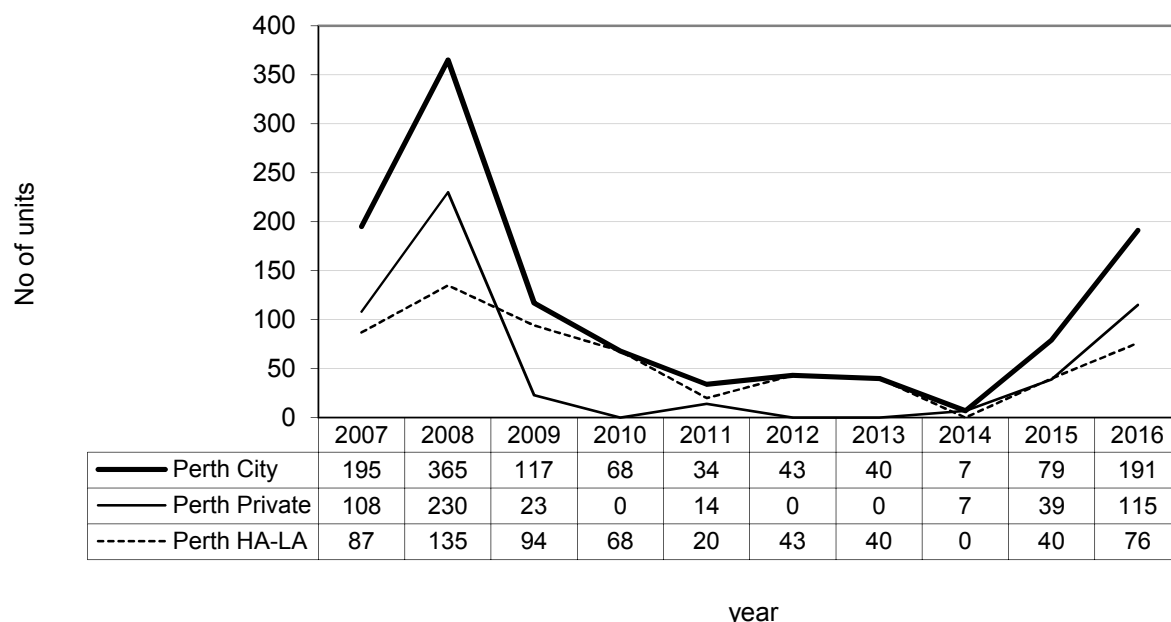
Perth & Kinross Council Annual House Completions (5+ sites)



NOTE: 2010 data covers 9 months not 12 so is lower than it should be.

1. The 2008 economic downturn caused the number of private houses built to fall dramatically in the following years.
2. HA/LA completions were relatively stable depending on funding.
3. Total completions for PKC had fallen to levels comparable to the early 1980's when 278 were built in 1983 but now show definite signs of recovery.

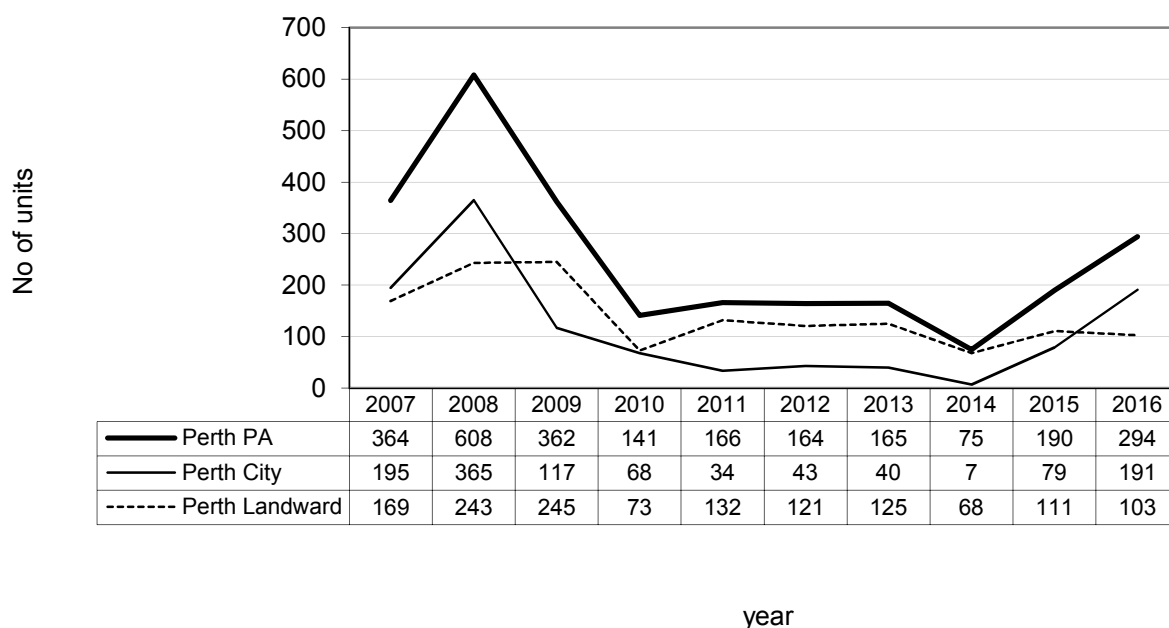
Perth City Annual House Completions (5+ sites)



NOTE: 2010 data covers 9 months not 12 so is lower than it should be.

1. At 2010, 2012 and 2013 no Private completions were recorded in Perth City.
2. In 2014 total completions for Perth City fell to levels not seen since the early 1980's but have fully recovered over the past 2 years.

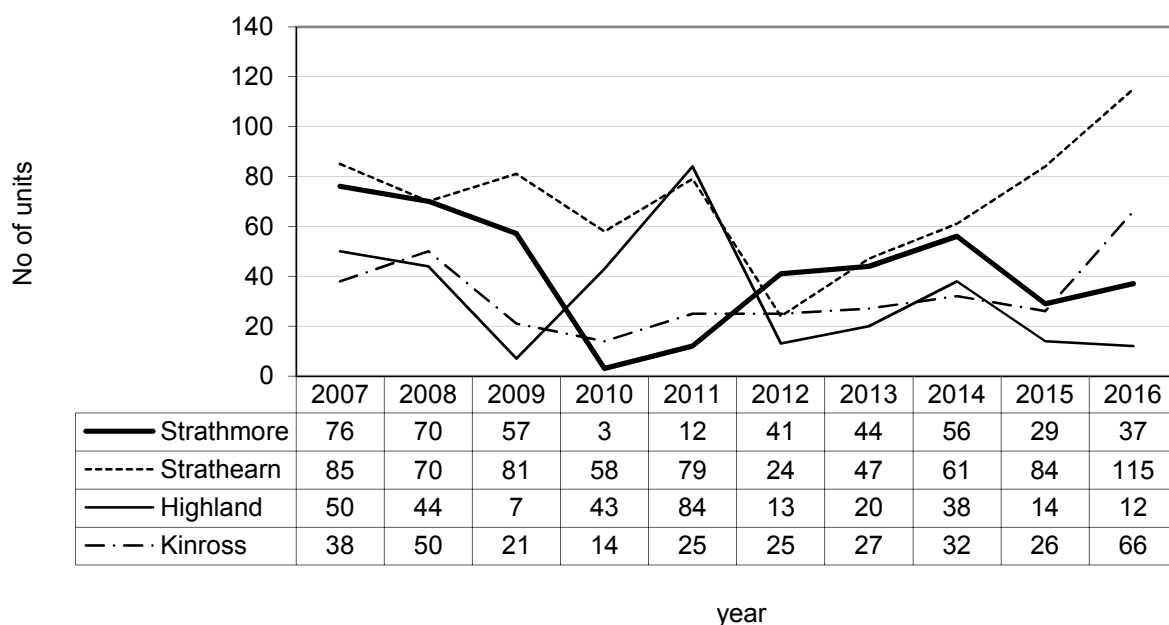
Perth Planning Area Annual House Completions (5+ sites)



NOTE: 2010 data covers 9 months not 12 so is lower than it should be.

1. Completions in the Perth area were at their lowest since records began in 2014. There are now definite signs of recovery in both the City and landward areas.
2. Perth Landward produced relatively normal levels of completions in 2011-2013.

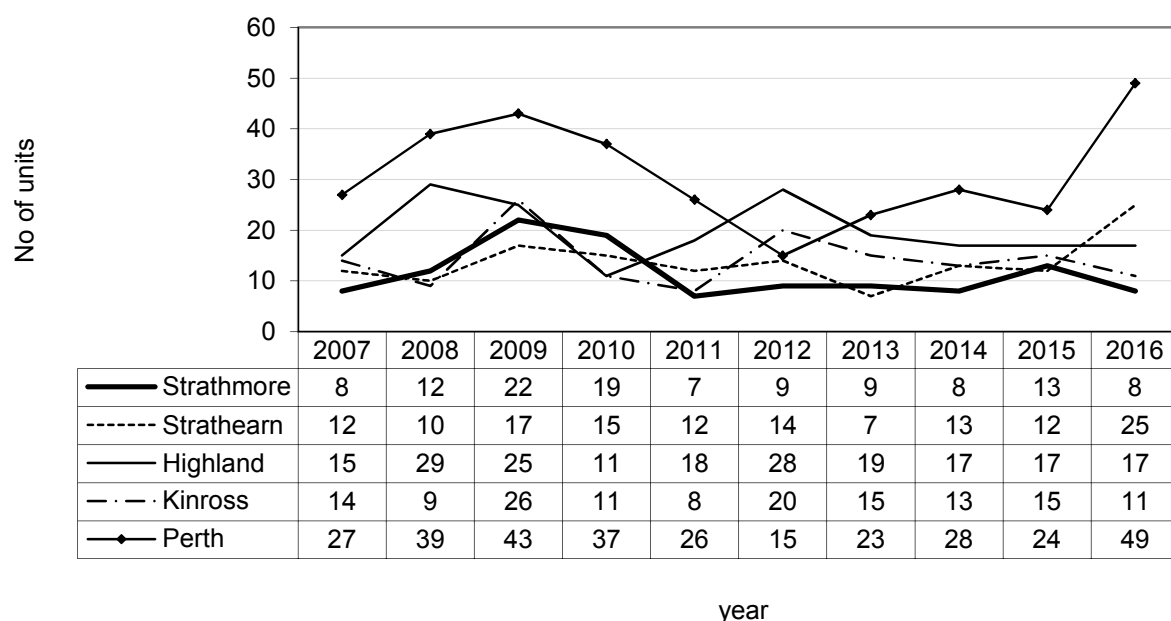
Planning Areas Annual House Completions - excluding Perth (5+ sites)



NOTE: 2010 data covers 9 months not 12 so is lower than it should be.

1. Patterns vary depending on the geographic area with Strathearn steadily increasing due to several sites in Auchterarder. Strathmore and Highland show a falling trend.
2. The high number of completions in Highland in 2011 is due to a large number of flats completed in Pitlochry.

Planning Areas Annual House Completions - SMALL SITES



NOTE: 2010 data covers 9 months not 12 so is lower than it should be.

- At 2016 both Strathearn and Perth completions are at more normal levels. Strathmore, Highland and Kinross are still lower but steady.

Completions in Planning Areas since 2011 Census (5+ sites)

2011-2016	Total units complete	Average units per year	% of PKC total
Perth PA	1054	176	51
Strathearn PA	410	68	20
Strathmore PA	219	37	10
Kinross PA	201	34	10
Highland PA	181	30	9
PKC	2065	344	100

At 51% Perth Area produces the highest number of houses built within PKC.

Completions in Main Settlements since 2011 Census (5+ sites)

2011-2016	Total units complete	Average units per year	% of Planning Area total
Perth City	394	66	37
Auchterarder	261	44	64
Blairgowrie	152	25	69
Pitlochry	117	20	65
Kinross	106	18	53
Crieff	64	11	16
Alyth	21	4	10
Coupar Angus	19	3	9
Aberfeldy	6	1	3
Milnathort	0	-	-
Total	1140	190	55 *

19% of units in PKC were built in Perth City

36% (ave 124 per year) were built in other main settlements

* percentage of PKC total

PERTH & KINROSS COUNCIL

Summary of Housing Completions on SMALL Sites 1995/2009 (June to June) and 2010*

Area	No of BS Completion Certificates June to June on sites < 5 (except 2010)															2010*	1995-09	
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009		Total	Ave
Perth City	24	22	11	6	10	6	5	2	3	5	8	3	4	3	4	3	116	8
Perth Landward	46	40	35	40	26	36	31	24	25	35	21	34	23	35	39	32	490	33
Perth Planning Area	70	62	46	46	36	42	36	26	28	40	29	37	27	38	43	35	606	40
Invergowrie/Longfordan				3	6	2	2		4	4	1	4		1		2	27	2
Aberfeldy	3	8	2	2	3	6	5	3	1	7	1	1	4	3	5	2	54	4
Pitlochry	6	3	5	8	1	4		1	1	8	1	4		3	1	1	46	3
Highland Landward	30	27	17	19	14	15	14	9	16	19	13	15	11	23	19	8	261	17
Highland Planning Area	39	38	24	29	18	25	19	13	18	34	15	20	15	29	25	11	361	24
Kinross	2	3	5	4	3		1		1	4			3		7	1	33	2
Milnathort		4	4	3	9	2	7	2	3		5	5			4	2	48	3
Kinross Landward	21	12	7	11	8	6	10	16	10	11	9	6	11	9	15	8	162	11
Kinross Planning Area	23	19	16	18	20	8	18	18	14	15	14	11	14	9	26	11	243	16
Auchterarder	9	12	7	8	5	3	4	5	6	4	5	5	5	4	6	2	88	6
Crieff	13	10	6	7	3	9	6	8	8	6	7	5	4	4	3	7	99	7
Strathearn Landward	15	15	15	9	19	15	16	7	8	10	7	8	3	2	8	6	157	10
Strathearn Planning Area	37	37	28	24	27	27	26	20	22	20	19	18	12	10	17	15	344	23
Alyth	4	8	8	9	7	3	2		1	2	2	1	1	1	1		50	3
Blairgowrie	9	7	3	10	4	6	10	5	3	2	6	5	1	5	8	2	84	6
Coupar Angus	5		4	5	1		2	3			3	1			3	4	27	2
Strathmore Landward	10	12	11	4	10	6	15	3	8	8	11	10	6	6	10	13	130	9
Strathmore Planning Area	28	27	26	28	22	15	29	11	12	12	22	17	8	12	22	19	291	19
Perth & Kinross Council	197	183	140	148	129	119	130	88	98	125	100	107	76	99	133	93	1872	125

1. Building Standards (BS) completion certificates were used to determine numbers on sites of less than 5 units. These small sites are not covered in the main body of the Housing Land Audit but can contribute significantly to completion figures in some areas.

2. * 2010 covers a nine month period (July to March) and is therefore not counted in the average figures.

Summary of Housing Completions on SMALL Sites 2011/2016 (March to March)

LOCATION	No of BS Completion Certificates March to March on sites < 5																2011-16	
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	Total	Ave
Perth City	1	2	4	2	3	12											24	4
Perth Landward	25	13	19	23	21	32											133	22
Perth Planning Area	26	15	23	25	24	44											157	26
Invergowrie/Longforgan	0	0	0	3	0	5											8	1
Aberfeldy		1			1	5											7	1
Pitlochry	4	2	2	1													9	2
Highland Landward	14	25	17	16	16	12											100	17
Highland Planning Area	18	28	19	17	17	17											116	19
Kinross		3	1	1													5	1
Milnathort		2				1											3	1
Kinross Landward	8	15	14	12	15	10											74	12
Kinross Planning Area	8	20	15	13	15	11											82	14
Auchterarder			2	4		5											11	2
Crieff	5			3		6											14	2
Strathearn Landward	7	14	5	6	12	14											58	10
Strathearn Planning Area	12	14	7	13	12	25											83	14
Alyth																	0	0
Blairgowrie	2	2	4		4	1											13	2
Coupar Angus																	0	0
Strathmore Landward	5	7	5	8	9	7											41	7
Strathmore Planning Area	7	9	9	8	13	8											54	9
Perth & Kinross Council	71	86	73	79	81	110											500	83

1. Building Standards (BS) completion data was used to determine numbers on sites of less than 5 units. These small sites are not covered in the main body of the Housing Land Audit but can contribute significantly to completion figures in some areas. Counting method has changed from 2011.

PERTH & KINROSS COUNCIL

Summary of Housing Completions on ALL Sites 1995/2009 (June to June) and 2010*

Area	TOTAL completions (including small sites)																1995-09		
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010*	Total	Ave	Small sites as % of total
Perth City	343	235	317	179	404	210	179	132	361	325	271	194	199	368	121	71	3838	256	3
Perth Landward	100	95	106	125	139	111	109	153	200	236	118	154	189	276	274	105	2385	159	21
Perth Planning Area	443	330	423	304	543	321	288	285	561	561	389	348	388	644	395	176	6223	415	10
Invergowrie/Longforgan	0	0	22	5	17	70	49	43	45	35	6	9	3	3	10	2	317	21	9
Aberfeldy	37	8	3	6	6	21	25	8	19	10	1	13	15	3	6	10	181	12	30
Pitlochry	86	3	5	8	10	4	0	1	47	18	17	21	0	13	2	6	235	16	20
Highland Landward	35	27	19	20	31	46	64	37	33	47	24	77	50	57	24	38	591	39	44
Highland Planning Area	158	38	27	34	47	71	89	46	99	75	42	111	65	73	32	54	1007	67	36
Kinross	30	44	12	4	4	0	1	7	26	8	17	34	27	38	7	9	259	17	13
Milnathort	0	36	38	40	30	16	14	42	6	0	5	5	0	4	12	2	248	17	19
Kinross Landward	55	27	14	34	20	34	27	37	16	25	14	31	25	17	28	14	404	27	40
Kinross Planning Area	85	107	64	78	54	50	42	86	48	33	36	70	52	59	47	25	911	61	27
Auchterarder	41	51	31	33	32	27	39	19	19	20	21	24	22	9	8	4	396	26	22
Crieff	42	29	26	61	4	10	21	18	67	69	54	26	54	47	55	25	583	39	17
Strathearn Landward	63	52	23	39	57	56	64	33	30	35	32	31	21	24	35	44	595	40	26
Strathearn Planning Area	146	132	80	133	93	93	124	70	116	124	107	81	97	80	98	73	1574	105	22
Alyth	4	35	8	10	7	19	36	22	22	10	12	4	1	6	6	0	202	13	25
Blairgowrie	69	71	64	31	9	16	14	35	30	50	81	123	56	64	20	2	733	49	11
Coupar Angus	21	30	4	5	1	0	2	5	4	20	4	1	0	3	32	7	132	9	20
Strathmore Landward	12	29	13	5	11	8	17	11	14	15	14	40	27	9	21	13	246	16	53
Strathmore Planning Area	106	165	89	51	28	43	69	73	70	95	111	168	84	82	79	22	1313	88	22
Perth & Kinross Council	938	772	705	605	782	648	661	603	939	923	691	787	689	941	661	352	11345	756	17

NOTES: 1. Completion certificates were used to determine numbers on sites < 5 units. June survey totals have been added to the small site totals. 2. *2010 covers a nine month period (July to March) and is therefore not counted in the average figures. 3. Milnathort was recorded as a separate settlement from June 1996 on sites > 5.

SUMMARY: Over the 15 years 17% of total housing completions in Perth & Kinross have been on small sites. Perth City at 3% has the lowest contribution from small sites with Strathmore Landward the highest at 53%. 34% of total completions have been in Perth City, with 26% in other main towns and 40% in landward areas.

Summary of Housing Completions on ALL Sites 2011/2016 (March to March)

LOCATION	TOTAL completions - including small sites																2011-16		
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	Total	Ave	Small sites as % of total
Perth City	35	45	44	9	82	203											418	70	6
Perth Landward	157	140	144	91	132	128											792	132	17
Perth Planning Area	192	185	188	100	214	331											1210	202	13
Invergowrie/Longforgan	0	0	0	3	0	12											15	3	0
Aberfeldy	6	1	0	0	1	5											13	2	54
Pitlochry	74	12	14	26	0	0											126	21	7
Highland Landward	22	28	25	29	30	24											158	26	63
Highland Planning Area	102	41	39	55	31	29											297	50	39
Kinross	10	16	7	17	10	51											111	19	5
Milnathort	0	2	0	0	0	1											3	1	100
Kinross Landward	23	27	35	28	31	25											169	28	44
Kinross Planning Area	33	45	42	45	41	77											283	47	29
Auchterarder	39	2	29	36	61	105											272	45	4
Crieff	11	5	9	21	11	21											78	13	18
Strathearn Landward	41	31	16	17	24	14											143	24	41
Strathearn Planning Area	91	38	54	74	96	140											493	82	17
Alyth	2	11	8	0	0	0											21	4	0
Blairgowrie	2	18	37	44	33	31											165	28	8
Coupar Angus	10	9	0	0	0	0											19	3	0
Strathmore Landward	5	12	8	18	9	14											66	11	62
Strathmore Planning Area	19	50	53	62	42	45											271	45	20
Perth & Kinross Council	437	359	376	339	424	634											2569	428	19

1. Building Standards completion data was used to determine numbers on sites < 5 units. March survey totals have been added to the small site totals.

Perth & Kinross Council - TENURE COMPLETIONS June to June - sites of 5 or more

AREA	PERIOD TO	June 1980				June 1981				June 1982				June 1983				June 1984				June 1985				June 1986				
	TENURE	LA	HA	P	TOT	LA	HA	P	TOT	LA	HA	P	TOT	LA	HA	P	TOT	LA	HA	P	TOT	LA	HA	P	TOT	LA	HA	P	TOT	
Perth		40		48	88	63	97	20	180			56	56			13	13	42		20	62	37		40	77	133		90	223	
Perth Landward		117		27	144	58	50	28	136	21		71	92	34	10	67	111	26		107	133	15		90	105		124	124		
PERTH PA		157		75	232	121	147	48	316	21		127	148	34	10	80	124	68		127	195	52		130	182	133		214	347	
Pitlochry		15		7	22	5		2	7			23	23			2	2			24	24	6		24	30					
Aberfeldy		34		2	36			2	2															2	2		6	6		
Highland Landward		15		3	18					14		12	26			13	13			1	1	20		17	37		26	21	47	
HIGHLAND PA		64		12	76	5		4	9	14		35	49			15	15			25	25	26		43	69		26	27	53	
Kinross				51	51			31	31			69	69			53	53			4	4			25	25			21	21	
Kinross Landward				23	23	30		9	39			22	22			14	14			23	23			9	9			10	10	
KINROSS PA				74	74	30		40	70			91	91			67	67			27	27			34	34			31	31	
Auchterarder				18	18			10	10		35	6	41	6		15	21			9	9			18	18			41	41	
Crieff				71	71			31	31			4	4			2	2		12	28	40			24	24	32		4	36	
Strathearn Landward		19		25	44	10		46	56	27		5	32			11	11			6	6			28	28			23	23	
STRATHEARN PA		19		114	133	10		87	97	27	35	15	77	6		28	34			12	43	55			70	70	32		68	100
Alyth		20		19	39									5			5			2	2			1	1					
Blairgowrie		23		47	70	30		40	70			29	29			28	28	30		23	53			18	18		36	21	57	
Coupar Angus		34		3	37	3			3																					
Strathmore Landward		8		4	12	8		3	11			2	2			5	5			1	1			4	4			23	23	
STRATHMORE PA		85		73	158	41		43	84			31	31	5		33	38	30		26	56			23	23		36	44	80	
P & K DISTRICT COUNCIL		325		348	673	207	147	222	576	62	35	299	396	45	10	223	278	98	12	248	358	78		300	378	165	62	384	611	

PA = Planning Area LA = Local Authority HA = Housing Association P = Private TOT = Total

Perth & Kinross Council - TENURE COMPLETIONS June to June - sites of 5 or more

AREA	PERIOD TO	June 1987				June 1988				June 1989				June 1990				June 1991				June 1992				June 1993			
	TENURE	LA	HA	P	TOT	LA	HA	P	TOT	LA	HA	P	TOT	LA	HA	P	TOT	LA	HA	P	TOT	LA	HA	P	TOT	LA	HA	P	TOT
Perth		30	47	77		21	83	104		50	151	201		36	159	195		173	173		20	262	282		81	154	235		
Perth Landward		14	98	112		1	56	57		18	113	131			125	125		80	104	184			53	53			33	33	
PERTH PA		44	145	189		22	139	161		68	264	332		36	284	320		80	277	357		20	315	335		81	187	268	
Pitlochry			15	15			8	8			49	49			34	34			13	13		30	21	51					
Aberfeldy			10	10			10	14	24		6	15	21		3	3			6	6									
Highland Landward			3	3				6	6		6	9	15			13	13			5	5			14	14		13	7	20
HIGHLAND PA			28	28			10	28	38		12	73	85			50	50			24	24		30	35	65		13	7	20
Kinross			37	37				34	34		36	53	89			22	22			25	25			19	19			58	58
Kinross Landward			5	5				11	11				24	24		9	9			39	39			23	23			17	17
KINROSS PA			42	42				45	45		36	77	113			31	31			64	64			42	42			75	75
Auchterarder			29	29				12	12			32	32			21	21			29	29		19	54	73			13	13
Crieff			52	52			32	19	51		5	62	67			32	32			32	32			15	15		36	11	47
Strathearn Landward			4	4				18	18			6	6			6	6			7	7			61	61			24	24
STRATHEARN PA			85	85			32	49	81		5	100	105			59	59			68	68		19	130	149		36	48	84
Alyth			2	2											17		17						1	1					
Blairgowrie			19	19				6	6			20	20		8	47	55		58	58		35	36	71			21	21	
Coupar Angus															5	5													
Strathmore Landward			5	5				3	3		6	1	7						4	4			6	6			2	2	
STRATHMORE PA			26	26				9	9		6	21	27		25	52	77		62	62		35	43	78			23	23	
P & K DISTRICT COUNCIL		44	326	370		64	270	334		127	535	662		61	476	537		80	495	575		20	84	565	669		130	340	470

PA = Planning Area LA = Local Authority HA = Housing Association P = Private TOT = Total

Perth & Kinross Council - TENURE COMPLETIONS June to June - sites of 5 or more

AREA	PERIOD TO	June 1994				June 1995				June 1996				June 1997				June 1998				June 1999				June 2000			
	TENURE	LA	HA	P	TOT	LA	HA	P	TOT	LA	HA	P	TOT	LA	HA	P	TOT	LA	HA	P	TOT	LA	HA	P	TOT	LA	HA	P	TOT
Perth		64	265		329	55	264		319	63	150		213	65	241		306	16	157		173	158	236		394	24	180		204
Perth Landward			61		61		54		54		55		55	28	43		71		85		85	42	71		113	2	73		75
PERTH PA		64	326		390	55	318		373	63	205		268	93	284		377	16	242		258	200	307		507	26	253		279
Invergowrie/Longforgan		n/a				n/a								22			22		2		2		11		11		68		68
Invergowrie/Longforgan		n/a				n/a								22			22		2		2		11		11		68		68
Pitlochry						80			80													9		9					
Aberfeldy		21			21	34			34					1	1			4	4			3	3			7	8		15
Highland Landward			1		1		5		5					2	2			1	1			17	17				31		31
HIGHLAND PA		21	1		22	114	5		119					3	3			5	5			29	29			7	39		46
Kinross			50		50		28		28		41		41		7		7				1		1						
Milnathort		n/a				n/a					32		32		34		34		37		37	21	21			10	4		14
Kinross Landward			29		29		34		34		15		15		7		7		14	9	23		12		12		28		28
KINROSS PA			79		79		62		62		88		88		48		48		14	46	60	1	33		34	10	32		42
Auchterarder			4		4		32		32		39		39		24		24		25		25		27		27		24		24
Crieff			12		12		16	13	29		19		19		20		20		39	15	54		1	1			1	1	
Strathearn Landward			26		26		34	14	48		37		37		8		8		30		30		38		38		41		41
STRATHEARN PA			42		42		50	59	109		95		95		52		52		39	70	109		66		66		66		66
Alyth		26	2		28					16	11		27					1		1							16		16
Blairgowrie			46		46		27	33	60		26	38	64		61		61		21		21		5		5		10		10
Coupar Angus						16			16		30		30																
Strathmore Landward			1		1		2		2		16	1	17		2		2		1		1		1		1		2		2
STRATHMORE PA		26	49		75	43	35		78	88	50		138		63		63		23		23		6		6		28		28
P & K COUNCIL (from 1996)		111	497		608	262	479		741	151	438		589		115	450	565		69	388	457		201	452	653		43	486	529

PA = Planning Area LA = Local Authority HA = Housing Association P = Private TOT = Total

Notes From April 1996 Invergowrie/Longforgan became part of Perth and Kinross Council due to Local Government reorganisation.
From June 1996 completions in Milnathort are summarised separately.

Perth & Kinross Council - TENURE COMPLETIONS June to June - sites of 5 or more

AREA	PERIOD TO	June 2001				June 2002				June 2003				June 2004				June 2005				June 2006				June 2007			
	TENURE	LA	HA	P	TOT	LA	HA	P	TOT	LA	HA	P	TOT	LA	HA	P	TOT	LA	HA	P	TOT	LA	HA	P	TOT	LA	HA	P	TOT
Perth		77	97	174		40	90	130		145	213	358		95	225	320		37	226	263		50	141	191		87	108	195	
Perth Landward		15	63	78		18	111	129		16	159	175			201	201			97	97			120	120		21	145	166	
PERTH PA		92	160	252		58	201	259		161	372	533		95	426	521		37	323	360		50	261	311		108	253	361	
Invergowrie/Longforgan			47	47			43	43			41	41			31	31			5	5			5	5			3	3	
Invergowrie/Longforgan			47	47			43	43			41	41			31	31			5	5			5	5			3	3	
Pitlochry										37	9	46			10	10		16		16			17	17					
Aberfeldy		15	5	20			5	5		12	6	18			3	3							12	12			11	11	
Highland Landward		26	24	50		19	9	28			17	17			28	28			11	11		20	42	62			39	39	
HIGHLAND PA		41	29	70		19	14	33		49	32	81			41	41		16	11	27		20	71	91			50	50	
Kinross						7		7			25	25			4	4			17	17			34	34		6	18	24	
Milnathort			7	7		16	24	40			3	3																	
Kinross Landward			17	17			21	21			6	6			14	14			5	5			25	25			14	14	
KINROSS PA			24	24		23	45	68			34	34			18	18			22	22			59	59		6	32	38	
Auchterarder			35	35			14	14			13	13			16	16			16	16			19	19			17	17	
Crieff		15		15			10	10		26	33	59		20	43	63			47	47			21	21		19	31	50	
Strathearn Landward			48	48		21	5	26		22		22		15	10	25		10	15	25			23	23			18	18	
STRATHEARN PA		15	83	98		21	29	50		48	46	94		35	69	104		10	78	88			63	63		19	66	85	
Alyth		27	7	34			22	22		5	16	21			8	8			10	10			3	3					
Blairgowrie			4	4		14	16	30		6	21	27			48	48		29	46	75		26	92	118			55	55	
Coupar Angus							2	2			4	4		20		20			1	1									
Strathmore Landward			2	2			8	8			6	6			7	7			3	3			30	30		4	17	21	
STRATHMORE PA		27	13	40		14	48	62		11	47	58		20	63	83		29	60	89		26	125	151		4	72	76	
P & K COUNCIL		175	356	531		135	380	515		269	572	841		150	648	798		92	499	591		96	584	680		137	476	613	

PA = Planning Area LA = Local Authority HA = Housing Association P = Private TOT = Total

Perth & Kinross Council - TENURE COMPLETIONS June to June (to March for 2010) -sites of 5 or more

AREA	PERIOD TO	June 2008				June 2009					Jul 09 - Mar 2010*			
	TENURE	LA	HA	P	TOT	LA	HA	P	TOT		LA	HA	P	TOT
Perth		135	230		365	94	23		117		68			68
Perth Landward		20	221		241	91	144		235		44	29		73
PERTH PA		155	451		606	185	167		352		112	29		141
Invergowrie/Longforgan			2		2			10	10					0
Invergowrie/Longforgan			2		2			10	10					0
Pitlochry		10			10			1	1			5		5
Aberfeldy								1	1			8		8
Highland Landward			34		34			5	5		10	20		30
HIGHLAND PA		10	34		44			7	7		10	33		43
Kinross			38		38						8			8
Milnathort			4		4			8	8					
Kinross Landward			8		8			13	13			6		6
KINROSS PA			50		50			21	21		8	6		14
Auchterarder			5		5			2	2			2		2
Crieff			43		43		42	10	52		17	1		18
Strathearn Landward			22		22			27	27		24	14		38
STRATHEARN PA			70		70		42	39	81		41	17		58
Alyth			5		5			5	5					
Blairgowrie			59		59			12	12					
Coupar Angus			3		3		12	17	29			3		3
Strathmore Landward			3		3		10	1	11					
STRATHMORE PA			70		70		22	35	57		3			3
P & K COUNCIL		165	677		842	249	279		528		171	88		259

PA = Planning Area LA = Local Authority HA = Housing Association/affordable P = Private TOT = Total

* Due to the Audit survey date changing from June to March, 2010 covers the period July 2009 to March 2010, a period of 9 months only.

Perth & Kinross Council - TENURE COMPLETIONS March to March - sites of 5 or more

AREA	PERIOD TO TENURE	March 2011				March 2012				March 2013				March 2014				March 2015				March 2016				March 2017			
		LA	HA	P	T	LA	HA	P	T	LA	HA	P	T	LA	HA	P	T	LA	HA	P	T	LA	HA	P	T	LA	HA	P	T
Perth City		20	14	34		16	27		43	40			40		7	7		16	24	39	79	14	62	115	191				
Perth Landward		36	96	132		40	24	63	127	18	107	125	8		60	68		10	12	89	111	16		80	96				
PERTH PA		56	110	166		56	51	63	170	58	107	165	8		67	75		26	36	128	190	30	62	195	287				
INVERGOWRIE/LONGFORGAN				0					0			0				0					0			7	7				
Aberfeldy			6	6																									
Pitlochry		20	50	70				10	10	12			12		16	9	25												
Highland Landward			8	8				3	3			8	8		8	5	13			14	14			12	12				
HIGHLAND PA		20	64	84				13	13	12	8	20		24	14	38			14	14			12	12					
Kinross		10		10				13	13			6	6			16	16			10	10			51	51				
Milnathort																													
Kinross Landward		4	11	15				12	12			21	21			16	16			16	16			15	15				
KINROSS PA		14	11	25				25	25			27	27			32	32			26	26			66	66				
Auchterarder		36	3	39				2	2			27	27			32	32			61	61	22	12	66	100				
Crieff			6	6				5	5			9	9		8	10	18			11	11		14	1	15				
Strathearn Landward			34	34				14	3	17		11	11			11	11			12	12								
STRATHEARN PA		36	43	79				14	10	24		47	47		8	53	61			84	84	22	26	67	115				
Alyth			2	2		11			11	8			8																
Blairgowrie							7	9	16			33	33	17		27	44			29	29		8	22	30				
Coupar Angus			10	10			9		9																				
Strathmore Landward								5	5			3	3			10	10							7	7				
STRATHMORE PA		12	12	11	16	14	41	8	36	44	17	37	54			29	29			8	29	37							
Perth & Kinross Council		126	240	366		67	81	125	273	20	58	225	303	25	32	203	260	26	36	281	343	52	96	376	524				

PA = Planning Area LA = Local Authority HA = Housing Association/affordable P = Private T = Total

HOUSING SITES COMPLETED OR DELETED FROM AUDIT AT MARCH 2016

LOCATION	NAME	SITE REF	DEVELOPER	CAPACITY	LP REF
Complete					
Auchterarder	Abbey Road West	STA013	Bett Homes Ltd (previously King and Earnview)	108	H4
Auchterarder	Ruthven Towers	STA037	Hallgate Construction Ltd	5	
Balbeggie	Burnside	PEL003	Perth & Kinross Council	16	H52
Blairstown	Coupar Angus Road	EAB066	Miller Homes Ltd	87	
Crieff	East High Street 33-37	STC043	Kingdom Housing Association	14	
Croftinloan	Croftinloan House	HIL073	Grovebury Management	16	
Gairneybank	Classloch Farm	KIL081	Good House Company	11	
Inchture	Mains of Inchture 1	PEL163	Muir Homes/ Caledonia HA	248	H13
Invergowrie	Errol Road, 5	DHM017	Chamberlain Bell	7	
Kinnesswood	Whitecraigs 2	KIL057	A & J Stephen	9	H20
Kinross	Mill Street	KIK031	P & A Dixon & Mr Mrs J Dixon	6	
Kinross	Town Hall	KIK029	Town Hall developments	8	Op24
Myreriggs	Moorfield House Hotel	EAL035	Delect Properties Ltd	9	
Perth	Edinburgh Road	PEP270	Bellway Homes/ Caledonia HA	75	
Perth	Hatton Road, St Marys Monastery	PEP266	Cala Homes	19	
Perth	Jeanfield Road, 4	PEP268	Ryven Ltd/ Hillcrest HA/ PKC	62	
Perth	St John's Place	PEP247	Fairfield HA	8	
Perth	Water Vennel, 1	PEP267	Caledonia HA	18	
Scone	Balgavie Mill	PEL180	A & J Stephen	37	SHC

NOTE: Sites are removed from the Housing Land Audit once they are built. They may also be removed if they have expired and are not a Local Plan site, if they are now too small, if they have been deleted from a Local Plan or have been merged with another site.

LOCATION	NAME	SITE REF	DEVELOPER	CAPACITY	LP REF
Expired					
by Blairgowrie	Easter Parkhead Farm	EAL032	Co-operative (CWS) Ltd	11	
Carnbo	Pitcairnie	KIL085	Wilson Homes	5	
Cromlix	Mid Cambushinnie (2 year expiry)	STL066	Universal Starbox Ltd (in administration)	11	
Errol	Bogmiln Farmhouse, Grange	PEL276	Hopeburn Steading Ltd	7	
Forteviot	Gateside of Broomhill	PEL227	R McFadzean	5	
Killiecrankie	Railway Yard (recent building warrant)	HIL082	F Pratt, V Wright & L Whyte	6	
Perth	Goodlyburn Terrace, Eredine	PEP265	Mr Mrs Still	9	
Perth	Station Hotel (car Park)	PEP234	Supportico Ltd	28	
St Davids	Nether Bellyclone Farm	STL072	Abercairny Estates Ltd	5	
Less than 5 on site					
Moneydie	Smithy Cottage	PEL275	Munro Estates	3	
Rumbling Bridge	Merryhills	KIL086	Mr Mrs Thornber	4	
Tibbermore	Tibbermore Central (consent for 3 initiated)	PEL169	N G Sinclair/ David Soppit Architect	3	H7

Total number of sites = 31

NOTE: Sites are removed from the Housing Land Audit once they are built. They may also be removed if they have expired and are not a Local Plan site, if they are now too small, if they have been deleted from a Local Plan or have been merged with another site.

HOUSING SITES ADDED TO AUDIT AT MARCH 2016

LOCATION	NAME	SITE REF	DEVELOPER	CAPACITY	LP REF
Highland Area					
Aberfeldy	Chapel Street	HIA029	P Bradley	8	H25
Balnaguard	Aberfeldy Road	HIL026	Caledonian Trust plc	9	
Kenmore	Taymouth Marina	HIL094	Strathtay Developments	30	
Pitlochry	Nursing Home Brae	HIP042	Eskgrove Homes Ltd	10	
Kinross Area					
Balado	Balado Crossroads	KIL063	Ballantyne Partners	10	Op6
Crook of Devon	Paddock	KIL090	Mr, Mr & Ms Shand	9	
Gellybank	Chance Inn Farm	KIL089	Caledonian Trust plc	10	
Milnathort	Wester Loan, 2-12	KIM023	Waverco Ltd	5	
Perth Area					
Forgandenny	Forgandenny East	PEL282	A Hamilton	5	
Perth	Carrs Croft	PEP278	Greenfield Properties	5	
Perth	Dundee Road, Knowehead House	PEP280	Corryard Developments Ltd	5	
Perth	Glasgow Road	PEP281	A & J Stephen Ltd	50	
Perth	Taymount Terrace, Nurses Home	PEP279	Chamberlain Bell Developments Ltd	29	
Perth Central					
Perth	Canal Street, 36-48	PEP244	Robertson Partnership Homes/ Fairfield Housing Coop	32	
Strathearn Area					
St Davids	Shearerston Moor	STL083	KAAS Properties Ltd	5	

NOTE: Sites are added to the Housing Land Audit if they are windfalls, if they are new Proposed or Adopted Local Development Plan sites or if they are a split of a larger existing site. A previous existing site that has been removed from the Audit may also be reintroduced in a later year.

LOCATION	NAME	SITE REF	DEVELOPER	CAPACITY	LP REF
Strathmore Area					
Blairgowrie	Coralbank Terrace, Rattray	EAB076	R Farquharson	6	
Blairgowrie	Coupar Angus Road, Blairgowrie Tennis Club	EAB064	McCarthy and Stone	36	
Blairgowrie	Parkhill House, Rattray	EAB074	S Miller	5	
Blairgowrie	St Stephens Primary School	EAB075	John Street (Scotland) Ltd	8	

Total number of sites = 19

NOTE: Sites are added to the Housing Land Audit if they are windfalls, if they are new Proposed or Adopted Local Development Plan sites or if they are a split of a larger existing site. A previous existing site that has been removed from the Audit may also be reintroduced in a later year.

HOUSING SITES IN NATIONAL PARKS AT MARCH 2016

LOCATION	NAME	SITE REF	DEVELOPER	CAPACITY	STATUS
Loch Lomond and Trossachs NP					
St Fillans	Glentarken Park (awaiting renewal)	STL081	R & P Salmond	7	D
St Fillans	Station Road	STL079	Private	16	ALP

Total number of sites = 2

NOTE: National Park sites are part of the Housing Market Areas within Perth and Kinross. Cairngorms National Park sites are therefore included in the Highland Local Plan area and Loch Lomond and the Trossachs National Park sites are included in the Strathearn Local Plan area for the purposes of this Audit.

GLOSSARY

The definition of terms used in the Housing Land Audit is based on the glossary contained in Scottish Planning Policy SPP 3 (Revised 2008).

- **Audit:** An annual monitoring process, with the objective of identifying after discussion with relevant parties, those sites within the established supply which are expected to be effective within the period under consideration.
- **Constrained Housing Land Supply:** Includes that part of the established land supply that at the time of any audit is assessed as being **non-effective**.
- **Effective Housing Land Supply:** The part of the established land supply that is free or expected to be free of development constraints in the period under consideration and will therefore be available for the construction of houses.
- **Established Housing Land Supply:** Includes both effective & non-effective sites. Includes the remaining capacity of sites under construction, sites with planning consent, sites in adopted Local Development Plans, and where appropriate other buildings and land with agreed potential for housing development.
- **Sector:** Housing provision is traditionally divided into public and private sector. The public sector is defined to include provision by housing associations, local authorities & other social housing providers for rent. The private sector is defined to include housing for sale or rent provided by private developers or other commercial organisations. The term “owner occupied sector” excludes the private rented element.
- **Windfall Sites:** Sites that receive planning permission and are not previously identified as land for housing. They usually refer to reuse or redevelopment of land and are therefore brownfield sites. In Perth & Kinross however some windfall sites are on greenfield land.

In previous years, housing associations were defined as part of the private sector. Under the superceded revised PAN 38 & revised SPP 3 this changed.

CRITERIA FOR ASSESSING EFFECTIVENESS

The criteria used are those in SPP 3 (Revised 2008). PAN 2/2010 includes a similar list.

The criteria are:-

- **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.
- **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 land 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.
- **Marketability:** The site, or a relevant part of it, can be developed in the period under consideration.
- **Ownership:** The site is in the ownership or control of a party which can be expected to develop it or to release it for development. Where a site is in the ownership of a local authority or other public body, 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.
- **Programming:** An indication of the expected annual completions on each site taking account of lead-in times, the capacity of the builder to develop the site, and the capacity of the local housing market.