

2022 HOUSING LAND AUDIT



PERTH AND KINROSS
HOUSING LAND AUDIT 2022

Produced by
PERTH & KINROSS COUNCIL

Published November 2022

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

4. The Audit is available on the Council website along with a map of the sites.
<http://www.pkc.gov.uk/article/15043/Development-Plan-background-information-and-studies>

LOCAL DEVELOPMENT PLAN PROGRESS

The first LDP was published in February 2014. The Perth and Kinross Adopted Local Development Plan 2 was published on 29th November 2019. Legislation at the time dictated that LDPs be updated every 5 years. Revised legislation in the Planning (Scotland) Act 2019 dictates that LDPs are now updated every 10 years.

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 added. In 2018 Proposed sites from LDP2 were added plus relevant capacity changes to existing LDP sites. In 2020, Adopted LDP2 changes were added to the Audit.

See Council website for further LDP2 details :-
<http://www.pkc.gov.uk/developmentplan>

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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 2022**
However a pragmatic approach is taken in completing the Final Audit. This includes some updates to the March base date information, taking into account the consultation exercise with Homes for Scotland, the Scottish Government 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/Longforgran** 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 (DHMA). The GDHMA also covers the Inchtuthill/Abernethy 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 first TAYplan Strategic Development Plan on 8th June 2012. TAYplan has been reviewed and the new Plan was approved with modifications by Scottish Ministers on 30th October 2017.

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 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, 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 (LP) or Local Development Plan (LDP).	
<i>Area</i>	Site area in hectares. In most cases these are approximate and only intended as a guide. They may represent the housing part of a LDP site identified for mixed use or with landscaping indicated.	
<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 PD = Permitted Development	
<i>Tenure</i> (used as sort order)	PV = Private LA = Local Authority HA = Housing Association & other low cost if known Combinations of the above are also used 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. Or expiry dates have been extended.

MEETING THE HOUSING LAND REQUIREMENT

The Council is required to identify a specified amount of land for housing in each of its Housing Market Areas (HMA). This 'housing land requirement' (HLR) is currently set by the Strategic Development Plan (TAYplan2). Scottish Planning Policy (SPP) requires the Local Development Plan (LDP) to consider the period up to 10 years from the year of adoption which for Perth & Kinross is 2029. The total HLR for Perth & Kinross from the base date of 2016 to 2029 is 13,000 units. Table 1 in the LDP sets out the HLR and supply position at LDP adoption stage and the following table updates this to reflect where we currently are in meeting the overall HLR to 2029.

Update to LDP Table 1: Housing Land Requirements (HLR) and supply by Housing Market Area (HMA) (2016 to 2029)

Housing Market Area	Greater Dundee	Strathmore and Glens	Highland Perthshire	Kinross	Strathearn	Greater Perth	PKC total
HLR 2016-2029 ¹	78	1,859	995	983	1,846	7,239	13,000
Completions to 2022 ²	40	438	245	576	645	2,163	4,107
Effective supply 2022-2029	60	886	405	486	802	3,332	5,971
Windfall assumption ³	0	100	60	59	99	378	696
Small site allowance for Highlands ⁴			89				89
Surplus / shortfall	22	-435	-196	138	-300	-1,366	-2,137

Over the last three years there have been significant challenges as a result of Brexit, the global coronavirus pandemic, and now another economic downturn as the country faces a cost-of-living crisis. The question remains as to what the longer-term implications of these will be on the ability of developers to open up new sites or continue with phases of larger sites. It is considered appropriate therefore, due to the high level of on-going uncertainty, to continue the cautious approach taken since the 2020 Audit and this has meant that the programming for some sites has been pushed back to later years.

As a result, we continue to see shortfalls in four of the six housing market areas, and an overall shortfall across Perth & Kinross. It is important to note, however, that the HLR is not an annual requirement but rather is one which is to be met over a longer timeframe which extends up to and beyond the current Plan period. Although the continued shortfalls identified in this year's audit are obviously not what we want to see, the extenuating circumstances of the past three years does explain why these shortfalls persist; ultimately the issue is not one of land allocation but in the delivery of that land in the short-medium term. Furthermore, the HLR for LDP3 will be set by

¹ Includes adjustment to move 10% HLR to Greater Perth from Kinross and Highland HMAs

² From 2022 Housing Land Audit

³ 10% from 2022; no WF allowance is applied to Greater Dundee

⁴ 15% of annualised HLR from 2022

National Planning Framework (NPF) 4 rather than a regional level strategic plan. Whilst NPF4 is still in draft form, it is anticipated that the HLR for Perth & Kinross for the next Plan will be lower than that required by TAYplan2.

MAINTAINING AN EFFECTIVE HOUSING LAND SUPPLY

The Council is required by SPP to maintain at least 5 years effective housing land supply. The Effective Housing Land Supply (EHLS) is that part of the established (or total) supply of land for housing which is free or expected to be free of development constraints and will therefore be available for the construction of housing in the next 5 years.

The following table considers the 5-year EHLS against the 5-year Housing Supply Target (HST) for each of the HMAs in Perth & Kinross. The calculation method reflects that in the annual Planning Performance Frameworks:

$$= \left(\frac{\text{5 year effective housing land supply}}{\text{5 year housing supply target}} \right) \times 5$$

Housing Market Area	Greater Dundee	Strathmore and Glens	Highland Perthshire	Kinross	Strathearn	Greater Perth	PKC total
5-year EHLS ⁵	20	568	266	382	571	2,195	4,002
5-year HST ⁶	25	605	360	355	600	2,285	4,230
5-year EHLS (in years)	4.0	4.7	3.7	5.4	4.8	4.8	4.7

Shortfalls have emerged in maintaining a 5-year EHLS in all HMAs with the exception of the Kinross HMA. There is also an overall shortfall at PKC level.

Policy 24: 'Maintaining an Effective Housing Land Supply' of the LDP sets out the steps which will be taken in the event of shortfalls in the EHLS being identified. The first and foremost of these is that the Council will seek to work with landowners / developers to bring forward sites, including those identified as longer-term expansions. Given that the issue is not one of overall land supply but rather the short-medium term delivery of that supply, the Council will continue to seek to work with landowners and developers through the Delivery Strategy process under Policy 23: 'Delivery of Development Sites' to help to identify the scope for the programming of longer-term and stalled sites to be brought forward to help address the shortfalls.

⁵ From 2022 Housing Land Audit

⁶ TAYplan2 annual HST x 5

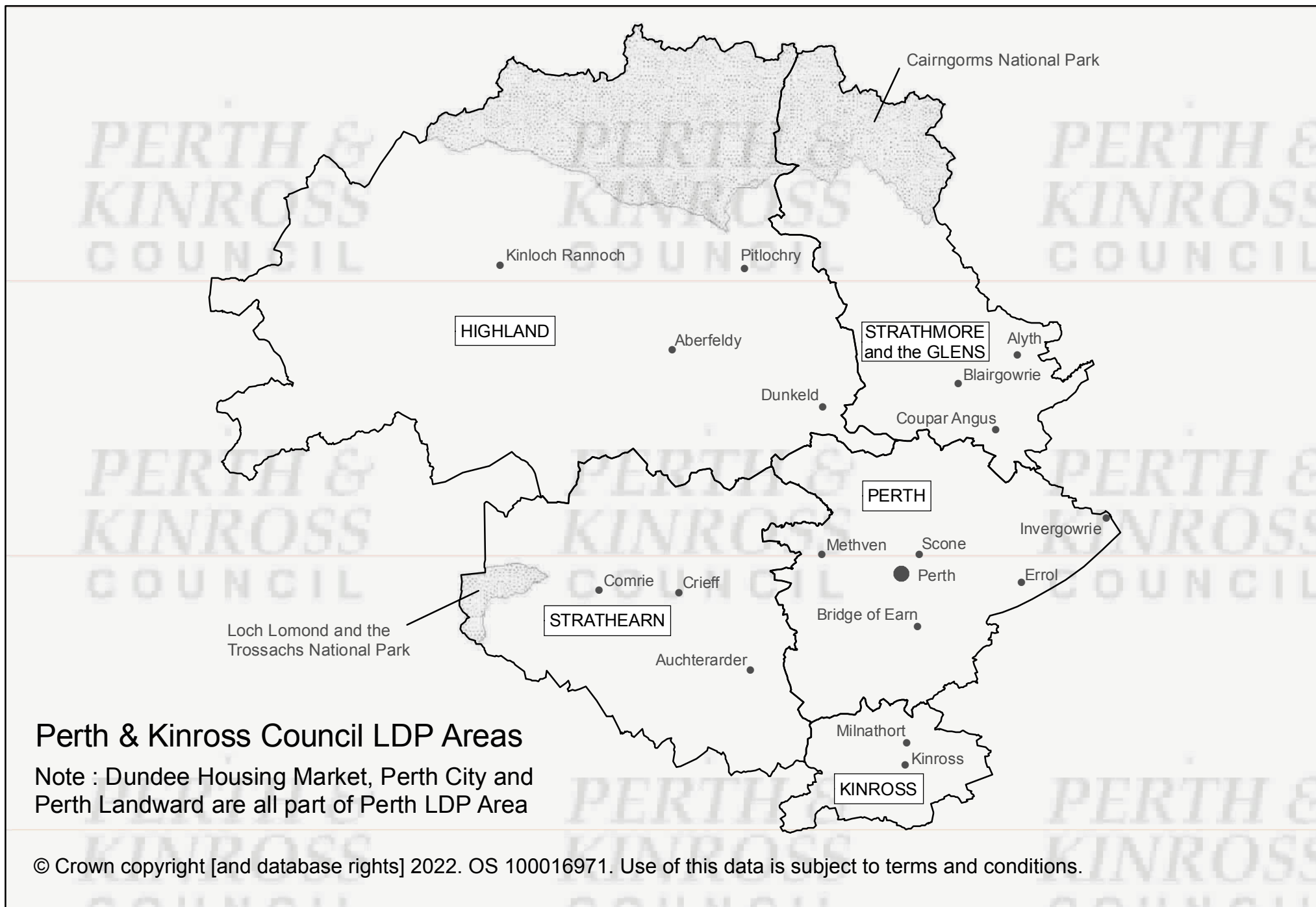
COMPLETIONS ON WINDFALL SITES

Completions data from the last 5 years Housing Land Audits have shown that, despite a fall in windfall completions in the last 3 years, windfall sites of 5+ houses have on average accounted for 24% of all housing completions. The reduction in windfall completions starting in 2019/20 is to be expected given that the new LDP was adopted in that year.

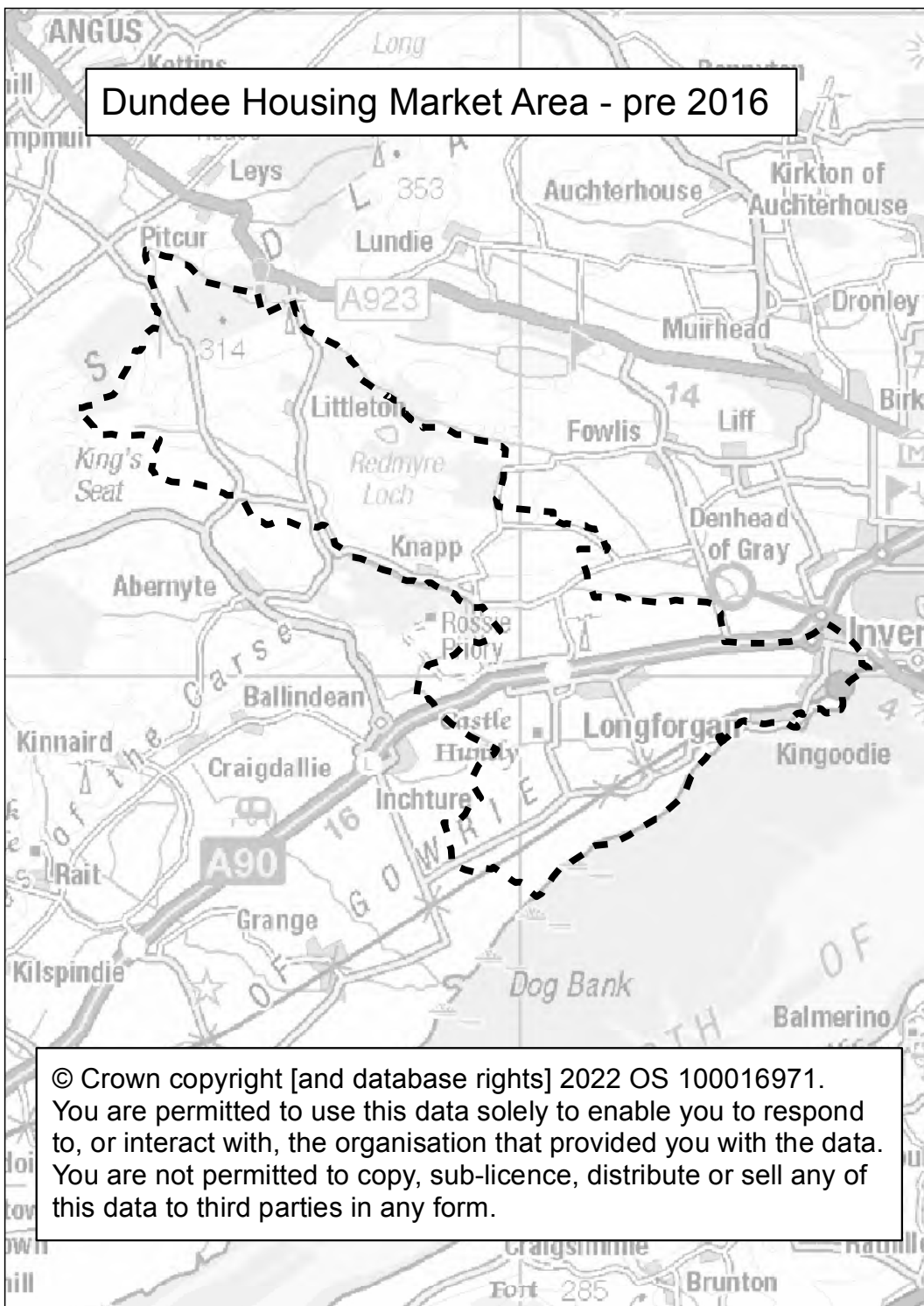
It is therefore considered reasonable to assume that windfall sites will continue to make an important contribution in meeting the housing land requirement.

Housing Market Area	Completions (sites of 5 or more)					
	2018	2019	2020	2021	2022	2018-2022
Highland	3	6	0	23	1	33
Kinross	8	12	7	3	21	51
Perth	110	211	67	42	84	514
Strathearn	13	6	3	7	3	32
Strathmore & the Glens	30	13	0	23	16	82
Greater Dundee	0	5	0	0	0	5
Total PKC windfall	164	253	77	98	125	717
Total PKC completions	470	657	771	607	490	2995
% windfall	34.9	38.5	10.0	16.1	26.0	24.0

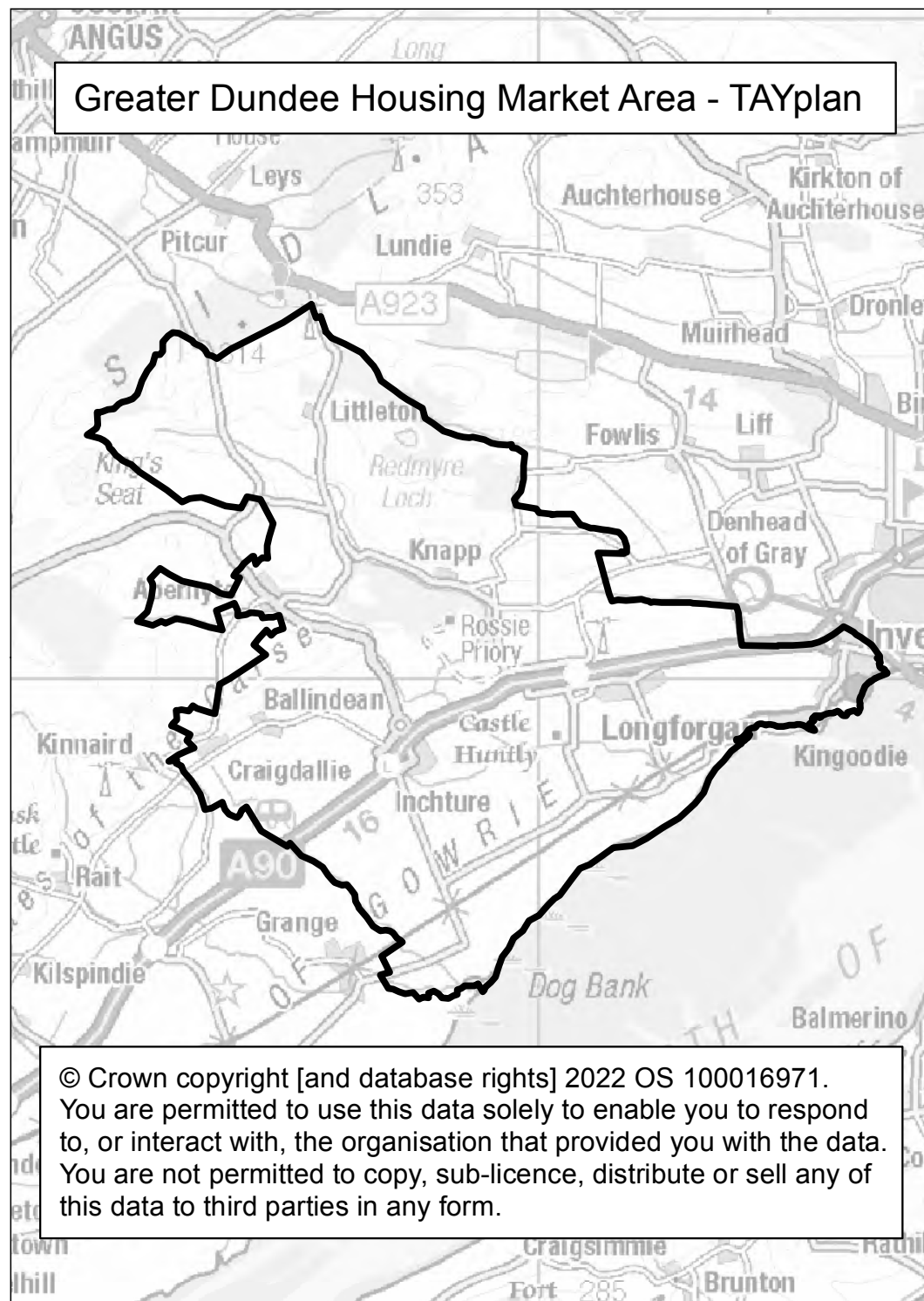
Source: PKC Housing Land Audit database



Dundee Housing Market Area - pre 2016



Greater Dundee Housing Market Area - TAYplan



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SUPPLY SUMMARY

AREA	established supply	effective supply	constrained supply	5 year effective	7 year effective	12 year effective	Beyond 12 years
DUNDEE HOUSING MARKET	80	80	0	20	60	80	0
TOTAL	80	80	0	20	60	80	0
ALYTH	308	308	0	62	136	308	0
BLAIRGOWRIE	1614	1601	13	307	434	868	733
COUPAR ANGUS	155	130	25	3	25	130	0
STRATHMORE AREA LANDWARD	370	370	0	196	291	370	0
TOTAL	2447	2409	38	568	886	1676	733
ABERFELDY	351	351	0	129	185	351	0
HIGHLAND AREA LANDWARD	159	153	6	87	124	153	0
PITLOCHRY	206	206	0	50	96	206	0
TOTAL	716	710	6	266	405	710	0
KINROSS	263	263	0	155	215	263	0
KINROSS AREA LANDWARD	266	236	30	114	158	236	0
MILNATHORT	113	113	0	113	113	113	0
TOTAL	642	612	30	382	486	612	0
PERTH AREA LANDWARD	4376	4349	27	938	1402	2477	1872
PERTH CITY	8697	8497	200	1257	1930	3498	4999
TOTAL	13073	12846	227	2195	3332	5975	6871
AUCHTERARDER	507	507	0	161	232	507	0
CRIEFF	897	897	0	300	405	539	358
STRATHEARN AREA LANDWARD	231	231	0	110	165	206	25
TOTAL	1635	1635	0	571	802	1252	383
PERTH and KINROSS TOTAL	18593	18292	301	4002	5971	10305	7987

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 BEYOND 12 YEARS EFFECTIVE total aggregates programming after the first 12 years only.

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

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Programming SUMMARY

AREA	established supply	effective supply	5 year effective	7 year programming (2022 to 2029)							2029 -34	>2034
				22-23	23-24	24-25	25-26	26-27	27-28	28-29		
DUNDEE HOUSING MARKET	80	80	20				5	15	25	15	20	
TOTAL	80	80	20				5	15	25	15	20	
ALYTH	308	308	62	11	5	10	15	21	29	45	172	733
BLAIRGOWRIE	1614	1601	307	54	48	60	80	65	52	75	434	
COUPAR ANGUS	155	130	3				1	2	11	11	105	
STRATHMORE AREA LANDWARD	370	370	196	34	27	42	43	50	48	47	79	
TOTAL	2447	2409	568	99	80	112	139	138	140	178	790	733
ABERFELDY	351	351	129		12	37	42	38	28	28	166	
HIGHLAND AREA LANDWARD	159	153	87	10	13	24	20	20	21	16	29	
PITLOCHRY	206	206	50			5	19	26	26	20	110	
TOTAL	716	710	266	10	25	66	81	84	75	64	305	
KINROSS	263	263	155	34	23	38	30	30	30	30	48	
KINROSS AREA LANDWARD	266	236	114	14	22	28	23	27	21	23	78	
MILNATHORT	113	113	113	34	30	27	12	10				
TOTAL	642	612	382	82	75	93	65	67	51	53	126	
PERTH AREA LANDWARD	4376	4349	938	104	163	213	226	232	242	222	1075	1872
PERTH CITY	8697	8497	1257	257	244	208	256	292	343	330	1568	4999
TOTAL	13073	12846	2195	361	407	421	482	524	585	552	2643	6871
AUCHTERARDER	507	507	161	50	32	29	25	25	26	45	275	
CRIEFF	897	897	300	42	54	77	72	55	60	45	134	358
STRATHEARN AREA LANDWARD	231	231	110			13	46	51	33	22	41	25
TOTAL	1635	1635	571	92	86	119	143	131	119	112	450	383
PERTH and KINROSS TOTAL	18593	18292	4002	644	673	811	915	959	995	974	4334	7987
ADJUSTED TOTAL (n/a see note below)				-	-	-	-	-	-	-	-	

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. With the current economic climate, it is still 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 can be an overestimate. Given the current totals however, an adjusted total is no longer necessary to reflect the best estimate of likely delivered units for each of the next 12 years. In the past these adjusted figures have been informed by the most recent Audits and assumed a steady recovery rate to TAYplan projected build rates over the period to 2024. It should however be emphasised that in the event of more rapid building 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. At 2022, the full effect of Brexit, Covid-19 and the cost of living crisis is unknown.

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TENURE SUMMARY

HA	established supply	effective supply	5 year effective	7 year programming (2022 to 2029)							2029 -34	>2034
				22-23	23-24	24-25	25-26	26-27	27-28	28-29		
KINROSS	8	8	8	8								
TOTAL	8	8	8	8								
PERTH AREA LANDWARD	192	192	45			15	15	15	20	20	107	
PERTH CITY	87	87	49	39				10	20	18		
TOTAL	279	279	94	39	15	15	25	40	38		107	
PKC TENURE TYPE TOTAL	287	287	102	39	23	15	25	40	38		107	

LA	established supply	effective supply	5 year effective	7 year programming (2022 to 2029)							2029 -34	>2034
				22-23	23-24	24-25	25-26	26-27	27-28	28-29		
PERTH CITY	18	18	18	18								
TOTAL	18	18	18	18								
PKC TENURE TYPE TOTAL	18	18	18	18								

PV	established supply	effective supply	5 year effective	7 year programming (2022 to 2029)							2029 -34	>2034
				22-23	23-24	24-25	25-26	26-27	27-28	28-29		
ALYTH	46	46	12	11				1	4	10	20	
BLAIRGOWRIE	113	100	79	6	8	20	20	25	11	10		
COUPAR ANGUS	30	5	3				1	2	1	1		
STRATHMORE AREA LANDWARD	206	206	109	22	21	21	22	23	21	20	56	
TOTAL	395	357	203	39	29	41	43	51	37	41	76	
ABERFELDY	48	48	26		2	12	7	5	8	8	6	
HIGHLAND AREA LANDWARD	84	78	61	10	13	15	10	13	9	4	4	
PITLOCHRY	16	16	10				4	6	6			
TOTAL	148	142	97	10	15	27	21	24	23	12	10	
KINROSS	27	27	27	24	3							
KINROSS AREA LANDWARD	131	131	82	14	20	18	13	17	16	13	20	
MILNATHORT	32	32	32		5	5	12	10				
TOTAL	190	190	141	38	28	23	25	27	16	13	20	
PERTH AREA LANDWARD	1518	1491	316	24	33	78	93	88	78	52	193	852
PERTH CITY	423	223	202	45	83	20	34	20	21			
TOTAL	1941	1714	518	69	116	98	127	108	99	52	193	852
AUCHTERARDER	18	18	17	6	7	4			1			
CRIEFF	39	39	20	7	6	7			5	5	9	
STRATHEARN AREA LANDWARD	179	179	86			13	34	39	21	10	37	25
TOTAL	236	236	123	13	13	24	34	39	27	15	46	25

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

PKC TENURE TYPE TOTAL	2910	2639	1082	169	201	213	250	249	202	133	345	877
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PV/HA	established supply	effective supply	5 year effective	7 year programming (2022 to 2029)							2029 -34	>2034
				22-23	23-24	24-25	25-26	26-27	27-28	28-29		
DUNDEE HOUSING MARKET	80	80	20				5	15	25	15	20	
TOTAL	80	80	20				5	15	25	15	20	
ALYTH	262	262	50		5	10	15	20	25	35	152	
BLAIRGOWRIE	1143	1143	110	30	20	20	20	20	21	45	234	733
COUPAR ANGUS	125	125	0						10	10	105	
STRATHMORE AREA LANDWARD	152	152	75		6	21	21	27	27	27	23	
TOTAL	1682	1682	235	30	31	51	56	67	83	117	514	733
ABERFELDY	53	53	53		10	15	15	13				
HIGHLAND AREA LANDWARD	75	75	26			9	10	7	12	12	25	
PITLOCHRY	190	190	40			5	15	20	20	20	110	
TOTAL	318	318	119	10	29	40	40	32	32		135	
KINROSS	228	228	120	10	20	30	30	30	30	30	48	
KINROSS AREA LANDWARD	135	105	32		2	10	10	10	5	10	58	
MILNATHORT	81	81	81	34	25	22						
TOTAL	444	414	233	44	47	62	40	40	35	40	106	
PERTH AREA LANDWARD	2634	2634	545	64	114	120	118	129	144	150	775	1020
PERTH CITY	8058	8058	877	133	103	157	222	262	302	312	1568	4999
TOTAL	10692	10692	1422	197	217	277	340	391	446	462	2343	6019
AUCHTERARDER	278	278	0							20	258	
CRIEFF	858	858	280	35	48	70	72	55	55	40	125	358
STRATHEARN AREA LANDWARD	52	52	24				12	12	12	12	4	
TOTAL	1188	1188	304	35	48	70	84	67	67	72	387	358
PKC TENURE TYPE TOTAL	14404	14374	2333	306	353	489	565	620	688	738	3505	7110

PV/HA/LA	established supply	effective supply	5 year effective	7 year programming (2022 to 2029)							2029 -34	>2034
				22-23	23-24	24-25	25-26	26-27	27-28	28-29		
BLAIRGOWRIE	280	280	40				20	20	20	20	200	
TOTAL	280	280	40				20	20	20	20	200	
AUCHTERARDER	211	211	144	44	25	25	25	25	25	25	17	
TOTAL	211	211	144	44	25	25	25	25	25	25	17	
PKC TENURE TYPE TOTAL	491	491	184	44	25	25	45	45	45	45	217	

PV/LA	established supply	effective supply	5 year effective	7 year programming (2022 to 2029)							2029 -34	>2034
				22-23	23-24	24-25	25-26	26-27	27-28	28-29		
BLAIRGOWRIE	78	78	78	18	20	20	20					

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

STRATHMORE AREA LANDWARD	12	12	12	12								
TOTAL	90	90	90	30	20	20	20					
ABERFELDY	250	250	50			10	20	20	20	20	160	
TOTAL	250	250	50			10	20	20	20	20	160	
PERTH AREA LANDWARD	32	32	32	16	16							
PERTH CITY	111	111	111	40	40	31						
TOTAL	143	143	143	56	56	31						
PKC TENURE TYPE TOTAL	483	483	283	86	76	61	40	20	20	20	160	

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

Housing Land Supply and Potential Output at March 2022 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	22/ 23	23/ 24	24/ 25	25/ 26	26/ 27	27/ 28	28/ 29	29/ 34						
Effective																								
PV/HA																								
DHM018	Inchture	Moncur Farm Road	G S Brown/ HA	Nov-19	ALDP	H24 2019	3.93	80	0	80				5	15	25	15	20						
TOTAL :-						PV/HA	=	80	0	80									5	15	25	15	20	
TOTAL :-						Effective	=	80	0	80									5	15	25	15	20	
TOTAL ESTABLISHED SUPPLY :-											80									5	15	25	15	20

ALYTH

ALYTH											Programming										Constraints
Site ref	Settlement	Name	Developer or Appl	Appr Date	Status	LP ref/year	Area	Capacity	Built	To build	22/ 23	23/ 24	24/ 25	25/ 26	26/ 27	27/ 28	28/ 29	29/ 34			
Effective																					
PV																					
EAA034	Alyth	Loyal Road/Airlie View	Airlie Green Low Energy Homes	Aug-21	UC		0.81	22	11	11	11										
EAA007	Alyth	Strathmore Terrace 1 (1 foundation exists)	Balfour Beatty	Jul-08	D	SHC 2014	2.42	34	0	34						4	10	20			
EAA024	Alyth	West Quarter Farm	Mr G McGibbon / various	Mar-08	UC	H18 1998	1.28	17	16	1					1						
TOTAL :-						PV	=	73	27	46	11				1	4	10	20			
PV/HA																					
EAA033	Alyth	Albert Street and St Ninians Road (detail for 27)	Guild Homes/ HA	May-21	D	H60 2019	5.27	105	0	105		5	10	15	15	15	15	30			
EAA035	Alyth	Annfield Place	Private/ HA	Nov-19	ALDP	H252 2019	4.68	112	0	112						5	10	97			
EAA032	Alyth	Glenree	Private/ HA	Nov-19	ALDP	H59 2019	2.75	45	0	45					5	5	10	25			
TOTAL :-						PV/HA	=	262	0	262		5	10	15	20	25	35	152			
TOTAL :-						Effective	=	335	27	308	11	5	10	15	21	29	45	172			
TOTAL ESTABLISHED SUPPLY :-										308	11	5	10	15	21	29	45	172			

BLAIRGOWRIE

BLAIRGOWRIE											Programming										Constraints
Site ref	Settlement	Name	Developer or Appl	Appr Date	Status	LP ref/year	Area	Capacity	Built	To build	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/34			
Effective																					
PV																					
EAB080	Blairgowrie	Blairgowrie South 2	G S Brown	Feb-22	D	H64 2019	1.32	36	0	36			6	10	10	10					
EAB062	Blairgowrie	Honeyberry Crescent, Rattray	G S Brown	Sep-19	D	SHC 2014	2.60	58	0	58			2	10	10	15	11	10			
EAB077	Blairgowrie	Upper Allan Street, Hill Primary School	Corryard Developments	Jul-18	UC		0.76	17	11	6		6									
TOTAL :-						PV	=	111	11	100		6	8	20	20	25	11	10			
PV/HA																					
EAB069	Blairgowrie	Glenalmond Road, Rattray	Springfield Properties/ HA	Aug-20	UC	H63 2019	11.59	214	103	111		30	20	20	20	20	1				
EAB070	Blairgowrie	Welton Road/ Eastern Expansion	Private/ HA	Nov-19	ALDP	MU330 2019	53.12	928	0	928							20	25	150		
EAB078	Blairgowrie	Westfields of Rattray	Private/HA	Nov-19	ALDP	H341 2019	3.98	104	0	104							20		84		
TOTAL :-						PV/HA	=	1246	103	1143		30	20	20	20	20	21	45	234		
PV/HA/LA																					
EAB072	Blairgowrie	Western Blairgowrie	Westpark Partnership LLP	Dec-18	O	MU5 2019	16.56	280	0	280				20	20	20	20		200		
TOTAL :-						PV/HA/LA	=	280	0	280				20	20	20	20		200		
PV/LA																					
EAB071	Blairgowrie	Blairgowrie South 1	Scotia Homes/ LA	Feb-22	UC	H64 2019	6.50	78	0	78		18	20	20	20						
TOTAL :-						PV/LA	=	78	0	78		18	20	20	20						
TOTAL :-						Effective	=	1715	114	1601		54	48	60	80	65	52	75	434		

BLAIRGOWRIE

BLAIRGOWRIE											Programming								
Site ref	Settlement	Name	Developer or Appl	Appr Date	Status	LP ref/year	Area	Capacity	Built	To build	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/34	Constraints

Non-effective

PV

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

TOTAL ESTABLISHED SUPPLY :-	1614	54	48	60	80	65	52	75	434
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COUPAR ANGUS

COUPAR ANGUS											Programming									
Site ref	Settlement	Name	Developer or Appl	Appr Date	Status	LP ref/year	Area	Capacity	Built	To build	22/ 23	23/ 24	24/ 25	25/ 26	26/ 27	27/ 28	28/ 29	29/ 34	Constraints	
Effective																				
PV																				
EAC023	Coupar Angus	Beech Hill Road (renewed)	W Abernethy	Dec-20	O		0.54	5	0	5				1	2	1	1			
TOTAL :-		PV	=	5	0	5							1	2	1	1				
PV/HA																				
EAC022	Coupar Angus	Larghan	Private/ HA	Nov-19	ALDP	H65 2019	5.50	125	0	125						10	10	105		
TOTAL :-		PV/HA	=	125	0	125										10	10	105		
TOTAL :-		Effective	=	130	0	130							1	2	11	11	105			
Non-effective																				
PV																				
EAC021	Coupar Angus	Pleasance Cottage 2 (demolished)	Murraybrooke Properties Ltd	May-10	D	H20 1998	0.69	19	0	19									Own	
EAC019	Coupar Angus	Royal Hotel, High Street	Ancaster Property Developers Ltd	Oct-12	UC		0.04	11	5	6									Inf	
TOTAL :-		PV	=	30	5	25														
TOTAL :-		Non-effective	=	30	5	25														
TOTAL ESTABLISHED SUPPLY :-											155				1	2	11	11	105	

STRATHMORE AREA LANDWARD

STRATHMORE AREA LANDWARD											Programming										Constraints
Site ref	Settlement	Name	Developer or Appl	Appr Date	Status	LP ref/year	Area	Capacity	Built	To build	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/34			
Effective																					
PV																					
EAL034	by Alyth	Bankhead of Alyth	R Selwa/ individuals	Jul-19	UC		0.95	6	2	4				1	1	1	1				
EAL038	by Alyth	Glenisla Golf Club (detail for 75)	Glenisla Developments	Sep-21	UC	SHC 2014	17.93	216	20	196		20	20	20	20	20	20	56			
EAL036	Kettins	Keillor Farm Steadings	J McLean and Muirfield Contracts (In administration)	Feb-21	UC		1.34	17	16	1		1									
EAL037	Meikleour	Gateside Farm	G Wilson	Jun-20	UC		0.97	5	0	5		1	1		1	2					
TOTAL :-						PV	=	244	38	206		22	21	21	22	23	21	20	56		
PV/HA																					
EAL027	Meigle	Forfar Road	Private/ HA	Nov-19	ALDP	H69 2019	5.69	100	0	100			5	15	15	15	15	20			
EAL039	New Alyth	New Alyth	A and J Stephen/ HA	Nov-19	ALDP	H61 2019	3.14	33	0	33				6	6	6	6	3			
EAL042	Spittalfield	Spittalfield (detail for 2)	Private/ HA	Oct-21	UC	MU6 2019	2.14	20	1	19		1			6	6	6				
TOTAL :-						PV/HA	=	153	1	152		6	21	21	27	27	27	23			
PV/LA																					
EAL025	Meigle	Ardler Road	Hadden Homes/ LA	Dec-18	UC	H68 2019	1.21	33	21	12		12									
TOTAL :-						PV/LA	=	33	21	12		12									
TOTAL :-						Effective	=	430	60	370		34	27	42	43	50	48	47	79		
TOTAL ESTABLISHED SUPPLY :-										370		34	27	42	43	50	48	47	79		

ABERFELDY

ABERFELDY											Programming									
Site ref	Settlement	Name	Developer or Appl	Appr Date	Status	LP ref/year	Area	Capacity	Built	To build	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/34	Constraints	
Effective																				
PV																				
HIA031	Aberfeldy	Dunolly, Taybridge Drive	W Lees	Feb-22	D		0.21	5	0	5			5							
HIA023	Aberfeldy	Duntaylor Avenue 2 (drainage works complete)	G S Brown	Nov-08	D	SHC 2014	1.86	27	0	27					5	8	8	6		
HIA030	Aberfeldy	Home Street	Lomond Group	Jul-20	D		0.82	16	0	16		2	7	7						
TOTAL :-						PV	=	48	0	48		2	12	7	5	8	8	6		
PV/HA																				
HIA028	Aberfeldy	Kenmore Road (detail for 47)	Duntaylor Developments/ Hillcrest Homes	Jan-20	UC	H37 2014	8.90	100	47	53		10	15	15	13					
TOTAL :-						PV/HA	=	100	47	53		10	15	15	13					
PV/LA																				
HIA014	Aberfeldy	Borlick	A and J Stephen/ LA	Nov-19	ALDP	H36 2019	15.39	250	0	250			10	20	20	20	20	160		
TOTAL :-						PV/LA	=	250	0	250			10	20	20	20	20	160		
TOTAL :-						Effective	=	398	47	351		12	37	42	38	28	28	166		
TOTAL ESTABLISHED SUPPLY :-										351		12	37	42	38	28	28	166		

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	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/34	Constraints	
Effective																				
PV																				
HIL089	Amulree	Amulree Hotel	D Henderson	Jul-12	UC		0.88	6	0	6				2	2	2				
HIL048	Ballinluig	Buail Bhan 1	Alexander and Co Scotland Ltd	Jun-19	UC	H40 2019	1.90	19	0	19		5	7	7						
HIL026	Balnaguard	Aberfeldy Road (consent initiated)	Caledonian Trust plc	Mar-18	D	H25 2000	0.76	9	0	9				2	4	3				
HIL090	Birnam	Perth Road, Dove Cottage	Dove Court Homes/ Surface Solutions	Feb-22	UC		0.18	8	2	6		4	2							
HIL068	Fortingall	Drumcharry	Various individuals	Sep-13	UC		3.55	8	6	2						1		1		
HIL079	Grandtully	Creag Eilid (consent initiated)	Best Constructors Ltd (Cluaran Homes)	Nov-14	D		1.24	11	0	11						5	6			
HIL074	Grandtully	Taycladdoch (access work started)	B Liddle	Nov-14	D		0.87	5	0	5						1	2	2		
HIL078	Grandtully	West Park Farm	Thomson Family and others	Jul-18	UC		1.16	9	6	3			1	1	1					
HIL082	Killiecrankie	Railway Yard (consent initiated)	Discovery Homes	Feb-10	D		0.33	6	0	6			1	2	2	1				
HIL069	Kindallachan	Kindallachan (consent initiated)	Tighmor/Atholl Estates	Jun-09	D		0.95	6	0	6							1	1	4	
HIL025	Murthly	Murthly Hospital 1	Private/ B and B Joiners	Oct-19	UC	H35 2000	13.01	55	50	5		1	2	1	1					
TOTAL :-						PV	=	142	64	78		10	13	15	10	13	9	4	4	
PV/HA																				
HIL096	Blair Atholl	Main Road	Private/HA	Mar-19	ALDP	H2 2021	0.45	10	0	10				2	2	2	2		2	
HIL084	Kenmore	Primary School East	Private/ HA	Nov-19	ALDP	H42 2019	1.73	33	0	33							5	5	23	
HIL087	Murthly	Bridge Road	A and J Stephen/ HA	Nov-19	ALDP	H45 2019	1.38	12	0	12			9	3						
HIL097	Old Bridge of Tilt	Old Bridge of Tilt	Private/HA	Mar-21	ALDP	H1 2021	0.95	20	0	20				5	5	5	5			
TOTAL :-						PV/HA	=	75	0	75			9	10	7	12	12	25		

HIGHLAND AREA LANDWARD

HIGHLAND AREA LANDWARD											Programming								Constraints			
Site ref	Settlement	Name	Developer or Appl	Appr Date	Status	LP ref/year	Area	Capacity	Built	To build	22/ 23	23/ 24	24/ 25	25/ 26	26/ 27	27/ 28	28/ 29	29/ 34				
TOTAL :-											Effective											
											=	217	64	153	10	13	24	20	20	21	16	29

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 :-										159	10	13	24	20	20	21	16	29
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PITLOCHRY

PITLOCHRY											Programming								Constraints	
Site ref	Settlement	Name	Developer or Appl	Appr Date	Status	LP ref/year	Area	Capacity	Built	To build	22/ 23	23/ 24	24/ 25	25/ 26	26/ 27	27/ 28	28/ 29	29/ 34		
Effective																				
PV																				
HIP041	Pitlochry	Atholl Road (consent initiated)	Upland Developments	May-13	D		0.46	16	0	16				4	6	6				
TOTAL :-						PV	=	16	0	16				4	6	6				
PV/HA																				
HIP039	Pitlochry	Middleton of Fonab	A and J Stephen/	HA Jan-22	O	H38 2019	5.10	85	0	85			5	10	10	10	10	40		
HIP040	Pitlochry	Robertson Crescent	A and J Stephen/	HA Nov-19	ALDP	H39 2019	6.42	105	0	105				5	10	10	10	70		
TOTAL :-						PV/HA	=	190	0	190			5	15	20	20	20	110		
TOTAL :-						Effective	=	206	0	206			5	19	26	26	20	110		
TOTAL ESTABLISHED SUPPLY :-										206			5	19	26	26	20	110		

KINROSS

Effective

HA

KIK041	Kinross	Old Causeway (demolition in progress)	Hillcrest Homes	Mar-19	D			0.08	8	0	8			8		
						TOTAL :-	HA	=	8	0	8			8		

PV

KIK039	Kinross	High Street, Kirklands Garage	Kirklands Development Group	Sep-19	UC		0.10	6	2	4		4		
KIK042	Kinross	Windlestrae Hotel	Juniper Residential	Feb-20	UC		1.31	40	17	23		20	3	
					TOTAL :-	PV	=	46	19	27		24	3	

PV/HA

KIK034	Kinross	Lathro Farm 1	Persimmon Homes	Oct-21	UC	H47 2014	31.76	371	143	228		10	20	30	30	30	30	30	48
						TOTAL :-	PV/HA	=	371	143	228	10	20	30	30	30	30	30	48
						TOTAL :-	Effective	=	425	162	263	34	23	38	30	30	30	30	48

TOTAL ESTABLISHED SUPPLY :-	263	34	23	38	30	30	30	30	48
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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	22/ 23	23/ 24	24/ 25	25/ 26	26/ 27	27/ 28	28/ 29	29/ 34			
Effective																					
PV																					
KIL058	Balado	Balado	Messrs Lawrie and Sons/ Premier Properties	Jun-14	ALDP	H51 2019	4.61	35	0	35						5	5	5	20		
KIL063	Balado	Balado Crossroads (consent initiated)	Ballantyne Partners	May-15	D	Op6 2004	1.44	10	0	10				2	3	3	2				
KIL094	Balado	Beaufield	Good House Company	Mar-22	UC		1.54	8	0	8		4	4								
KIL061	by Milnathort	Ochil Hills Hospital	Athron Hill Development Company	Apr-15	UC	Op19 2019	17.31	35	0	35		5	5	5	5	5	5	5			
KIL083	Cleish	Boreland Farm	Thomson Homes	Nov-15	UC		0.86	8	6	2				2							
KIL074	Crook of Devon	Claysyke Farm	W and M Paterson and Son	Nov-16	UC		1.53	9	8	1		1									
KIL090	Crook of Devon	Paddock (further applications received)	Mr Mrs Barnes Smith	Dec-18	O		0.89	9	0	9					1	3	3	2			
KIL077	Drunzie	Gwendoline Row	Drysdale Developments Ltd/ various individuals	Feb-19	UC		1.10	11	10	1			1								
KIL087	Gairneybank	Hillview House	Webster Homes	Jul-13	UC		0.91	5	4	1		1									
KIL093	Glenlomond	Levenglen Nursing Home (expiry extended)	Glenmhor Developments Ltd	Apr-17	D		0.98	13	0	13			5	5	3						
KIL092	Kinnesswood	Main Street	Lime Blue Design Build	Aug-19	D		0.41	5	0	5			2	3							
KIL076	Powmill	Pitfar	Webster Homes	Nov-21	UC		1.34	7	0	7		3	3	1							
KIL075	Solsgirth	Westermuirhead Farm	P and A Coles	Oct-18	UC		1.31	5	1	4					1	1	1	1			
TOTAL :-						PV	=	160	29	131		14	20	18	13	17	16	13	20		

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	22/ 23	23/ 24	24/ 25	25/ 26	26/ 27	27/ 28	28/ 29	29/ 34																			
PV/HA																																					
KIL059	Powmill	Gartwhinzean 2	Thomson Homes	Nov-19	ALDP	H53 2019	3.27	73	0	73							5	10	58																		
KIL084	Scotlandwell	Scotlandwell	Private/ HA	Nov-19	ALDP	H54 2019	1.72	32	0	32			2	10	10	10																					
TOTAL :-						PV/HA	=	105	0	105	2										10	10	10	5	10	58											
TOTAL :-						Effective	=	265	29	236	14										22	28	23	27	21	23	78										
Non-effective																																					
PV/HA																																					
KIL044	Blairingone	Blairingone North	Private/ HA	Nov-19	ALDP	MU74 2019	5.50	30	0	30										Own Phy Def Inf																	
TOTAL :-						PV/HA	=	30	0	30																											
TOTAL :-						Non-effective	=	30	0	30																											
TOTAL ESTABLISHED SUPPLY :-											266										14										22	28	23	27	21	23	78

MILNATHORT

MILNATHORT											Programming										Constraints
Site ref	Settlement	Name	Developer or Appl	Appr Date	Status	LP ref/year	Area	Capacity	Built	To build	22/ 23	23/ 24	24/ 25	25/ 26	26/ 27	27/ 28	28/ 29	29/ 34			
Effective																					
PV																					
KIM019	Milnathort	Old Perth Road	Stewart Milne	Nov-19	ALDP	H50 2019	4.04	32	0	32			5	5	12	10					
TOTAL :-						PV	=	32	0	32			5	5	12	10					
PV/HA																					
KIM018	Milnathort	Pace Hill	Dundas Estates and Dev Co Ltd	Oct-19	UC	H49 2019	4.69	77	63	14		14									
KIM001	Milnathort	Pitdownie	Springfield Properties/ HA	Jan-21	UC	H48 2019	5.41	67	0	67		20	25	22							
TOTAL :-						PV/HA	=	144	63	81		34	25	22							
TOTAL :-						Effective	=	176	63	113		34	30	27	12	10					
TOTAL ESTABLISHED SUPPLY :-											113		34	30	27	12	10				

PERTH AREA LANDWARD

											Programming								Constraints
Site ref	Settlement	Name	Developer or Appl	Appr Date	Status	LP ref/year	Area	Capacity	Built	To build	22/ 23	23/ 24	24/ 25	25/ 26	26/ 27	27/ 28	28/ 29	29/ 34	

Effective

HA

PEL212	Bridge of Earn	Oudenarde, Clayton Road (detail for 150)	Hillcrest Homes	Jan-09	UC	H15 2019	16.87	300	108	192				15	15	15	20	20	107
						TOTAL :-	HA	=	300	108	192			15	15	15	20	20	107

PERTH AREA LANDWARD

PERTH AREA LANDWARD											Programming									
Site ref	Settlement	Name	Developer or Appl	Appr Date	Status	LP ref/year	Area	Capacity	Built	To build	22/ 23	23/ 24	24/ 25	25/ 26	26/ 27	27/ 28	28/ 29	29/ 34	Constraints	
PV																				
PEL238	Abernethy	Drumcairn Farm (detail for 1 and 1 pending)	J MacGregor	Sep-16	D		1.05	6	0	6			1	1	2	1	1			
PEL290	Almondbank	Scroggiehill, Birchfield	Nortec Engineering Ltd	Nov-19	D		0.75	7	0	7			1	3	3					
PEL243	Bankfoot	Ardonachie Farm (consent initiated)	Caledonian Trust plc	Jan-15	D		0.89	10	0	10			2	2	2	2	2			
PEL281	Bankfoot	Church Lane, Church Hall (consent initiated)	Tayvalley Homes	May-14	UC		0.12	5	0	5		5								
PEL164	Bridge of Earn	Oudenarde 1 (detail for 137)	Taylor Wimpey	Oct-20	D	H15 2019	100.79	1212	0	1212			10	30	40	35	35	35	175	
PEL291	Bridge of Earn	Oudenarde 2	G S Brown	Jan-22	D	H15 2019	6.05	88	0	88			10	20	20	20	18			
PEL195	Clathymore	Clathymore 1	A and J Stephen	Jan-22	UC		23.39	42	35	7		3	2	2						
PEL232	Duncricvie	Duncricvie Farm (demolished)	G S Brown	Sep-07	D		0.36	5	0	5				1	2	2				
PEL249	Errol	Orchard Cottage, Grange (consent initiated)	P J Redford Construction Ltd	Mar-14	D		0.76	10	0	10						5	5			
PEL248	Glenfarg	Main Street, Lomond Hotel	Glenfarg Developments	May-15	UC		0.09	12	1	11		11								
PEL204	Kinnaird	Charleston Farm (demolished)	Various individuals	May-20	UC		11.23	5	3	2		1	1							
PEL284	Leetown	Ross Steading	Rosstay Farms Limited	Jul-19	UC		0.72	12	8	4		4								
PEL236	Luncarty	Denmarkfield Farm (partial demolition)	A and J Stephen	Oct-12	D		1.38	10	0	10					5	5				
PEL224	Rait	Flawcraig Farm (demolished)	Morris Leslie Partnership	Sep-19	D		1.14	11	0	11				1	1	1	1	7		
PEL254	Scone	Boghall Farm	A Smith	Feb-11	UC		1.92	13	1	12				1	2	2	2	5		
PEL211	Scone	Perth Airport, 90 (expiry extended)	Morris Leslie	Dec-17	D		0.57	14	0	14		4	5	5						

PERTH AREA LANDWARD

PERTH AREA LANDWARD											Programming									
Site ref	Settlement	Name	Developer or Appl	Appr Date	Status	LP ref/year	Area	Capacity	Built	To build	22/ 23	23/ 24	24/ 25	25/ 26	26/ 27	27/ 28	28/ 29	29/ 34	Constraints	
PEL174	Stanley	Mill Street (consent for 33 initiated)	Ogilvie Homes	Aug-18	D	H31 2019	4.67	43	0	43		6	8	8	8	8	5			
PEL209	Waterloo	Meikle Obney (consent initiated)	Tayvalley Homes	Aug-15	D		1.92	11	0	11			1	1	1	1	1	6		
PEL207	West Kinfauns	Kinfauns Holdings (1 foundation in)	Ogilvie Homes	Feb-22	D	SHC 2014	1.09	15	0	15			5	5	5					
PEL240	Wolfhill	Wolfhill Farm Steadings (expiry extended)	P McArthur/ G S brown	Apr-17	D		0.75	8	0	8			2	4	2					
TOTAL :-						PV	=	1539	48	1491	24	33	78	93	88	78	52	193		

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	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/34			
PV/HA																					
PEL260	Balbeggie	St Martins Road	Private/ HA	Nov-19	ALDP	H13 2019	7.19	125	0	125					5	10	10	100			
PEL261	Bridge of Earn	Old Edinburgh Road/ Dunbarney Avenue	King Group	Nov-19	ALDP	H14 2019	5.24	104	0	104					5	10	10	79			
PEL172	Burrelton	Church Road, Woodside	Private/ HA	Nov-19	ALDP	H17 2019	1.34	26	0	26				5	5	5	5	6			
PEL263	Dunning	Auchterarder Road	A and J Stephen	Nov-19	ALDP	H20 2019	3.63	68	0	68		20	30	18							
PEL251	Errol	Errol Airfield (consent initiated)	Morris Leslie	Jul-18	D	SHC 2014	57.27	240	0	240					10	10	10	50			
PEL157	Errol	Old Village Hall	Private/ HA	Nov-19	ALDP	H21 2019	2.02	20	0	20						5	10	5			
PEL171	Glenfarg	Duncricvie Road	A and J Stephen	Mar-22	UC	H23 2014	5.32	38	30	8	4	4									
PEL082	Guildtown	Northfield Road	A and J Stephen/ Caledonia HA	Jan-22	UC	SHC 2014	4.60	84	0	84	20	20	20	20	4						
PEL268	Luncarty	Luncarty South	A and J Stephen, I and H Brown/ HA	Aug-19	O	MU27 2019	64.44	760	0	760		20	20	20	20	20	20	120			
PEL025	Methven	Drumgrain Avenue 1	G S Brown/ HA	Jul-21	UC	SHC 2014	6.31	115	61	54	10	10	10	10	10	4					
PEL272	Scone	Perth Airport (expiry extended)	Morris Leslie	May-17	O	MU3 2019	4.59	65	0	65				5	10	15	15	20			
PEL269	Scone	Scone North (detail for 100)	A and J Stephen/ HA	Feb-22	UC	H29 2019	63.69	748	35	713	30	30	30	30	40	40	40	200			
PEL173	Stanley	Manse Crescent	Muir Homes/ HA	Aug-18	O	H32 2019	8.07	85	0	85					5	10	10	60			
PEL271	Stanley	Perth Road North	Muir Homes/ HA	Aug-18	O	H34 2019	8.30	95	0	95							5	60			
PEL270	Stanley	Perth Road South	Muir Homes/ HA	Jul-20	D	H30 2019	14.51	187	0	187		10	10	10	15	15	15	75			
TOTAL :-						PV/HA	=	2760	126	2634	64	114	120	118	129	144	150	775			
PV/LA																					
PEL259	Abernethy	Newburgh Road North	Hadden Homes/ LA	Aug-20	UC	MU8 2019	1.40	39	7	32	16	16									
TOTAL :-						PV/LA	=	39	7	32	16	16									
TOTAL :-						Effective	=	4638	289	4349	104	163	213	226	232	242	222	1075			

PERTH AREA LANDWARD

PERTH AREA LANDWARD											Programming								
Site ref	Settlement	Name	Developer or Appl	Appr Date	Status	LP ref/year	Area	Capacity	Built	To build	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/34	Constraints

Non-effective

PV

PEL228	Dunning	Thorntree Square (1 foundation exists)	Simon Howie	Jun-07	UC		0.21	12	0	12										Own
PEL220	Glenfarg	Glendeuglie, The Lodge	G S Brown	Sep-09	UC		0.43	5	2	3										Mar
PEL286	Glenfarg	Main Street, Glenfarg Hotel (consent initiated)	Arngask Hotels Ltd	Oct-16	D		0.14	12	0	12										Phy

TOTAL :-	PV	=	29	2	27
TOTAL :-	Non-effective	=	29	2	27

TOTAL ESTABLISHED SUPPLY :-	4376	104 163 213 226 232 242 222 1075
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PERTH CITY

PERTH CITY

Site ref	Settlement	Name	Developer or Appl	Appr Date	Status	LP ref/year	Area	Capacity	Built	To build	Programming								Constraints
											22/ 23	23/ 24	24/ 25	25/ 26	26/ 27	27/ 28	28/ 29	29/ 34	
Effective																			
HA																			
PEP257	Perth	Gannochy Road (detail for 48)	Gannochy Trust	Nov-17	UC	H3 2019	6.78	96	48	48					10	20	18		
PEP265	Perth	Goodlyburn Terrace	Hillcrest Homes	Jan-19	UC		0.50	39	0	39		39							
TOTAL :-						HA	=	135	48	87	39			10	20	18			
LA																			
PEP157	Perth	Fairfield Avenue, 2	Hadden Group	Feb-21	UC		0.20	18	0	18		18							
TOTAL :-						LA	=	18	0	18	18								

PERTH CITY

PERTH CITY											Programming									
Site ref	Settlement	Name	Developer or Appl	Appr Date	Status	LP ref/year	Area	Capacity	Built	To build	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/34	Constraints	
PV																				
PEP273	Perth	Atholl Street, 44	Perthshire Glazing Company	Nov-15	UC		0.02	14	4	10			10							
PEP297	Perth	Berthapark 2	Miller Homes	Oct-20	UC	MU345 2019	2.70	71	25	46		30	16							
PEP294	Perth	Canal Street, 15	R Binning	Jun-20	D		0.14	12	0	12				12						
PEP281	Perth	Glasgow Road	A and J Stephen	Sep-21	UC		4.28	55	39	16		8	8							
PEP221	Perth	Glasgow Road, Cherrybank Inn (consent initiated)	Cherrybank Garage	Jan-13	D		0.03	6	0	6			3	3						
PEP236	Perth	Hillside Hospital, Dundee Road (demolished)	Matthew P Henderson (administrators)	May-07	D	MU337 2019	0.96	61	0	61				20	20	21				
PEP296	Perth	King Edward Street, 22	RAAC (Perth) Ltd	Oct-20	UC		0.05	7	0	7		7								
PEP286	Perth	King Street, 11-15 (further application received)	John McKinlay Printers Ltd	Jan-18	D		0.02	5	0	5				5						
PEP192	Perth	Mill Street/ Kinnoull Street	G1 Group	Mar-21	D		0.08	7	0	7			7							
PEP298	Perth	St Andrew Street	St Andrew Street Partnership	Dec-21	D		0.18	39	0	39			39							
PEP293	Perth	York Place, 47	D Quinn	Apr-19	D		0.03	14	0	14				14						
TOTAL :-						PV	=	291	68	223		45	83	20	34	20	21			

PERTH CITY

PERTH CITY											Programming										Constraints
Site ref	Settlement	Name	Developer or Appl	Appr Date	Status	LP ref/year	Area	Capacity	Built	To build	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/34			
PV/HA																					
PEP203	Perth	Almond Valley (expiry extended)	Stewart Milne/ Pilkington Trust/ HA	Sep-17	O	MU73 2019	97.53	1250	0	1250		5	25	72	72	72	72	360			
PEP254	Perth	Berthapark 1 (detail for PH1)	Springfield Properties/ HA	Feb-22	UC	MU345 2019	166.30	2950	266	2684		90	90	100	100	100	100	500			
PEP259	Perth	Broxden, Glasgow Road	Bellway Homes/ Caledonia HA/ John Dewar Lamberkin Trust/ Craigrossie Ltd	Jan-21	UC	MU1 2014	16.05	279	236	43		43									
PEP289	Perth	Murray Royal Hospital (detail for 58)	Rivertree Residential/ HA	Dec-20	D	MU336 2019	9.10	128	0	128		8	20	20	10	20	20	30			
PEP263	Perth	Newton Farm	Private/ HA	Nov-19	ALDP	H71 2019	4.14	110	0	110						20	25	65			
PEP290	Perth	Perth Quarry	Private/ HA	Nov-19	ALDP	MU171 2019	21.09	175	0	175					10	20	25	120			
PEP255	Perth	Perth West	Private/ HA	Nov-19	ALDP	MU70 2019	298.54	3453	0	3453					30	50	50	400			
PEP291	Perth	Ruthvenfield	Private/ HA	Nov-19	ALDP	H319 2019	12.29	153	0	153				5	15	20	20	93			
PEP261	Perth	Thimblerow	Private/ Hillcrest Homes	Nov-19	ALDP	Op2 2019	1.08	62	0	62			12	25	25						
TOTAL :-						PV/HA	=	8560	502	8058	133	103	157	222	262	302	312	1568			
PV/LA																					
PEP287	Perth	Perth West, Auction Mart	Barratt/HA	Dec-18	UC	H174 2019	11.76	281	170	111		40	40	31							
TOTAL :-						PV/LA	=	281	170	111	40	40	31								
TOTAL :-						Effective	=	9285	788	8497	257	244	208	256	292	343	330	1568			

PERTH CITY

PERTH CITY											Programming									
Site ref	Settlement	Name	Developer or Appl	Appr Date	Status	LP ref/year	Area	Capacity	Built	To build	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/34	Constraints	
Non-effective																				
PV																				
PEP222	Perth	Perth College (consent initiated)	Perth College	Jul-09	D	SHC 2014	3.54	110	0	110									Lan	
PEP235	Perth	Scott Street/ Charles Street	Private	Jul-19	D	H1 2019	0.22	78	0	78									Lan	
PEP230	Perth	Skinnergate, 8-12 (demolished)	Langvale Ltd (in administration)	Dec-05	D		0.07	12	0	12									Own Mar	
TOTAL :-						PV	=	200	0	200										
TOTAL :-						Non-effective	=	200	0	200										
TOTAL ESTABLISHED SUPPLY :-										8697	257 244 208 256 292 343 330 1568									

AUCHTERARDER

AUCHTERARDER											Programming										Constraints
Site ref	Settlement	Name	Developer or Appl	Appr Date	Status	LP ref/year	Area	Capacity	Built	To build	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/34			
Effective																					
PV																					
STA042	Auchterarder	Castleton Road (detail for 5)	Craigmount Developments Ltd and others	Aug-21	UC		2.00	6	2	4			1	2			1				
STA048	Auchterarder	Darnley Hill	Stephen Gardiner Homes	Apr-21	UC		1.00	14	0	14		6	6	2							
TOTAL :-						PV	=	20	2	18		6	7	4			1				
PV/HA																					
STA047	Auchterarder	Auchterarder Dev Framework 3b	Private/ HA	Nov-19	ALDP	H342 2019	4.83	150	0	150							10	140			
STA046	Auchterarder	North West Kirkton	Private/ HA	Nov-19	ALDP	H228 2019	7.25	128	0	128							10	118			
TOTAL :-						PV/HA	=	278	0	278							20	258			
PV/HA/LA																					
STA044	Auchterarder	Auchterarder Dev Framework 1	Muir Homes/HA/LA	Jun-21	UC	SHC 2014	14.66	223	209	14		14									
STA033	Auchterarder	Auchterarder Dev Framework 2 (detail for 262)	Stewart Milne/ HA	Jan-22	UC	SHC 2014	21.18	400	203	197		30	25	25	25	25	25	25	17		
TOTAL :-						PV/HA/LA	=	623	412	211		44	25	25	25	25	25	25	17		
TOTAL :-						Effective	=	921	414	507		50	32	29	25	25	26	45	275		
TOTAL ESTABLISHED SUPPLY :-										507		50	32	29	25	25	26	45	275		

CRIEFF

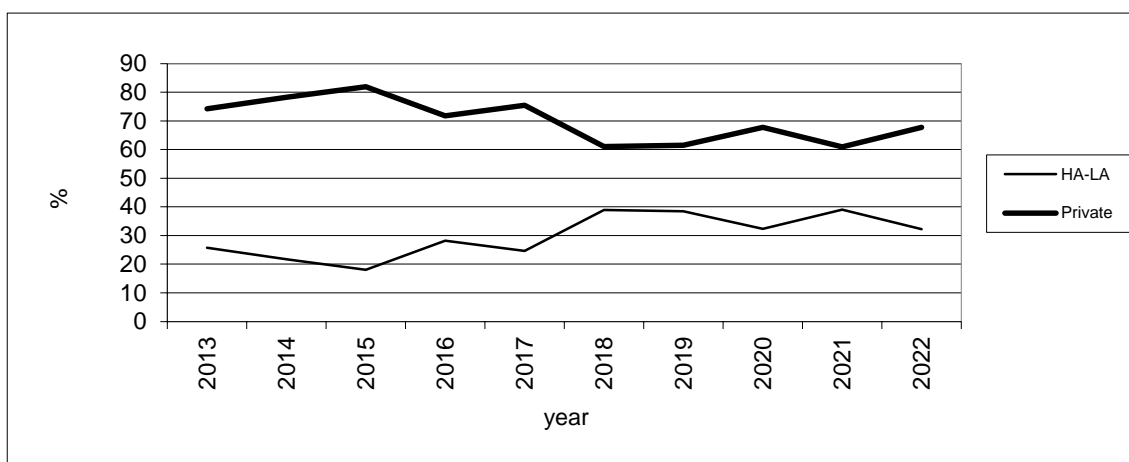
CRIEFF											Programming										Constraints
Site ref	Settlement	Name	Developer or Appl	Appr Date	Status	LP ref/year	Area	Capacity	Built	To build	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/34			
Effective																					
PV																					
STC039	Crieff	Millar Street	Excel Group	Aug-20	D		0.16	6	0	6			6								
STC055	Crieff	Mitchell Street	Struan Homes	Jan-22	UC		0.57	15	4	11		6	5								
STC046	Crieff	Oakbank	Oakbank (Crieff) Ltd/ Private individuals	Jan-21	UC	H17 2001	2.45	24	21	3		1	1	1							
STC064	Crieff	Wester Tomaknock 2	D and J Brown	Nov-19	ALDP	H57 2019	1.79	19	0	19						5	5	9			
TOTAL :-						PV	=	64	25	39	7	6	7			5	5	9			
PV/HA																					
STC061	Crieff	Broich Road (detail for 246)	Ogilvie Homes/ HA	Mar-21	UC	MU7 2019	20.54	639	11	628		25	20	20	20	20	20	125			
STC063	Crieff	Broich Road North	L and S Homes and SC Crieff	Sep-21	D	MU344 2019	1.27	38	0	38			8	15	15						
STC045	Crieff	Kincardine Road	Stewart Milne/ Hillcrest Homes/ Campion Homes	Sep-15	UC	H16 2001	10.61	223	133	90			5	20	20	20	20	5			
STC060	Crieff	Wester Tomaknock	G S Brown/ HA	Feb-22	D	H57 2019	8.69	102	0	102		10	15	15	17	15	15	15			
TOTAL :-						PV/HA	=	1002	144	858	35	48	70	72	55	55	40	125			
TOTAL :-						Effective	=	1066	169	897	42	54	77	72	55	60	45	134			
TOTAL ESTABLISHED SUPPLY :-										897	42	54	77	72	55	60	45	134			

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	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/34			
Effective																					
PV																					
STL078	Blackford	Netherton Farm	Craigs Eco Developments	Jun-18	UC		1.82	19	12	7			5	2							
STL065	by Auchterarder	Eind Farm	Tighmor	Aug-18	UC		1.23	6	0	6			1	2	2	1					
STL071	by Auchterarder	Thorn Farm (renewal awaiting s75)	D G MacRae, D M MacRae	Dec-15	D		0.39	6	0	6				1	2	3					
STL077	Comrie	Tomperran Farm	Caledonian Trust plc	Dec-19	D		1.28	23	0	23			5	5	5	5	3				
STL059	Gleneagles	gWest (detail for 26 plots initiated)	Ochil Developments (UK) Ltd	Apr-12	D	SHC 2014	241.55	70	0	70				5	5	5	5	25			
STL056	Gleneagles	Muirton Coachworks	Stewart Milne Homes	Apr-21	D	H35 2001	0.79	32	0	32				14	18						
STL076	Greenloaning	Millhill Drive South	R Petrie	May-21	O		1.53	13	0	13				3	5	5					
STL081	St Fillans	Glentarken Park (consent for 3 initiated)	B Salmond and P Magnus	Oct-16	D		0.67	7	0	7			1	1	1	1	1	2			
STL079	St Fillans	Station Road (detail for 4)	WRFU Ltd	Oct-16	UC	H1 2016	1.44	16	1	15			1	1	1	1	1	10			
TOTAL :-						PV	=	192	13	179			13	34	39	21	10	37			
PV/HA																					
STL080	Comrie	Cowden Road	A and J Stephen	Nov-19	ALDP	H58 2019	3.81	52	0	52				12	12	12	12	4			
TOTAL :-						PV/HA	=	52	0	52				12	12	12	12	4			
TOTAL :-						Effective	=	244	13	231			13	46	51	33	22	41			
TOTAL ESTABLISHED SUPPLY :-											231			13	46	51	33	22	41		

% Annual Housing Completions by Tenure

Sites of 5 or more housing units only



In 2012 the percentage of Housing Association/affordable completions (53%) outnumbered those by private developers (47%).

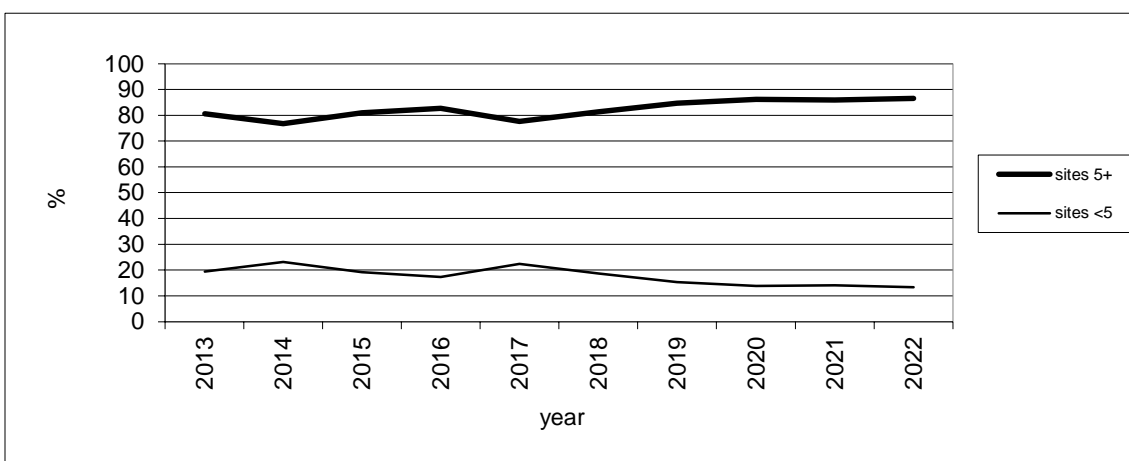
Since 2018 the balance has changed back to that seen in previous years.

The numbers built on both private and HA/LA sites have been rising since 2014 with an average split of 70% private to 30% HA/LA.

From 2013, average private completions are 330 per year, 150 for HA/LA.

% Annual Housing Completions by Site Size Category

All housing units

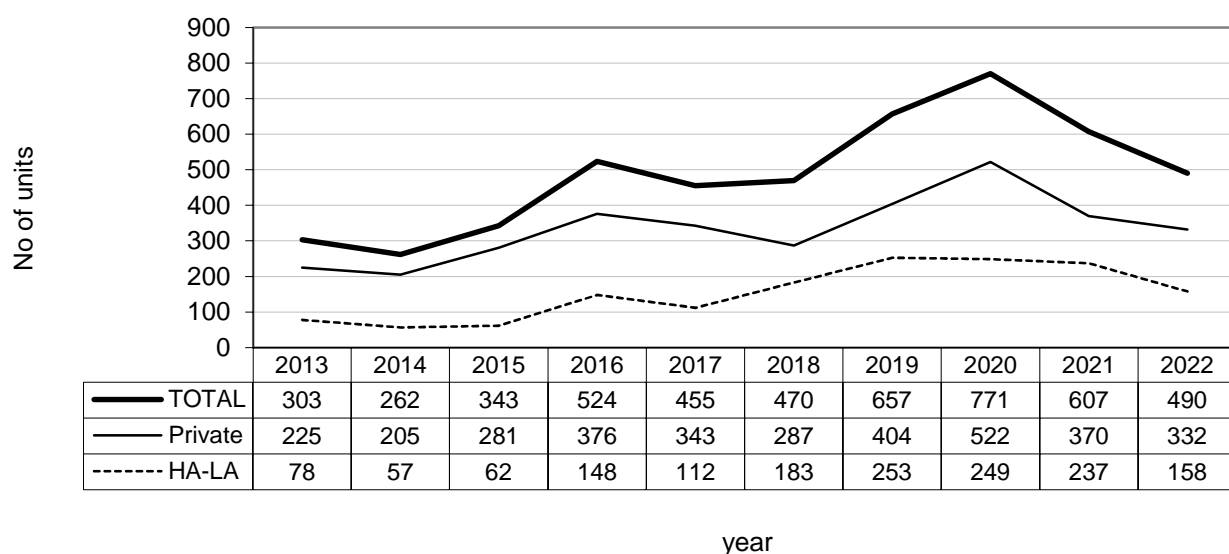


Sites of less than 5 houses have contributed in a more significant way than normal to the effective supply up to 2017.

Since 2017 there has been increased activity on larger sites but small sites were reasonably stable. In 2022 the effect of Covid-19 has resulted in a slight decrease in the small site output.

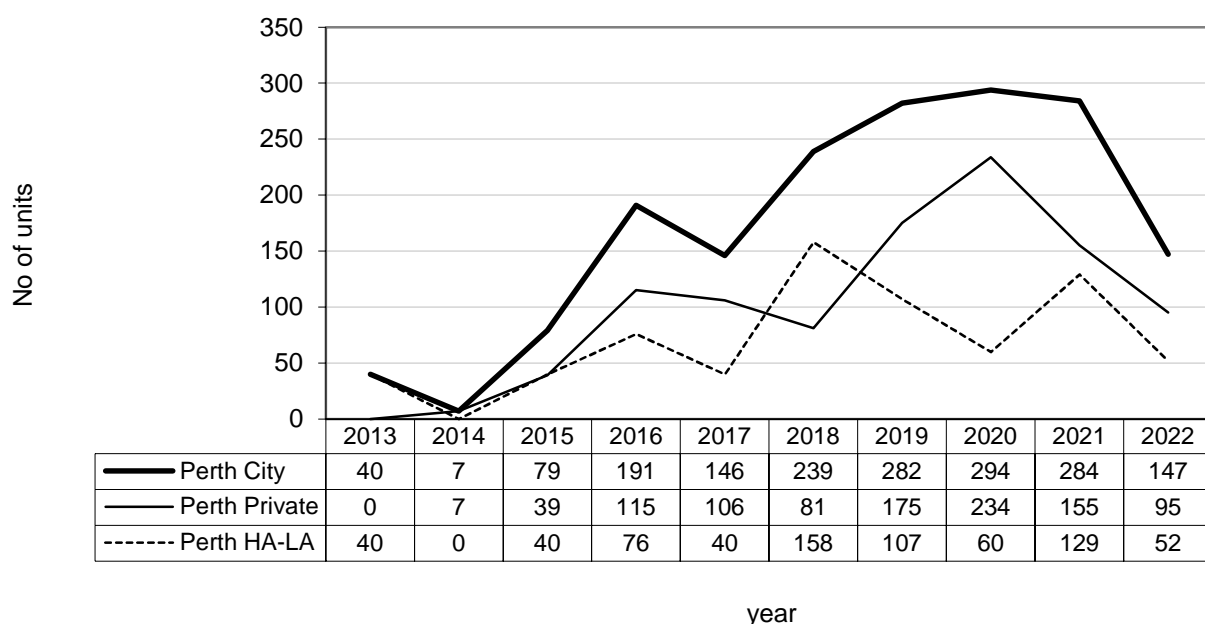
The small sites in 2017 made up 22% of total completions compared to 14% in 2021 and 13% in 2022.

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



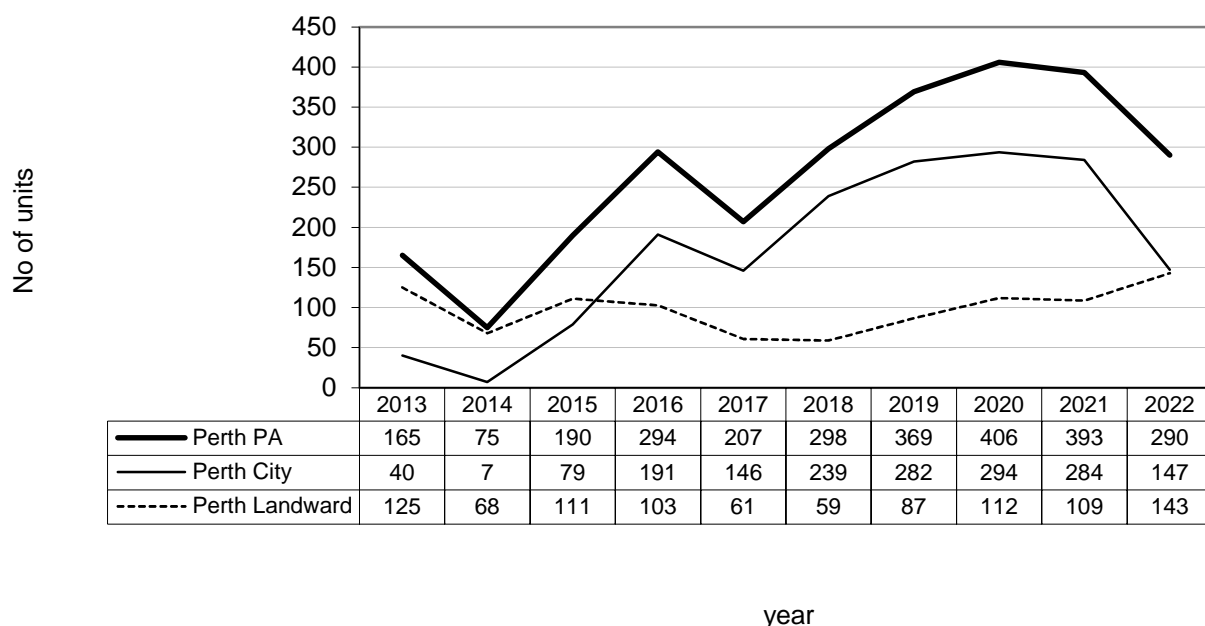
1. House completion numbers have completely recovered from the economic downturn of 2008 and many LDP sites are now in progress.
2. There have been LA completions every year since 2012, an average of 47 per year.
3. The effect of the Covid pandemic has resulted in a fall in the total number of completions since 2020 but still represents a healthy housebuilding sector.

Perth City Annual House Completions (5+ sites)



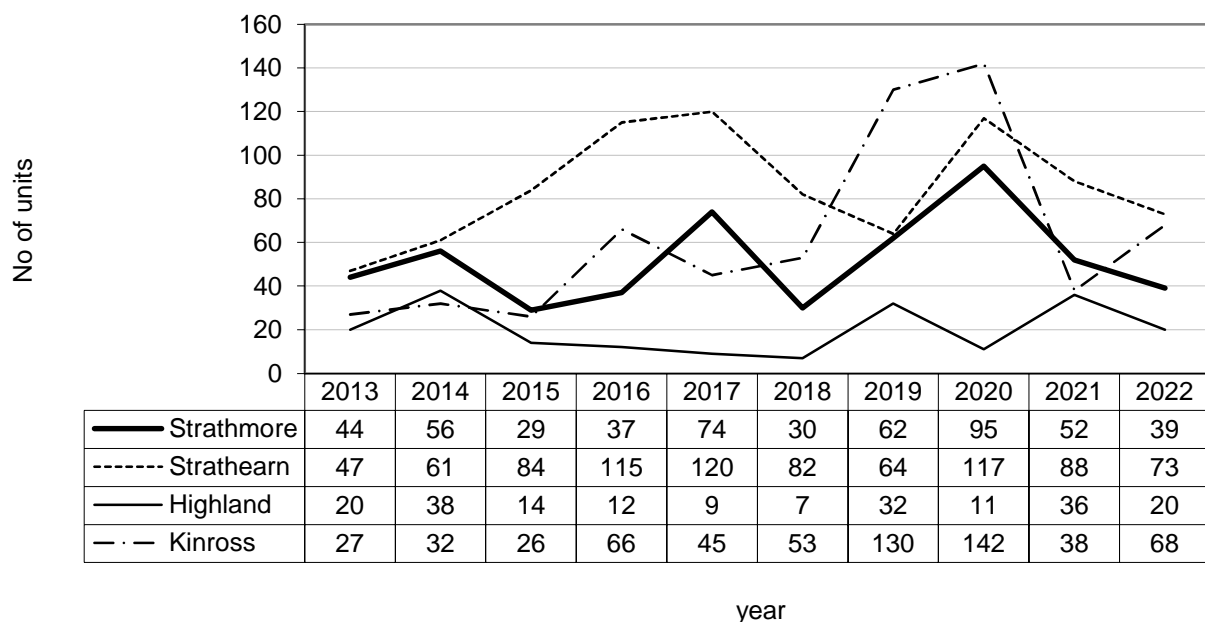
1. At 2013 no Private completions were recorded in Perth City.
2. In 2014 total completions for Perth City fell to levels not seen since the early 1980's but have now recovered. The fall in 2022 is likely to be a Covid related slowdown.

Perth Planning Area Annual House Completions (5+ sites)



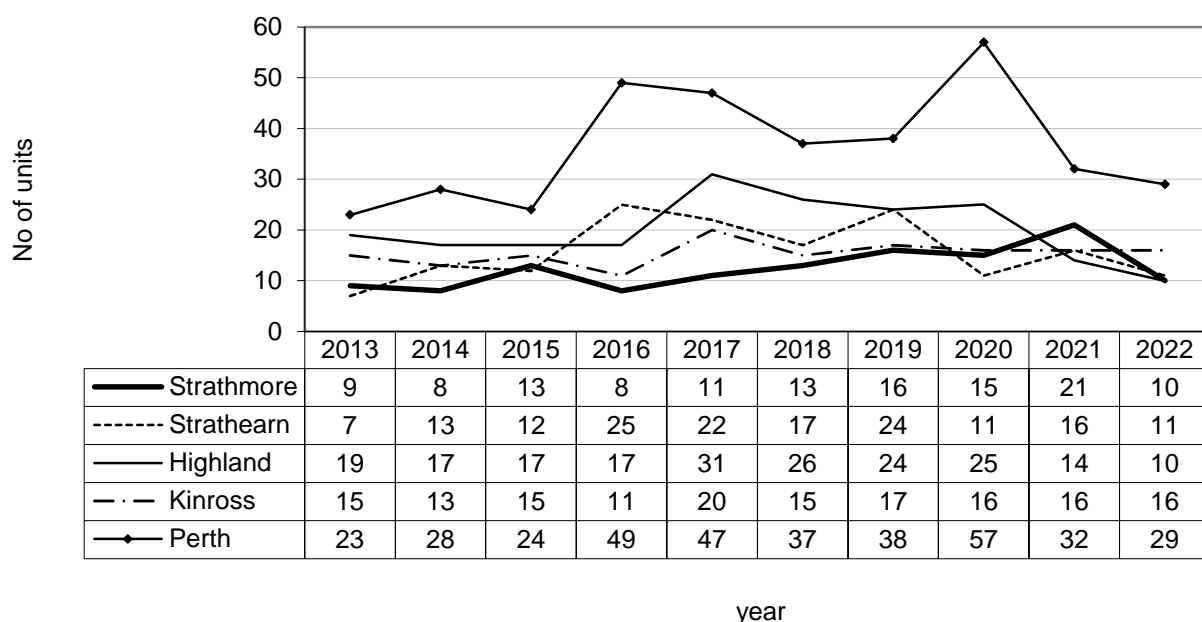
1. In 2014, completions in the Perth area were at their lowest since records began. The City has now mostly recovered but the landward area has risen more slowly.
2. In 2022 the City and Landward completions are almost level.

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



1. Patterns vary depending on the geographic area with Strathearn higher due to several sites in Auchterarder. Highland generally shows a stable trend as does Strathmore. Kinross rose sharply at 2019 and 2020 due to several active sites and a fast building rate.
2. Where there are higher numbers of completions in Highland this is usually due to flats being built in Pitlochry.

SMALL SITES - Planning Areas Annual House Completions



1. At 2017 all areas are at high or expected levels except for Strathmore where totals are low in comparison. At 2022 all levels have fallen or stayed the same.

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

2012-2022	Total units complete	Average units per year	% of PKC total
Perth PA	2851	259	55
Strathearn PA	875	80	17
Kinross PA	652	59	13
Strathmore PA	559	51	11
Highland PA	212	19	4
PKC	5149	468	100

At 55% Perth Area produces the highest number of houses built within PKC.

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

2012-2022	Total units complete	Average units per year	% of Planning Area total
Perth City	1752	159	61
Auchterarder	662	60	76
Kinross	652	59	100
Blairgowrie	436	40	78
Crieff	102	9	12
Pitlochry	95	9	45
Milnathort	68	6	10
Aberfeldy	47	4	22
Alyth	41	4	7
Coupar Angus	10	1	2
Total	3865	351	75 *

34% of units in PKC were built in Perth City

41% (ave 192 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)																1995-09	
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010*	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/Longforgan				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 2011/2022 (March to March)

LOCATION	No of BS Completion Certificates March to March on sites < 5																2011-22	
	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	11	4	4	15	1	4					63	5
Perth Landward	25	13	19	23	21	32	32	28	28	36	28	22					307	26
Perth Planning Area	26	15	23	25	24	44	43	32	32	51	29	26					370	31
Invergowrie/Longforgan	0	0	0	3	0	5	4	5	6	6	3	3					35	3
Aberfeldy		1			1	5	3	1	2	1	3	1					18	2
Pitlochry	4	2	2	1			2	2									13	1
Highland Landward	14	25	17	16	16	12	26	23	22	24	11	9					215	18
Highland Planning Area	18	28	19	17	17	17	31	26	24	25	14	10					246	21
Kinross		3	1	1				15	2								22	2
Milnathort		2				1	2			1		1					7	1
Kinross Landward	8	15	14	12	15	10	18		15	15	16	15					153	13
Kinross Planning Area	8	20	15	13	15	11	20	15	17	16	16	16					182	15
Auchterarder			2	4		5	4	3	7	3		3					31	3
Crieff	5			3		6	6	3	5		2	2					32	3
Strathearn Landward	7	14	5	6	12	14	12	11	12	8	14	6					121	10
Strathearn Planning Area	12	14	7	13	12	25	22	17	24	11	16	11					184	15
Alyth							3	2		1							6	0.5
Blairgowrie	2	2	4		4	1		4	7	5	11	3					43	4
Coupar Angus											1						1	0
Strathmore Landward	5	7	5	8	9	7	8	7	9	9	9	7					90	8
Strathmore Planning Area	7	9	9	8	13	8	11	13	16	15	21	10					140	12
Perth & Kinross Council	71	86	73	79	81	110	131	108	119	124	99	76					1157	96

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 2011/2022 (March to March)

LOCATION	TOTAL completions - including small sites																2011-22		
	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	157	243	286	309	285	151					1849	154	3
Perth Landward	157	140	144	91	132	128	85	87	110	148	137	165					1524	127	20
Perth Planning Area	192	185	188	100	214	331	242	330	396	457	422	316					3373	281	11
Invergowrie/Longforan	0	0	0	3	0	12	12	5	11	6	3	3					55	5	0
Aberfeldy	6	1	0	0	1	5	3	1	26	9	12	7					71	6	25
Pitlochry	74	12	14	26	0	0	9	9	5	2	14	13					178	15	7
Highland Landward	22	28	25	29	30	24	28	23	25	25	24	10					293	24	73
Highland Planning Area	102	41	39	55	31	29	40	33	56	36	50	30					542	45	45
Kinross	10	16	7	17	10	51	33	60	120	131	10	19					484	40	5
Milnathort	0	2	0	0	0	1	2	0	5	5	22	38					75	6	9
Kinross Landward	23	27	35	28	31	25	30	8	22	22	22	27					300	25	51
Kinross Planning Area	33	45	42	45	41	77	65	68	147	158	54	84					859	72	21
Auchterarder	39	2	29	36	61	105	86	74	65	119	54	62					732	61	4
Crieff	11	5	9	21	11	21	6	3	7	1	29	16					140	12	23
Strathearn Landward	41	31	16	17	24	14	50	22	16	8	21	6					266	22	45
Strathearn Planning Area	91	38	54	74	96	140	142	99	88	128	104	84					1138	95	16
Alyth	2	11	8	0	0	0	14	2	0	1	0	11					49	4	12
Blairgowrie	2	18	37	44	33	31	63	34	69	100	26	22					479	40	9
Coupar Angus	10	9	0	0	0	0	0	0	0	0	2	0					21	2	5
Strathmore Landward	5	12	8	18	9	14	8	7	9	9	45	16					160	13	56
Strathmore Planning Area	19	50	53	62	42	45	85	43	78	110	73	49					709	59	20
Perth & Kinross Council	437	359	376	339	424	634	586	578	776	895	706	566					6676	556	17

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		68		
Invergowrie/Longforgan		n/a				n/a								22			22		2		2		11		11		68				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		79	62	62		62	88	88		88	48	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		1		
Strathearn Landward			26		26		34	14	48		37		37		8		8			30		30		38		38		41			41				
STRATHEARN PA		42	42		42	50	59		109	95	95		95	52	52		52	39	70		109	66	66		66	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		63			23		23		6		6		28			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	154	170			201	201			97	97			120	120		21	150	171	
PERTH PA		92	160	252		58	201	259		161	367	528		95	426	521		37	323	360		50	261	311		108	258	366	
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	567	836		150	648	798		92	499	591		96	584	680		137	481	618	

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 TENURE	June 2008				June 2009					Jul 09 - Mar 2010*			
		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		9		9					0
Invergowrie/Longforgan			2		2		9		9					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	278		527		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	March 2011				March 2012				March 2013				March 2014				March 2015				March 2016				March 2017				
	TENURE	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	15	25	106	146	
Perth Landward		36	96		132	40	24	63	127	18	107		125	8		60	68	10	12	89	111	16		80	96			53	53	
PERTH PA		56	110		166	56	51	63	170	58	107		165	8		67	75	26	36	128	190	30	62	195	287	15	25	159	199	
INVERGOWRIE/LONGFORGAN					0				0				0				0				0			7	7			8	8	
Aberfeldy			6		6																									
Pitlochry		20	50		70			10	10	12			12		16	9	25										7		7	
Highland Landward			8		8			3	3			8	8		8	5	13			14	14			12	12		2		2	
HIGHLAND PA		20	64		84			13	13	12		8	20		24	14	38			14	14			12	12		9		9	
Kinross		10			10			13	13			6	6			16	16			10	10			51	51		33		33	
Milnathort																														
Kinross Landward		4	11		15			12	12			21	21			16	16			16	16			15	15		12		12	
KINROSS PA		14	11		25			25	25			27	27			32	32			26	26			66	66		45		45	
Auchterarder		36	3		39			2	2			27	27			32	32			61	61	22	12	66	100		16	66	82	
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					38		38	
STRATHEARN PA		36	43		79			14	10	24			47	47		8	53	61			84	84	22	26	67	115		54	66	120
Alyth			2		2	11			11	8			8													11			11	
Blairgowrie							7	9	16			33	33	17		27	44			29	29		8	22	30	7		56	63	
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	18		56	74	
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	33	79	343	455	

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Perth & Kinross Council - TENURE COMPLETIONS March to March - sites of 5 or more																													
AREA	PERIOD TO	March 2018				March 2019				March 2020				March 2021				March 2022				March 2023				March 2024			
	TENURE	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		32	126	81	239	24	83	175	282	60	234	294	45	84	155	284	8	44	95	147									
Perth Landward				59	59	30		52	82	10	32	70	112	46		63	109	19	63	61	143								
PERTH PA		32	126	140	298	54	83	227	364	10	92	304	406	91	84	218	393	27	107	156	290								
INVERGOWRIE/LONGFORGAN					0			5	5				0				0				0								
Aberfeldy						24			24			8	8			9	9			6	6								
Pitlochry				7	7			5	5			2	2		12	2	14			13	13								
Highland Landward								3	3			1	1		8	5	13			1	1								
HIGHLAND PA				7	7	24	8	32				11	11		20	16	36			20	20								
Kinross			9	36	45	51	67	118		32	99	131			10	10			19	19									
Milnathort						5		5				4	4		7	15	22		12	25	37								
Kinross Landward				8	8			7	7			7	7			6	6			12	12								
KINROSS PA			9	44	53	56	74	130		32	110	142		7	31	38		12	56	68									
Auchterarder			16	55	71		58	58		43	73	116			54	54			59	59									
Crieff							2	2			1	1		27		27			14	14									
Strathearn Landward				11	11		4	4							7	7													
STRATHEARN PA			16	66	82		64	64		43	74	117		27	61	88			73	73									
Alyth																		4	7	11									
Blairgowrie				30	30	24	12	26	62		72	23	95			15	15		8	11	19								
Coupar Angus																1	1												
Strathmore Landward														8		28	36			9	9								
STRATHMORE PA				30	30	24	12	26	62		72	23	95	8	0	44	52		12	27	39								
Perth & Kinross Council		32	151	287	470	78	175	404	657	10	239	522	771	99	138	370	607	27	131	332	490								

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

HOUSING SITES COMPLETED OR DELETED FROM AUDIT AT MARCH 2022

LOCATION	NAME	SITE REF	DEVELOPER	CAPACITY	LP REF
Complete					
Bankfoot	Over Blelock	PEL217	Tayvalley Homes	7	
Burrelton	Main Road	PEL149	Caledonia HA	36	H58
Hattonburn	Hattonburn	KIL052	The Good House Company	13	H52
Perth	Atholl Street, 56	PEP282	The Bathroom Company	5	
Perth	Crieff Road, 145	PEP272	Caledonia HA	6	
Perth	Milne Street, 6	PEP169	Perth and Kinross Council	8	09
Perth	Newhouse Road, 13-21	PEP295	Caledonia HA	13	
Pitlochry	Bonnethill Road	HIP024	Bonnethill Properties	5	H8
Pitlochry	East Moulin Road 2	HIP031	G S Brown	17	H14
Scone	Glebe School	PEL274	Perth and Kinross Council	65	Op22
Scone	Wheel Inn, Angus Road	PEL289	Juniper Residential/ Kingdom HA	51	
Less than 5 on site					
Bridge of Earn	Kintillo Road, The Smallholding	PEL288	F Wishart	4	
Gleneagles	Firhill (consent renewed)	STL084	JCD Scotland Ltd	4	

Total number of sites = 13

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, have been merged with another site or are no longer appropriate to be included.

HOUSING SITES ADDED TO AUDIT AT MARCH 2022

LOCATION	NAME	SITE REF	DEVELOPER	CAPACITY	LP REF
Highland Area					
Aberfeldy	Dunolly, Taybridge Drive	HIA031	W Lees	5	
Perth Central					
Perth	St Andrew Street	PEP298	St Andrew Street Partnership	39	
Strathearn Area					
Auchterarder	Darnley Hill	STA048	Stephen Gardiner Homes	14	
Greenloaning	Millhill Drive South	STL076	R Petrie	13	
Strathmore Area					
Blairgowrie	Blairgowrie South 2	EAB080	G S Brown	36	H64

Total number of sites = 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.

HOUSING SITES IN NATIONAL PARKS AT MARCH 2022

LOCATION	NAME	SITE REF	DEVELOPER	CAPACITY	STATUS
Cairngorms NP					
Blair Atholl	Main Road	HIL096	Private/HA	10	ALDP
Killiecrankie	Railway Yard (consent initiated)	HIL082	Discovery Homes	6	D
Old Bridge of Tilt	Old Bridge of Tilt	HIL097	Private/HA	20	ALDP
Loch Lomond and Trossachs NP					
St Fillans	Glentarken Park (consent for 3 initiated)	STL081	B Salmond and P Magnus	7	D
St Fillans	Station Road (detail for 4)	STL079	WRFU Ltd	16	UC

Total number of sites = 5

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 Planning Advice Note 2/2010.

- **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.
- **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.
- **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.

CRITERIA FOR ASSESSING EFFECTIVENESS

The criteria used are those in PAN 2/2010.

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.