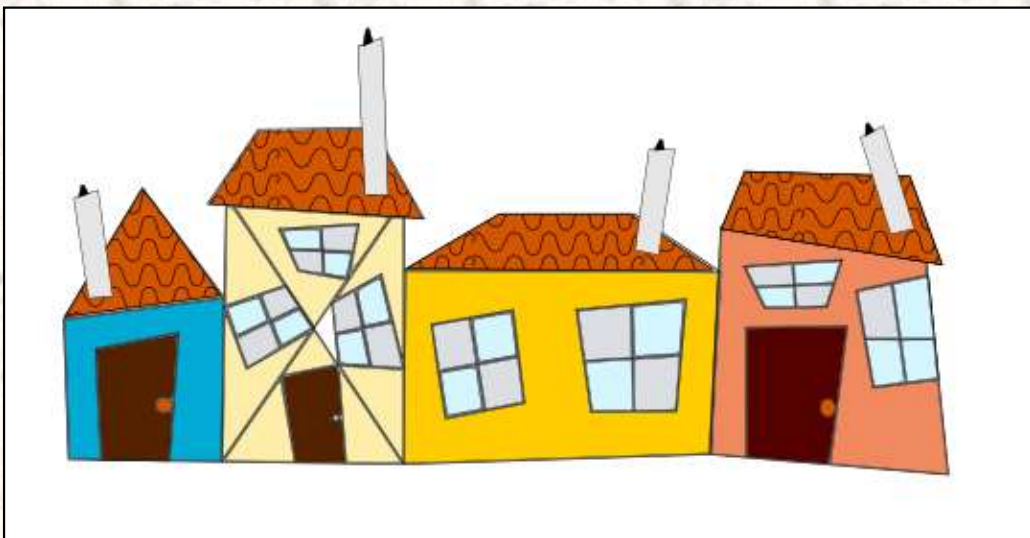


2023

HOUSING LAND AUDIT



PERTH AND KINROSS
HOUSING LAND AUDIT 2023

Produced by
PERTH & KINROSS COUNCIL

Perth & Kinross Council
Planning and Development
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USEFUL CONTACTS

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1. Strategic housing land issues Email: DevelopmentPlan@pkc.gov.uk

2. Survey data Email: DevelopmentPlan@pkc.gov.uk

3. Email: DevelopmentPlan@pkc.gov.uk for further information on :-

- **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 LDP 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 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.

The Development Plan Scheme for LDP3 was updated in November 2022. The LDP3 is likely to be Adopted in 2027.

See Council website for further LDP2 and LDP3 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 2023**
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 (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 future monitoring and reviewing of the Development Plan.

The Audit has informed previous strategic plans including the 2003 Structure Plan and the 2012 and the 2017 TAYplan Strategic Development Plan. In 2014 the Scottish Government published the Scottish Planning Policy document which combined previous advice and guidance on housing land. This document influenced the preparation and consultation process associated with the Housing Land Audit as did PAN 2/2010 on Affordable Housing and Housing Land Audits.

In 2023 the National Planning Framework 4 (February 2023), and Local Development Planning Guidance (May 2023) were published. The NPF4 forms part of the Statutory Development Plan and replaces the former Strategic Development Plan. These new documents influence the preparation and consultation process associated with the Housing Land Audit.

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.

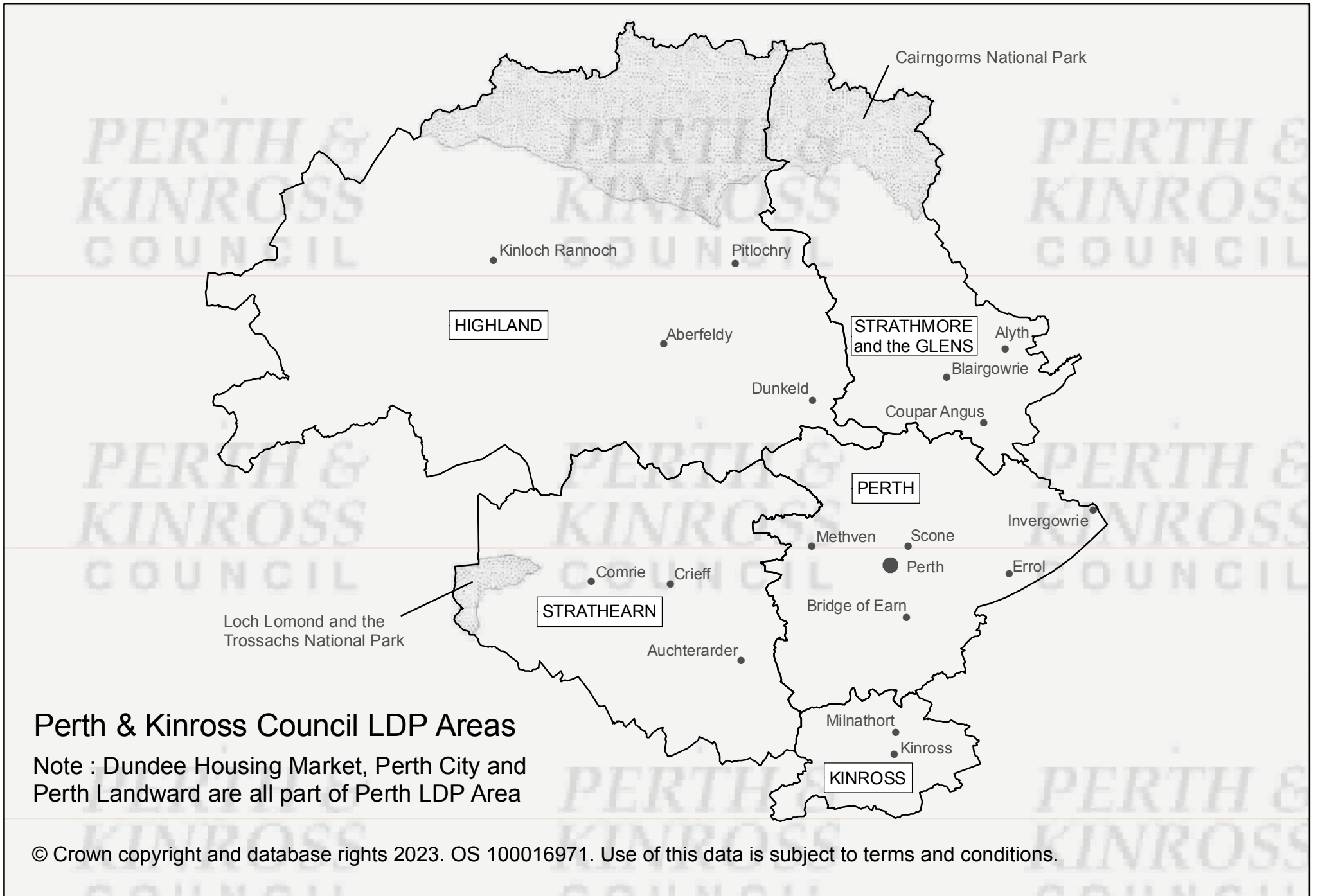
5. Consultation

- 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	

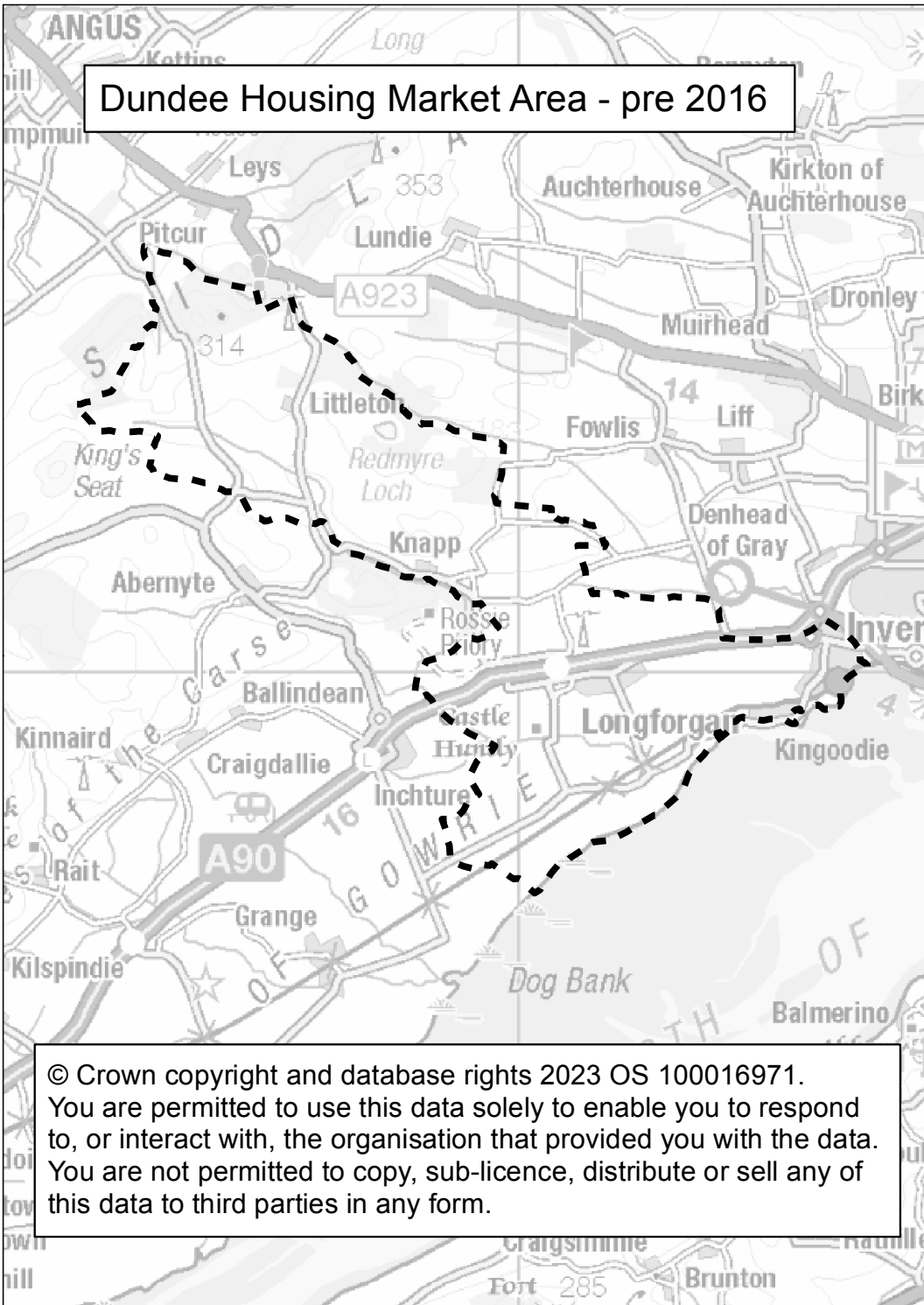
NOTE: Sites may appear to have expired but the Planning Consent may have been initiated (in perpetuity) by an access construction, a single foundation, drainage, a demolished building etc. Or expiry dates have been extended.



Perth & Kinross Council LDP Areas

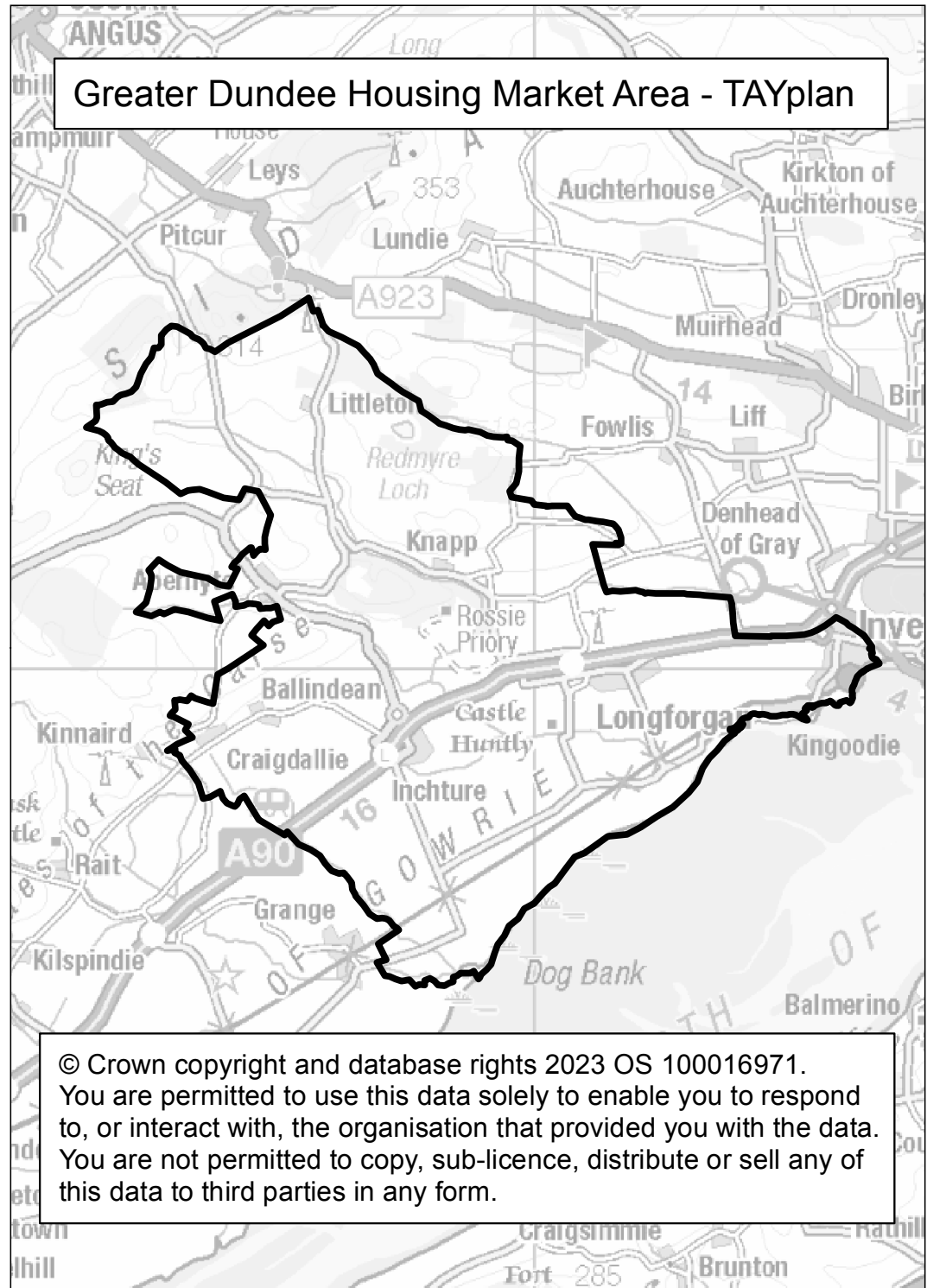
Note : Dundee Housing Market, Perth City and Perth Landward are all part of Perth LDP Area

Dundee Housing Market Area - pre 2016



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Greater Dundee Housing Market Area - TAYplan



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PERTH AND KINROSS COUNCIL

SUPPLY SUMMARY

AREA	established supply	effective supply	constrained supply	5 year effective	7 year effective	12 year effective	Beyond 12 years
DUNDEE HOUSING MARKET	52	52	0	32	52	52	0
TOTAL	52	52	0	32	52	52	0
ALYTH	299	298	1	62	131	298	0
BLAIRGOWRIE	1532	1519	13	216	322	766	753
COUPAR ANGUS	155	130	25	3	15	130	0
STRATHMORE AREA LANDWARD	330	330	0	167	262	330	0
TOTAL	2316	2277	39	448	730	1524	753
ABERFELDY	344	344	0	117	162	344	0
HIGHLAND AREA LANDWARD	147	135	12	56	87	135	0
PITLOCHRY	206	206	0	50	96	206	0
TOTAL	697	685	12	223	345	685	0
KINROSS	214	214	0	198	214	214	0
KINROSS AREA LANDWARD	243	213	30	118	177	213	0
MILNATHORT	81	81	0	81	81	81	0
TOTAL	538	508	30	397	472	508	0
PERTH AREA LANDWARD	4251	4216	35	872	1312	2355	1843
PERTH CITY	8366	8155	211	1068	1674	3259	4896
TOTAL	12617	12371	246	1940	2986	5614	6739
AUCHTERARDER	463	463	0	143	205	463	0
CRIEFF	823	823	0	361	432	566	257
STRATHEARN AREA LANDWARD	232	232	0	112	166	207	25
TOTAL	1518	1518	0	616	803	1236	282
PERTH and KINROSS TOTAL	17738	17411	327	3656	5388	9619	7774

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.

PERTH AND KINROSS COUNCIL

Programming SUMMARY

AREA	established supply	effective supply	5 year effective	7 year programming (2023 to 2030)							2030-35	>2035
				23-24	24-25	25-26	26-27	27-28	28-29	29-30		
DUNDEE HOUSING MARKET	52	52	32			6	11	15	10	10		
TOTAL	52	52	32			6	11	15	10	10		
ALYTH	299	298	62	12	10	10	15	15	24	45	167	
BLAIRGOWRIE	1532	1519	216	64	56	25	36	35	31	75	444	753
COUPAR ANGUS	155	130	3				1	2	1	11	115	
STRATHMORE AREA LANDWARD	330	330	167	23	21	33	42	48	48	47	68	
TOTAL	2316	2277	448	99	87	68	94	100	104	178	794	753
ABERFELDY	344	344	117	14	10	30	35	28	20	25	182	
HIGHLAND AREA LANDWARD	147	135	56	2	10	22	13	9	10	21	48	
PITLOCHRY	206	206	50			5	19	26	26	20	110	
TOTAL	697	685	223	16	20	57	67	63	56	66	340	
KINROSS	214	214	198	39	60	33	33	33	16			
KINROSS AREA LANDWARD	243	213	118	18	19	17	30	34	34	25	36	
MILNATHORT	81	81	81	25	29	5	12	10				
TOTAL	538	508	397	82	108	55	75	77	50	25	36	
PERTH AREA LANDWARD	4251	4216	872	126	150	183	200	213	220	220	1043	1843
PERTH CITY	8366	8155	1068	127	188	203	249	301	290	316	1585	4896
TOTAL	12617	12371	1940	253	338	386	449	514	510	536	2628	6739
AUCHTERARDER	463	463	143	41	26	26	25	25	25	37	258	
CRIEFF	823	823	361	123	85	75	43	35	40	31	134	257
STRATHEARN AREA LANDWARD	232	232	112	2	2	14	45	49	32	22	41	25
TOTAL	1518	1518	616	166	113	115	113	109	97	90	433	282
PERTH and KINROSS TOTAL	17738	17411	3656	616	666	687	809	878	827	905	4231	7774
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 improving 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 2023, the full effect of the current cost of living crisis is unknown.

PERTH AND KINROSS COUNCIL

TENURE SUMMARY

HA	established supply	effective supply	5 year effective	7 year programming (2023 to 2030)							2030 -35	>2035
				23-24	24-25	25-26	26-27	27-28	28-29	29-30		
KINROSS	8	8	8	8								
TOTAL	8	8	8	8								
PERTH AREA LANDWARD	192	192	50	5	15	15	15	20	20	102		
PERTH CITY	48	48	48				22	26				
TOTAL	240	240	98	5	15	37	41	20	20	102		
CRIEFF	8	8	8	8								
TOTAL	8	8	8	8								
PKC TENURE TYPE TOTAL	256	256	114	13	23	37	41	20	20	102		

LA	established supply	effective supply	5 year effective	7 year programming (2023 to 2030)							2030 -35	>2035
				23-24	24-25	25-26	26-27	27-28	28-29	29-30		
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 (2023 to 2030)							2030 -35	>2035
				23-24	24-25	25-26	26-27	27-28	28-29	29-30		
ALYTH	37	36	2	2				4	10	20		
BLAIRGOWRIE	107	94	63	10	10	12	16	15	11	10	10	
COUPAR ANGUS	30	5	3				1	2	1	1		
STRATHMORE AREA LANDWARD	178	178	107	22	21	22	21	21	21	20	30	
TOTAL	352	313	175	34	31	34	38	38	37	41	60	
ABERFELDY	41	41	14	9		5				5	22	
HIGHLAND AREA LANDWARD	72	60	34	2	10	13	5	4		9	17	
PITLOCHRY	16	16	10				4	6	6			
TOTAL	129	117	58	11	10	18	9	10	6	14	39	
KINROSS AREA LANDWARD	108	108	61	18	19	10	5	9	9	10	28	
MILNATHORT	32	32	32		5	5	12	10				
TOTAL	140	140	93	18	24	15	17	19	9	10	28	
PERTH AREA LANDWARD	1497	1462	270	20	29	64	78	79	76	56	208	852
PERTH CITY	363	152	111	12	54	13	12	20	20	21		
TOTAL	1860	1614	381	32	83	77	90	99	96	77	208	852
AUCHTERARDER	9	9	9	7	1	1						
CRIEFF	44	44	25	8	10	7			5	5	9	
STRATHEARN AREA LANDWARD	180	180	88	2	2	14	33	37	20	10	37	25

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

TOTAL	233	233	122	17	13	22	33	37	25	15	46	25
PKC TENURE TYPE TOTAL	2714	2417	829	112	161	166	187	203	173	157	381	877

PV/HA	established supply	effective supply	5 year effective	7 year programming (2023 to 2030)							2030 -35	>2035
				23-24	24-25	25-26	26-27	27-28	28-29	29-30		
DUNDEE HOUSING MARKET	52	52	32			6	11	15	10	10		
TOTAL	52	52	32			6	11	15	10	10		
ALYTH	262	262	60	10	10	10	15	15	20	35	147	
BLAIRGOWRIE	1093	1093	61	24	24	13				45	234	753
COUPAR ANGUS	125	125	0							10	115	
STRATHMORE AREA LANDWARD	152	152	60	1		11	21	27	27	27	38	
TOTAL	1632	1632	181	35	34	34	36	42	47	117	534	753
ABERFELDY	53	53	53	5	10	15	15	8				
HIGHLAND AREA LANDWARD	75	75	22			9	8	5	10	12	31	
PITLOCHRY	190	190	40			5	15	20	20	20	110	
TOTAL	318	318	115	5	10	29	38	33	30	32	141	
KINROSS	206	206	190	39	52	33	33	33	16			
KINROSS AREA LANDWARD	135	105	57			7	25	25	25	15	8	
MILNATHORT	49	49	49	25	24							
TOTAL	390	360	296	64	76	40	58	58	41	15	8	
PERTH AREA LANDWARD	2556	2556	546	100	116	104	107	119	124	144	733	991
PERTH CITY	7869	7869	823	63	100	190	215	255	270	295	1585	4896
TOTAL	10425	10425	1369	163	216	294	322	374	394	439	2318	5887
AUCHTERARDER	278	278	0							20	258	
CRIEFF	771	771	328	115	75	60	43	35	35	26	125	257
STRATHEARN AREA LANDWARD	52	52	24				12	12	12	12	4	
TOTAL	1101	1101	352	115	75	60	55	47	47	58	387	257
PKC TENURE TYPE TOTAL	13918	13888	2345	382	411	463	520	569	569	671	3388	6897

PV/HA/LA	established supply	effective supply	5 year effective	7 year programming (2023 to 2030)							2030 -35	>2035
				23-24	24-25	25-26	26-27	27-28	28-29	29-30		
BLAIRGOWRIE	280	280	40				20	20	20	20	200	
TOTAL	280	280	40				20	20	20	20	200	
AUCHTERARDER	176	176	134	34	25	25	25	25	25	17		
TOTAL	176	176	134	34	25	25	25	25	25	17		
PKC TENURE TYPE TOTAL	456	456	174	34	25	25	45	45	45	37	200	

PV/LA	established supply	effective supply	5 year effective	7 year programming (2023 to 2030)							2030 -35	>2035
				23-24	24-25	25-26	26-27	27-28	28-29	29-30		

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

BLAIRGOWRIE	52	52	52	30	22						
TOTAL	52	52	52	30	22						
ABERFELDY	250	250	50			10	20	20	20	20	160
TOTAL	250	250	50			10	20	20	20	20	160
PERTH AREA LANDWARD	6	6	6	6							
PERTH CITY	68	68	68	34	34						
TOTAL	74	74	74	40	34						
PKC TENURE TYPE TOTAL	376	376	176	70	56	10	20	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 2023 on Sites of 5+ Houses

Perth and Kinross Council

DUNDEE HOUSING MARKET

Site ref	Settlement	Name	Developer or Appl	Appr Date	Status	LP ref/year	Area	Capacity	Built	To build	Programming							Constraints	
											23/ 24	24/ 25	25/ 26	26/ 27	27/ 28	28/ 29	29/ 30		30/ 35
Effective																			
PV/HA																			
DHM018	Inchture	Moncur Farm Road	G S Brown/ HA	Nov-19	ALDP	H24 2019	3.93	52	0	52			6	11	15	10	10		
TOTAL :-						<i>PV/HA</i>	=	52	0	52			6	11	15	10	10		
TOTAL :-						<i>Effective</i>	=	52	0	52			6	11	15	10	10		
TOTAL ESTABLISHED SUPPLY :-										52			6	11	15	10	10		

ALYTH

Site ref	Settlement	Name	Developer or Appl	Appr Date	Status	LP ref/year	Area	Capacity	Built	To build	Programming										Constraints
											23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/35			
Effective																					
PV																					
EAA034	Alyth	Loyal Road/Airlie View	Airlie Green Low Energy Homes	Aug-21	UC		0.81	22	20	2		2									
EAA007	Alyth	Strathmore Terrace 1 (1 foundation exists)	Balfour Beatty	Jul-08	D	SHC 2014	2.42	34	0	34					4	10	20				
TOTAL :-						PV	=	56	20	36	 	2			4	10	20				
PV/HA																					
EAA033	Alyth	Albert Street and St Ninians Road (detail for 27)	Guild Homes/ HA	Nov-22	UC	H60 2019	5.27	105	0	105		10	10	10	15	15	15	15	15		
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						10	35				
TOTAL :-						PV/HA	=	262	0	262	 	10	10	10	15	15	20	35	147		
TOTAL :-						Effective	=	318	20	298	 	12	10	10	15	15	24	45	167		
Non-effective																					
PV																					
EAA024	Alyth	West Quarter Farm	Mr G McGibbon / various	Mar-08	UC	H18 1998	1.28	17	16	1									Mar		
TOTAL :-						PV	=	17	16	1	 										
TOTAL :-						Non-effective	=	17	16	1	 										
TOTAL ESTABLISHED SUPPLY :-										299	 	12	10	10	15	15	24	45	167		

BLAIRGOWRIE

Site ref	Settlement	Name	Developer or Appl	Appr Date	Status	LP ref/year	Area	Capacity	Built	To build	Programming										Constraints			
											23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/35						
Effective																								
PV																								
EAB080	Blairgowrie	Blairgowrie South 2	G S Brown	Feb-22	UC	H64 2019	1.32	36	0	36	10	10	10	6										
EAB062	Blairgowrie	Honeyberry Crescent, Rattray (consent initiated)	G S Brown	Sep-19	D	SHC 2014	2.60	58	0	58			2	10	15	11	10	10						
TOTAL :-											PV	=	94	0	94	10	10	12	16	15	11	10	10	
PV/HA																								
EAB069	Blairgowrie	Glenalmond Road, Rattray	Springfield Properties/ HA	Aug-20	UC	H63 2019	11.59	214	153	61	24	24	13											
EAB070	Blairgowrie	Welton Road/ Eastern Expansion	Private/ HA	Nov-19	ALDP	MU330 2019	53.12	928	0	928								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	153	1093	24	24	13			45	234		
PV/HA/LA																								
EAB072	Blairgowrie	Western Blairgowrie (detail for 103)	Westpark Partnership LLP/First Endeavour LLP	Mar-23	D	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	26	52	30	22												
TOTAL :-											PV/LA	=	78	26	52	30	22							
TOTAL :-											Effective	=	1698	179	1519	64	56	25	36	35	31	75	444	

COUPAR ANGUS

Site ref	Settlement	Name	Developer or Appl	Appr Date	Status	LP ref/year	Area	Capacity	Built	To build	Programming							Constraints		
											23/24	24/25	25/26	26/27	27/28	28/29	29/30		30/35	
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	115	
TOTAL :-		PV/HA	=	125	0	125												10	115	
TOTAL :-		Effective	=	130	0	130								1	2	1	11	115		
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	1	11	115		

STRATHMORE AREA LANDWARD

Site ref	Settlement	Name	Developer or Appl	Appr Date	Status	LP ref/year	Area	Capacity	Built	To build	Programming							Constraints	
											23/24	24/25	25/26	26/27	27/28	28/29	29/30		30/35
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	46	170		20	20	20	20	20	20	20	30
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-22	UC		0.97	5	2	3		1	1	1					
TOTAL :-						PV	=	244	66	178		22	21	22	21	21	21	20	30
PV/HA																			
EAL027	Meigle	Forfar Road	Private/ HA	Nov-19	ALDP	H69 2019	5.69	100	0	100				5	15	15	15	15	35
EAL039	New Alyth	New Alyth	A and J Stephen/ HA	Nov-19	ALDP	H61 2019	3.14	33	0	33				6	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		1	11	21	27	27	27	27	38
TOTAL :-						Effective	=	397	67	330		23	21	33	42	48	48	47	68
TOTAL ESTABLISHED SUPPLY :-									330		23	21	33	42	48	48	47	68	

ABERFELDY

Site ref	Settlement	Name	Developer or Appl	Appr Date	Status	LP ref/year	Area	Capacity	Built	To build	Programming							Constraints	
											23/24	24/25	25/26	26/27	27/28	28/29	29/30		30/35
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	22			
HIA030	Aberfeldy	Home Street	Lomond Group	Jul-20	UC		0.82	15	6	9		9							
TOTAL :-						PV	=	47	6	41		9	5		5	22			
PV/HA																			
HIA028	Aberfeldy	Kenmore Road (detail for 47)	Duntaylor Developments/Hillcrest Homes	Jan-20	UC	H37 2014	8.90	100	47	53		5	10	15	15	8			
TOTAL :-						PV/HA	=	100	47	53		5	10	15	15	8			
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	=	397	53	344		14	10	30	35	28	20	25	182
TOTAL ESTABLISHED SUPPLY :-										344		14	10	30	35	28	20	25	182

HIGHLAND AREA LANDWARD

Site ref	Settlement	Name	Developer or Appl	Appr Date	Status	LP ref/year	Area	Capacity	Built	To build	Programming										Constraints		
											23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/35					
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	3	16			8	8									
HIL026	Balnaguard	Aberfeldy Road (consent initiated)	Caledonian Trust plc	Mar-18	D	H25 2000	0.76	9	0	9								2		7			
HIL090	Birnam	Perth Road, Dove Cottage	Dove Court Homes/ Surface Solutions	Feb-22	UC		0.18	8	6	2		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		4	
HIL078	Grandtully	West Park Farm	Thomson Family and others	Jul-18	UC		1.16	9	6	3			1	1	1								
HIL082	Killiecrankie	Railway Yard	Whiteburn Investments	Apr-22	D		0.35	6	0	6			1	2	2	1							
TOTAL :-						PV	=	81	21	60		2	10	13	5	4		9	17				
PV/HA																							
HIL096	Blair Atholl	Main Road	Private/HA	Mar-19	ALDP	H2 2021	0.45	10	0	10										2		8	
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	8	5	10	12		31				
TOTAL :-						Effective	=	156	21	135		2	10	22	13	9	10	21		48			

PITLOCHRY

Site ref	Settlement	Name	Developer or Appl	Appr Date	Status	LP ref/year	Area	Capacity	Built	To build	Programming							Constraints
											23/24	24/25	25/26	26/27	27/28	28/29	29/30	
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	40	
HIP040	Pitlochry	Robertson Crescent	A and J Stephen/ HA	Nov-19	ALDP	H39 2019	6.42	105	0	105				5	10	10	70	
TOTAL :-		PV/HA	=	190	0	190							5	15	20	20	110	
TOTAL :-		Effective	=	206	0	206							5	19	26	26	110	
TOTAL ESTABLISHED SUPPLY :-										206			5	19	26	26	110	

KINROSS

Site ref	Settlement	Name	Developer or Appl	Appr Date	Status	LP ref/year	Area	Capacity	Built	To build	Programming							Constraints
											23/24	24/25	25/26	26/27	27/28	28/29	29/30	

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/HA

KIK034	Kinross	Lathro Farm 1	Persimmon Homes	Mar-23	UC	H47 2014	31.76	371	165	206	39	52	33	33	33	16	
		TOTAL :-		PV/HA	=	371	165	206	39	52	33	33	33	16			
		TOTAL :-		Effective	=	379	165	214	39	60	33	33	33	16			

TOTAL ESTABLISHED SUPPLY :-	214	39	60	33	33	33	16
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KINROSS AREA LANDWARD

Site ref	Settlement	Name	Developer or Appl	Appr Date	Status	LP ref/year	Area	Capacity	Built	To build	Programming										Constraints	
											23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/35				
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	8	
KIL061	by Milnathort	Ochil Hills Hospital	Athron Hill Development Company	Mar-23	UC	Op19 2019	17.31	35	13	22	11	11										
KIL083	Cleish	Boreland Farm	Thomson Homes	Jun-22	UC		0.86	8	6	2	1	1										
KIL090	Crook of Devon	Paddock (renewal)	Shand, Morrison, Muir and Jenkins	Jul-22	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											
KIL093	Glenlomond	Levenglen Nursing Home (started on site)	Glenmhor Developments Ltd	Apr-17	D		0.98	13	0	13			5	5	3							
KIL092	Kinnesswood	Main Street	Lime Blue Design Build	Jun-22	UC		0.41	5	0	5	1	1	3									
KIL076	Powmill	Pitfar	Webster Homes	Nov-21	UC		1.34	7	0	7	4	2	1									
KIL075	Solsgirth	Westermuirhead Farm	P and A Coles	Oct-18	UC		1.31	5	1	4					1	1	1	1				
TOTAL :-						PV	=	138	30	108	18	19	10	5	9	9	10	28				
PV/HA																						
KIL059	Powmill	Gartwhinzean 2	Kera Scotland Ltd	Nov-19	ALDP	H53 2019	3.27	73	0	73			5	15	15	15	15				8	
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			7	25	25	25	15	8				
TOTAL :-						Effective	=	243	30	213	18	19	17	30	34	34	25	36				

MILNATHORT

Programming

Site ref	Settlement	Name	Developer or Appl	Appr Date	Status	LP ref/year	Area	Capacity	Built	To build	Programming										Constraints		
											23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/35					
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																							
KIM001	Milnathort	Pitdownie	Springfield Properties/ HA	Jan-21	UC	H48 2019	5.41	67	18	49			25	24									
TOTAL :-						PV/HA	=	67	18	49			25	24									
TOTAL :-						Effective	=	99	18	81			25	29	5	12	10						
TOTAL ESTABLISHED SUPPLY :-										81			25	29	5	12	10						

PERTH AREA LANDWARD

Site ref	Settlement	Name	Developer or Appl	Appr Date	Status	LP ref/year	Area	Capacity	Built	To build	Programming							Constraints
											23/24	24/25	25/26	26/27	27/28	28/29	29/30	

Effective

HA

PEL212	Bridge of Earn	Oudenarde, Clayton Road (detail for 150)	Hillcrest Homes	Jan-09	UC	H15 2019	16.87	300	108	192		5	15	15	15	20	20	102	
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TOTAL :-	HA	=	300	108	192		5	15	15	15	20	20	102
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PERTH AREA LANDWARD

Site ref	Settlement	Name	Developer or Appl	Appr Date	Status	LP ref/year	Area	Capacity	Built	To build	Programming										Constraints			
											23/ 24	24/ 25	25/ 26	26/ 27	27/ 28	28/ 29	29/ 30	30/ 35						
PV																								
PEL238	Abernethy	Drumcairn Farm (consent initiated)	J MacGregor and others	Mar-23	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						
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-23	UC		23.39	46	39	7		4	3											
PEL232	Duncrievie	Duncrievie Farm (demolished)	G S Brown	Apr-22	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						
PEL204	Kinnaird	Charleston Farm (demolished)	Various individuals	May-20	UC		11.23	5	4	1		1												
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								2	10					
PEL211	Scone	Perth Airport, 90	Morris Leslie	Dec-17	UC		0.57	14	0	14								4	10					
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	UC	SHC 2014	1.09	15	0	15		15												
TOTAL :-							PV	=	1506	44	1462	20	29	64	78	79	76	56	208					

PERTH AREA LANDWARD

Site ref	Settlement	Name	Developer or Appl	Appr Date	Status	LP ref/year	Area	Capacity	Built	To build	Programming							Constraints							
											23/24	24/25	25/26	26/27	27/28	28/29	29/30		30/35						
PV/HA																									
PEL260	Balbeggie	St Martins Road	Private/ HA	Nov-19	ALDP	H13 2019	7.19	125	0	125									5	80					
PEL261	Bridge of Earn	Old Edinburgh Road/ Dunbarney Avenue	King Group	Nov-19	ALDP	H14 2019	5.24	104	0	104									5	99					
PEL172	Burrelton	Church Road, Woodside	Private/ HA	Dec-22	O	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		15		
PEL171	Glenfarg	Duncricvie Road	A and J Stephen	Mar-22	UC	H23 2014	5.32	38	33	5			5												
PEL082	Guildtown	Northfield Road	A and J Stephen/ Caledonia HA	Jan-22	UC	SHC 2014	4.60	84	51	33			30	3											
PEL268	Luncarty	Luncarty South (further application received)	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	Jan-23	UC	SHC 2014	6.31	115	71	44			25	19											
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	Jun-22	UC	H29 2019	63.69	748	49	699			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	10	50		
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	24	24	24	24	24	24				33		
TOTAL :-						PV/HA	=	2760	204	2556			100	116	104	107	119	124	144			733			
PV/LA																									
PEL259	Abernethy	Newburgh Road North	Hadden Homes/ LA	Sep-22	UC	MU8 2019	1.40	38	32	6			6												
TOTAL :-						PV/LA	=	38	32	6			6												
TOTAL :-						Effective	=	4604	388	4216			126	150	183	200	213	220	220			1043			

PERTH AREA LANDWARD

Site ref	Settlement	Name	Developer or Appl	Appr Date	Status	LP ref/year	Area	Capacity	Built	To build	Programming										Constraints
											23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/35			

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
PEL240	Wolfhill	Wolfhill Farm Steadings (expiry extended)	P McArthur/ G S brown	Apr-17	D		0.75	8	0	8													Pro

TOTAL :-	PV	=	37	2	35
TOTAL :-	Non-effective	=	37	2	35

TOTAL ESTABLISHED SUPPLY :-	4251	126	150	183	200	213	220	220	1043
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PERTH CITY

Site ref	Settlement	Name	Developer or Appl	Appr Date	Status	LP ref/year	Area	Capacity	Built	To build	Programming							Constraints
											23/24	24/25	25/26	26/27	27/28	28/29	29/30	
Effective																		
HA																		
PEP300	Perth	Gannochy Road 2	Gannochy Trust	Nov-19	ALDP	H3 2019	3.43	48	0	48				22	26			
TOTAL :-						HA	=	48	0	48				22	26			
LA																		
PEP157	Perth	Fairfield Avenue, 2	Hadden Group	Feb-21	UC		0.20	18	0	18		18						
TOTAL :-						LA	=	18	0	18		18						
PV																		
PEP297	Perth	Berthapark 2	Miller Homes	Oct-20	UC	MU345 2019	2.70	71	67	4		4						
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-22	UC		4.28	63	39	24		8	8	8				
PEP236	Perth	Hillside Hospital, Dundee Road (demolished)	Matthew P Henderson (administrators)	May-07	D	MU337 2019	0.96	61	0	61				20	20	21		
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					
PEP299	Perth	St John Street, 50	251111 Ltd	Aug-22	D		0.08	5	0	5			5					
TOTAL :-						PV	=	258	106	152		12	54	13	12	20	20	21

PERTH CITY

Site ref	Settlement	Name	Developer or Appl	Appr Date	Status	LP ref/year	Area	Capacity	Built	To build	Programming										Constraints						
											23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/35									
PV/HA																											
PEP203	Perth	Almond Valley (detail for 340)	Stewart Milne/ Pilkington Trust/ HA	Nov-22	D	MU73 2019	97.53	1250	0	1250	5	25	70	70	70	70	70	350									
PEP254	Perth	Berthapark 1 (detail for PH1)	Springfield Properties/ HA	May-22	UC	MU345 2019	166.30	2950	420	2530	50	75	100	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	271	8	8																
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	50									
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	100									
PEP261	Perth	Thimblecrow	Private/ Hillcrest Homes	Nov-19	ALDP	Op2 2019	1.08	62	0	62			12	25	25												
TOTAL :-						PV/HA	=	8560	691	7869	63	100	190	215	255	270	295	1585									
PV/LA																											
PEP287	Perth	Perth West, Auction Mart	Barratt/HA	Jul-22	UC	H174 2019	11.76	281	213	68	34	34															
TOTAL :-						PV/LA	=	281	213	68	34	34															
TOTAL :-						Effective	=	9165	1010	8155	127	188	203	249	301	290	316	1585									

PERTH CITY

Programming

Site ref	Settlement	Name	Developer or Appl	Appr Date	Status	LP ref/year	Area	Capacity	Built	To build	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/35	Constraints
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Non-effective

PV

PEP221	Perth	Glasgow Road, Cherrybank Inn (consent initiated)	Cherrybank Garage	Jan-13	D		0.03	6	0	6									Lan
PEP286	Perth	King Street, 11-15	John McKinlay Printers Ltd	Jan-18	D		0.02	5	0	5									Phy
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	E	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 = 211 0 211

TOTAL :- Non-effective = 211 0 211

TOTAL ESTABLISHED SUPPLY :- **8366** 127 188 203 249 301 290 316 1585

AUCHTERARDER

Site ref	Settlement	Name	Developer or Appl	Appr Date	Status	LP ref/year	Area	Capacity	Built	To build	Programming										Constraints
											23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/35			
Effective																					
PV																					
STA042	Auchterarder	Castleton Road (detail for 5)	Craigmount Developments Ltd and others	Oct-22	UC		2.00	6	3	3	1	1	1								
STA048	Auchterarder	Darnley Hill	Stephen Gardiner Homes	Dec-22	UC		1.00	14	8	6	6										
TOTAL :-						PV	=	20	11	9	7	1	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	217	213	4	4										
STA033	Auchterarder	Auchterarder Dev Framework 2 (detail for 262)	Stewart Milne/ HA	Jan-22	UC	SHC 2014	21.18	400	228	172	30	25	25	25	25	25	17				
TOTAL :-						PV/HA/LA	=	617	441	176	34	25	25	25	25	25	17				
TOTAL :-						Effective	=	915	452	463	41	26	26	25	25	25	37	258			
TOTAL ESTABLISHED SUPPLY :-										463	41	26	26	25	25	25	37	258			

CRIEFF

Site ref	Settlement	Name	Developer or Appl	Appr Date	Status	LP ref/year	Area	Capacity	Built	To build	Programming										Constraints
											23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/35			
Effective																					
HA																					
STC065	Crieff	Sauchie Road	Hillcrest Homes	Jul-22	D		0.20	8	0	8			8								
TOTAL :-						HA	=	8	0	8			8								
PV																					
STC067	Crieff	Coldwells Road, Old South Church	The Monzie Hotel Ltd	Jan-23	D		0.10	9	0	9			9								
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	8	7		7									
STC046	Crieff	Oakbank	Oakbank (Crieff) Ltd/ Private individuals	Mar-23	UC	H17 2001	2.45	25	22	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	=	74	30	44		8	10	7		5	5	9			
PV/HA																					
STC061	Crieff	Broich Road (detail for 246)	Ogilvie Homes/ HA	Mar-21	UC	MU7 2019	20.54	639	77	562		45	30	25	20	20	20	20	125		
STC063	Crieff	Broich Road North	L and S Homes and SC Crieff	Feb-23	UC	MU344 2019	1.27	38	3	35		30	5								
STC066	Crieff	Kincardine Road 2	Campion Homes	Jul-22	UC	H16 2001	3.85	78	0	78		25	25	20	8						
STC060	Crieff	Wester Tomaknock	G S Brown/ HA	Dec-22	UC	H57 2019	8.69	102	6	96		15	15	15	15	15	15	6			
TOTAL :-						PV/HA	=	857	86	771		115	75	60	43	35	35	26	125		
TOTAL :-						Effective	=	939	116	823		123	85	75	43	35	40	31	134		
TOTAL ESTABLISHED SUPPLY :-										823		123	85	75	43	35	40	31	134		

STRATHEARN AREA LANDWARD

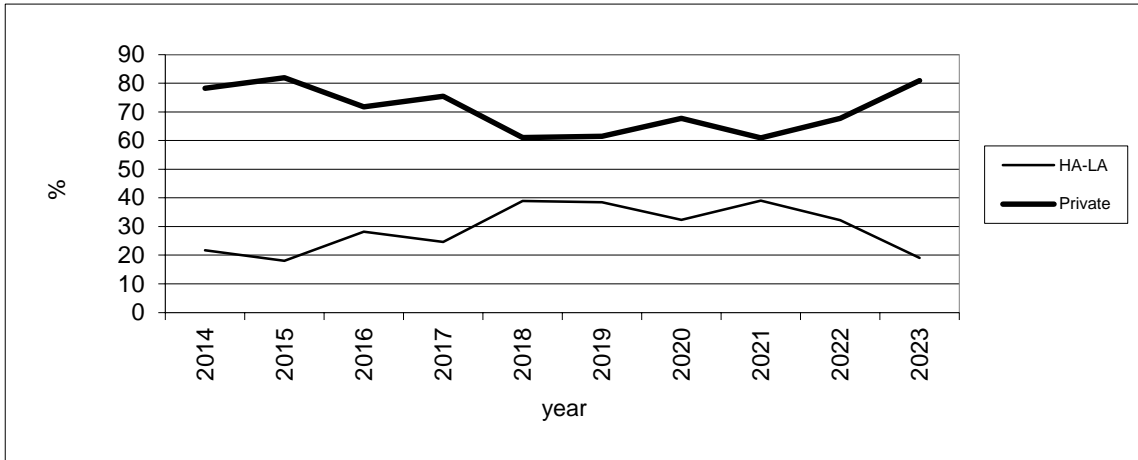
Site ref	Settlement	Name	Developer or Appl	Appr Date	Status	LP ref/year	Area	Capacity	Built	To build	Programming										Constraints		
											23/ 24	24/ 25	25/ 26	26/ 27	27/ 28	28/ 29	29/ 30	30/ 35					
Effective																							
PV																							
STL078	Blackford	Netherton Farm	Craigs Eco Developments	Jun-18	UC		1.82	19	12	7				5	2								
STL065	by Auchterarder	Eind Farm	WS Dunsire	Sep-22	UC		1.23	7	0	7		2	2	2	1								
STL071	by Auchterarder	Thorn Farm (renewal)	D G MacRae, D M MacRae	Jun-22	D		0.39	6	0	6					1	2	3						
STL077	Comrie	Tomperran Farm (consent for 10 initiated)	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	B Salmond and P Magnus	Dec-22	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	=	193	13	180		2	2	14	33	37	20	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	=	245	13	232		2	2	14	45	49	32	22	41				
TOTAL ESTABLISHED SUPPLY :-									232		2	2	14	45	49	32	22	41					

STRATHEARN AREA LANDWARD

Site ref	Settlement	Name	Developer or Appl	Appr Date	Status	LP ref/year	Area	Capacity	Built	To build	Programming							Constraints
											23/24	24/25	25/26	26/27	27/28	28/29	29/30	

% 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%).

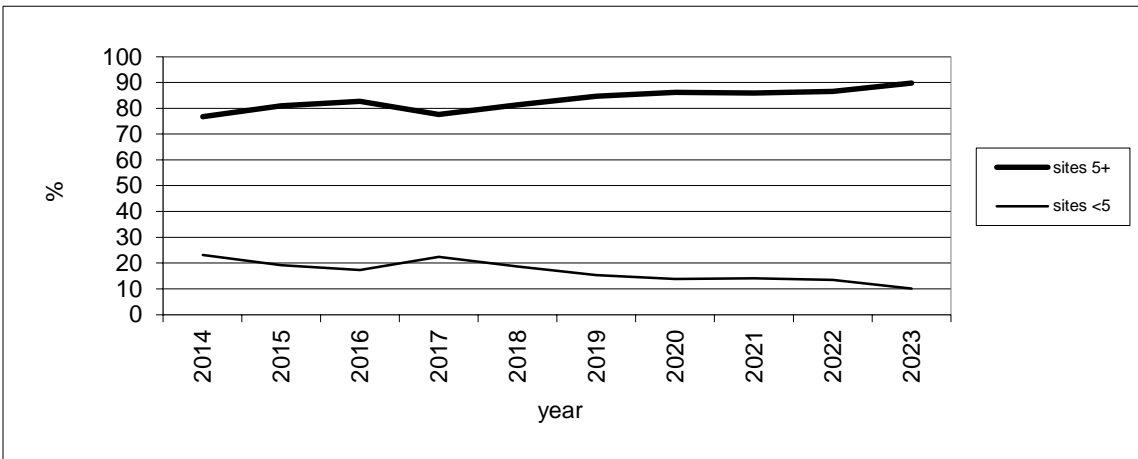
Since 2018 the balance has changed back to that seen in previous years.

Numbers built on private and HA/LA sites had been rising since 2014 with an average split 70% private to 30% HA/LA. 2023 sees this change to 81% & 19%.

From 2014, average private completions are 379 per year, 162 for HA/LA.

% Annual Housing Completions by Site Size Category

All housing units

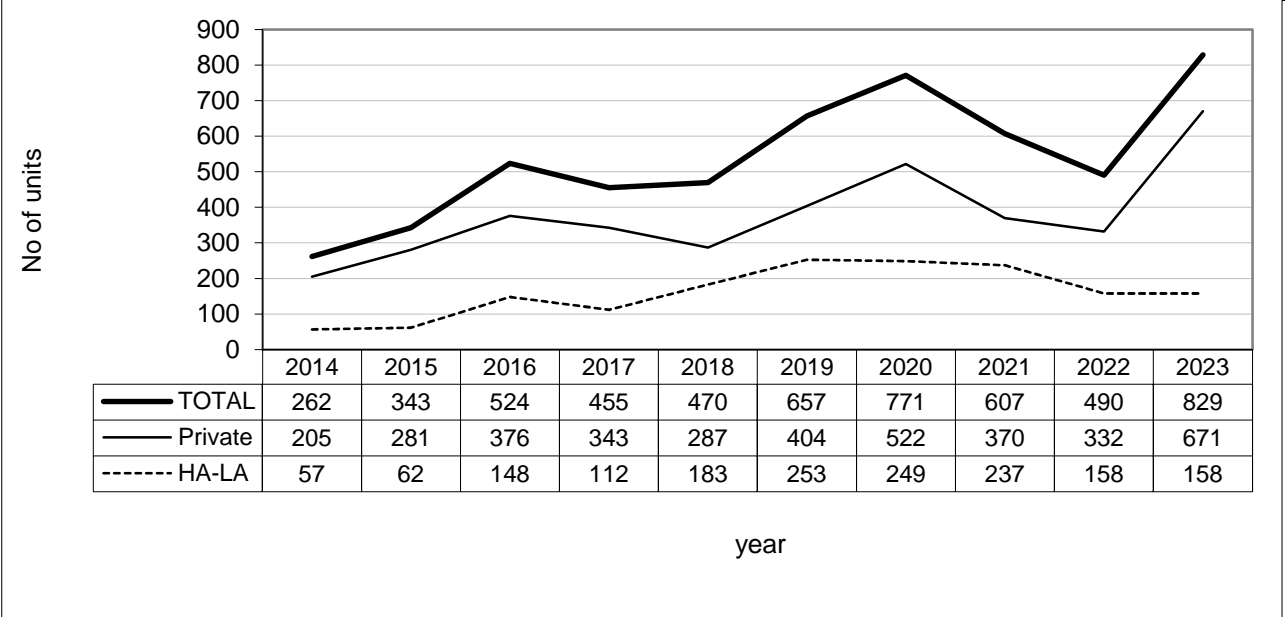


Sites of less than 5 houses have contributed in a more significant way than normal to the effective supply up to 2017.

Since 2017 there has been increased activity on larger sites but small sites were reasonably stable. In 2023 the split between 5+ and <5 is back to pre 2008 levels, before the 2008 economic downturn affected numbers.

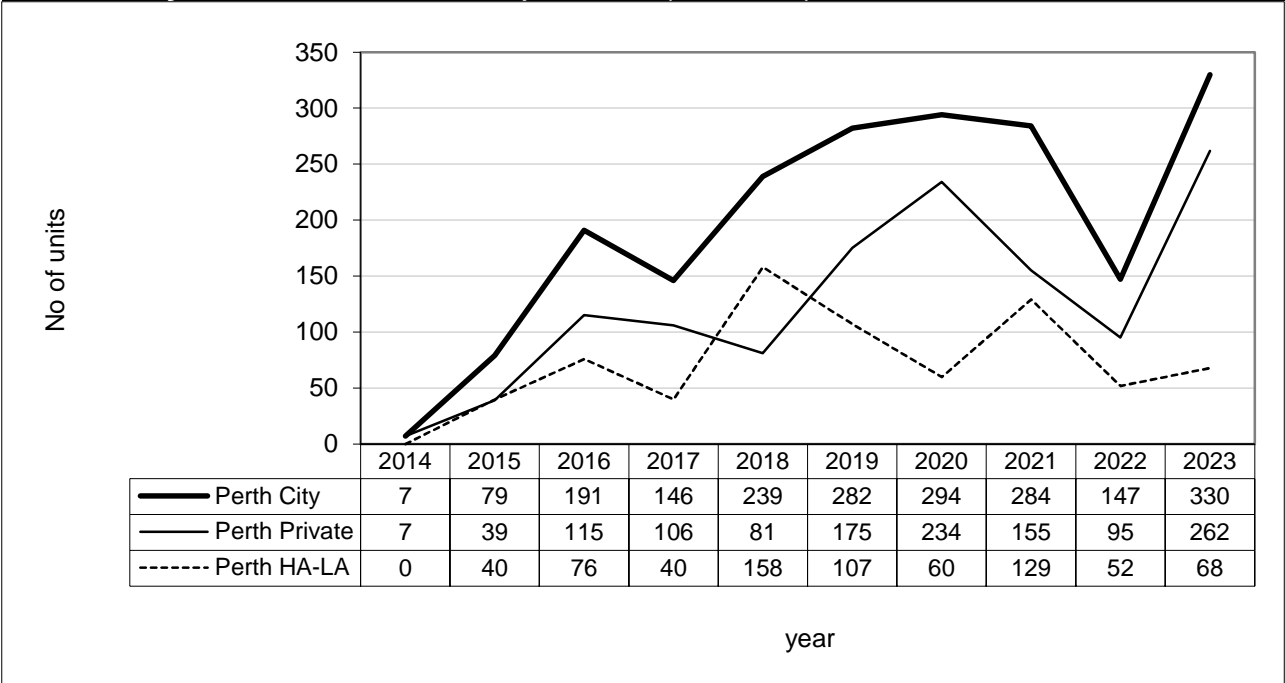
The small sites in 2017 made up 22% of total completions compared to 13% in 2022 and 10% in 2023.

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



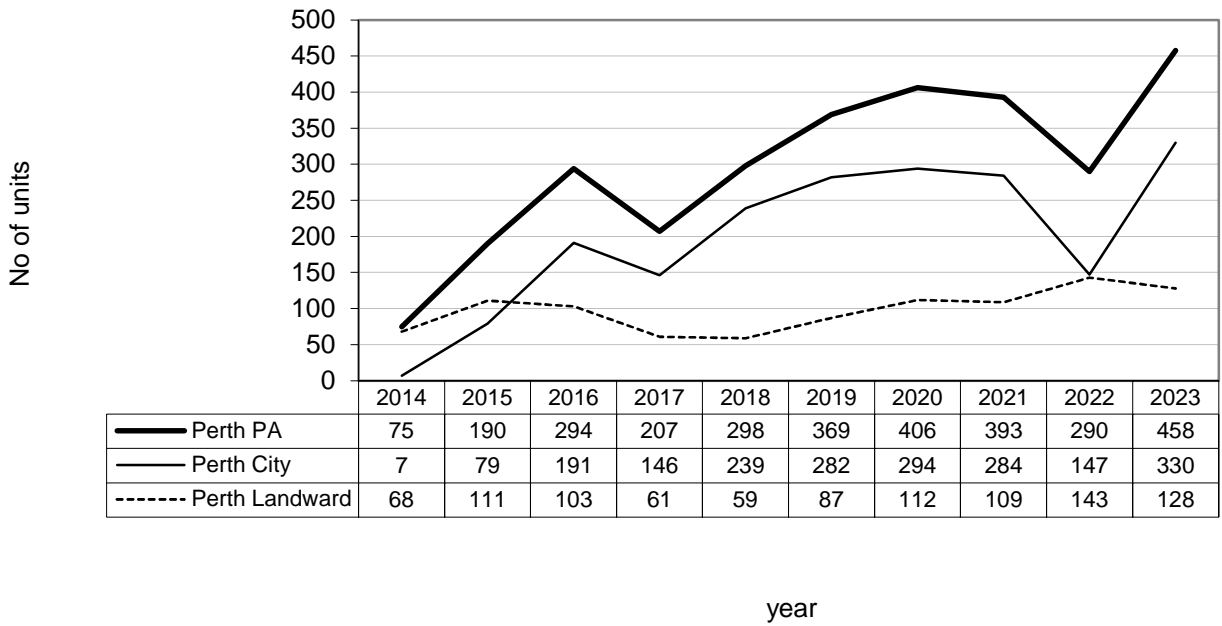
1. House completion numbers have completely recovered from the economic downturn of 2008 and the 2020 Covid pandemic and many LDP sites are now in progress.
2. There have been LA completions every year since 2012, an average of 41 per year.
3. The effect of the Covid pandemic resulted in a fall in the total number of completions 2020-2022 but in 2023 numbers represents a very healthy housebuilding sector.

Perth City Annual House Completions (5+ sites)



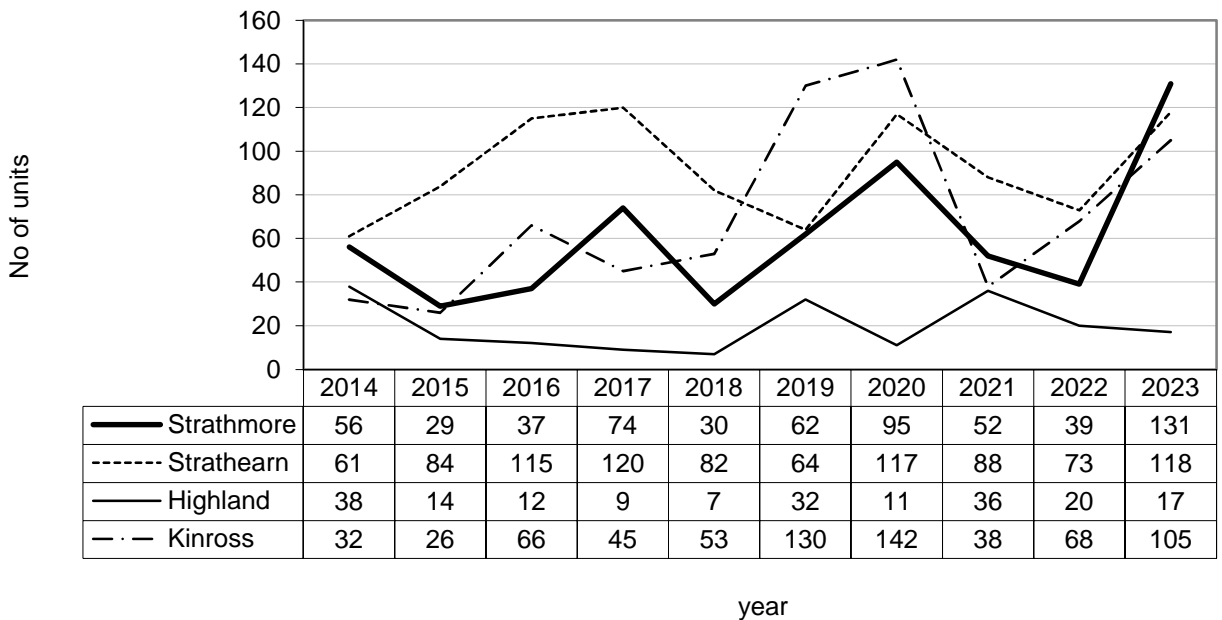
1. 2023 Private completions have returned to those seen before the 2008 downturn.
2. In 2014 total completions for Perth City fell to levels not seen since the early 1980's but have now recovered. In 2023 numbers are also back to pre-Covid levels.

Perth Planning Area Annual House Completions (5+ sites)



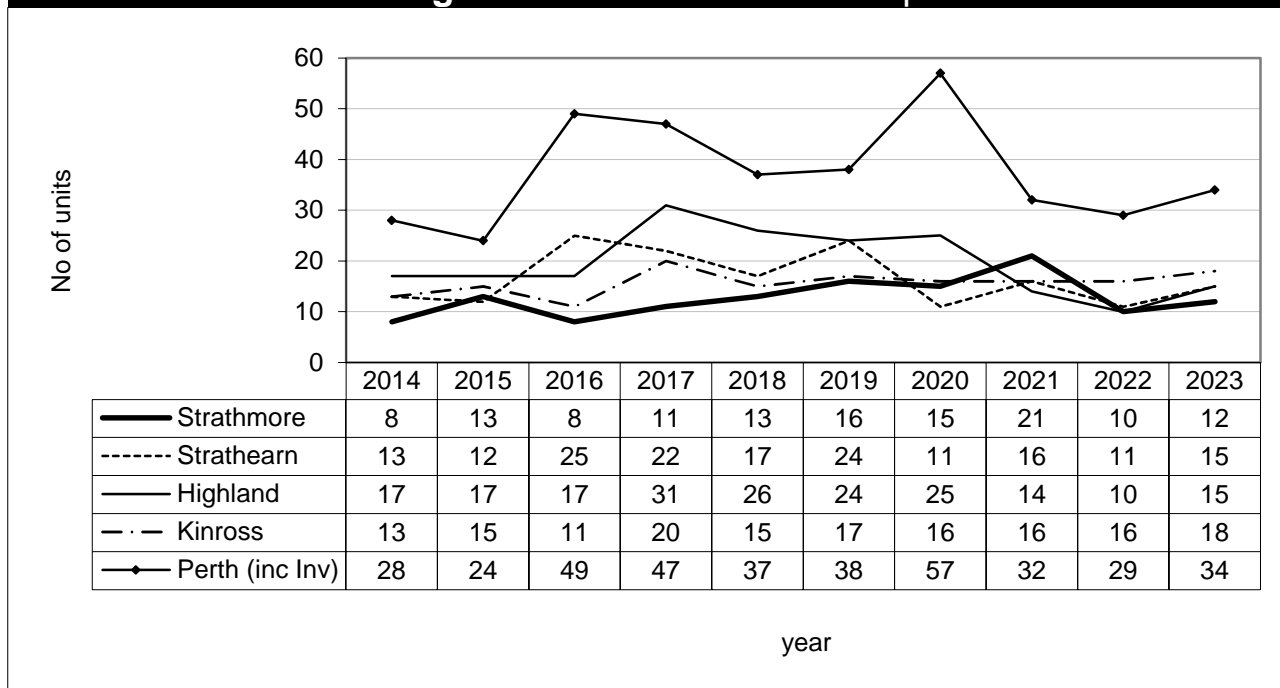
1. In 2014, completions in the Perth area were at their lowest since records began. The City has now recovered though the cost of living crisis will likely impact next year.
2. In 2023 the Landward completions remain stable.

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 and now Crieff. Recent active sites in Blairgowrie have increased the Strathmore numbers. Kinross rose sharply 2019-2020 due to a fast building rate.
2. Where there are higher numbers of completions in Highland this is usually due to flats being built in Pitlochry. Highland generally shows a low but stable trend.

SMALL SITES - Planning Areas Annual House Completions



1. Small sites tend to have fairly stable trends except for Perth where totals can fluctuate more. At 2023 all levels are picking up slightly.

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

2012-2023	Total units complete	Average units per year	% of PKC total
Perth PA	3309	276	55
Strathearn PA	993	83	17
Kinross PA	757	63	13
Strathmore PA	690	58	12
Highland PA	229	19	4
PKC	5978	498	100

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

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

2012-2023	Total units complete	Average units per year	% of Planning Area total
Perth City	2082	174	63
Auchterarder	700	58	70
Blairgowrie	518	43	75
Kinross	502	42	66
Crieff	182	15	18
Milnathort	100	8	13
Pitlochry	95	8	41
Aberfeldy	53	4	23
Alyth	50	4	7
Coupar Angus	10	1	1
Total	4292	358	72 *

35% of units in PKC were built in Perth City

39% (ave 184 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 2011/2023 (March to March)

LOCATION	No of BS Completion Certificates March to March on sites < 5																2011-23	
	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	7				70	5
Perth Landward	25	13	19	23	21	32	32	28	28	36	28	22	25				332	26
Perth Planning Area	26	15	23	25	24	44	43	32	32	51	29	26	32				402	31
Invergowrie/Longforan	0	0	0	3	0	5	4	5	6	6	3	3	2				37	3
Aberfeldy		1			1	5	3	1	2	1	3	1	1				19	1
Pitlochry	4	2	2	1			2	2					2				15	1
Highland Landward	14	25	17	16	16	12	26	23	22	24	11	9	12				227	17
Highland Planning Area	18	28	19	17	17	17	31	26	24	25	14	10	15				261	20
Kinross		3	1	1				15	2				2				24	2
Milnathort		2				1	2			1		1					7	0.5
Kinross Landward	8	15	14	12	15	10	18		15	15	16	15	16				169	13
Kinross Planning Area	8	20	15	13	15	11	20	15	17	16	16	16	18				200	15
Auchterarder			2	4		5	4	3	7	3		3	1				32	2
Crieff	5			3		6	6	3	5		2	2	1				33	3
Strathearn Landward	7	14	5	6	12	14	12	11	12	8	14	6	13				134	10
Strathearn Planning Area	12	14	7	13	12	25	22	17	24	11	16	11	15				199	15
Alyth							3	2		1			1				7	0.5
Blairgowrie	2	2	4		4	1		4	7	5	11	3	4				47	4
Coupar Angus											1						1	0.1
Strathmore Landward	5	7	5	8	9	7	8	7	9	9	9	7	7				97	7
Strathmore Planning Area	7	9	9	8	13	8	11	13	16	15	21	10	12				152	12
Perth & Kinross Council	71	86	73	79	81	110	131	108	119	124	99	76	94				1251	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/Longforan	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 2011/2023 (March to March)

LOCATION	TOTAL completions - including small sites																2011-23		
	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	337				2186	168	3
Perth Landward	157	140	144	91	132	128	85	87	110	148	137	165	153				1677	129	20
Perth Planning Area	192	185	188	100	214	331	242	330	396	457	422	316	490				3863	297	10
Invergowrie/Longforgan	0	0	0	3	0	12	12	5	11	6	3	3	2				57	4	0
Aberfeldy	6	1	0	0	1	5	3	1	26	9	12	7	7				78	6	24
Pitlochry	74	12	14	26	0	0	9	9	5	2	14	13	2				180	14	8
Highland Landward	22	28	25	29	30	24	28	23	25	25	24	10	23				316	24	72
Highland Planning Area	102	41	39	55	31	29	40	33	56	36	50	30	32				574	44	45
Kinross	10	16	7	17	10	51	33	60	120	131	10	19	52				536	41	4
Milnathort	0	2	0	0	0	1	2	0	5	5	22	38	32				107	8	7
Kinross Landward	23	27	35	28	31	25	30	8	22	22	22	27	39				339	26	50
Kinross Planning Area	33	45	42	45	41	77	65	68	147	158	54	84	123				982	76	20
Auchterarder	39	2	29	36	61	105	86	74	65	119	54	62	39				771	59	4
Crieff	11	5	9	21	11	21	6	3	7	1	29	16	81				221	17	15
Strathearn Landward	41	31	16	17	24	14	50	22	16	8	21	6	13				279	21	48
Strathearn Planning Area	91	38	54	74	96	140	142	99	88	128	104	84	133				1271	98	16
Alyth	2	11	8	0	0	0	14	2	0	1	0	11	10				59	5	12
Blairgowrie	2	18	37	44	33	31	63	34	69	100	26	22	86				565	43	8
Coupar Angus	10	9	0	0	0	0	0	0	0	0	2	0	0				21	2	5
Strathmore Landward	5	12	8	18	9	14	8	7	9	9	45	16	47				207	16	47
Strathmore Planning Area	19	50	53	62	42	45	85	43	78	110	73	49	143				852	66	18
Perth & Kinross Council	437	359	376	339	424	634	586	578	776	895	706	566	923				7599	585	16

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	113		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	27		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	June 1994				June 1995				June 1996				June 1997				June 1998				June 1999				June 2000						
	PERIOD TO 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
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	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		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		26		125	151	4	72	76	
P & K COUNCIL		175	356		531	135	380		515	269	567		836	150	648		798		92		499		591		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

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

Perth & Kinross Council - TENURE COMPLETIONS March to March - sites of 5 or more																																	
AREA	PERIOD TO TENURE	March 2018				March 2019				March 2020				March 2021				March 2022				March 2023				March 2024							
		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	68	262	330										
Perth Landward				59	59	30		52	82	10	32	70	112	46		63	109	19	63	61	143	10	32	86	128								
PERTH PA		32	126	140	298	54	83	227	364	10	92	304	406	91	84	218	393	27	107	156	290	10	100	348	458								
INVERGOWRIE/LONGFORGAN				0				5	5			0				0				0				0									
Aberfeldy						24			24		8	8			9	9			6	6			6	6									
Pitlochry				7	7			5	5		2	2			12	2	14		13	13					0								
Highland Landward								3	3		1	1			8	5	13		1	1				11	11								
HIGHLAND PA				7	7	24	8	32			11	11		20	16	36		20	20	0	0	17	17										
Kinross			9	36	45	51	67	118		32	99	131		10	10			19	19		8	42	50										
Milnathort						5		5		4	4		7	15	22		12	25	37		32	32											
Kinross Landward				8	8		7	7		7	7			6	6			12	12			23	23										
KINROSS PA		9	44	53		56	74	130		32	110	142		7	31	38		12	56	68		8	0	97	105								
Auchterarder			16	55	71		58	58		43	73	116		54	54			59	59			38	38										
Crieff							2	2			1	1		27		27		14	14			20	60	80									
Strathearn Landward				11	11		4	4							7	7									0								
STRATHEARN PA		16	66	82		64	64			43	74	117		27	61	88		73	73	0	20	98	118										
Alyth																		4	7	11			9	9									
Blairgowrie				30	30	24	12	26	62	72	23	95		15	15		8	11	19			20	62	82									
Coupar Angus															1	1									0								
Strathmore Landward														8	28	36			9	9			40	40									
STRATHMORE PA				30	30	24	12	26	62	72	23	95		8	0	44	52	12	27	39		0	20	111	131								
Perth & Kinross Council		32	151	287	470	78	175	404	657	10	239	522	771	99	138	370	607	27	131	332	490	18	140	671	829								

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

HOUSING SITES COMPLETED OR DELETED FROM AUDIT AT MARCH 2023

LOCATION	NAME	SITE REF	DEVELOPER	CAPACITY	LP REF
Complete					
Balado	Beaufield	KIL094	Good House Company	8	
Bankfoot	Church Lane, Church Hall (consent initiated)	PEL281	Tayvalley Homes	5	
Blairgowrie	Upper Allan Street, Hill Primary School	EAB077	Corryard Developments	17	
Crieff	Kincardine Road 1	STC045	Stewart Milne/ Hillcrest Homes	133	H16
Crook of Devon	Claysyke Farm	KIL074	W and M Paterson and Son	9	
Gairneybank	Hillview House	KIL087	Webster Homes	5	
Glenfarg	Main Street, Lomond Hotel	PEL248	Glenfarg Developments	12	
Kinross	High Street, Kirklands Garage	KIK039	Kirklands Development Group	6	
Kinross	Windlestrae Hotel	KIK042	Juniper Residential	41	
Leetown	Ross Steading	PEL284	Rosstay Farms Limited	12	
Meikle	Ardler Road	EAL025	Hadden Homes/ LA	33	H68
Milnathort	Pace Hill	KIM018	Dundas Estates and Dev Co Ltd	77	H49
Murthly	Murthly Hospital 1	HIL025	Private/ B and B Joiners	54	H35
Perth	Atholl Street, 44	PEP273	Perthshire Glazing Company	14	
Perth	Gannochy Road 1	PEP257	Gannochy Trust	48	H3
Perth	Goodlyburn Terrace	PEP265	Hillcrest Homes	39	
Perth	King Edward Street, 22	PEP296	RAAC (Perth) Ltd	7	
Expired					
Perth	York Place, 47	PEP293	D Quinn	14	

Total number of sites = 18

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 2023

LOCATION	NAME	SITE REF	DEVELOPER	CAPACITY	LP REF
Perth Area					
Perth	Gannochy Road 2	PEP300	Gannochy Trust	48	H3
Perth Central					
Perth	St John Street, 50	PEP299	251111 Ltd	5	
Strathearn Area					
Crieff	Coldwells Road, Old South Church	STC067	The Monzie Hotel Ltd	9	
Crieff	Kincardine Road 2	STC066	Campion Homes	78	H16
Crieff	Sauchie Road	STC065	Hillcrest Homes	8	

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 2023

LOCATION	NAME	SITE REF	DEVELOPER	CAPACITY	STATUS
Cairngorms NP					
Blair Atholl	Main Road	HIL096	Private/HA	10	ALDP
Killiecrankie	Railway Yard	HIL082	Whiteburn Investments	6	D
Old Bridge of Tilt	Old Bridge of Tilt	HIL097	Private/HA	20	ALDP
Loch Lomond and Trossachs NP					
St Fillans	Glentarken Park	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.

DISPUTED HOUSING SITES AT MARCH 2023

LOCATION	NAME	SITE REF	DEVELOPER	CAPACITY	STATUS
Highland Area					
Kenmore	Primary School East	HIL084	Private/HA	33	ALDP
Perth Area					
Errol	Errol Airfield	PEL251	Morris Leslie	240	D
Strathmore Area					
Alyth	Annfield Place	EAA035	Private/HA	112	ALDP
Blairgowrie	Westfields of Rattray	EAB078	Private/HA	104	ALDP

Total number of sites = 4

NOTE: The Council seek to reach agreement on the programming of each site with the house building representative body, Homes for Scotland. This year it has not been possible to agree on 4 sites. Each of these sites are considered constrained by Homes for Scotland and are therefore formally disputed.

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.