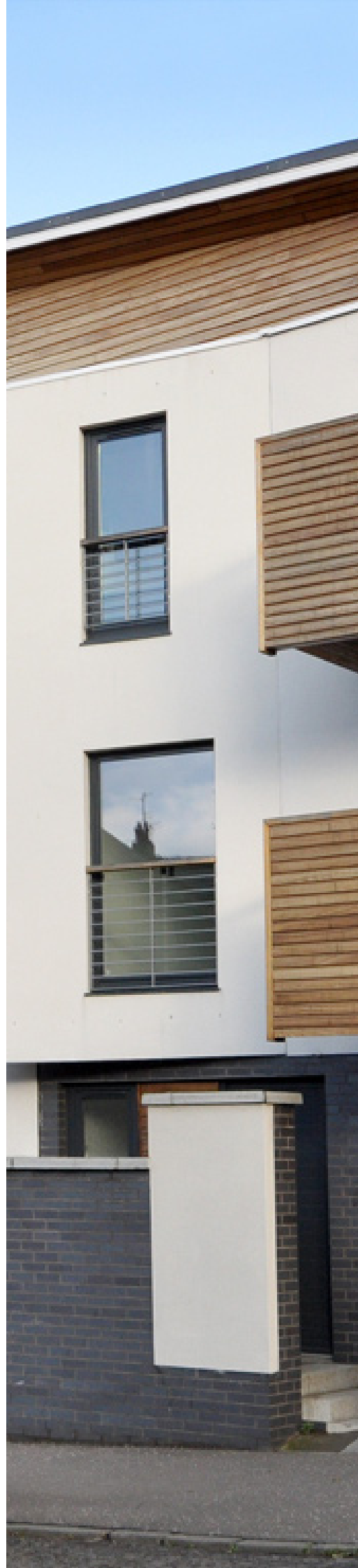


# HOUSING LAND AUDIT

## DUNDEE 2014



# HOUSING LAND AUDIT 2014

PRODUCED BY  
DUNDEE CITY COUNCIL

City Development Department  
Dundee City Council  
Dundee House  
50 North Lindsay Street  
Dundee  
DD1 1LS

# HOUSING LAND AUDIT 2014

Section 1 : Introduction	Page 3
Section 2 : General Principles	Page 4
Section 3 : Consultation	Page 5
Section 4 : Dundee City Summary	Page 7
Section 5 : Greenfield Sites	Page 8
Section 6 : Brownfield Sites	Page 9
Section 7 : Constrained Sites	Page 12
Section 8 : Small Sites	Page 12
Section 9 : Sites Removed from Audit 2013-2014	Page 13
Section 10 : Completions (Tenure)	Page 14
Appendix 1 Effectiveness Criteria	Page 14
Appendix 2 Glossary and Terms	Page 15
Appendix 3 Greater Dundee Housing Market Area	Page 16

# SECTION 1 : INTRODUCTION

The annual audit of housing land provides a factual statement of land supply within the administrative boundaries of Dundee City Council. The audit is based on a survey carried out in April 2014.

The audit remains an important source of information for the monitoring of the **Dundee Local Development Plan 2014** and **TAYplan Strategic Development Plan 2012**

TAYplan requires that housing land within Dundee be identified to accommodate an annual build rate of 610 units. The Audit identifies that there is an existing generous effective supply of land for housing across the City.

The Housing Land Audit has been prepared in line with the Scottish Planning Policy (SPP) and PAN 2/2010: Affordable Housing and Housing Land Audits.

## SECTION 2 : GENERAL PRINCIPLES

The audit provides a range of information relating to each housing site:

- The schedules in Sections 5, 6 & 7 are grouped by effective supply and constrained supply, as defined by the SPP, and within PAN 2/2010.
- Each site has a unique site reference followed (where appropriate) by the Local Development Plan reference, the name of the site and the owner, developer or applicant.
- The status of the site relates to whether the site is under construction, identified in the Local Development Plan or has planning permission or other Council approval.
- The approval date given refers to the latest date that planning permission was issued.
- The number of houses still to be completed on each site is included and an assessment is made of the potential yield from the site in the programming columns.

All sites in the Dundee City Council area fall within the Greater Dundee Housing Market Area. (See Appendix 3)

The potential yield figures included within the audit take into account past trends and completions, either on-site or within the housing market area. The effects of the continuing difficulties for the house-building industry have been considered and where appropriate a cautious approach has been adopted in predicting future yield from development sites. More generally, emphasis is made that the likely yield is indicative and will undoubtedly vary from the actual figure.

Section 10 sets out the total number of completions by tenure, this includes the completions from small sites (5 or less units) that are set out in Section 8.

## SECTION 3 : CONSULTATION

The audit was sent out for consultation to the Scottish Government's Housing and Regeneration and the Commonwealth Games Directorate; Homes for Scotland; Scottish Water; the Dundee Local Development Plan mailing list and members of the public via the Dundee City Council website.

A meeting was held with Homes for Scotland (HfS) and several of their members to go through the comments HfS had made to the draft Housing Land Audit 2014.

A number of comments were submitted requesting alterations to the phasing of developments and where appropriate these changes have been reflected in the audit. Where the comments related to applications post 31 March 2014 these will be taken into account in the Dundee HLA 2015.

Homes for Scotland raised concerns that a number of sites should be deemed as non-effective as the planning permission had expired. The Council clarified that the Housing Land Audit is produced as of 31 March 2014 and those sites still had valid permission at that time and so were effective. Where planning permission has not been renewed or new applications for planning permission have not been approved then the sites in question will be removed from the Dundee HLA 2015.

Homes for Scotland also raised concerns over the number of sites within Council ownership and emphasised that there should be a land disposal strategy for these sites. The strategy for delivery of the sites allocated for housing, including those on Council owned land, is set out in the Dundee Local Development Plan 2014. The strategy places the priority on brownfield housing sites to deliver the regeneration objectives of the Dundee Single Outcome Agreement and the Local Development Plan. The majority of the Council owned land allocated for housing is covered by masterplans which sets out development and phasing for these areas. This forms the basis for the disposal of the sites on Council owned land.

To ensure that Council owned land is promoted and taken forward in line with the strategy a joint working group, incorporating planning, property and housing has been established. This group is seeking to actively promote Council owned land in line with the LDP and masterplans. The group is also meeting with house builders both national and local to promote the sites and to consider creative and innovative ways of delivering housing. This approach is being developed and includes the preparation of site particulars for Council owned land.

A number of planning consultants commented on behalf of developers and landowners on the HLA 2014 questioning the marketability of certain sites as well as the reliance on brownfield land. They stated that as a result the land supply could not be considered to be generous. In light of this they requested the inclusion of their client's sites to the audit. However, these sites are neither allocated in the Dundee LDP 2014 or have the benefit of planning permission or any other approval. Therefore they have not been included in the Housing Land Audit 2014.

## Section 4: Dundee City - Summary

### PROGRAMMING ON EFFECTIVE SITES

	14-15	15-16	16-17	17-18	18-19	19-20	20-21	LATER YEARS	5 YEAR EFFECTIVE	CONSTRAINED SITES	ESTABLISHED SITES	
DUNDEE GREENFIELD	10	87	116	100	90	90	90	60	403	285	928	
DUNDEE BROWNFIELD	297	606	686	611	618	545	503	474	2818	46	4386	
<b>TOTALS</b>	<b>307</b>	<b>693</b>	<b>802</b>	<b>711</b>	<b>708</b>	<b>635</b>	<b>593</b>	<b>534</b>	<b>3221</b>	<b>331</b>	<b>5314</b>	

ALDP =ALLOCATED LOCAL DEVELOPMENT PLAN

DEPC = DETAILED PLANNING CONSENT

CONS = UNDER CONSTRUCTION



## Section 5: Dundee City - Greenfield Sites

### EFFECTIVE SUPPLY

SITE REF	LDP REF	SITE NAME	OWNER/DEVELOPER	STATUS	LAST APPROVAL	AREA (ha)	CAPACITY	UNITS TO BUILD	14-15	15-16	16-17	17-18	18-19	19-20	20-21	LATER YEARS
200356	HP01	WESTERN GATEWAY, SOUTH GRAY	INVERARITY FARMS	ALDP		19.8	230	230	0	40	40	30	30	30	30	30
200408	HP02	WESTERN GATEWAY SWALLOW	STARK FARMS/SPRINGFIELD LTD	ALDP		15.8	270	270	0	40	40	40	40	40	40	30
200409		DUNDEE WESTERN LIFF PH1	CALA/GL RES	CONS	15/04/2010	18.4	162	30	5	5	10	10	0	0	0	0
200713		LINLATHEN HOUSE LODGE	GL RESIDENTIAL	CONS	27/02/2006	5.0	39	7	5	2	0	0	0	0	0	0
200738	H69	DUNDEE WESTERN LIFF PH2	NHS/SPRINGFIELD LTD	ALDP		9.9	100	100	0	0	20	20	20	20	20	0
201423	H73	PITKERRO MILL	PRIVATE	ALDP		1.0	6	6	0	0	6	0	0	0	0	0
<b>TOTALS</b>							<b>807</b>	<b>643</b>	<b>10</b>	<b>87</b>	<b>116</b>	<b>100</b>	<b>90</b>	<b>90</b>	<b>90</b>	<b>60</b>

ALDP =ALLOCATED LOCAL DEVELOPMENT PLAN

DEPC = DETAILED PLANNING CONSENT

CONS = UNDER CONSTRUCTION

## Section 6: Dundee City - Brownfield Sites

### EFFECTIVE SUPPLY

SITE REF	LDP REF	SITE NAME	OWNER/DEVELOPER	STATUS	LAST APPROVAL	AREA (ha)	CAPACITY	UNITS TO BUILD	14-15	15-16	16-17	17-18	18-19	19-20	20-21	LATER YEARS
199133	H01	SITE 4, WHITFIELD	DUNDEE CITY COUNCIL	ALDP		3.5	94	94	0	0	14	20	20	20	20	0
199524	H02	RAILYARDS	SCOTTISH ENTERPRISE	ALDP		2.5	110	110	0	0	10	20	20	20	20	20
200115		BLACKNESS NURSERY	SIGNATURE HOMES	DEPC	02/10/2013	1.0	20	20	0	10	10	0	0	0	0	0
200308	H03	SOUTH TAY STREET	DUNDEE CITY COUNCIL	ALDP		0.2	15	15	0	0	15	0	0	0	0	0
200309	H04	MARKETGAIT/SOUTH TAY STREET	BRIAN OWER/DUNDEE CITY COUNCIL	ALDP		0.1	18	18	0	0	18	0	0	0	0	0
200315	H05	38-40 SEAGATE	FORBES JOHNSTONE	ALDP		0.1	24	24	0	0	12	12	0	0	0	0
200316	H06	ROSEANGLE, PETERSON HOUSE	MR HAGAN/PETER INGLES	ALDP		0.4	10	10	0	0	10	0	0	0	0	0
200318	H07	GREENFIELD PLACE	PRIVATE	ALDP		0.1	5	5	0	5	0	0	0	0	0	0
200320	H08	19-21 ROSEANGLE	BRIAN OWER	ALDP		0.1	5	5	0	5	0	0	0	0	0	0
200321	H09	QUEEN VICTORIA WORKS	MCGREGOR BALFOUR	ALDP		1.3	40	40	0	0	10	10	20	0	0	0
200329	H10	TAYBANK WORKS PHASE 2	NK DEVELOPMENTS	ALDP		0.7	18	18	0	0	9	9	0	0	0	0
200332		MAINS LOAN/ELIZA STREET	BRADLEY REMOVALS	CONS	29/08/2005	0.5	30	22	7	7	8	0	0	0	0	0
200338	H11	HILLSIDE, YARROW TERRACE	UNIVERSITY OF ABERTAY/PERSIMMON	ALDP		1.4	60	60	0	0	20	20	20	0	0	0
200339	H12	FOGGYLEY GARDENS	DUNDEE CITY COUNCIL	ALDP		0.8	40	40	0	0	20	20	0	0	0	0
200343		TROTTICK LOWRISE	H&H	DEPC	18/12/2013	4.1	71	71	0	10	20	20	21	0	0	0
200347	H13	MONIFIETH ROAD, ARMITSTEAD	H&H	DEPC	17/12/2013	1.1	25	25	0	10	15	0	0	0	0	0
200348	H14	LOONS ROAD/LAWSIDE ROAD	TAYPRINT LTD	ALDP		0.3	12	12	0	6	6	0	0	0	0	0
200353	H15	SITE 2, WHITFIELD	DUNDEE CITY COUNCIL	ALDP		3.8	70	70	0	10	20	20	20	0	0	0
200502		MARYFIELD GOODS YARD	DISCOVERY HOMES LTD	CONS	20/11/2008	2.1	48	10	5	5	0	0	0	0	0	0
200504	H16	SITE 1, WHITFIELD	DJ LAING	ALDP		4.8	75	75	0	25	25	25	0	0	0	0
200611		FORMER HOMEBASE SITE	H&H	CONS	05/06/2007	1.7	202	202	39	30	30	30	30	30	13	0
200703		BURNSIDE STREET	WELLBANK ESTATES LTD	DEPC	17/06/2008	1.4	39	39	14	25	0	0	0	0	0	0
200719		JAQUES NIGHT CLUB	GL RESIDENTIAL	CONS	05/09/2011	0.2	20	5	5	0	0	0	0	0	0	0
200723		WALLACE CRAIGIE WORKS	LINTEN PROPERTIES	DEPC	15/08/2013	1.7	174	174	0	0	20	20	20	20	20	74
200725	H17	STRATHMORE AVENUE	DUNDEE CITY COUNCIL	ALDP		0.3	7	7	7	0	0	0	0	0	0	0
200727	H18	PRINCES STREET PHASE 1	DUNDEE CITY COUNCIL	ALDP		0.1	10	10	0	10	0	0	0	0	0	0
200728	H19	PRINCES STREET PHASE 2	DUNDEE CITY COUNCIL	ALDP		0.3	20	20	0	5	15	0	0	0	0	0
200730	H20	MARYFIELD DEPOT	SCOTTISH WATER	ALDP		1.6	20	20	0	0	0	10	10	0	0	0
200734	H21	224/232 HILLTOWN	SYDAR PROPERTIES LTD	ALDP		0.1	10	10	0	10	0	0	0	0	0	0
200739	H22	WHITFIELD LATER PHASES	DUNDEE CITY COUNCIL	ALDP		16.8	228	228	0	30	20	20	20	30	40	68
200806	H23	STEWARTS LANE/LIFF ROAD	IAN HIDDLESTON	ALDP		1.4	40	40	0	0	0	0	20	20	0	0

ALDP =ALLOCATED LOCAL DEVELOPMENT PLAN

DEPC = DETAILED PLANNING CONSENT

CONS = UNDER CONSTRUCTION

## Dundee City - Brownfield Sites (cont'd)

### EFFECTIVE SUPPLY

SITE REF	LDP REF	SITE NAME	OWNER/DEVELOPER	STATUS	LAST APPROVAL	AREA (ha)	CAPACITY	UNITS TO BUILD	14-15	15-16	16-17	17-18	18-19	19-20	20-21	LATER YEARS
200807	H24	QUARRY GARDENS	DUNDEE CITY COUNCIL	ALDP		0.5	18	18	0	18	0	0	0	0	0	0
200808	H25	ANGUS STREET	DUNDEE CITY COUNCIL	ALDP		0.3	8	8	8	0	0	0	0	0	0	0
200810		LOCHEE PARISH CHURCH	CHURCH OF SCOTLAND	DEPC	15/09/2008	0.3	14	14	0	14	0	0	0	0	0	0
200812	H26	CAMPERDOWN STREET	PRIVATE	ALDP		0.2	5	5	0	5	0	0	0	0	0	0
200813	H27	LOONS ROAD	DUNDEE CITY COUNCIL	ALDP		0.4	16	16	0	8	8	0	0	0	0	0
200815		WESTBAY, 34 ALBERT ROAD	ALAN ROBERT HUNTER	CONS	06/06/2012	0.3	17	12	6	6	0	0	0	0	0	0
200816		SOUTH OF VICTORIA DOCK ROAD	UNICORN PROPERTIES	DEPC	01/05/2008	0.6	75	75	0	0	15	15	15	30	0	0
200817		CLEMENT PARK HOUSE	BUDDON LTD	CONS	19/02/2008	2.0	33	18	18	0	0	0	0	0	0	0
200821		HAWKHILL COURT, MID WYND	LINDORES (HAWKHILL) LTD	DEPC	14/05/2013	0.6	101	101	0	0	20	20	20	20	21	0
200901		44 GRAY STREET	DEANSCOURT LTD	DEPC	18/05/2010	0.5	18	18	8	10	0	0	0	0	0	0
200902		SEAMANS MISSION/CANDLE LANE	PRIVATE	CONS	19/06/2008	0.4	42	30	10	10	10	0	0	0	0	0
200904		95 SEAGATE	SEAGATE ESTATES LTD	DEPC	25/04/2014	0.1	17	17	0	10	7	0	0	0	0	0
200905		LOWER DENS MILL	UNICORN	DEPC	12/04/2009	0.6	111	111	0	25	30	36	20	0	0	0
200908		TIVOLI, 20 BONNYBANK ROAD	TIVOLI	DEPC	10/03/2014	0.1	8	8	0	4	4	0	0	0	0	0
200909	H28	FORMER DOWNFIELD SCHOOL ANNEXE	DUNDEE CITY COUNCIL (PART)	ALDP		1.3	25	25	0	10	15	0	0	0	0	0
200910	H29	FORMER MID CRAIGIE PS	DUNDEE CITY COUNCIL	ALDP		1.4	37	37	0	10	27	0	0	0	0	0
200911	H30	FORMER MACALPINE PS	DUNDEE CITY COUNCIL	ALDP		1.6	25	25	0	10	15	0	0	0	0	0
200913	H31	FORMER LAWSIDE ACADEMY	DUNDEE CITY COUNCIL	ALDP		2.8	70	70	0	0	0	35	35	0	0	0
201002		32-34 MAINS LOAN	JAMES KEILLOR ESTATES	DEPC	18/12/2012	5.9	131	131	0	0	0	0	20	25	25	61
201003		9 BURNSIDE STREET	MICHAEL MCKENZIE	DEPC	23/06/2009	0.0	6	6	6	0	0	0	0	0	0	0
201004		LONGHAUGH ROAD	TUSKER DEVELOPMENTS	DEPC	02/12/2013	1.7	17	17	7	10	0	0	0	0	0	0
201006		SMITH STREET	BBK PROPERTIES	DEPC	16/03/2010	0.2	16	16	0	16	0	0	0	0	0	0
201007		LAND EAST OF 317 CLEPINGTON ROAD	PRIVATE	DEPC	16/03/2010	0.1	8	8	4	4	0	0	0	0	0	0
201008	H32	SITE 3, WHITFIELD	DUNDEE CITY COUNCIL	ALDP		1.3	28	28	0	0	10	18	0	0	0	0
201009	H33	SITE 5, WHITFIELD	DUNDEE CITY COUNCIL	ALDP		3.8	26	26	0	0	0	10	16	0	0	0
201010	H34	SITE 6, WHITFIELD	DUNDEE CITY COUNCIL	ALDP		2.8	62	62	0	0	0	0	0	20	20	22
201011	H35	SITE 7, WHITFIELD	DUNDEE CITY COUNCIL	ALDP		3.4	64	64	0	0	0	0	0	0	30	34
201101		GRAYS LANE	SP PROPERTIES (DUNDEE) LTD	DEPC	21/02/2011	0.1	12	12	0	5	7	0	0	0	0	0
201102		DURA STREET	WHITTET BROTHERS	DEPC	19/02/2014	0.1	8	8	0	4	4	0	0	0	0	0
201103		22 CASTLE STREET	PRIVATE	DEPC	21/05/2010	0.0	12	12	0	6	6	0	0	0	0	0
201104		FORMER FOUNDRY ST MARYS ROAD	PRIVATE	CONS	15/12/2010	0.3	9	5	3	2	0	0	0	0	0	0
201105	H37	FORMER EASTERN PS	DUNDEE CITY COUNCIL	ALDP		0.5	28	28	0	10	18	0	0	0	0	0
201106	H38	SEAGATE/TRADES LANE	DUNDEE CITY COUNCIL	ALDP		0.1	24	24	0	0	0	24	0	0	0	0
201107	H39	FORMER MAXWELLTOWN MULTIS	PRIVATE/HSG ASSOCIATION	ALDP		4.5	300	300	0	20	20	20	30	50	80	80
201108	H40	FORMER DERBY STREET MULTIS	PRIVATE/HSG ASSOCIATION	ALDP		1.0	120	120	0	0	20	20	20	20	20	20
201109	H41	CENTRAL WATERFRONT	DUNDEE CITY COUNCIL	ALDP		12.0	375	375	0	0	0	0	80	100	100	95
201110	H42	FORMER MOSSGIEL PS PHASE 2	DUNDEE CITY COUNCIL	ALDP		1.5	42	42	0	0	20	22	0	0	0	0
201201		51 MAGDALEN YARD ROAD	ROWARTH VENTURES LTD	DEPC	01/09/2011	0.3	7	7	7	0	0	0	0	0	0	0
201204		FORMER GRAHAM STREET CAMPUS	PERSIMMON HOMES	CONS	13/02/2012	1.6	54	7	7	0	0	0	0	0	0	0

ALDP =ALLOCATED LOCAL DEVELOPMENT PLAN

DEPC = DETAILED PLANNING CONSENT

CONS = UNDER CONSTRUCTION

## Dundee City - Brownfield Sites (cont'd)

### EFFECTIVE SUPPLY

SITE REF	LDP REF	SITE NAME	OWNER/DEVELOPER	STATUS	LAST APPROVAL	AREA (ha)	CAPACITY	UNITS TO BUILD	14-15	15-16	16-17	17-18	18-19	19-20	20-21	LATER YEARS
201205	H43	LAND AT EARN CRESCENT	DUNDEE CITY COUNCIL	ALDP		3.5	70	70	0	0	0	0	35	35	0	0
201206	H44	LAND AT CHARLESTON DRIVE	DUNDEE CITY COUNCIL	ALDP		1.1	22	22	0	0	0	0	0	10	12	0
201207	*	MILL O MAINS PHASE 2	HOME SCOTLAND	CONS	19/03/2012	1.61	66	66	30	36	0	0	0	0	0	0
201208	H45**	MILL O MAINS PHASE 3	HOME SCOTLAND	DEPC	18/02/2014	0.82	70	70	0	20	30	20	0	0	0	0
201210	H47***	MILL O MAINS PHASE 4	HOME SCOTLAND	ALDP		2.8	90	90	0	0	0	30	30	30	0	0
201211	H48	LAND AT DENS ROAD	DUNDEE CITY COUNCIL	ALDP	09/08/2005	0.4	12	12	12	0	0	0	0	0	0	0
201301		CHURCHILL PLACE, BROUGHTY FERRY	THE VOIGHT PARTNERSHIP LTD	CONS	27/03/2013	0.2	15	15	8	7	0	0	0	0	0	0
201302		329 CLEPINGTON ROAD	PRIVATE	CONS	06/06/2012	0.2	9	9	5	4	0	0	0	0	0	0
201303		189-197 PITKERRO ROAD	QUEENSBURY PROPERTIES LTD	DEPC	23/02/2012	1.7	22	22	6	8	8	0	0	0	0	0
201402	H64	FORMER SCHOOL, BLACKNESS ROAD	WHITEBURN PROJECTS	CONS	14/05/2013	1.2	45	45	30	15	0	0	0	0	0	0
201403		SINCLAIR STREET	HILLCREST HSG ASSOCIATION	DEPC	21/01/2014	0.3	32	32	12	20	0	0	0	0	0	0
201404		3 ALBERT ROAD	PRIVATE	DEPC	24/01/2014	0.6	6	6	3	3	0	0	0	0	0	0
201405		LAND TO REAR OF CHARLESTON DR.	PRIVATE	DEPC	14/05/2013	0.8	16	16	0	5	5	6	0	0	0	0
201406		55-57 PITALPIN STREET	PRIVATE	DEPC	21/01/2014	0.1	5	5	2	3	0	0	0	0	0	0
201407		ORMISTON CRESCENT	ANGUS HSG ASSOCIATION	DEPC	17/12/2013	1.5	32	32	10	10	12	0	0	0	0	0
201408		114 HILLTOWN	PRIVATE	DEPC	23/07/2013	0.1	8	8	4	4	0	0	0	0	0	0
201411		KING STREET/COWGATE	PRIVATE	DEPC	27/03/2014	0.1	9	9	4	5	0	0	0	0	0	0
201412		36 CASTLE STREET	PRIVATE	DEPC	15/04/2014	0.1	5	5	0	5	0	0	0	0	0	0
201413	H66	LAND AT CLATTO	SCOTTISH WATER	ALDP		3.37	60	60	0	0	0	15	15	15	15	0
201414	H61	LAND AT LAUDERDALE AVENUE	DUNDEE CITY COUNCIL	ALDP		1.1	33	33	0	0	10	10	13	0	0	0
201415	H67	FORMER SCHOOL, KIRKTON ROAD	DUNDEE CITY COUNCIL	ALDP		0.7	22	22	0	10	12	0	0	0	0	0
201416	H65	FORMER SCHOOL, DUNHOLM TCE	DUNDEE CITY COUNCIL	ALDP		1.4	40	40	0	0	0	10	10	10	10	0
201417	H60	FORMER SCHOOL, DONALD ST.	DUNDEE CITY COUNCIL	ALDP		1.8	30	30	0	0	0	0	10	10	10	0
201419	H59	GLAMIS ROAD	BLACKWOOD HSG ASSOCIATION	ALDP		0.7	18	18	0	0	0	9	9	0	0	0
201420	H57	FORMER COLLEGE, MELROSE TCE	PERSIMMON HOMES	ALDP		1.6	75	75	10	25	25	15	0	0	0	0
201421	H62	FORMER MAXWELLTOWN WORKS	PRIVATE	ALDP		1.3	50	50	0	0	0	0	0	20	30	0
201422	H68	FINAVON STREET	ABERTAY HSG ASSOCIATION	ALDP		1.7	47	47	0	0	0	10	10	10	17	0
201424	H72	LAND EAST OF STRATHYRE AVE	TAYLOR WIMPEY	ALDP		1.6	26	26	0	6	10	10	0	0	0	0
					TOTALS		4484	4340	297	606	686	611	618	545	503	474

#### MULTIPLE SITES:

\*MILL O MAINS PHASE 2 includes sites referenced - 201207, 201212, 201217

\*\*MILL O MAINS PHASE 3 includes sites referenced - H45 (201208), H46 (201209), H51 (201215), H54 (201219)

\*\*\*MILL O MAINS PHASE 4 - H47 (201210), H49 (201213), H50 (201214), H52 (201216), H53 (201218), H55 (201220), H56 (201221)

ALDP =ALLOCATED LOCAL DEVELOPMENT PLAN

DEPC = DETAILED PLANNING CONSENT

CONS = UNDER CONSTRUCTION

## Section 7: Dundee City - Brownfield Sites

### CONSTRAINED SITE

SITE REF	LDP REF	SITE NAME	OWNER/DEVELOPER	STATUS	LAST APPROVAL	AREA (ha)	CAPACITY	UNITS TO BUILD	14-15	15-16	16-17	17-18	18-19	19-20	20-21	CONSTRAINT
201012	H36	SITE 8, WHITFIELD	DUNDEE CITY COUNCIL	ALDP		1.8	46	46	0	0	0	0	0	0	0	LAND USE

## Dundee City - Greenfield Sites

### CONSTRAINED SITES

SITE REF	LDP REF	SITE NAME	OWNER/DEVELOPER	STATUS	LAST APPROVAL	AREA (ha)	CAPACITY	UNITS TO BUILD	14-15	15-16	16-17	17-18	18-19	19-20	20-21	CONSTRAINT
201425	H70(2)	BALDRAGON FARM	BETTS	ALDP		7.4	135	135	0	0	0	0	0	0	0	LDP POLICY
201426	H71(2)	LINLATHEN, ARBROATH ROAD	LINLATHEN DEVELOPMENTS	ALDP		15.9	150	150	0	0	0	0	0	0	0	LDP POLICY

## Section 8: Dundee City - Small Sites (Less than 5 Units)

### SMALL SITES (LESS THAN 5 UNITS)

SITE REF	LDP REF	SITE NAME	OWNER/DEVELOPER	STATUS	LAST APPROVAL	AREA (ha)	CAPACITY	UNITS TO BUILD	14-15	15-16	16-17	17-18	18-19	19-20	20-21	LATER YEARS
201013		SMALL SITES (LESS THAN 5 UNITS)	PRIVATE	DEPC		2.0	48	28	3	5	5	5	5	5	0	0
201304		SMALL SITES (LESS THAN 5 UNITS)	PRIVATE	DEPC		1.1	48	22	3	4	5	5	5	0	0	0
201410		SMALL SITES (LESS THAN 5 UNITS)	PRIVATE	DEPC		3.1	47	44	4	5	5	5	5	10	10	0

ALDP =ALLOCATED LOCAL DEVELOPMENT PLAN

DEPC = DETAILED PLANNING CONSENT

CONS = UNDER CONSTRUCTION

# SITES REMOVED FROM AUDIT 2013-2014

## SECTION 9 : SITES COMPLETED & REMOVED FROM THE AUDIT 2013-2014

200357	Baldragon
200214	Ardler Phase 6A(1)
200216	Ardler Phase 6A (2)
200349	Tayspinners, Arbroath Road
200709	Nelson Street

## SITES REMOVED FOR DEFINITIONAL REASONS 2013-2014

200313	Chalmers Hall ( <i>permission expired</i> )
200340	Alloway Place ( <i>site no longer allocated</i> )
200350	Camperdown Dock ( <i>site no longer allocated</i> )
200722	Pitalpin Works Phase 3 ( <i>permission expired</i> )
200819	Fleuchar Street ( <i>permission expired</i> )
200903	9-11 Scott Street ( <i>permission expired</i> )

## Section 10 : Dundee City - Completions (By Tenure)

AREA	YEAR TO	JUNE 1996			JUNE 1997			JUNE 1998			JUNE 1999			JUNE 2000			JUNE 2001			JUNE 2002			JUNE 2003		
	TENURE	LA	HA	P	LA	HA	P	LA	HA	P	LA	HA	P	LA	HA	P	LA	HA	P	LA	HA	P	LA	HA	P
DUNDEE CITY		0	247	592	0	328	285	0	61	348	0	158	320	0	125	392	0	149	356	0	404	589	0	133	392
<b>TOTAL</b>		<b>839</b>			<b>613</b>			<b>409</b>			<b>478</b>			<b>517</b>			<b>505</b>			<b>993</b>			<b>525</b>		
AREA	YEAR TO	JUNE 2004			JUNE 2005			JUNE 2006			JUNE 2007			JUNE 2008			JUNE 2009			JUNE 2010			JUNE 2011		
	TENURE	LA	HA	P	LA	HA	P	LA	HA	P	LA	HA	P	LA	HA	P	LA	HA	P	LA	HA	P	LA	HA	P
DUNDEE CITY		0	186	440	0	200	320	0	319	317	0	134	450	0	71	629	0	205	416	0	107	265	11	80	346
<b>TOTAL</b>		<b>626</b>			<b>520</b>			<b>636</b>			<b>584</b>			<b>700</b>			<b>621</b>			<b>372</b>			<b>437</b>		
AREA	YEAR TO	APRIL 2012			APRIL 2013			APRIL 2014																	
	TENURE	LA	HA	P	LA	HA	P	LA	HA	P															
DUNDEE CITY		53	81	165	6	10	131	12	50	106															
<b>TOTAL</b>		<b>299</b>			<b>147</b>			<b>168</b>																	

LA = LOCAL AUTHORITY

HA = HOUSING ASSOCIATION

P = PRIVATE

## APPENDIX 1 : EFFECTIVENESS CRITERIA

The following criteria for judging the effectiveness of housing sites within the established supply are taken from PAN 2/2010: Affordable Housing and Housing Land Audits.

**Ownership:** the site is in the ownership or control of a party which can be expected to develop it or release it for development. Where a site is in the ownership of a local authority or other public body, it should be included only where it is part of a programme of land disposal.

**Physical:** the site, or relevant part of it, is free from constraints related to slope, aspect, flood risk, ground stability or vehicular access which would preclude its development. Where there is a solid commitment to removing the constraints in time to allow development in the period under consideration, or the market is strong enough to fund the remedial work required, the site should be included in the effective land supply.

**Contamination:** previous use has not resulted in contamination of the site or, if it has, commitments have been made which would allow it to be developed to provide marketable housing.

**Deficit Funding:** any public funding required to make residential development economically viable is committed by the public bodies concerned.

**Marketability:** the site, or a relevant part of it, can be developed in the period under consideration.

**Infrastructure:** the site is either free of infrastructure constraints, or any required infrastructure can be provided realistically by the developer or another party to allow development.

**Land Use:** housing is the sole preferred use of the land in planning terms, or if housing is one of a range of possible uses other factors such as ownership and marketability point to housing being a realistic option.



## APPENDIX 2: GLOSSARY OF TERMS

The definitions of terms used within the draft audit reflect the glossary contained in the SPP (February 2010).

**Brownfield land:** land which has previously been developed. The term may encompass vacant or derelict land; infill sites; land occupied by redundant or unused buildings; and developed land within the settlement boundary where further intensification of use is considered acceptable.

**Constrained housing land supply:** that part of the established housing land supply which at the time of any audit is not assessed as being effective.

**Effective housing land supply:** the part of the established housing land supply that is free or is expected to be free of development constraints in the period under consideration, and will therefore be available for the construction of housing.

**Established housing land supply:** the total housing land supply – including both constrained and unconstrained sites. This will include the effective housing land supply, plus the remaining capacity of sites under construction; sites with planning consent; sites in adopted local plans; and other land and buildings with agreed potential for housing development.

**Greenfield land:** land which has never been previously developed, or fully-restored formerly derelict land which has been brought back into active or beneficial use for agricultural, forestry, environmental purposes, or outdoor recreation.

**Housing Land Audit:** the mechanism for monitoring the housing land supply and identifying those sites within the established land supply which are expected to be effective within the period under consideration.

**Housing Land Requirement:** the difference between a figure arrived at by considering market demand, demographic need and other relevant factors, and the effective housing land supply.

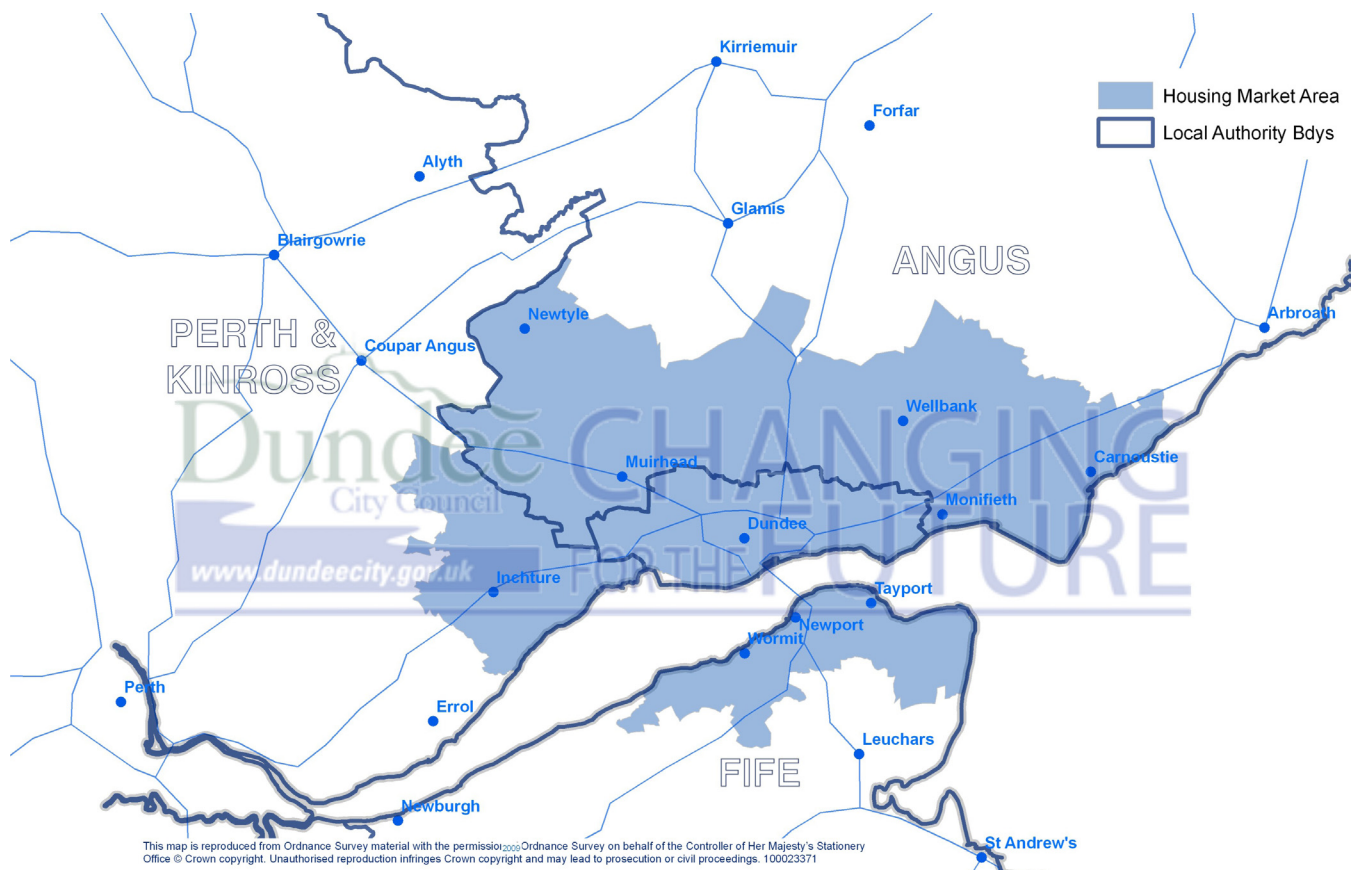
**Housing Market Area:** a geographical area which is relatively self-contained in terms of housing demand; i.e. a large percentage of the people moving home or settling in the area will have sought a dwelling only in that area.

**Private sector housing:** housing for sale or rent provided by private developers or other commercial organisations. The term “owner-occupied sector” excludes the private rented element.

**Public sector housing:** general and special needs housing provision by registered social landlords and local authorities and other social housing providers for rent.

## APPENDIX 3: GREATER DUNDEE HOUSING AREA

### Map Referred to in Section 2:



اگر آپ کو انگریزی سمجھنے میں مشکلات پیش آتی ہیں تو براۓ مہربانی نیچے دیئے گئے پتہ پر رابطہ کریں

Jeżeli masz trudności ze zrozumieniem języka angielskiego,  
proszę skontaktuj się z adresem poniżej

如閣下十分明白英語, 請與以下的地址聯絡。

ਜੇਕਰ ਤੁਹਾਨੂੰ ਇੰਗਲਿਸ਼ ਸਮਝਣ ਵਿਚ ਕਠਿਨਾਈ ਹੈ ਤਾਂ ਕ੍ਰਿਪਾ ਕਰਕੇ ਇਸ ਪਤੇ ਤੇ ਸੰਪਰਕ ਕਰੋ:

Если у вас проблемы с пониманием английского языка, обратитесь  
по нижеуказанному адресу

**If you have difficulties understanding English, please contact the address below.**

Dundee Translation and Interpretation Service,  
Dundee City Council,  
Mitchell Street Centre,  
Top Floor,  
Mitchell Street,  
Dundee DD2 2LJ

Tel 01382 435825

September 2014

## HOUSING LAND IN DUNDEE 2014

