

Dundee City Council

Indicative Draft Housing Land Audit

2020



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Executive Summary

The Indicative Housing Land Audit 2020 provides an analysis of the housing land supply within the city based on information available at this time. The impact of Covid-19 has limited some of the normal survey work. However, consultation with developers was carried out in May and August to inform the content of this indicative audit.

Despite the difficulty caused by the pandemic, the audit provides a snap-shot of the housing land supply in Dundee. It has also prompted thinking on ways to ensure the audit process can be robust without relying on a physical survey. Continued dialogue with developers and landowners throughout the year will be key to this.

This indicative audit still contains all the information that has been available from previous years, but has been updated following feedback from last year's audit to include more narrative around the content and housing land supply and information such as the year the site was added to the audit.

In line with the TAYplan requirements the indicative audit demonstrates that sufficient land is available to provide a five year effective supply. The programming shows high completion rates around years 2, 3 & 4 which is primarily a result of the completions required through the SHIP as well as continued activity at the Western Gateway, Linlathen as well as the delivery of the Waterfront regeneration.

The indicative completion rate for 2020 was 260, all of which were in the private sector. Whilst total completions are lower than 2019, 260 units is the highest annual completion rate for private housing since 2011.

Whilst no social housing completions have been recorded this year, activity is ongoing in this sector with planning approval for 227 units in 19/20 and 200 units under construction. In addition to Covid, there have been issues in relation to drainage and availability of contractors which have caused some difficulty and delay. The additional 227 approved social units in 19/20 brings the total number of units approved within the audit to 977 and with a number of applications still coming forward this will enable the Council to meet its 1000 homes sets out in the City Plan. Overall the rate of units under construction continues to hold a steady rate of just over 500 for the third year in a row demonstrating that housing construction and activity continues to be healthy within the City.

1- Introduction

The annual audit of housing land provides a factual statement of land supply within the administrative boundaries of Dundee City Council. This indicative audit is based on data collected in April 2020.

The audit has been prepared in line with Scottish Planning Policy (SPP, 2014) and PAN 2/2010: Affordable Housing and Housing Land Audit (August 2010) and provides a snapshot in time of the housing land supply within the City.

The audit provides an important source of information for the monitoring of the Dundee Local Development Plan 2019 and TAYplan Strategic Development Plan.

All sites within Dundee City Council fall within the Greater Dundee Housing Market Area. In line with PAN 2/2010 the sites included within the audit are either designated within the development plan or have planning permission.

The audit provides a range of information on each of the housing sites:

- The tables shown in Sections 4, 5 and 6 provide information on the greenfield and brownfield effective supply as well as constrained sites.
- Each site has been given a unique site reference number, where appropriate the Local Development Plan reference number is included, the name of the site and owner, developer or applicant.
- The tables have been amended to clearly show the year the site was added to the audit in line with PAN 2/2010 and following discussion with Homes for Scotland – this allows for clearer monitoring of effectiveness.
- The tables show the total capacity of each of the sites and what the remaining capacity is.
- The status of the site relates to whether the site is under construction, identified in the Local Development Plan or has planning permission.

The programming which has been prepared for each of the housing sites has been based on the following information:

- Information received directly from the owner, developer or applicant.
- Past trends and completions on the site.
- Proposed programming from the previous audit (2019) carried forward.

2 - Background to HLA 2020

The Housing Land Audit has been prepared in 2020 as an indicative working draft document. The impact of COVID-19 on the ability of Officers to carry out the necessary survey work and effective consultation has limited the data available to inform the content of the audit. The content of this indicative audit has been gathered from the following sources:

- Planning and Building Standards Uniform system;
- Up to date SHIP information from RSLs;
- Developer information returns; and
- Dundee Housing Land Audit 2019.

The consultation with developers in May and August 2020 has helped inform the content of this draft audit. The figures provided within the audit may be subject to change due to further analysis and discussion and therefore are indicative within this draft.

3-Housing Land Supply - City Summary

The housing land supply within Dundee has been set through the TAYplan strategic development plan at 480 units per year. With the opportunity for a 10% generosity margin in line with SPP this would mean a target supply of 528 units per year. The following table shows that over the 5 years land supply is far in excess of the TAYplan figure with or without the 10% generosity margin. Further analysis and survey work of these figures is required due to the figures not being considered complete at this stage of the audit.

	20/21	21/22	22/23	23/24	24/25	25/26	26/27	LATER YEARS	5 YEAR EFFECTIVE SUPPLY	CONSTRAINED SITES	ESTABLISHED LAND SUPPLY
GREENFIELD	131	143	132	161	151	135	133	490	718	60	1476
BROWNFIELD	391	759	760	609	375	175	95	107	2894	140	3271
TOTALS	522	902	892	770	526	310	228	597	3612	200	4747

4-Greenfield Effective Supply

HLA ref	LDP2019 Ref	Year added to audit	Site	Owner Developer	Tenure Type	Status	Site Capacity	Units to Build	20/21	21/22	22/23	23/24	24/25	25/26	26/27	Later Years
200356A		2003	WESTERN GATEWAY, SOUTH GRAY	SPRINGFIELD	PRIVATE	CONS	371	214	43	25	25	53	25	25	18	0
200356C		2003	WESTERN GATEWAY, SOUTH GRAY, PERSIMMON SITE 2 - 30 UNITS	PERSIMMON	PRIVATE	CONS	30	13	13	0	0	0	0	0	0	0
200408		2004	WESTERN GATEWAY SWALLOW	SPRINGFIELD	PRIVATE	CONS	230	112	25	35	35	17	0	0	0	0
200738		2007	DUNDEE WESTERN LIFF PHASE 2	SPRINGFIELD	PRIVATE	DEPC	100	100	0	0	0	0	25	25	25	25
201423		2014	PITKERRO MILL	SOUTH TAY LTD	PRIVATE	CONS	6	6	6	0	0	0	0	0	0	0
201424	H47	2014	LAND TO EAST OF STRATHYRE AVENUE	PRIVATE	PRIVATE	ALDP	26	26	0	0	0	10	16	0	0	0
201821	H42	2018	WESTERN GATEWAY, LIFF	SPRINGFIELD	PRIVATE	ALDP	30	30	0	0	0	0	0	0	0	30
201822	H43	2018	DYKES OF GRAY, NORTH EAST	SPRINGFIELD	PRIVATE	ALDP	215	215	0	0	0	0	25	25	25	140
201823	H44	2018	BALDRAGON FARM	AVANT HOMES	PRIVATE	ALDP	110	110	0	0	0	30	30	30	20	0
201824A	H45	2018	BALLUMBIE ROAD, LAND EAST OF, PHASE 1	STEWART MILNE HOMES	PRIVATE	CONS	76	76	34	35	7	0	0	0	0	0
201824B	H45	2018	BALLUMBIE ROAD, LAND EAST OF, PHASE 2	STEWART MILNE HOMES	PRIVATE	ALDP	74	74	0	18	35	21	0	0	0	0
201829	H41	2018	DYKES OF GRAY, NORTH WEST	SPRINGFIELD	PRIVATE	ALDP	250	250	0	0	0	0	0	0	15	235
201830	H46	2018	ARBROATH ROAD, LINLATHEN	KIRKWOOD HOMES	PRIVATE	CONS	250	250	10	30	30	30	30	30	30	60
							1768	1476	131	143	132	161	151	135	133	490

5-Brownfield Sites Supply

HLA ref	LDP2019 Ref	Year added to audit	Site	Owner Developer	Tenure Type	Status	Site Capacity	Units to Build	20/21	21/22	22/23	23/24	24/25	25/26	26/27	Later Years
200339	H07	2003	FOGGYLEY GARDENS SOUTH	STRATHMORE HOMES	PRIVATE	CONS	18	6	4	2	0	0	0	0	0	0
200343		2003	TROTTICK, LOWRISE	H AND H	PRIVATE	CONS	86	21	8	8	5	0	0	0	0	0
200347		2003	MONIFIETH ROAD, ARMITSTEAD	H AND H	PRIVATE	CONS	26	26	7	7	7	5	0	0	0	0
200353	H26	2003	LOTHIAN CRESCENT	DCC	RSL	ALDP	15	15	0	0	0	7	8	0	0	0
200504A	H32	2005	ABERLADY CRESCENT PHASE 1	DJ LAING	PRIVATE	CONS	26	14	14	0	0	0	0	0	0	0
200504B	H32	2005	ABERLADY CRESCENT PHASE 2	DISCOVERY HOMES	PRIVATE	CONS	25	13	8	5	0	0	0	0	0	0
200504C			ABERLADY CRESCENT PHASE 3A	DJ LAING	PRIVATE		10	10	10	0	0	0	0	0	0	0
200504D			ABERLADY CRESCENT PHASE 3B/4	DJ LAING	PRIVATE		34	34	0	30	4	0	0	0	0	0
200611		2006	RIVERSIDE DRIVE, FORMER HOMEBASE SITE	H AND H	PRIVATE	CONS	202	136	21	21	21	21	21	21	10	0
200728	H18	2007	PRINCES STREET	DCC	PRIVATE	ALDP	20	20	0	0	0	20	0	0	0	0
200807	H04	2008	QUARRY GARDENS	DCC	PRIVATE	ALDP	18	18	0	0	0	8	10	0	0	0
200902		2009	CANDLE LANE 3-7, 9-11	HILLCREST HA	PRIVATE	DEPC	24	24	0	24	0	0	0	0	0	0
200909	H11	2009	EAST SCHOOL ROAD, FORMER DOWNFIELD PS	H AND H	PRIVATE	ALDP	25	23	0	5	10	8	0	0	0	0
200911	H08	2009	FORMER MACALPINE PS, ST LEONARD PLACE	H AND H	PRIVATE	ALDP	29	29	0	10	19	0	0	0	0	0
200913	H09	2009	RANNOCH ROAD, FORMER LAWSIDE ACADEMY	DCC	PRIVATE	ALDP	70	70	0	0	0	20	20	30	0	0
201008	H31	2010	LOTHIAN CRESCENT, BOWLING GREEN EAST	DCC	PRIVATE	ALDP	28	28	0	0	0	10	18	0	0	0
201009A	H30	2010	HADDINGTON AVENUE PHASE 1	MERCHANT/HOME SCOTLAND	RSL/PRIVATE	DEPC	13	13	3	10	0	0	0	0	0	0
201009B	H30	2010	HADDINGTON AVENUE PHASE 2	MERCHANT/HOME SCOTLAND	RSL/PRIVATE	DEPC	27	27	12	12	3	0	0	0	0	0
201010	H28	2010	TRANENT GROVE	DCC	PRIVATE	ALDP	62	62	0	0	15	25	22	0	0	0
201011	H27	2010	WHITFIELD DRIVE, FORMER WHITFIELD PS	GEORGE MARTIN/ANGUS HS	PRIVATE/RSL	ALDP	48	48	0	18	18	12	0	0	0	0
201012	H25	2010	LOTHIAN CRESCENT, FORMER WHITFIELD SHOPPING CENTRE	DCC	PRIVATE/RSL	ALDP	30	30	0	0	0	0	30	0	0	0
201102		2011	DURA STREET, 3	WHITTET LTD	PRIVATE	DEPC	8	8	0	0	0	0	4	4	0	0
201106		2011	SEAGATE/TRADES LANE	HILLCREST HA	RSL	CONS	28	28	28	0	0	0	0	0	0	0
201108		2011	DERBY STREET, FORMER MULTIS	DCC/HILLCREST HA	RSL/DCC	CONS	163	163	83	80	0	0	0	0	0	0
201109	H17	2011	CENTRAL WATERFRONT - 375 in total	DCC	MIX	ALDP	171	171	0	0	0	30	30	30	30	51
201110	H23	2011	BALLOCHMYLE DRIVE, FORMER MOSSGIEL PS PHASE 2	DCC	RSL	ALDP	42	42	0	0	42	0	0	0	0	0
201205	H02	2012	EARN CRESCENT, LAND AT	DCC	PRIVATE	ALDP	20	20	0	0	0	10	10	0	0	0
201213	H22	2012	HEBRIDES DRIVE, SOUTH EAST, MOM PHASE 4	HOME SCOTLAND	RSL	ALDP	25	25	0	25	0	0	0	0	0	0

5-Brownfield Sites Supply (cont'd)

201214	H21	2012	HEBRIDES DRIVE, NORTH EAST, MOM PHASE 4	HOME SCOTLAND	RSL	ALDP	20	20	0	20	0	0	0	0	0	0
201220	H19	2012	BARNS OF CLAVERHOUSE ROAD, LAND AT, MOM PHASE 4	DCC	PRIVATE	ALDP	12	12	0	0	0	12	0	0	0	0
201221	H20	2012	HEBRIDES DRIVE, WEST	DCC	PRIVATE	ALDP	10	10	0	0	10	0	0	0	0	0
201303		2013	PITKERRO ROAD, 189-197	HOME SCOTLAND	RSL	DEPC	30	30	0	30	0	0	0	0	0	0
201412		2014	CASTLE STREET, 36	BLUE SPARK LTD	PRIVATE	CONS	8	8	8	0	0	0	0	0	0	0
201413	H03	2014	CLATTO, LAND AT	SCOTTISH WATER	PRIVATE	ALDP	60	60	0	0	0	20	20	20	0	0
201414	H10	2014	NITHSDALE AVENUE, LAUDERDALE AVENUE	INVERTAY HOMES LTD	PRIVATE	DEPC	27	27	7	10	10	0	0	0	0	0
201415	H12	2014	KIRKTON ROAD, FORMER ST COLUMBAS PS	H AND H	PRIVATE	ALDP	21	21	0	10	11	0	0	0	0	0
201416	H01	2014	DUNHOLM PLACE, FORMER CHARLESTON PS	ABERTAY HA	RSL	DEPC	43	43	0	43	0	0	0	0	0	0
201417	H05	2014	SOUTH ROAD, FORMER LOCHEE PS	DCC	PRIVATE	ALDP	30	30	0	0	15	15	0	0	0	0
201421	H15	2014	MAXWELLTOWN WORKS	CALEDONIA HA	RSL	CONS	57	57	20	37	0	0	0	0	0	0
201422		2014	FINAVON STREET, LAND TO EAST OF	ABERTAY HA	RSL	CONS	56	15	15	0	0	0	0	0	0	0
201502		2015	CAMPBILL ROAD, 42	FRONTERA DEVELOPMENTS	PRIVATE	CONS	7	1	1	0	0	0	0	0	0	0
201510	H06	2015	LOCHEE DISTRICT CENTRE	HILLCREST HA	RSL	DEPC	40	14	0	0	14	0	0	0	0	0
201601		2016	GARDYNE ROAD, WINNOCKS, 1	PRIVATE	PRIVATE	CONS	7	7	7	0	0	0	0	0	0	0
201604		2016	NORTH ISLA STREET, 4	CITY BLINDS LTD	PRIVATE	CONS	8	8	8	0	0	0	0	0	0	0
201605		2016	EAST DOCK STREET, 26	PRIVATE	PRIVATE	CONS	10	4	4	0	0	0	0	0	0	0
201606		2016	BARNS OF CLAVERHOUSE ROAD, FORMER OFFICE AND YARD	OGILVIE HOMES LTD	PRIVATE	CONS	40	40	10	20	10	0	0	0	0	0
201609		2016	CONSTITUTION ROAD, FORMER COLLEGE	VOXCAP INVESTMENTS LTD	PRIVATE	DEPC	111	111	0	0	31	40	40	0	0	0
201702		2017	GRAY STREET, 44	DEASNCOURT LTD	PRIVATE	CONS	14	14	14	0	0	0	0	0	0	0
201710		2017	HEBRIDES DRIVE, LAND TO NORTH OF	PANMURE DEVELOPMENTS LTD	PRIVATE	CONS	12	9	3	3	3	0	0	0	0	0
201802		2018	OLD QUARRY ROAD, LAND NORTH OF	KNOWE PROPERTIES LTD	PRIVATE	CONS	12	12	12	0	0	0	0	0	0	0
201803		2018	FAIRMUIR ROAD, 1-3	MCGILL HOMES LTD	PRIVATE	CONS	8	8	4	4	0	0	0	0	0	0
201804		2018	BENVIE ROAD, FORMER GARDEN WORKS UNIT 1	HILLCREST HA	RSL	CONS	12	12	12	0	0	0	0	0	0	0
201806		2018	FORTHILL ROAD, 5, FORMER ANTON HOUSE	CHAMBERLAIN BELL DEVELOPMENTS	PRIVATE	CONS	22	1	1	0	0	0	0	0	0	0
201807		2018	ELLIOT ROAD, MAINS OF BALGAY	PRIVATE	PRIVATE	DEPC	5	5	5	0	0	0	0	0	0	0
201808		2018	ROSEANGLE, 34-36	FORMOSA DEVELOPMENTS LTD	PRIVATE	DEPC	7	7	7	0	0	0	0	0	0	0
201809		2018	CLEPINGTON ROAD, 213	DISCOVERY HOMES	PRIVATE	CONS	10	5	5	0	0	0	0	0	0	0
201810	H17	2011	CENTRAL WATERFRONT - SITE 6	OUR ENTERPRISE LTD	PRIVATE	DEPC	116	116	0	0	36	80	0	0	0	0
201811	H17	2011	CENTRAL WATERFRONT - SITE 2	DCC	PRIVATE	DEPC	88	88	0	0	0	88	0	0	0	0

5-Brownfield Sites Supply (cont'd)

201812		2018	RAGLAN STREET, 5	HILLCREST HA	RSL	DEPC	16	16	0	0	16	0	0	0	0	0
201813	H16	2018	MAXWELLTOWN, FORMER MULTIS	DCC	TBC	ALDP	30	30	0	0	30	0	0	0	0	0
201814	H34	2018	ETIVE GARDENS, FORMER GOWRIEHILL PS	DCC	TBC	ALDP	35	35	0	10	25	0	0	0	0	0
201815	H35	2018	DENOON TERRACE, FORMER HILLSIDE PS	DCC	TBC	ALDP	45	45	0	0	10	10	10	15	0	0
201816	H36	2018	HIGH STREET, LOCHEE, FORMER ST MARY'S INFANT SCHOOL	DCC	TBC	ALDP	10	10	0	10	0	0	0	0	0	0
201817	H37	2018	BURN STREET, FORMER BALDRAGON ACADEMY	DCC	TBC	ALDP	70	70	0	0	25	25	20	0	0	0
201819	H39	2018	LONGHAUGH ROAD, FORMER ST LUKE'S & ST MATTHEW'S PS	ANGUS HA	TBC	ALDP	42	42	0	32	10	0	0	0	0	0
201820	H40	2018	FINTRY TERRACE, FORMER LONGHAUGH PS	ANGUS HA	TBC	ALDP	32	32	0	24	8	0	0	0	0	0
201825	H14	2018	GREENMARKET, FORMER RAILYARDS	SCOTTISH ENTREPRISE	TBC	ALDP	110	110	0	0	0	0	30	30	30	20
201826A	H29	2018	SUMMERFIELD GARDENS	DCC INVERTAY	TBC	ALDP	37	27	0	0	13	14	0	0	0	0
201826B	H29	2018	SUMMERFIELD GARDENS NORTH 43 UNITS NOT IN ARCGIS	INVERTAY	PRIVATE	CONS	43	20	12	8	0	0	0	0	0	0
201827	H33	2018	DRUMGEITH ROAD, KELLYFIELD	DCC	TBC	ALDP	100	100	0	0	0	0	25	25	25	25
201901		2019	BURNSIDE STREET, 55	HILLCREST HA	RSL	DEPC	39	39	0	0	0	39	0	0	0	0
201902		2019	COLDSDIE ROAD, LAND TO SOUTH OF	CALEDONIA HA	RSL	DEPC	30	30	0	30	0	0	0	0	0	0
201903		2019	RANKINE STREET, 14	ABERKELL DEVELOPMENTS	PRIVATE	CONS	10	10	10	0	0	0	0	0	0	0
201905		2019	VICTORIA STREET, EAGLE MILL	EAGLE MILL CAPITOL LTD	PRIVATE	DEPC	34	34	0	0	12	12	10	0	0	0
201906		2019	LANGLANDS STREET SOUTH SIDE	HILLCREST HA	RSL	DEPC	16	16	0	8	8	0	0	0	0	0
201907		2019	COMMERCIAL STREET, 9-17	PRIVATE	PRIVATE	DEPC	8	8	8	0	0	0	0	0	0	0
201908		2019	THORTER LOAN, LAND SOUTH OF	HILLCREST HA	RSL	DEPC	119	119	0	0	119	0	0	0	0	0
201909		2019	SEAGATE, 95	RED COURT DEVELOPMENTS LTD	PRIVATE	DEPC	17	17	0	17	0	0	0	0	0	0
201910		2019	GUTHRIE STREET, THE OLD MILL	RAMSAY PROPERTIES LTD	PRIVATE	DEPC	17	17	0	7	10	0	0	0	0	0
201911		2019	FORMER THE ROCK, PUBLIC HOUSE, DICKSON AVENUE	ROCK DEVELOPMENTS LTD	PRIVATE	DEPC	11	11	0	0	0	0	0	0	0	11
201912		2019	ELLENGOWAN DRIVE, SITE AT	HILLCREST HA	RSL	DEPC	130	130	0	40	30	24	36	0	0	0
202002		2020	WEST GREEN PARK & BENVIE HOUSE	MILLER HOMES	PRIVATE	DEPC	54	33	14	19	0	0	0	0	0	0
202003		2020	MURRAYGATE, 11-23	HILLCREST HA	RSL	DEPC	31	31	0	0	0	31	0	0	0	0
202005		2020	COMMERCIAL STREET, 23	AKG PROPERTY GROUP	PRIVATE	DEPC	7	7	0	7	0	0	0	0	0	0
202006		2020	PERTH ROAD, FORMER BLACKNESS NURSERY	MARTIN ALAN PROPETRIES	PRIVATE	DEPC	10	10	0	0	10	0	0	0	0	0
202007		2020	TRADES LANE, 28	A B ROGER AND YOUNG LTD	PRIVATE	DEPC	31	31	0	0	10	10	11	0	0	0
202008		2020	WEST MARKETGAIT FORMER GARAGE	MARKETGAIT DUNDEE LTD	PRIVATE	DEPC	43	43	0	0	43	0	0	0	0	0

5 - Brownfield Sites Supply (cont'd)

202009		2003	TAYBANK WORKS (MORGAN STREET)	CALEDONIA HA	RSL	DEPC	37	37	0	37	0	0	0	0	0	0
202010		2020	DICKSON AVENUE, THE JIMMY SHAND	WEST DEVELOPMENTS SCOTLAND LTD	PRIVATE	DEPC	6	6	6	0	0	0	0	0	0	0
202011		2020	SEAGATE, 36-40	DISCOVERY HOMES	PRIVATE	DEPC	27	27	0	0	27	0	0	0	0	0
202012		2020	KINGSWAY EAST, FORMER STEWART HOUSE	PERSIMMON	PRIVATE	DEPC	71	71	0	32	39	0	0	0	0	0
202013		2020	BUTTARS LOAN, LAND TO THE EAST OF	GREEN PADS LTD	PRIVATE	DEPC	8	8	0	4	4	0	0	0	0	0
202014		2020	DYKES OF GRAY ROAD, HOUSE OF GRAY	PRIVATE	PRIVATE	DEPC	10	10	0	0	5	5	0	0	0	0
202017		2020	WEST QUEEN STREET, 16	PRIVATE	PRIVATE	DEPC	8	8	0	0	0	8	0	0	0	0
202018		2020	FORMER KINGSPARK SCHOOL	PERSIMMON	PRIVATE		62	62	0	40	22	0	0	0	0	0
							3598	3271	391	759	760	609	375	175	95	107

6-Constrained Sites

Greenfield Sites

HLA ref	LDP2019 Ref	Year added to audit	Site	Owner Developer	Tenure Type	Status	Site Capacity	Units to Build
201509		2015	LINLATHEN HOUSE, LAND TO EAST OF		PRIVATE	CONSTRAINED	60	60
							60	60

Brownfield Sites

HLA ref	LDP2019 Ref	Year added to audit	Site	Owner Developer	Tenure Type	Status	Site Capacity	Units to Build
200321	H13	2003	QUEEN VICTORIA WORKS	PRIVATE	PRIVATE	CONSTRAINED	40	40
200723		2007	WALLACE CRAIGIE WORKS		PRIVATE	CONSTRAINED	100	100
							140	140

7-Small Sites

HLA ref	Site	Owner/ Developer	capacity	Units to Build
201013	SMALL SITES (LESS THAN 5 UNITS)	PRIVATE	4	4
201304	SMALL SITES (LESS THAN 5 UNITS)	PRIVATE	5	4
201410	SMALL SITES (LESS THAN 5 UNITS)	PRIVATE	3	1
201506	SMALL SITES (LESS THAN 5 UNITS)	PRIVATE	5	5
201607	SMALL SITES (LESS THAN 5 UNITS)	PRIVATE	7	7
201705	SMALL SITES (LESS THAN 5 UNITS)	PRIVATE	13	11
201805	SMALL SITES (LESS THAN 5 UNITS)	PRIVATE	18	18
201904	SMALL SITES (LESS THAN 5 UNITS)	PRIVATE	18	18
202004	SMALL SITES (LESS THAN 5 UNITS)	PRIVATE	26	26
			99	94

8- 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
TOTAL		839			613			409			478			517			505			993			525		

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
TOTAL		626			520			636			584			700			621			372			437		

AREA	YEAR TO	APRIL 2012			APRIL 2013			APRIL 2014			APRIL 2015			APRIL 2016			APRIL 2017			APRIL 2018			APRIL 2019		
	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		53	81	165	6	10	131	12	50	106	0	68	142	0	90	233	0	161	255	0	63	138	15	175	240
TOTAL		299			147			168			210			323			416			201			430		

AREA	YEAR TO	JULY 2020																							
	TENURE	LA	HA	P																					
DUNDEE CITY		0	0	260																					
TOTAL		260																							

9-Completion Analysis & Projections

The 2019 Audit started to show a positive increase in completions within the City with a steady year on year rate of units under construction. The impact of COVID on the figures in the indicative 2020 audit shows a decline to 260 completed units from the positive increase in 2019.. With the rate of units under construction still holding a steady pace despite COVID would suggest that building work within the City continues to be continuing at a healthy level. With the RSLs continuing to spend and build under the SHIP scheme over the next few years this should continue.



10-Sites Removed From Audit

Sites Removed for Definitional Reasons

HLA ref	Site	Reasons for removal from audit
200908	TIVOLI, 20 BONNYBANK ROAD	Planning permission expired
201705C	DUDHOPE TERRACE, 4	Planning permission expired
201705N	NORRIE STREET, 8	Planning permission expired
201708	QUEEN STREET LIBRARY, LAND TO WEST OF	Planning permission expired

Sites Completed & Removed from the Audit

HLA ref	Site
200409	DUNDEE WESTERN LIFF PHASE 1
200365B	WESTERN GATEWAY SWALLOW, PERSIMMON SITE 1 - 32 UNITS (DLDP2014 – HP01)
201506B	CLAVERTON OLD ROAD, LAND TO EAST OF 1
201705I	STRATHMORE STREET, 77
201705M	NETHERGATE, 142
201707	SEAGATE, 124
201801	BELLFIELD STREET, FORMER ST JOSEPH'S RC PS
201805I	INVERGOWRIE HOUSE, LAND TO SOUTH OF
201709	WEST BELL STREET, 9



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 (August 2010).

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 and Terms

The definitions of terms used within the audit reflect the glossary contained in the SPP, (2014) and PAN 2/2010: Affordable Housing and Housing Land Audits (August 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: the part of the established housing land supply which at the time of any audit is not considered to be 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.

Contact Details

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For general advice and information,
email planning@dundeecity.gov.uk

Website: <http://www.dundeecity.gov.uk/>

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