

Dundee City Council

Housing Land Audit 2021



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

The audit identifies that there is an existing generous effective supply of land for housing across the City.

The Dundee Housing Land Audit 2021 has been prepared in line with Scottish Planning Policy and PAN 2/2010: Affordable Housing and Housing Land Audit and provides a snapshot in time of the housing land supply within the City as of April 2021.

2 - General Principles

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

- The schedules in Sections 5, 6 and 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.

The potential yield figures included within the audit take into account past trends and completions, either on-site or within the housing market area.

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.

3-Consultation

The Draft Housing Land Audit (HLA) 2021 was sent out for consultation to the Scottish Government's Housing and Regeneration Directorate; Homes for Scotland (HfS); Scottish Water; the Dundee Local Development Plan mailing list and members of the public via the Dundee City Council website.

The Housing Land Audit (2021) has been collated using the following sources:

- Planning & Building Standards Uniform System
- Up to date SHIP information from RSLs;
- Developer information returns;
- Dundee Housing Land Audit 2020 (Indicative)

The Council carried out a post-draft consultation which provided an opportunity for developers/agents to provide feedback and up to date programming information for their sites. The feedback that we have received has helped inform the content of this audit, and responses were considered with necessary changes applied.

The Finalised HLA 2021 has been informed by the information and comments received throughout the consultation process, as well as existing information and knowledge that the Council has on each of the sites; including Strategic Housing Investment Plan (SHIP) funding, marketing and site disposal information.

The consultation on the Draft HLA 2021 received comments which raised a number of important issues including:

- Receipt of programming information from developers.

The Council sought information from developers through post-draft consultation, and updated the HLA accordingly.

- Scottish Water – Surface water management

The issue of surface water management and their current policy which does not allow new connections into the combined drainage network was highlighted. Dundee City Council is working closely with Scottish Water and developers to find suitable solutions on sites (in particular brownfield sites) throughout the City. In some instances innovative solutions have been created or are being discussed, demonstrating a willingness by both developers and Scottish Water to deliver new housing. The Council also works closely with developers and Scottish Water on an individual site basis to overcome drainage issues to allow development to proceed. This situation will continue to be closely monitored, and planning and technical

guidance have been produced to help applicants understand Dundee City Council's expectations and requirements in respect of the surface water and drainage information required to support planning applications for development in Dundee. These can be accessed via Dundee City Council's website.

- The reliance on brownfield sites for the delivery of an effective Housing Land Supply.

The designation and prioritisation of brownfield sites and the overall housing strategy for Dundee has been fully considered and examined through the adoption of the Dundee Local Development Plan 2019. The Housing Land Audit is not a mechanism for setting the housing strategy or for allocating new sites and therefore no further action is required in relation to these issues.

- Western Gateway

The Western Gateway remains a Strategic Development Area within the City, and the land release at the Western Gateway will support the continued delivery of the Strategic Development Area and together with the other housing land allocations will provide flexibility and choice in Dundee's housing market for house builders and occupiers. The infrastructure improvements are being resolved to allow the development of the site.

- Site specific comments on delivery and constraints.

Where appropriate, amendments have been made to programming of sites to reflect comments made during the consultation. We have also constrained two sites: Quarry Gardens (20080) and Land at Earn Crescent (201205). Due to the post-consultation approach this year, we have provided line by line response on site specific queries to Homes for Scotland.

- Process for future audits

There has been a request for the 'Last Approval' column to be reinstated and we have actioned this for 2021 Audit. We will look to include the completions by brownfield/ greenfield in future Housing Land Audits.

We trust that this is helpful in addressing some of the key themes with the Audit, which demonstrates that the housing demand for the next 5 years can be met from existing land allocations. We continue to promote the development of brownfield land and recognise the value this has in Dundee's continued growth. Dundee Civic Trust are supportive of this years Housing Land Audit.

Disputed Sites

Dundee City Council conducted a consultation process with Homes for Scotland following publication of the Draft Audit. Although we were able to resolve disputes on a number of sites, we were unable to reach an agreement on the following sites:

- Lothian Crescent (200353)
- Rannoch Road, Former Lawside Academy (200913)
- Central Waterfront (201109)
- Barns of Claverhouse Road, Land At, MOM Phase 4 (201220)
- Hebrides Drive, West (201221)

We recognise that the above sites will need to be monitored for future audits, and we will continue to actively engage with our property team and other stakeholders to bring these sites forward. We have considered the above sites and deem these effective within the given timescales and, as a result, have retained for this year's audit.

4-Housing Land Supply

The TAYplan Strategic Development Plan sets the housing supply target for each local authority within the TAYplan area. The housing supply target figure for Dundee City has been set at an average annual build rate of 480 homes per annum over the plan period. The following table demonstrates that there is an effective 5 year housing land supply on both greenfield and brownfield sites within the City.

	21/22	22/23	23/24	24/25	25/26	26/27	27/28	LATER YEARS	5 YEAR EFFECTIVE SUPPLY	CONSTRAINED SITES	ESTABLISHED LAND SUPPLY
GREENFIELD	189	193	193	133	118	102	72	416	826	60	1416
BROWNFIELD	325	703	576	553	466	288	136	209	2623	221	3256
TOTALS	514	896	769	686	584	390	208	625	3449	281	4672

5-Greenfield Effective Supply

HLA ref	LDP2019 Ref	Year added to audit	Site	Owner Developer	Tenure Type	Last Approval	Status	Site Capacity	Units to Build	21/22	22/23	23/24	24/25	25/26	26/27	27/28	Later Years
200356A		2003	WESTERN GATEWAY, SOUTH GRAY	SPRINGFIELD	PRIVATE	11/03/2016	CONS	371	229	62	10	24	24	24	24	24	37
200356C		2003	WESTERN GATEWAY, SOUTH GRAY, PERSIMMON SITE 2 - 30 UNITS	PERSIMMON	PRIVATE	06/11/2018	CONS	30	2	2	0	0	0	0	0	0	0
200408		2004	WESTERN GATEWAY SWALLOW	SPRINGFIELD	PRIVATE	11/03/2016	CONS	230	112	46	45	21	0	0	0	0	0
200738		2007	DUNDEE WESTERN LIFF PHASE 2	SPRINGFIELD	PRIVATE	06/02/2019	DEPC	100	100	0	0	0	24	24	24	24	4
201423		2014	PITKERRO MILL	SOUTH TAY LTD	PRIVATE	20/07/2016	CONS	6	6	0	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	24	24	24	24	24	95
201823	H44	2018	LAND TO WEST OF ST MARTIN CRESCENT AND NORTH OF ADAM CRESCENT	AVANT HOMES	PRIVATE		ALDP	120	120	0	0	30	30	30	30	0	0
201824A	H45	2018	BALLUMBIE ROAD, LAND EAST OF, PHASE 1	STEWART MILNE HOMES	PRIVATE	25/09/2019	CONS	76	59	17	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	0	250
201830	H46	2018	ARBROATH ROAD, LINLATHEN	KIRKWOOD HOMES	PRIVATE	25/06/2018	CONS	250	166	62	52	52	0	0	0	0	0
202056		2021	LAND TO WEST OF DALMAHOY DRIVE	KIRKWOOD HOMES	PRIVATE	17/08/2020	DEPC	49	33	0	33	0	0	0	0	0	0
								1827	1422	189	193	193	133	118	102	72	416

6-Brownfield Sites Supply

HLA ref	LDP2019 Ref	Year added to audit	Site	Owner Developer	Tenure Type	Last Approval	Status	Site Capacity	Units to Build	21/22	22/23	23/24	24/25	25/26	26/27	27/28	Later Years
200339	H07	2003	FOGGYLEY GARDENS SOUTH	STRATHMORE HOMES	PRIVATE	08/11/2018	CONS	18	4	4	0	0	0	0	0	0	0
200343		2003	TROTTICK, LOWRISE	H AND H	PRIVATE	08/06/2016	CONS	86	9	9	0	0	0	0	0	0	0
200347		2003	MONIFIETH ROAD, ARMITSTEAD	H AND H	PRIVATE	18/04/2016	CONS	26	26	13	13	0	0	0	0	0	0
200353	H26	2003	LOTHIAN CRESCENT	DCC	RSL		ALDP	15	15	0	0	0	0	15	0	0	0
200504B	H32	2005	ABERLADY CRESCENT PHASE 2	DISCOVERY HOMES	PRIVATE	15/02/2019	CONS	25	7	7	0	0	0	0	0	0	0
200504C	H32	2005	ABERLADY CRESCENT PHASE 3A	DJ LAING	PRIVATE	30/01/2020		10	10	0	10	0	0	0	0	0	0
200504D	H32	2005	ABERLADY CRESCENT PHASE 3B/4	DJ LAING	PRIVATE	22/10/2020		34	34	0	30	4	0	0	0	0	0
200611		2006	RIVERSIDE DRIVE, FORMER HOMEBASE SITE	H AND H	PRIVATE	05/06/2007	CONS	202	134	25	25	25	25	34	0	0	0
200728	H18	2007	PRINCES STREET	DCC	PRIVATE		ALDP	20	20	0	0	0	0	20	0	0	0
200902		2009	CANDLE LANE 3-7, 9-11	HILLCREST HA	PRIVATE	21/06/2018	DEPC	24	24	0	24	0	0	0	0	0	0
200909	H11	2009	EAST SCHOOL ROAD, FORMER DOWNFIELD PS	H & H	PRIVATE	18/11/2020	DEPC	23	23	0	0	10	13	0	0	0	0
200911	H08	2009	FORMER MACALPINE PS, ST LEONARD PLACE	H & H	PRIVATE	24/06/2019	CONS	29	29	14	15	0	0	0	0	0	0
200913	H09	2009	RANNOCH ROAD, FORMER LAWSIDE ACADEMY	DCC	PRIVATE		ALDP	70	70	0	0	0	0	35	35	0	0
201008	H31	2010	LOTHIAN CRESCENT, BOWLING GREEN EAST	DCC	PRIVATE		ALDP	30	30	0	0	0	0	15	15	0	0
201009A	H30	2010	HADDINGTON AVENUE PHASE 1	MERCHANT/HOME SCOTLAND	RSL/PRIVATE	15/11/2018	DEPC	13	13	0	13	0	0	0	0	0	0
201009B	H30	2010	HADDINGTON AVENUE PHASE 2	MERCHANT/HOME SCOTLAND	RSL/PRIVATE	15/11/2018	DEPC	27	27	15	12	0	0	0	0	0	0
201010	H28	2010	TRANENT GROVE	DCC	PRIVATE		ALDP	70	70	0	0	0	20	25	25	0	0
201011	H27	2010	WHITFIELD DRIVE, FORMER WHITFIELD PS	GEORGE MARTIN/ANGUS HS	PRIVATE/RSL		DEPC	25	25	0	0	10	15	0	0	0	0
201012	H25	2010	LOTHIAN CRESCENT, FORMER WHITFIELD SHOPPING CENTRE	DCC	PRIVATE/RSL		ALDP	30	30	0	0	0	0	15	15	0	0
201102		2011	DURA STREET, 3	WHITTET LTD	PRIVATE	01/04/2020	DEPC	8	8	0	0	0	0	4	4	0	0
201106		2011	SEAGATE/TRADES LANE	HILLCREST HA	RSL	21/08/2017	CONS	28	28	28	0	0	0	0	0	0	0
201108		2011	DERBY STREET, FORMER MULTIS	DCC/HILLCREST HA	RSL/DCC	20/01/2017	CONS	163	163	0	80	83	0	0	0	0	0
201109	H17	2011	CENTRAL WATERFRONT	DCC	MIX		ALDP	276	276	0	0	0	0	40	40	56	140
201810	H17	2011	CENTRAL WATERFRONT - SITE 6	DCC	PRIVATE	19/10/2017	DEPC	99	99	0	0	0	25	25	25	24	0
201110	H23	2011	BALLOCHMYLE DRIVE, FORMER MOSSGIEL PS PHASE 2	DCC	RSL		ALDP	30	30	0	0	15	15	0	0	0	0
201205	H02	2012	EARN CRESCENT, LAND AT	DCC	PRIVATE		ALDP	20	20	0	0	0	0	0	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
201214	H21	2012	HEBRIDES DRIVE, NORTH EAST, MOM PHASE 4	HOME SCOTLAND	RSL		ALDP	20	20	0	20	0	0	0	0	0	0

6-Brownfield Sites Supply (cont'd)

201220	H19	2012	BARNES OF CLAVERHOUSE ROAD, LAND AT, MOM PHASE 4	DCC	PRIVATE		ALDP	12	12	0	0	0	12	0	0	0	0
201221	H20	2012	HERBRIDES DRIVE, WEST	DCC	PRIVATE		ALDP	10	10	0	0	0	10	0	0	0	0
201303		2013	PITKERRO ROAD, 189-197	HOME SCOTLAND	RSL	28/03/2018	DEPC	29	29	0	29	0	0	0	0	0	0
201412		2014	CASTLE STREET, 36	BLUE SPARK LTD	PRIVATE	16/08/2017	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	14/09/2018	DEPC	27	23	10	13	0	0	0	0	0	0
201415	H12	2014	KIRKTON ROAD, FORMER ST COLUMBAS PS	H & H	PRIVATE	18/11/2020	DEPC	21	21	0	0	10	11	0	0	0	0
201416	H01	2014	DUNHOLM PLACE, FORMER CHARLESTON PS	ABERTAY HA	RSL	22/11/2018	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	0	15	15	0	0	0
201421	H15	2014	MAXWELLTOWN WORKS	CALEDONIA HA	RSL	25/10/2018	CONS	57	57	26	31	0	0	0	0	0	0
201422		2014	FINAVON STREET, LAND TO EAST OF	ABERTAY HA	RSL	28/10/2016	CONS	56	5	5	0	0	0	0	0	0	0
201510	H06	2015	LOCHEE DISTRICT CENTRE	HILLCREST HA	RSL	27/01/2020	DEPC	40	40	0	14	10	16	0	0	0	0
201601		2016	GARDYNE ROAD, WINNOCKS, 1	PRIVATE	PRIVATE	28/07/2015	CONS	7	7	7	0	0	0	0	0	0	0
201604		2016	NORTH ISLA STREET, 4	CITY BLINDS LTD	PRIVATE	07/05/2015	CONS	8	1	1	0	0	0	0	0	0	0
201605		2016	EAST DOCK STREET, 26	PRIVATE	PRIVATE	09/11/2015	CONS	10	3	3	0	0	0	0	0	0	0
201606		2016	BARNES OF CLAVERHOUSE ROAD, FORMER OFFICE AND YARD	OGILVIE HOMES LTD	PRIVATE	08/02/2019	CONS	40	22	22	0	0	0	0	0	0	0
201702		2017	GRAY STREET, 44	DEASNCOURT LTD	PRIVATE	01/07/2016	CONS	14	14	14	0	0	0	0	0	0	0
201710		2017	LIFF ROAD	PANMURE DEVELOPMENTS LTD	PRIVATE	10/03/2017	CONS	12	9	9	0	0	0	0	0	0	0
201802		2018	OLD QUARRY ROAD, LAND NORTH OF	KNOWE PROPERTIES LTD	PRIVATE	11/08/2017	CONS	12	12	12	0	0	0	0	0	0	0
201807		2018	ELLIOT ROAD, MAINS OF BALGAY	PRIVATE	PRIVATE	18/09/2017	DEPC	5	5	0	5	0	0	0	0	0	0
201808		2018	ROSEANGLE, 34-36	FORMOSA DEVELOPMENTS LTD	PRIVATE	07/12/2017	DEPC	7	7	0	7	0	0	0	0	0	0
201809		2018	CLEPINGTON ROAD, 213	DISCOVERY HOMES	PRIVATE	22/01/2018	CONS	10	3	3	0	0	0	0	0	0	0
201812		2018	RAGLAN STREET, 5	HILLCREST HA	RSL	20/12/2018	DEPC	16	16	0	0	16	0	0	0	0	0
201813	H16	2018	MAXWELLTOWN, FORMER MULTIS	DCC	TBC		ALDP	30	30	0	0	0	0	15	15	0	0
201814	H34	2018	ETIVE GARDENS, FORMER GOWRIEHILL PS	DCC	TBC		ALDP	35	35	0	0	10	25	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	RSL		ALDP	42	42	15	27	0	0	0	0	0	0

6-Brownfield Sites Supply (cont'd)

201820	H40	2018	FINTRY TERRACE, FORMER LONGHAUGH PS	ANGUS HA	RSL		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	37	0	0	18	19	0	0	0	0
201826B	H29	2018	SUMMERFIELD GARDENS NORTH 43 UNITS	INVERTAY	PRIVATE	16/10/2017	CONS	43	19	9	10	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	20/07/2018	DEPC	39	39	0	0	0	39	0	0	0	0
201902		2019	COLDSDIE ROAD, LAND TO SOUTH OF	CALEDONIA HA	RSL	16/07/2018	DEPC	30	30	0	30	0	0	0	0	0	0
201905		2019	VICTORIA STREET, EAGLE MILL	EAGLE MILL CAPITOL LTD	PRIVATE	24/10/2018	DEPC	34	34	0	0	12	12	10	0	0	0
201906		2019	LANGLANDS STREET SOUTH SIDE	HILLCREST HA	RSL	25/09/2018	DEPC	16	16	0	8	8	0	0	0	0	0
201907		2019	COMMERCIAL STREET, 9-17	PRIVATE	PRIVATE	25/09/2018	DEPC	8	8	8	0	0	0	0	0	0	0
201908		2019	THORTER LOAN, LAND SOUTH OF	HILLCREST HA	RSL	20/12/2018	DEPC	119	119	0	0	60	59	0	0	0	0
201909		2019	SEAGATE, 95	RED COURT DEVELOPMENTS LTD	PRIVATE	05/12/2018	DEPC	17	17	0	0	17	0	0	0	0	0
201910		2019	GUTHRIE STREET, THE OLD MILL	RAMSAY PROPERTIES LTD	PRIVATE	14/12/2018	DEPC	17	17	0	0	17	0	0	0	0	0
201911		2019	FORMER THE ROCK, PUBLIC HOUSE, DICKSON AVENUE	ROCK DEVELOPMENTS LTD	PRIVATE	31/01/2020	DEPC	11	11	0	11	0	0	0	0	0	0
201912		2019	ELLENGOWAN DRIVE, SITE AT	HILLCREST HA	RSL	09/04/2019	DEPC	130	130	40	30	24	36	0	0	0	0
202002		2020	WEST GREEN PARK & BENNIE HOUSE	MILLER HOMES	PRIVATE	28/05/2019	DEPC	54	34	17	17	0	0	0	0	0	0
202003		2020	MURRAYGATE, 11-23	HILLCREST HA	RSL	17/04/2019	DEPC	31	33	0	0	0	31	0	0	0	0
202005		2020	COMMERCIAL STREET, 23	AKG PROPERTY GROUP	PRIVATE	06/05/2019	DEPC	7	7	0	7	0	0	0	0	0	0
202006		2020	PERTH ROAD, FORMER BLACKNESS NURSERY	MARTIN ALAN PROPETRIES	PRIVATE	05/06/2019	DEPC	10	10	0	0	10	0	0	0	0	0
202007		2020	TRADES LANE, 28	A B ROGER AND YOUNG LTD	PRIVATE	18/06/2019	DEPC	31	31	0	0	10	10	11	0	0	0
202009		2003	TAYBANK WORKS (MORGAN STREET)	CALEDONIA HA	RSL	20/03/2020	DEPC	37	37	0	37	0	0	0	0	0	0
202010		2020	DICKSON AVENUE, THE JIMMY SHAND	WEST DEVELOPMENTS SCOTLAND LTD	PRIVATE	27/11/2019	DEPC	6	1	1	0	0	0	0	0	0	0
202011		2020	SEAGATE, 36-40	DISCOVERY HOMES	PRIVATE	27/11/2019	DEPC	27	27	0	0	27	0	0	0	0	0
202012		2020	KINGSWAY EAST, FORMER STEWART HOUSE	PERSIMMON	PRIVATE	18/12/2019	DEPC	71	71	0	32	39	0	0	0	0	0
202013		2020	BUTTARS LOAN, LAND TO THE EAST OF	GREEN PADS LTD	PRIVATE	23/01/2020	DEPC	8	8	0	4	4	0	0	0	0	0
202014		2020	DYKES OF GRAY ROAD, HOUSE OF GRAY	PRIVATE	PRIVATE	31/01/2020	DEPC	10	10	0	0	5	5	0	0	0	0
202017		2020	WEST QUEEN STREET, 16	PRIVATE	PRIVATE	24/03/2020	DEPC	8	8	0	0	0	8	0	0	0	0
202018		2020	FORMER KINGSPARK SCHOOL	PERSIMMON	PRIVATE	01/10/2019	DEPC	62	62	0	40	22	0	0	0	0	0
202022		2019	DOWNFIELD HOUSE, EAST SCHOOL ROAD	ABERKELL DEVELOPMENTS LTD	PRIVATE	01/05/2020	DEPC	14	14	0	0	0	14	0	0	0	0
202024		2019	LAND NORTH OF PITKERRO ROAD/EAST OF LONGHAUGH ROAD	"LONGHAUGH DEVELOPMENTS LTD"	PRIVATE	21/05/2020	DEPC	14	14	0	7	7	0	0	0	0	0

6-Brownfield Sites Supply (cont'd)

202030		2019	3 GELLATLY STREET	MCGILL (DOCK STREET) LTD.	PRIVATE	30/07/2020	DEPC	38	38	0	0	0	38	0	0	0	0
202039		2021	HARBOUR CHAMBERS/CUSTOMS HOUSE, DOCK STREET	ALICYDON LTD	PRIVATE	15/10/2020	DEPC	49	49	0	0	0	0	24	25	0	0
202041		2021	BLOCK G, LOWER DENS WORKS, CONSTABLE STREET	STABLES DEVELOPMENT LLP	PRIVATE	14/12/2020	DEPC	24	24	0	0	0	0	24	0	0	0
202042		2021	LAND TO NORTH OF DRUMGEITH ROAD AND SOUTH OF, STRATHAVEN TERRACE	"MERCHANT HOMES PARTNERSHIPS"	PRIVATE	22/10/2020	DEPC	12	12	0	0	12	0	0	0	0	0
202051		2021	LAND AT, 114 - 116 PITKERRO ROAD	ANGUS HOUSING ASSOCIATION LTD	RSL	02/02/2021	DEPC	21	21	0	0	8	13	0	0	0	0
202053		2021	LAND AT MURRAYFIELD PLACE, MURRAYFIELD DRIVE, WHITFIELD AVENUE AND MURRAYFIELD TERRACE	DUNDEE CITY COUNCIL	DCC	17/02/2021	DEPC	27	27	0	0	0	0	27	0	0	0
202054		2021	1A WEST BELL STREET	PRIVATE	PRIVATE	08/03/2021	DEPC	3	3								
202055		2021	28 - 30 TANNADICE STREET AND 32 COURT STREET	ARB PROPERTIES	PRIVATE	19/03/2021	DEPC	7	7	0	0	0	0	7	0	0	0
202065		2021	57 DALKEITH ROAD	PRIVATE	PRIVATE	09/11/2020	DEPC	8	8	0	0	8	0	0	0	0	0
202066		2021	LAND EAST AND WEST OF LIFF PLACE AND NORTH OF, BROWNHILL PLACE	BLACKWOOD HOMES AND CARE	RSL	14 /12/2020	DEPC	23	23	0	0	23	0	0	0	0	0
202067		2021	LAND AT GOURDIE PLACE, GOURDIE CRESCENT	BLACKWOOD HOMES AND CARE	RSL	14/12/2020	DEPC	22	22	0	0	0	22	0	0	0	0
202068		2021	LAND TO SOUTH OF, BUTTARS ROAD	BLACKWOOD HOMES AND CARE	RSL	14/12/2020	DEPC	9	9	0	0	9	0	0	0	0	0
202071		2021	SOAPWORK LANE HOUSE, SOAPWORK LANE	HILLCREST HOUSING	RSL	19/02/2021	DEPC	15	15	0	0	0	15	0	0	0	0
								3603	3282	325	703	576	553	466	288	136	209

7- 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
200807	H04	2008	QUARRY GARDENS	DCC	PRIVATE	CONSTRAINED	18	18
201205	H02	2012	EARN CRESCENT, LAND AT	DCC	PRIVATE	CONSTRAINED	20	20
202008		2020	WEST MARKETGAIT FORMER GARAGE	MARKETGAIT DUNDEE LTD	PRIVATE	CONSTRAINED	43	43
							221	221

8-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	5
201410	SMALL SITES (LESS THAN 5 UNITS)	PRIVATE	3	3
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	12	9
201805	SMALL SITES (LESS THAN 5 UNITS)	PRIVATE	17	17
201904	SMALL SITES (LESS THAN 5 UNITS)	PRIVATE	18	18
202004	SMALL SITES (LESS THAN 5 UNITS)	PRIVATE	25	25
202019	SMALL SITES (LESS THAN 5 UNITS)	PRIVATE	9	9
202031	SMALL SITES (LESS THAN 5 UNITS)	PRIVATE	2	2
202032	SMALL SITES (LESS THAN 5 UNITS)	PRIVATE	6	6
202035	SMALL SITES (LESS THAN 5 UNITS)	PRIVATE	15	15
202058	SMALL SITES (LESS THAN 5 UNITS)	PRIVATE	2	2
202061	SMALL SITES (LESS THAN 5 UNITS)	PRIVATE	13	13
			143	140

9- 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			APRIL 2021																				
	TENURE	LA	HA	P	LA	HA	P																		
DUNDEE CITY		0	0	260	0	0	277																		
TOTAL		260			277																				

10-Sites Removed From Audit

Sites Removed for Definitional Reasons

HLA ref	Site	Reasons for removal from audit
201609	CONSTITUTION ROAD, FORMER COLLEGE	Ownership
201811	CENTRAL WATERFRONT - SITE 2	Planning permission expired

Sites Completed & Removed from the Audit

HLA ref	Site
200504A	ABERLADY CRESCENT PHASE 1
201502	CAMPHILL ROAD, 42
201705J	NEW ROAD, LOCK UPS, BROUGHTY FERRY
201711	WEST GREEN PARK
201803	FAIRMUIR ROAD, 1-3
201804	BENVIE ROAD, FORMER GARDEN WORKS UNIT 1
201805H	CAMPHILL ROAD, 68
201806	FORTHILL ROAD, 5, FORMER ANTON HOUSE
201903	RANKINE STREET, 14



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.

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