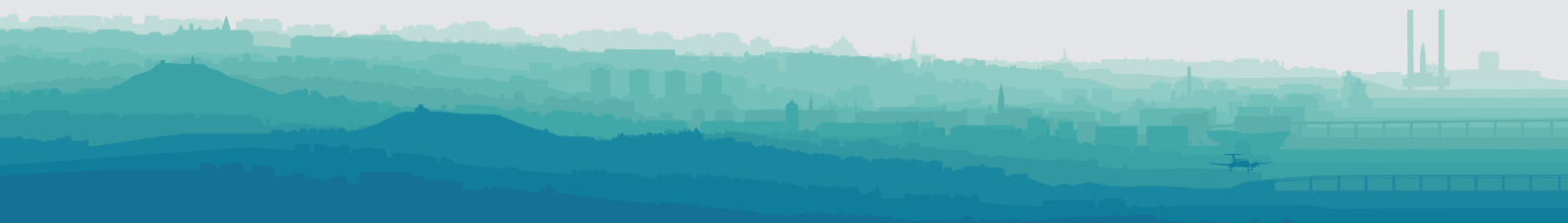


Dundee City Council

Housing Land Audit 2023



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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 at 31 March 2023. The audit identifies that there is an effective supply of land for housing across the City.

National Planning Framework (NPF4) was published in February 2023 and introduces significant changes to the development planning system across Scotland, including the removal of Strategic Development Plans (SDP) and associated supplementary guidance. TAYplan SDP and associated policies are therefore no longer effective in Dundee.

NPF4 Policy 16: Quality Homes sets out that a local development plan should identify a housing target for the area it covers, in the form of a Local Housing Land Requirement. The Housing Land Requirement represents how much land is required and is expected to exceed the 10-year Minimum All-Tenure Housing Land Requirement (MATHLR). [NPF4](#) includes a glossary with some terms referred to in this Housing Land Audit.

The Housing Land Audit is therefore an important source of information for the monitoring of the housing land supply position in Dundee. Dundee City Council will continue to work with Homes for Scotland, other agencies and housebuilders to ensure the delivery of housing in Dundee.

Dundee Local Housing Requirement and Minimum All Tenure Housing Land Requirement (MATHLR)

The current Dundee Local Development Plan (2019) allocated housing land up to 2029. Dundee City Council will adopt a new Local Development Plan by spring 2028. The new LDP will identify a Local Housing Land Requirement for the area, which is expected to exceed the 10-year MATHLR. The new LDP will also allocate deliverable land in order to meet the 10-year Local Housing Land Requirement (LHLR).

NPF4 requires planning authorities to establish a deliverable housing land pipeline for the Local Housing Land Requirement (LHLR). Whilst Dundee's LHLR will only be determined as the review of the next LDP continues changes have been made to the content and format of this HLA in advance of this.

One main such change is the programming across a 10 year period, reflecting the requirement of NPF4 that LDPs should show 10 years of deliverable land to meet a LHLR.

The MATHLR for Dundee is expressed as 4,300 houses over a 10-year period.

The review of the Dundee LDP will identify a Local Housing Land Requirement for the area, allocating deliverable land in order to meet the 10-year Local Housing Land Requirement and to exceed the MATHLR.

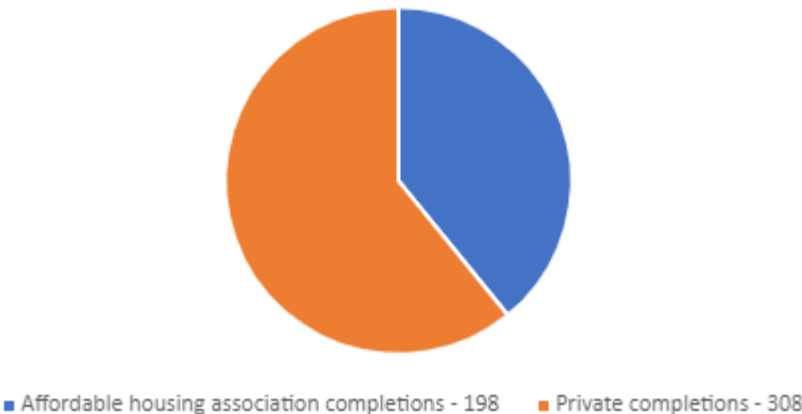
The Housing Land Audit 2023 reveals that over the 2022/23 period 506 housing units were completed and this is the second highest annual completion figure in the last ten-year period.

The annual HLA monitors the delivery of housing land and will inform the LDP Delivery Programme in order to proactively support the delivery of housing provision within the City.

The below chart shows the split between affordable and private housing completions over 2022-23.

Figure 1: Completions by Tenure Type (2022 - 2023)

Completions by Tenure Type (2022- 2023)

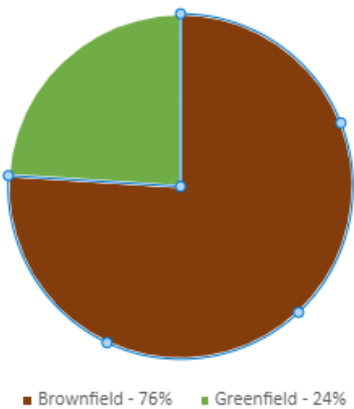


This comprised 198 (39%) affordable housing association completions and 308 (61%) private completions. Dundee needs a mix of housing types in order to deliver the Council's vision to make Dundee a more attractive place to live and work.

The chart below separates the completions stated above into brownfield and greenfield land completions.

Figure 2: Completions on Brownfield and Greenfield Land (2022 – 2023)

Completions on Brownfield and Greenfield Land (2022 - 2023)



Over the financial year 2022/23 76% of all completions were on brownfield land and 24% were greenfield completions.

2 - General Principles

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

- 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.
- Programming split into short, medium and long term, in addition to subsequent years.
- 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.
- Additional information on sites, including their planning application and building warrant references.

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.

3- Consultation

The HLA 2023 has been informed by the information and comments received through 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.

In June 2023, the Council carried out a pre-draft consultation which provided an opportunity for developers/agents to provide feedback and up to date programming information for their sites. The feedback that was received has helped inform the content of this audit, and responses were considered with necessary changes applied.

The Draft Housing Land Audit was published for a period of consultation between the 12th December 2023 and the 18th January 2024.

The consultation on the Draft HLA 2023 received consultation comments which raised a number of important issues including:

Receipt of programming information from developers

To ensure the accuracy of this year's audit, we conducted consultation with site owners/ developers to get up to date programming on a site-by-site basis. In some instances, there will be a difference between the programming figures provided by developers and the published programming figure. This is due to the completions data used in the HLA being based on the Building Warrant finalised completions certificate returns. All completions will be updated as the information is available from the Building Warrant system and this ensures consistency for future audits and across sites.

Scottish Water – Surface water management

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 has 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 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, this will be progressed through the review of the LDP.

Site specific comments on programming, delivery and constraints

Site specific comments across a range of sites were submitted during the consultation and these have been taken into consideration. Where appropriate, amendments have been made to the programming and the status of sites to reflect comments made during the consultation period. In the small sites table, amendments have also been made to show the net build figure for conversions.

In addition, the Council have co-ordinated a positive consultation with Homes for Scotland and their East of Scotland members. The Council responded to their site-specific comments with an initial written response and thereafter held a meeting to discuss the site-specific comments further. Agreement was reached on the vast majority of the Housing Land Audit sites. The following sites are disputed by Homes for Scotland, and these have been marked with a * in the Audit to demonstrate this:

- Former Railyards, Greenmarket (201825)
- Central Waterfront - (201109)
- Central Waterfront – Site 6 (201109A)

The Housing Land Audit 2023 was prepared through consultation with Homes for Scotland, internal housing colleagues, developers and agents, Local Development Plan mailing list contacts. Building Standards finalised completion certificate information has been used to determine completions and developer programming has been sought to ensure the accuracy of the draft audit.

4-Housing Land Supply

Established and Effective Land Supply

The established land supply is all land identified for housing including; sites allocated in the Dundee Local Development Plan (2019); sites which have been granted planning permission for housing and other land with agreed potential for new houses.

The established land supply is made up of both effective housing land including land free of all constraints that would prevent development taking place and constrained sites, including sites which cannot be developed without some form of remedial action. Constrained housing land supply is the part of the established housing land supply which at the time of any audit is not considered to be effective.

Effective sites are considered to be free of or is expected to be free of development constraints in the period under consideration and will therefore be available for the construction of housing.

The established land supply in Dundee, as of the 31 March 2023, was 4,408 units. This included effective land free of all planning constraints for 3,954 units in the period 2023-2033.

There is a requirement within NPF4 and related guidance that housing land supply should be programmed across a short, medium and long term. This is a change since the 2022 HLA. Therefore, the 2023 HLA takes account of this recommendation, aligning with the new system. For Dundee, this has been illustrated through showing the below:

- Short term – Years 1 to 3 (including 2023/24, 2024/25, 2025/26)
- Medium term – Years 4 to 6 (including 2026/27, 2027/28, 2028/29)
- Long term – Years 7 to 10 (including 2029/30, 2030/31, 2031/32, 2032/33)
- Later years (including 2033 onwards)

Programming assumptions represent the most accurate estimates available at the time of writing. These have been informed by:

- Reviewing phasing updates submitted by developers;
- Taking account of programming outlined in Dundee City Council's Strategic Housing Investment Plan (SHIP);
- Working closely with Dundee City Council Property and Housing colleagues and seeking regular updates;
- Contacting developers directly to get an update on particular sites, where this is required;
- Seeking updates from Council Planning Officers on site status and the discharge of planning conditions

The following tables demonstrate the housing land supply within the City and are categorised to show Effective Greenfield, Effective Brownfield, Constrained Brownfield, Constrained Greenfield, Small Sites, Completed Sites and Expired Sites

Effective Greenfield 2022/23

												Short Term			Medium Term			Long Term					
HLA Ref	LDP 2019 Ref	Date Added	Site	Owner / Developer	Site Area (ha)	Last Approval Date	Site Status	Site Capacity	Complete 22/23	Units to build	Tenure Type	year 23/24	year 24/25	year 25/26	year 26/27	year 27/28	year 28/29	year 29/30	year 30/31	year 31/32	year 32/33	Later Years	Totals
200356A		11/03/2016	WESTERN GATEWAY, SOUTH GRAY	SPRINGFIELD	19.34	06/11/2018	Under Construction	341	7	139	Private	0	0	45	45	49	0	0	0	0	0	0	139
200408		03/06/2015	WESTERN GATEWAY, SWALLOW	SPRINGFIELD	24.33	19/07/2017	Under Construction	230	0	129	Private	41	33	0	0	0	55	0	0	0	0	0	129
200738		17/06/2016	DUNDEE WESTERN LIFF PHASE 2	SPRINGFIELD	7.82	06/02/2019	Under Construction	100	0	100	Private	0	25	25	25	25	0	0	0	0	0	0	100
201423		20/07/2016	PITKERRO MILL	SOUTH TAY LTD	1.00	20/07/2016	Under Construction	6	0	6	Private	6	0	0	0	0	0	0	0	0	0	0	6
201821	H42	01/04/2018	WESTERN GATEWAY, LIFF	NHS	3.28		Allocated in LDP	30	0	30	Private	0	0	0	0	0	0	30	0	0	0	0	30
201822	H43	01/04/2018	DYKES OF GRAY, NORTH EAST	SPRINGFIELD	13.44		Allocated in LDP	215	0	215	Private	0	0	12	24	24	36	36	36	36	11	0	215
201823	H44	01/04/2018	BALDRAGON FARM	AVANT HOMES	6.22	09/04/2021	Under Construction	120	31	89	Private	30	30	29	0	0	0	0	0	0	0	0	89
201824B	H45	21/05/2021	BALLUMBIE ROAD, LAND TO EAST OF - PHASE 2	STEWART MILNE	7.42	21/05/2021	Detailed Planning Consent	150	0	150	Private	0	18	36	36	36	24	0	0	0	0	0	150
201829	H41	11/01/2018	DYKES OF GRAY, NORTH WEST	SPRINGFIELD	21.98		Allocated in LDP	250	0	250	Private	0	0	0	0	0	24	48	48	48	48	34	250
201830	H46	25/06/2018	ARBROATH ROAD, LINLATHEN	KIRKWOOD HOMES	15.90	01/07/2021	Under Construction	250	64	102	Private	52	50	0	0	0	0	0	0	0	0	0	102
Totals								1692	102	1210		129	156	147	130	134	139	114	84	84	59	34	1210

Effective Brownfield 2022/23

HLA Ref	LDP 2019 Ref	Date Added	Site	Owner / Developer	Site Area (ha)	Last Approval Date	Site Status	Site Capacity	Complete 22/23	Units to build	Tenure Type	Short Term			Medium Term			Long Term				Later Years	Totals
												year 23/24	year 24/25	year 25/26	year 26/27	year 27/28	year 28/29	year 29/30	year 30/31	year 31/32	year 32/33		
200347		17/12/2013	MONIFIETH ROAD, ARMITSTEAD	H & H PROPERTIES LTD	1.14	15/04/2022	Under Construction	26	0	26	Private	26	0	0	0	0	0	0	0	0	0	0	26
200504D	H32	22/10/2020	ABERLADY CRESCENT PHASE 3B/4	DJ LAING	1.77	10/02/2023	Under Construction	34	22	7	Private	7	0	0	0	0	0	0	0	0	0	0	7
200611		05/06/2007	RIVERSIDE DRIVE, FORMER HOMEBASE SITE	H & H PROPERTIES LTD	1.68	05/06/2007	Under Construction	134	4	50	Private	0	0	25	25	0	0	0	0	0	0	0	50
200909	H11	01/04/2009	EAST SCHOOL ROAD, FORMER DOWNFIELD PS	H & H PROPERTIES LTD	1.28	18/11/2020	Detailed Planning Consent	23	0	23	Private	0	0	23	0	0	0	0	0	0	0	0	23
200911	H08	24/06/2019	ST LEONARD PLACE, FORMER MACALPINE PS	H & H PROPERTIES LTD	1.58	15/12/2021	Under Construction	33	16	13	Private	13	0	0	0	0	0	0	0	0	0	0	13
200913	H09	01/04/2009	RANNOCH ROAD, FORMER LAWSIDE ACADEMY	DUNDEE CITY COUNCIL	4.02		Allocated in LDP	70	0	70	Private	0	0	0	0	0	20	20	30	0	0	0	70
201008	H31	01/04/2010	LOTHIAN CRESCENT, BOWLING GREEN EAST	DUNDEE CITY COUNCIL	1.34		Allocated in LDP	30	0	30	Private	0	0	0	15	15	0	0	0	0	0	0	30
201009A	H30	15/11/2018	HADDINGTON AVENUE (Phase 1)	MERCHANT/HOME SCOTLAND	0.47	19/09/2019	Under Construction	13	10	3	Private	3	0	0	0	0	0	0	0	0	0	0	3
201010	H28	01/04/2010	TRANENT GROVE	DISCOVERY HOMES LTD	3.76	16/12/2022	Allocated in LDP	53	0	53	Private	0	0	0	22	31	0	0	0	0	0	0	53
201010A	H28	16/12/2022	TRANENT GROVE	DISCOVERY HOMES LTD	1.34	16/12/2022	Detailed Planning Consent	17	0	17	Private	0	0	17	0	0	0	0	0	0	0	0	17
201011	H27	01/04/2010	WHITFIELD DRIVE, FORMER WHITFIELD PS	GEORGE MARTIN/ANGUS HA	1.92		Allocated in LDP	25	0	25	Private/RSL	0	18	7	0	0	0	0	0	0	0	0	25
201012	H25	01/04/2010	LOTHIAN CRESCENT, FORMER WHITFIELD SHOPPING CENTRE	DUNDEE CITY COUNCIL	1.83		Allocated in LDP	30	0	30	Private/RSL	0	0	0	30	0	0	0	0	0	0	0	30
201102		21/12/2010	DURA STREET, 3	WHITTET LTD	0.08	29/06/2023	Detailed Planning Consent	8	0	8	Private	0	0	0	8	0	0	0	0	0	0	0	8
201106		01/04/2011	SEAGATE/TRADES LANE	HILLCREST HA	0.04	21/08/2017	Under Construction	28	0	28	RSL	28	0	0	0	0	0	0	0	0	0	0	28
201108		01/04/2011	DERBY STREET, FORMER MULTIS	DCC/HILLCREST	3.59	11/12/2017	Under Construction	162	25	137	DCC/RSL	137	0	0	0	0	0	0	0	0	0	0	137
201109	H17	01/04/2011	CENTRAL WATERFRONT *	DUNDEE CITY COUNCIL	23.97	16/10/2020	Allocated in LDP	276	0	276	Mixed	0	0	0	0	0	0	60	70	70	76	0	276
201109A	H17	23/06/2017	CENTRAL WATERFRONT - SITE 6 *	DUNDEE CITY COUNCIL	0.72	17/08/2018	Not Started	99	0	99	Private	0	0	0	0	50	49	0	0	0	0	0	99
201109B	H17	16/10/2020	DOCK STREET, HARBOUR CHAMBERS / CUSTOMS HOUSE	ALICYDON LTD	0.38	16/10/2020	Under Construction	49	0	49	Private	0	0	0	0	20	29	0	0	0	0	0	49
201110	H23	01/04/2011	BALLOCHMYLE DRIVE, FORMER MOSSGIEL PSC PHASE 2	ABERTAY HA	1.46		Allocated in LDP	30	0	30	RSL	0	0	15	15	0	0	0	0	0	0	0	30
201213	H22	01/04/2012	HEBRIDES DRIVE SOUTH EAST, MOM-PHASE 4)	HOME SCOTLAND	0.58	16/04/2019	Allocated in LDP	20	0	20	RSL	0	0	20	0	0	0	0	0	0	0	0	20
201214	H21	01/04/2012	HEBRIDES DRIVE NORTH EAST, MOM-PHASE 4	HOME SCOTLAND	0.45	16/04/2019	Allocated in LDP	15	0	15	RSL	0	0	15	0	0	0	0	0	0	0	0	15
201221	H20	01/04/2012	HEBRIDES DRIVE WEST, MOM-PHASE 4	DUNDEE CITY COUNCIL	0.64		Allocated in LDP	10	0	10	Private	0	0	0	0	0	0	0	0	0	0	10	10
201303		01/04/2013	PITKERRO ROAD, 189-197	HOME SCOTLAND	1.22	09/06/2021	Under Construction	29	0	29	RSL	29	0	0	0	0	0	0	0	0	0	0	29
201414	H10	01/04/2014	LAUDERDALE AVENUE	INVERTAY HOMES	0.83	14/09/2018	Under Construction	27	12	4	Private	4	0	0	0	0	0	0	0	0	0	0	4
201415	H12	01/04/2014	KIRKTON ROAD, FORMER ST COLUMBAS PS	H & H PROPERTIES LTD / DCC	0.67	18/11/2020	Allocated in LDP	21	0	21	Private	0	10	11	0	0	0	0	0	0	0	0	21
201417	H05	01/04/2014	SOUTH ROAD, FORMER LOCHEE PS	DUNDEE CITY COUNCIL	1.78		Allocated in LDP	30	0	30	Private	0	0	30	0	0	0	0	0	0	0	0	30
201510	H06	01/04/2015	LOCHEE DISTRICT CENTRE	HILLCREST HA	6.14	27/01/2020	Under Construction	40	0	40	RSL	0	0	20	20	0	0	0	0	0	0	0	40
201601		28/07/2015	GARDYNE ROAD, WINNOCKS, 1	PRIVATE	0.20	08/02/2018	Under Construction	7	5	2	Private	2	0	0	0	0	0	0	0	0	0	0	2
201702		01/07/2016	GRAY STREET, 44	DEANSCOURT LTD	0.46	01/07/2016	Under Construction	14	0	14	Private	14	0	0	0	0	0	0	0	0	0	0	14
201813	H16	01/04/2018	MAXWELLTOWN, FORMER MULTIS	DUNDEE CITY COUNCIL	0.61		Allocated in LDP	30	0	30	TBC	0	0	0	0	0	30	0	0	0	0	0	30
201814	H34	01/04/2018	ETIVE GARDENS, FORMER GOWRIEHILL PS	DUNDEE CITY COUNCIL	1.67		Allocated in LDP	35	0	35	TBC	0	0	0	35	0	0	0	0	0	0	0	35
201815	H35	01/04/2018	DENOON TERRACE, FORMER HILLSIDE PS	DUNDEE CITY COUNCIL	1.97		Allocated in LDP	45	0	45	Private	0	0	15	30	0	0	0	0	0	0	0	45
201816	H36	01/04/2018	HIGH STREET, LOCHEE, FORMER ST MARYS INFANT SCHOOL	DUNDEE CITY COUNCIL	0.36		Allocated in LDP	10	0	10	RSL	0	0	10	0	0	0	0	0	0	0	0	10
201817	H37	01/04/2018	BURN STREET, FORMER BALDRAGON ACADEMY	DUNDEE CITY COUNCIL	4.93		Allocated in LDP	70	0	70	TBC	0	0	0	35	35	0	0	0	0	0	0	70
201825	H14	01/04/2018	GREENMARKET, FORMER RAILYARDS *	SCOTTISH ENTERPRISE	2.18		Allocated in LDP	110	0	110	TBC	0	0	0	0	50	60	0	0	0	0	0	110
201826A	H29	16/10/2017	SUMMERFIELD GARDENS NORTH	INVERTAY HOMES	2.15	16/10/2017	Under Construction	40	1	3	Private	3	0	0	0	0	0	0	0	0	0	0	3
201826C	H29	13/06/2022	SUMMERFIELD AVENUE AT SUMMERFIELD GARDENS, LAND TO WEST	INVERTAY HOMES	1.94	13/06/2022	Not Started	34	0	34	RSL	0	0	15	19	0	0	0	0	0	0	0	34
201826D	H29	30/03/2023	SUMMERFIELD AVENUE AT SUMMERFIELD GARDENS, LAND TO WEST	INVERTAY HOMES	0.36	30/03/2023	Under Construction	8	0	8	Private	0	8	0	0	0	0	0	0	0	0	0	8
201827	H33	01/04/2018	DRUMGEITH ROAD, KELLYFIELD	DUNDEE CITY COUNCIL	8.42		Allocated in LDP	100	0	100	TBC	0	0	0	0	30	30	40	0	0	0	0	100

201902	16/07/2018	COLDSIDE ROAD, LAND SOUTH OF	CALEDONIA HA	0.85	16/07/2018	Under Construction	30	0	30	RSL	30	0	0	0	0	0	0	0	0	0	30
201906	25/09/2018	LANGLANDS STREET	HILLCREST HA	0.14	25/09/2018	Under Construction	16	0	16	RSL	16	0	0	0	0	0	0	0	0	0	16
201908	20/12/2018	THORTER LOAN/SOUTH VICTORIA DOCK ROAD	HILLCREST HA	0.57	20/12/2018	Under Construction	119	0	119	RSL	60	59	0	0	0	0	0	0	0	0	119
201910	14/12/2018	GUTHRIE STREET, THE OLD MILL	RAMSAY PROPERTIES LTD	0.29	14/12/2018	Under Construction	17	0	17	Private	17	0	0	0	0	0	0	0	0	0	17
201912	09/04/2019	ELLENGOWAN DRIVE	HILLCREST HA	3.95	09/04/2019	Under Construction	130	62	68	RSL	8	60	0	0	0	0	0	0	0	0	68
201913	21/06/2018	CANDLE LANE, 9-11	HILLCREST HA	0.18	21/06/2018	Under Construction	24	0	24	RSL	24	0	0	0	0	0	0	0	0	0	24
202002	28/05/2019	LIFF HOSPITAL	MILLER HOMES	6.45	28/05/2019	Under Construction	54	8	1	Private	1	0	0	0	0	0	0	0	0	0	1
202003	17/04/2019	MURRAYGATE, 11-23	HILLCREST HA	0.07	17/04/2019	Under Construction	31	0	31	RSL	31	0	0	0	0	0	0	0	0	0	31
202009	18/09/2019	MORGAN STREET, TAYBANK WORKS PH 2	CALEDONIA HA	0.92	19/11/2021	Detailed Planning Consent	37	0	37	RSL	0	0	37	0	0	0	0	0	0	0	37
202012	18/12/2019	KINGSWAY EAST, FORMER STEWART HOUSE	PERSIMMON HOMES	2.88	07/09/2023	Under Construction	71	0	71	Private	13	36	22	0	0	0	0	0	0	0	71
202013	23/01/2020	BUTTARS LOAN, SITE TO THE EAST	GREEN PADS LTD	0.21	23/01/2020	Under Construction	8	0	8	Private	4	4	0	0	0	0	0	0	0	0	8
202022	01/05/2020	EAST SCHOOL ROAD, DOWNFIELD HOUSE	ABERKELL DEVELOPMENTS	0.32	01/05/2020	Under Construction	14	6	8	Private	0	8	0	0	0	0	0	0	0	0	8
202024	21/05/2020	PITKERRO ROAD, NORTH OF, LONGHAUGH ROAD, EAST OF	LONGHAUGH DEVELOPMENTS LTD	1.02	21/05/2020	Under Construction	14	9	5	Private	5	0	0	0	0	0	0	0	0	0	5
202030	30/07/2020	GELLATLY STREET, 3	MCGILL (DOCK STREET) LTD	0.13	07/12/2021	Under Construction	49	0	49	Private	0	0	49	0	0	0	0	0	0	0	49
202041	14/12/2020	CONSTABLE STREET, LOWER DENS WORKS, BLOCK G	STABLES DEVELOPMENT LLP	0.08	14/12/2020	Detailed Planning Consent	24	0	24	Private	0	0	24	0	0	0	0	0	0	0	24
202051	10/07/2020	PITKERRO ROAD, 114-116, LAND AT	ANGUS HA	0.74	02/02/2021	Detailed Planning Consent	21	0	21	RSL	10	11	0	0	0	0	0	0	0	0	21
202053	18/02/2021	MURRAYFIELD PLACE, MURRAYFIELD DRIVE, WHITFIELD AVENUE	DUNDEE CITY COUNCIL	2.20	25/07/2022	Detailed Planning Consent	42	0	42	DCC	0	0	22	20	0	0	0	0	0	0	42
202055	22/03/2021	TANNADICE STREET - 28-30, COURT STREET - 32	ARB PROPERTIES	0.04	22/03/2021	Detailed Planning Consent	7	0	7	Private	0	0	0	7	0	0	0	0	0	0	7
202065	18/11/2020	DALKEITH ROAD, 57	PRIVATE	0.27	18/11/2020	Detailed Planning Consent	8	0	8	Private	0	0	8	0	0	0	0	0	0	0	8
202066	17/12/2020	LIFF PLACE, BROWNHILL PLACE	BLACKWOOD HOMES & CARE	0.66	17/12/2020	Under Construction	23	0	23	RSL	13	10	0	0	0	0	0	0	0	0	23
202067	17/12/2020	GOURDIE PLACE, GOURDIE CRESCENT, LAND AT	BLACKWOOD HOMES & CARE	0.91	17/12/2020	Under Construction	22	0	22	RSL	12	10	0	0	0	0	0	0	0	0	22
202068	17/12/2020	BUTTARS ROAD, LAND TO SOUTH	BLACKWOOD HOMES & CARE	0.48	17/12/2020	Under Construction	9	0	9	RSL	9	0	0	0	0	0	0	0	0	0	9
202071	21/02/2021	SOAPWORK LANE, SOAPWORK LANE HOUSE	HILLCREST HA	0.13	24/02/2021	Under Construction	15	0	15	RSL	15	0	0	0	0	0	0	0	0	0	15
202104	16/06/2021	LAND AT FORMER ROSEBANK PRIMARY SCHOOL	DISCOVERY HOMES LTD	1.34	16/06/2021	Under Construction	40	0	40	RSL	0	20	20	0	0	0	0	0	0	0	40
202106	01/08/2021	COUPAR ANGUS ROAD, 40, SITE OF FORMER HOTEL	HILLCREST HA	0.21	17/08/2021	Under Construction	18	0	18	RSL	0	18	0	0	0	0	0	0	0	0	18
202107	01/12/2021	PERTH ROAD, 329, FERNBRAE HOSPITAL	S1 WEST LTD	1.15	15/12/2021	Detailed Planning Consent	22	0	22	Private	0	0	10	12	0	0	0	0	0	0	22
202108	21/04/2021	LAND AT FORMER TAY ROPE WORKS MAGDALEN YARD ROAD	F & H DEVELOPMENTS	0.25	21/04/2021	Under Construction	9	0	9	Private	0	9	0	0	0	0	0	0	0	0	9
202201	09/02/2022	LAND TO EAST OF 247 BLACKNESS ROAD	DUNDEE CITY COUNCIL	0.18	09/02/2022	Detailed Planning Consent	24	0	24	RSL	0	12	12	0	0	0	0	0	0	0	24
202202	16/03/2022	SITE OF FORMER FACTORY BALLINDEAN ROAD	CULLROSS LTD/CALEDONIA HA/BOC LTD	2.10	16/03/2022	Under Construction	67	0	67	Mixed	12	55	0	0	0	0	0	0	0	0	67
202203	17/03/2022	NICOLL STREET, 6	PRIVATE	0.04	17/03/2022	Detailed Planning Consent	10	0	10	Private	0	10	0	0	0	0	0	0	0	0	10
202204	17/02/2022	SITE OF FORMER JAMES KEILLER BUILDINGS 32-34 MAINS LOAN	BARRATT NORTH SCOTLAND/MARKETGAIT DEVELOPMENTS	6.31	17/02/2022	Under Construction	223	0	223	Private	28	51	52	42	40	10	0	0	0	0	223
202205	17/03/2022	BURNSIDE STREET, 55	HILLCREST HA	0.57	17/03/2022	Detailed Planning Consent	54	0	54	RSL	0	0	0	54	0	0	0	0	0	0	54

202206	21/05/2021	BROWNHILL PLACE, BROWNHILL STREET	BLACKWOOD HOMES & CARE	0.30	21/05/2021	Under Construction	12	0	12	RSL	12	0	0	0	0	0	0	0	0	0	12	
202207	21/01/2019	BUCHANAN STREET, ELECTRIC SUB-STATION	PRIVATE	0.12	21/04/2022	Detailed Planning Consent	14	0	14	Private	0	0	0	14	0	0	0	0	0	0	14	
202303	27/09/2022	GUTHRIE STREET, 9	PRIVATE	0.16	27/09/2022	Detailed Planning Consent	18	0	18	Private	0	0	0	18	0	0	0	0	0	0	18	
202308	22/12/2022	ELLIOT ROAD, MAINS OF BALGAY	PRIVATE	0.31	22/12/2022	Detailed Planning Consent	5	0	5	Private	0	0	0	5	0	0	0	0	0	0	5	
202309	22/12/2022	114 HILLTOWN, MOSQUE	PRIVATE	0.22	22/12/2022	Detailed Planning Consent	5	0	5	Private	0	0	0	5	0	0	0	0	0	0	5	
202310	10/02/2023	CANDLE LANE, 3-7	MURRAYFIELD PROPERTIES LTD	0.04	10/02/2023	Detailed Planning Consent	8	0	8	Private	0	0	0	8	0	0	0	0	0	0	8	
Totals							3149	180	2788		586	409	479	439	271	228	120	100	70	76	10	2788

Constrained Brownfield 2022/23

HLA Ref	LDP 2019 Ref	Date Added	Site	Site Area (ha)	Last Approval Date	Site Type	Site Status	Site Capacity	Complete 22/23	Total Completions	Units to build	TenureType	Owner / Developer	Reason Constrained
200321	H13	01/04/2003	QUEEN VICTORIA WORKS	1.25		CON	Allocated in LDP	50	0	0	50	Private	PRIVATE	OWNERSHIP
201205	H02	01/04/2012	EARN CRESCENT, LAND AT	0.56		CON	Allocated in LDP	20	0	0	20	Private	DUNDEE CITY COUNCIL	LAND USE
200728	H18	01/04/2007	PRINCES STREET	0.26		CON	Allocated in LDP	20	0	0	20	Private	DUNDEE CITY COUNCIL	LAND USE
200353	H26	01/04/2003	LOTHIAN CRESCENT	0.83		CON	Allocated in LDP	15	0	0	15	RSL	DUNDEE CITY COUNCIL	LAND USE
201220	H19	01/04/2012	BARNs OF CLAVERHOUSE ROAD, MOM PHASE 4	0.41		CON	Allocated in LDP	12	0	0	12	Private	DUNDEE CITY COUNCIL	LAND USE
200807	H04	01/04/2008	QUARRY GARDENS	0.44		CON	Allocated in LDP	18	0	0	0	Private	DUNDEE CITY COUNCIL	PHYSICAL
200723		01/04/2007	WALLACE CRAIGIE WORKS	1.68	23/10/2012	CON		100	0	0	147	Private	UNICORN PROPERTIES	PHYSICAL
201413	H03	01/04/2014	CLATTO, LAND AT	3.40			Allocated in LDP	60	0	0	60	Private	SCOTTISH WATER	LAND USE

Constrained Greenfield 2022/23

HLA Ref	LDP 2019 Ref	Date Added	Site	Owner / Developer	Site Area (ha)	Last Approval Date	Site Type	Site Status	Date Expired	Site Capacity	Complete 22/23	Total Completions	Units to build	Greenfield/ Brownfield	Windfall site	Tenure Type	Reason Constrained
201509		01/04/2015	LINLATHEN HOUSE, LAND TO EAST OF	PRIVATE	1.52		CON			60	0	0	60	Greenfield	Y	Private	LANDUSE
201424	H47	01/04/2014	STRATHYRE AVENUE, LAND TO EAST OF	PRIVATE	1.57		CON	Allocated in LDP		26	0	0	26	Greenfield	N	Private	OWNERSHIP

Small Sites 2022/23**Audit Year 13/14**

HLA Ref	Date Added	Site	Site Area (ha)	Last Approval Date	Site Status	Site Capacity	Units to build
201410A	Dec-13	WEST GROVE AVENUE,10	0.13	04/03/2022	Under Construction	1	1

Audit Year 14/15

HLA Ref	Date Added	Site	Site Area (ha)	Last Approval Date	Site Status	Site Capacity	Units to build
201607L	May-15	COLLINGWOOD CRESCENT, 20, LAND TO WEST OF	0.04	01/05/2019	Under Construction	1	1

Audit Year 16/17

HLA Ref	Date Added	Site	Site Area (ha)	Last Approval Date	Site Status	Site Capacity	Units to build
201705G	Jun-16	DUDHOPE TERRACE, 7	0.15	19/12/2019	Not Started	1	1
201705H	Sep-16	MONIFIETH ROAD, 96	0.06	14/09/2016	Under Construction	1	1
201705K	Dec-16	DUNDEE ROAD, HOLLY HILL, 69	0.18	24/11/2022	Not Started	1	1
201410C	Jan-17	BUGHTIES ROAD, 22	0.09	13/01/2020	Under Construction	1	1

Audit Year 17/18

HLA Ref	Date Added	Site	Site Area (ha)	Last Approval Date	Site Status	Site Capacity	Units to build
201805B	May-17	MONIFIETH ROAD, 92A	0.11	12/05/2017	Under Construction	2	2
201805C	May-17	GLAMIS ROAD, 28A	0.04	19/08/2021	Not Started	1	1
201805D	Jun-17	HAREFIELD ROAD, 16, LAND TO EAST OF	0.15	10/03/2022	Not Started	1	1
201805G	Oct-17	GIBSON TERRACE, 3, LAND EAST OF	0.14	28/08/2020	Not Started	1	1
201805J	Nov-17	PRINCES STREET, 161	0.04	15/11/2017	Under Construction	3	3
201805M	Mar-18	ARBROATH ROAD, NORTH GRANGE FARM	0.19	07/05/2021	Not Started	1	1

Audit Year 18/19

HLA Ref	Date Added	Site	Site Area (ha)	Last Approval Date	Site Status	Site Capacity	Units to build
201904A	May-18	PERTH ROAD, 474, LAND TO EAST OF COACH HOUSE	0.13	07/05/2021	Under Construction	1	1
201904F	Sep-18	ALBERT SQUARE, 21	0.02	06/09/2018	Under Construction	2	2
201904G	Oct-18	RIVER CRESCENT, GARDEN GROUND WEST OF BURNSIDE	0.07	30/04/2020	Under Construction	1	1

Audit Year 20/21

HLA Ref	Date Added	Site	Site Area (ha)	Last Approval Date	Site Status	Site Capacity	Units to build
202004L	Oct-19	PITKERRO MILL	0.22	25/10/2019	Under Construction	2	2
202004P	Jan-20	ROCKFIELD CRESCENT, 7, LAND TO NORTH	0.12	31/01/2020	Not Started	1	1

Audit Year 20/21

HLA Ref	Date Added	Site	Site Area (ha)	Last Approval Date	Site Status	Site Capacity	Units to build
202019C	May-20	DOUGLAS TERRACE, 12	0.03	20/05/2020	Under Construction	1	1

202019D	May-20	MONIFIETH ROAD, 69, STONELEE GUEST HOUSE	0.02	26/05/2020	Under Construction	1	1
202019E	Jun-20	VICTORIA ROAD, 1, BROUGHTY FERRY	0.97	25/06/2020	Not Started	3	3
202019F	Jun-20	ALBANY ROAD, 39A	0.12	25/06/2020	Under Construction	2	2
202031	Jul-20	PITKERRO MILL	0.21	31/07/2020	Not Started	2	2
202032A	Jul-20	SYMERS STREET, LAND TO EAST OF 6	0.03	31/07/2020	Not Started	1	1
202061D	Aug-20	NETHERGATE, 138, BASEMENT	0.01	11/08/2020	Under Construction	1	1
202035B	Aug-20	ERSKINE STREET, 20	0.01	31/08/2020	Not Started	1	1
202032B	Sep-20	FAIRFIELD ROAD, 10	0.21	11/11/2021	Under Construction	4 (2 net)	4 (2 net)
202032C	Sep-20	FAIRFIELD ROAD, 10	0.21	29/07/2022	Under Construction	2	1
202035A	Sep-20	ADELAIDE PLACE, BOWLING GREEN, LAND TO WEST	0.05	04/09/2020	Not Started	1	1
202035C	Oct-20	ALBANY ROAD, 50, GARDEN GROUND TO SOUTH	0.29	02/10/2020	Not Started	1	1
202061B	Oct-20	DALKEITH ROAD, 69	0.22	22/10/2020	Under Construction	4 (3 net)	4 (3 net)
202043	Nov-20	BROWN STREET, 75/77, BROUGHTY FERRY	0.01	18/11/2022	Not Started	2	2
202035D	Nov-20	SPRINGHILL, 13	0.05	10/11/2020	Not Started	1	1
202035F	Nov-20	DUDHOPE TERRACE, 9	0.13	12/11/2020	Under Construction	1	1
202035G	Nov-20	VICTORIA ROAD, 10,G1 VICTORIA CHAMBERS	0.01	26/11/2020	Under Construction	1	1
202035H	Dec-20	MURRAYGATE, 39, 1/0	0.02	11/12/2020	Under Construction	3	3
202035I	Jan-21	HILLTOWN, 245	0.01	06/01/2021	Not Started	1	1
202035J	Jan-21	COMMERCIAL STREET, 84, 2/1	0.03	13/01/2021	Not Started	1	1
202035K	Feb-21	CAENLOCHAN ROAD, 4	0.12	10/02/2021	Not Started	1	1
202061G	Feb-21	DYKES OF GRAY, BRAESIDE	0.42	23/02/2021	Under Construction	1	1
202035L	Mar-21	WEST BELL STREET, 1A	0.08	09/03/2021	Not Started	3	3

Audit Year 21/22

HLA Ref	Date Added	Site	Site Area (ha)	Last Approval Date	Site Status	Site Capacity	Units to build
202061H	Apr-21	NORTH GRANGE FARM, LAND TO EAST OF FARMHOUSE	0.08	12/04/2021	Under Construction	1	1
202061F	May-21	AMERICANMUIR ROAD, 38, GARDEN GROUND	0.13	12/05/2021	Detailed Planning Consent	1	1
202105B	Jul-21	SPRINGFIELD, 8, G/0	0.02	16/07/2021	Not Started	2	2
202105C	Aug-21	FREDERICK STREET, 45, GARDEN GROUND	0.07	08/02/2023	Not Started	1	1
202105I	Aug-21	STRATHERN ROAD, 140	0.11	20/08/2021	Not Started	1	1
202105J	Aug-21	BALGOWAN DRIVE, 7	0.06	17/08/2021	Detailed Planning Consent	1	1
202105K	Aug-21	SOUTH TAY STREET, 28, GROUND & BASEMENT	0.02	26/08/2021	Under Construction	2	2
202105G	Aug-21	REFORM STREET, 51, 2/2, CAFE	0.01	27/08/2021	Detailed Planning Consent	1	1
202105D	Oct-21	NORTH STREET, 40	0.02	21/10/2021	Not Started	1	1
202105F	Nov-21	REFORM STREET, 51, MF SPACE	0.01	18/11/2021	Detailed Planning Consent	4	4
202105H	Dec-21	SOUTHAMPTON ROAD, FORMER CRAIGIE HOUSE, LAND AT	0.35	14/12/2021	Detailed Planning Consent	1	1
202208	Mar-22	FORTHILL ROAD, 10	0.04	16/03/2022	Not Started	1	1

Audit Year 22/23

HLA Ref	Date Added	Site	Site Area (ha)	Last Approval Date	Site Status	Site Capacity	Units to build
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202302	Aug-22	ELLISLEA ROAD, 9, GARDEN GROUND	0.11	23/08/2022	Detailed Planning Consent	1	1
202304	Nov-22	CAMPHILL ROAD, 65, LAND TO SOUTH	0.18	10/11/2022	Detailed Planning Consent	1	1
202305	Nov-22	BALGILLO ROAD, 157, LAND SOUTH	0.10	23/11/2022	Detailed Planning Consent	1	1
202306	Nov-22	LAUDERDALE AVENUE, 88, GARDEN GROUND TO SOUTH	0.03	25/11/2022	Not Started	1	1
202311	Mar-23	LOCHEE ROAD, 142A	0.02	08/03/2023	Detailed Planning Consent	1	1
202313	Mar-23	DYKES OF GRAY ROAD, SOUTH OF MAINS OF GRAY FARM	0.28	31/03/2023	Detailed Planning Consent	1	1
202314	Jun-23	BROOK STREET, 197, 2/2, BROUGHTY FERRY	0.03	02/06/2022	Not Started	1	1

Completed Sites

HLA Ref	LDP 2019 Ref	Date Added	Site	Owner/ Developer	Site Area (ha)	Last Approval	Site Status	Date Site Completed	Site Capacity	Complete 22/23	Total Complete	Greenfield / Brownfield	Tenure Type
200504C	H32	30/01/2020	ABERLADY CRESCENT PHASE 3A	DJ LAING	0.65	30/01/2020	Site Complete	04/04/2022	10	1	10	Brownfield	Private
200739		01/04/2007	WHITFIELD LATER PHASES	MERCHANT/HOME SCOTLAND	1.88	20/06/2014	Site Complete	30/09/2022	49	9	49	Brownfield	RSL
201009B	H30	15/11/2018	HADDINGTON AVENUE (Phase 2)	MERCHANT/HOME SCOTLAND	1.74	19/09/2019	Site Complete	25/10/2022	27	27	27	Brownfield	Private/RSL
201422		01/04/2014	FINAVON STREET, LAND EAST OF	ABERTAY HA	2.97	28/10/2016	Site Complete	03/05/2022	56	5	56	Brownfield	RSL
201604		07/05/2015	NORTH ISLA STREET, 4	CITY BLINDS	0.07	07/05/2015	Site Complete	07/10/2022	8	1	8	Brownfield	Private
201605		09/11/2015	EAST DOCK STREET, 26	PRIVATE	0.06	09/11/2015	Site Complete	08/04/2022	10	1	10	Brownfield	Private
201710		10/03/2017	HEBRIDES DRIVE, LAND NORTH OF	PANMURE DEVELOPMENTS LTD	0.67	25/04/2018	Site Complete	20/10/2022	12	12	12	Brownfield	Private
201802		11/08/2017	OLD QUARRY ROAD, BALLUMBIE LAND NORTH OF	KNOWE PROPERTIES LTD	1.03	11/08/2017	Site Complete	21/02/2023	12	1	12	Brownfield	Private
201819	H39	01/04/2018	LONGHAUGH ROAD, FORMER ST LUKES & ST MATTHEWS PS	ANGUS HA	2.04	06/03/2020	Site Complete	21/02/2023	40	40	40	Brownfield	RSL
201820	H40	01/04/2018	FINTRY TERRACE, FORMER LONGHAUGH PS	ANGUS HA	1.30	17/03/2020	Site Complete	20/01/2023	32	32	32	Brownfield	RSL
201824A	H45	25/09/2019	BALLUMBIE ROAD, LAND TO EAST OF - PHASE 1	STEWART MILNE	3.77	25/09/2019	Site Complete	08/09/2022	76	12	76	Greenfield	Private
201826B	H29	01/10/2020	DRUMGEITH ROAD/STRATHAVEN TERRACE	MERCHANT	0.78	29/10/2020	Site Complete	02/02/2023	12	12	12	Brownfield	Private
201904I		07/12/2018	HILL STREET, 24	PRIVATE	0.30	07/12/2018	Site Complete	15/03/2023	1	1	1	Brownfield	Private
202004B		05/07/2019	DRUMSTURDY ROAD, NO 1 HOLDING	PRIVATE	0.06	05/07/2019	Site Complete	24/01/2023	1	1	1	Brownfield	Private
202004K		12/09/2019	UNION TERRACE, 10	PRIVATE	0.04	12/09/2019	Site Complete	17/10/2022	1	1	1	Brownfield	Private
202005		06/05/2019	COMMERCIAL STREET, 23	AKG PROPERTY GROUP	0.02	06/05/2019	Site Complete	12/05/2022	7	7	7	Brownfield	Private
202018		21/03/2018	FORMER KINGSPARK SCHOOL	PERSIMMON HOMES	2.88	21/03/2018	Site Complete	02/12/2022	62	30	62	Brownfield	Private
202056		21/08/2020	DALMAHOY DRIVE, LAND TO WEST	KIRKWOOD HOMES	4.11	16/12/2020	Site Complete	07/02/2023	49	6	49	Greenfield	Private
202061E		21/04/2021	FAIRFIELD ROAD, 29, GARDEN GROUND TO REAR	PRIVATE	0.06	21/04/2021	Site Complete	13/03/2023	1	1	1	Brownfield	Private
202105A		01/07/2021	LAMMERTON TERRACE, GARDEN GROUND NORTH OF 3A	PRIVATE	0.04	05/07/2021	Site Complete	26/10/2022	1	1	1	Brownfield	Private
202109		19/11/2021	GARRY TERRACE, 17 - 21	SIDLAW BUILDING & JOINERY SERVICES	0.23	19/11/2021	Site Complete	15/03/2023	9	9	9	Brownfield	Private

Expired Sites

HLA Ref	LDP 2019 Ref	Date Added	Site	Owner / Developer	Site Area (ha)	Last Approval Date	Site Status	Date Expired	Site Capacity	Greenfield/ Brownfield	Tenure Type
201805L		21/02/2018	GOTTERSTONE DRIVE, 61	PRIVATE	0.04	21/02/18	Consent Expired	21/02/23	1	Brownfield	Private
201911		31/01/2020	DICKSON AVENUE, THE ROCK	ROCK DEVELOPMENTS (SCOTLAND) LTD	0.15	31/01/20	Consent Expired	31/01/23	11	Brownfield	Private
202014		31/01/2020	DYKES OF GRAY ROAD, HOUSE OF GRAY	PRIVATE	1.40	31/01/20	Consent Expired	31/01/23	10	Brownfield	Private
202004N		20/12/2019	WEST BELL STREET, 3-5, BASEMENT	PRIVATE	0.02	20/12/19	Consent Expired	20/12/22	4	Brownfield	Private
202011		27/11/2019	SEAGATE, 36-40	DISCOVERY HOMES LTD	0.08	27/11/19	Consent Expired	27/11/22	27	Brownfield	Private
201607D		04/03/2016	GRAY STREET, 21	TAYBANK PROPERTIES LTD	0.03	21/11/19	Consent Expired	21/11/22	1	Brownfield	Private
201410B		01/10/2013	MARGARET CRESCENT, 4	PRIVATE	0.07	04/11/19	Consent Expired	04/11/22	1	Brownfield	Private
202004D		02/08/2019	ANCRUM ROAD, 21	PRIVATE	0.04	02/08/19	Consent Expired	02/08/22	1	Brownfield	Private
202008		25/07/2019	WEST MARKETGAIT	MARKETGAIT DUNDEE LTD	0.13	13/12/22	Consent Expired	25/07/22	43	Brownfield	Private
201904E		11/06/2018	QUEEN STREET, 89, BRAE COTTAGE	PRIVATE	0.10	21/06/19	Consent Expired	21/06/22	4	Brownfield	Private
202004C		21/06/2019	HIGH MILL COURT, BASEMENT, UNIT 2	PRIVATE	0.03	21/06/19	Consent Expired	21/06/22	2	Brownfield	Private
202007		18/06/2019	TRADES LANE, 28	A B ROGER & YOUNG LTD	0.08	18/06/19	Consent Expired	18/06/22	28	Brownfield	Private
202006		05/12/2006	PERTH ROAD, FORMER BLACKNESS NURSERY	PRIVATE	1.12	05/06/19	Consent Expired	05/06/22	10	Brownfield	Private
202004G		31/05/2019	CASTLE CHAMBERS, 26 CASTLE STREET	PRIVATE	0.01	31/05/19	Consent Expired	31/05/22	2	Brownfield	Private
201705B		Apr-10	BROOK STREET, 197, 2/2, BROUGHTY FERRY	PRIVATE	0.03	02/06/22	Consent Expired	10/05/22	1	Brownfield	Private
202004E		11/04/2019	WHITEHALL CRESCENT, 7, 2nd Floor	PRIVATE	0.01	11/04/19	Consent Expired	11/04/22	1	Brownfield	Private
202004F		11/04/2019	WHITEHALL CRESCENT, 7, 1st Floor	PRIVATE	0.01	11/04/19	Consent Expired	11/04/22	1	Brownfield	Private

5- Completions (By Tenure)

AREA	YEAR TO TENURE	JUNE 1996			JUNE 1997			JUNE 1998			JUNE 1999		
		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
TOTAL		839			613			409			478		
AREA	YEAR TO TENURE	JUNE 2000			JUNE 2001			JUNE 2002			JUNE 2003		
		LA	HA	P	LA	HA	P	LA	HA	P	LA	HA	P
DUNDEE CITY		0	125	392	0	149	356	0	404	589	0	133	392
TOTAL		517			505			993			525		
AREA	YEAR TO TENURE	JUNE 2004			JUNE 2005			JUNE 2006			JUNE 2007		
		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
TOTAL		626			520			636			584		
AREA	YEAR TO TENURE	JUNE 2008			JUNE 2009			JUNE 2010			JUNE 2011		
		LA	HA	P	LA	HA	P	LA	HA	P	LA	HA	P
DUNDEE CITY		0	71	629	0	205	416	0	107	265	11	80	346
TOTAL		700			621			372			437		
AREA	YEAR TO TENURE	APRIL 2012			APRIL 2013			APRIL 2014			APRIL 2015		
		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
TOTAL		299			147			168			210		
AREA	YEAR TO TENURE	APRIL 2016			APRIL 2017			APRIL 2018			APRIL 2019		
		LA	HA	P	LA	HA	P	LA	HA	P	LA	HA	P
DUNDEE CITY		0	90	233	0	161	255	0	63	138	15	175	240
TOTAL		323			416			201			430		
AREA	YEAR TO TENURE	APRIL 2020			APRIL 2021			APRIL 2022			APRIL 2023		
		LA	HA	P	LA	HA	P	LA	HA	P	LA	HA	P
DUNDEE CITY		0	0	260	0	0	277	0	77	447	0	198	308
TOTAL		260			277			524			506		

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.

Contact Details

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