

HOUSING LAND AUDIT

DUNDEE 2018

SEPTEMBER
2018



HOUSING LAND AUDIT 2018

PRODUCED BY
DUNDEE CITY COUNCIL

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SECTION 1 : INTRODUCTION

The annual audit of housing land provides a factual statement of land supply within the administrative boundaries of Dundee City Council. The audit is based on a survey carried out in April 2018.

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

Since the previous audit in 2017 the TAYplan Strategic Plan 2016-2036 has been adopted and sets the housing supply target for the Dundee Housing Market Area. In addition the Proposed Dundee Local Development Plan 2 (PDLDP2) has been prepared and is currently subject to examination by the Planning & Environmental Appeals Division. The HLA 2018 has sought to reflect the most up to date picture of effective land supply within the city through the addition of new PDLDP2 sites as well as removal of sites that have not been carried forward from Dundee LDP1 2014.

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

The Dundee Housing Land Audit 2018 has been prepared in line with Scottish Planning Policy (SPP, 2014) and PAN 2/2010: Affordable Housing and Housing Land Audits (August 2010).

SECTION 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. The effects of the continuing challenges for the house-building industry have been considered and where appropriate a cautious approach has been adopted in predicting future yield from development sites. More generally, emphasis is made that the likely yield is indicative and will undoubtedly vary from the actual figure.

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

SECTION 3 : CONSULTATION

The Draft Housing Land Audit (HLA) 2018 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.

In the preparation of the Draft HLA 2018, the Council sought to enhance engagement with developers/agents through the introduction of a pre-draft consultation stage. This provided an opportunity for developers/agents to provide up to date programming information for the sites that were in the previous audit and the new Proposed LDP2 sites which would be introduced into the Draft HLA 2018. This consultation was well received and provided vital programming information which informed the content of the Draft HLA 2018. The Finalised HLA 2018 has been informed by the information and comments received through the pre-draft and draft consultations as well as site visits and 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.

Homes for Scotland (HfS) provided comments regarding the effectiveness of a range of allocated sites as well as those that have planning permission and suggested alterations to the programming. The finalised audit has been updated to take in to account these comments, with programming updated where appropriate. HfS raised concerns regarding sites which have been deemed as effective in the Draft HLA 2018 despite there not being a valid planning application on 31st March 2018. HfS have indicated that they would deem these sites as non-effective. The Council agrees with this position and has amended the content of audit to reflect these comments.

Clarification has also been sought by HfS on a number of matters including:

- receipt of programming information from developers;
- information on the year sites were added to the audit;
- construction and completion programming; and
- specific details in relation to Dundee City Council owned sites in terms of SHIP funding, marketing and disposal.

By way of response the Council sought programming information from developers through the pre-draft and draft consultation stages and updated the HLA accordingly. The current approach to referencing the HLA sites is to include the year it was added into the reference number e.g. 200356 was added in 2003, 201824 was added in 2018. The Council provided further clarity to HfS in relation to the Council owned sites and any relevant SHIP funding, marketing and disposal information.

A number of planning consultants commented on behalf of developers questioning the marketability of sites as well as the reliance on brownfield land. They stated the existing land supply could not be considered generous and questioned the reliance of housing supply provision on brownfield sites and the Western Gateway. These issues have also been raised through the preparation of the Proposed Local Development Plan 2. 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.

The Housing Land Audit is a snapshot in time of the amount of land that is available for construction at the time of the survey, which was March 2018. Issues therefore may arise as completion rates and phasing can change as sites progress at different rates than anticipated and planning permission can also lapse post March 2018. In order to provide more clarity on this matter a new section has been added to the HLA - Section 12 - which provides information on completion analysis and the projections to the end of the Proposed Local Development Plan 2 period (2026).

Over the past year the Council has continued to meet with national and local housebuilders as well as housing associations regarding a broad range of sites throughout the City. The upturn in private housebuilding has been demonstrated by the increase in planning approvals, site starts and housing completions which overall has demonstrated a growing confidence in the Dundee housing market.

There has also been continued interest and offers on all of the Council owned sites that were brought forward and the Council is committed to building on this success. The demand for land for housing in Dundee has continued in the past year to enable the delivery of the Scottish Government's Affordable Housing Supply Programme funding within Dundee through the Strategic Housing Investment Plan. Given the considerable grant funding for affordable housing and the continued success of private housebuilding across the City the Council consider that the sites in the HLA 2018 are effective and do not have marketability constraints as they offer a range and choice of housing across all tenures.

Section 4: Dundee City - Summary

PROGRAMMING ON EFFECTIVE SITES

	18-19	19-20	20-21	21-22	22-23	23-24	24-25	LATER YEARS	5 YEAR EFFECTIVE	CONSTRAINED SITES	ESTABLISHED SITES
DUNDEE GREENFIELD	95	94	132	170	174	195	190	317	665	250	1,617
DUNDEE BROWNFIELD	386	413	539	691	563	281	151	130	2,592	142	3,296
TOTALS	481	507	671	861	737	476	341	447	3,257	392	4,913

ALDP = ALLOCATED LOCAL DEVELOPMENT PLAN1

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Section 5: Dundee City - Greenfield Sites

EFFECTIVE SUPPLY

SITE REF	LDP 1 REF	LDP 2 REF	SITE NAME	OWNER / DEVELOPER	STATUS	LAST APPROVAL	AREA (ha)	CAPACITY	UNITS TO BUILD	18-19	19-20	20-21	21-22	22-23	23-24	24-25	LATER YEARS	
200356	HP01		WESTERN GATEWAY, SOUTH GRAY	SPRINGFIELD LTD	CONS	11/03/2016	19.8	371	357	55	35	35	35	35	31	31	100	
200408	HP02		WESTERN GATEWAY, SWALLOW	SPRINGFIELD LTD	CONS	11/03/2016	24.3	230	130	25	25	25	25	30	0	0	0	
200409			DUNDEE WESTERN LIFF PH1	KIRKWOOD HOMES	CONS	25/01/2018	18.4	162	18	9	9	0	0	0	0	0	0	
200738	H69		DUNDEE WESTERN LIFF PH2	SPRINGFIELD LTD	ALDP		7.85	100	100	0	0	0	20	20	20	20	20	
201423	H73		PITKERRO MILL	SOUTH TAY (DUNDEE) LTD	CONS	20/07/2016	1.0	6	6	6	0	0	0	0	0	0	0	
201424	H72		STRATHYRE AVENUE	PRIVATE	ALDP		1.6	26	26	0	0	10	16	0	0	0	0	
201821		H42	WESTERN GATEWAY, LIFF	SPRINGFIELD LTD	PLDP		3.3	30	30	0	0	0	0	0	15	15	0	
201822		H43	DYKES OF GRAY, NORTH EAST	SPRINGFIELD LTD	PLDP		13.4	150	150	0	0	0	0	15	30	50	55	
201823		H44	BALDRAGON FARM	AVANT HOMES	PLDP		6.2	150	150	0	0	0	0	0	25	25	100	
201824		H45	LAND EAST OF BALLUMBIE ROAD	STEWART MILNE HOMES	PLDP		11.1	150	150	0	0	12	24	24	24	24	42	
201830		H46	LINLATHEN, ARBROATH ROAD	KIRKWOOD HOMES	PLDP		15.9	250	250	0	25	50	50	50	50	25	0	
							TOTALS		1,625	1,367	95	94	132	170	174	195	190	317

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Section 6: Dundee City - Brownfield Sites

EFFECTIVE SUPPLY

SITE REF	LDP 1 REF	LDP 2 REF	SITE NAME	OWNER / DEVELOPER	STATUS	LAST APPROVAL	AREA (ha)	CAPACITY	UNITS TO BUILD	18-19	19-20	20-21	21-22	22-23	23-24	24-25	LATER YEARS
200321	H09	H13	QUEEN VICTORIA WORKS	MCGREGOR BALFOUR	ALDP		1.25	40	40	0	0	0	20	20	0	0	0
200329	H10		TAYBANK WORKS PHASE TWO	CALEDONIA HA	DEPC	30/03/2017	0.8	28	28	0	8	10	10	0	0	0	0
200339	H12	H07	FOGGYLEY GARDENS (NORTH)	STRATHMORE HOMES	CONS	28/07/2017	0.8	20	15	10	5	0	0	0	0	0	0
200339	H12		FOGGYLEY GARDENS (SOUTH)	STRATHMORE HOMES	ALDP		1.2	40	40	0	0	10	10	10	10	0	0
200343			TROTTICK, LOWRISE	H&H	CONS	08/06/2016	4.1	86	49	25	24	0	0	0	0	0	0
200347	H13		MONIFIETH ROAD, ARMITSTEAD	H&H	CONS	18/04/2016	1.1	26	26	7	8	11	0	0	0	0	0
200353	H15	H26	SITE 2, WHITFIELD (EAST)	DUNDEE CITY COUNCIL	ALDP		0.8	15	15	0	0	7	8	0	0	0	0
200504	H16	H32	SITE 1, WHITFIELD (ABERLADY CRES)	DJ LAING	CONS	18/05/2018	1.45	26	26	0	10	16	0	0	0	0	0
200504	H16	H32	SITE 1, WHITFIELD (ABERLADY CRES NTH)	DJ LAING/DISCOVERY	ALDP		3.92	75	75	0	0	0	15	20	20	20	0
200611			FORMER HOMEBASE SITE	H&H	CONS	05/06/2007	1.7	202	158	40	40	30	28	20	0	0	0
200728	H19	H18	PRINCES STREET PH2	DUNDEE CITY COUNCIL	PDLP		0.3	20	20	0	0	5	15	0	0	0	0
200807	H24	H04	QUARRY GARDENS	DUNDEE CITY COUNCIL	ALDP		0.44	18	18	0	0	0	18	0	0	0	0
200817			CLEMENT PARK HOUSE	BUDDON LTD	CONS	19/02/2008	2.0	33	6	3	3	0	0	0	0	0	0
200902			3 - 7 & 9-11 CANDLE LANE	HILLCREST HA	DEPC	18/12/2015	0.23	30	30	0	15	15	0	0	0	0	0
200908			TIVOLI, 20 BONNYBANK ROAD	TIVOLI	DEPC	16/03/2017	0.12	8	8	0	0	8	0	0	0	0	0
200909	H28	H11	FORMER DOWNFIELD SCHOOL ANNEXE	H&H	ALDP		1.27	25	25	0	0	5	10	10	0	0	0
200910	H29	H24	FORMER MID CRAIGIE PS	CRUDEN HOMES LTD	CONS	10/07/2017	1.4	42	42	30	12	0	0	0	0	0	0
200911	H30	H08	FORMER MACALPINE PS	H&H	ALDP		1.6	25	25	0	0	10	15	0	0	0	0
200913	H31	H09	FORMER LAWSIDE ACADEMY	DUNDEE CITY COUNCIL	ALDP		4.02	70	70	0	0	0	20	20	30	0	0
201002			32-34 MAINS LOAN	JAMES KEILLOR ESTATES	DEPC	10/08/2015	5.9	131	131	0	0	0	30	30	40	31	0
201008	H32	H31	SITE 3, WHITFIELD	DUNDEE CITY COUNCIL	ALDP		1.3	30	30	0	0	10	20	0	0	0	0
201009	H33	H30	SITE 5, WHITFIELD	MERCHANT/HOME SCOTLAND	ALDP		2.9	35	35	0	13	22	0	0	0	0	0
201010	H34	H28	SITE 6, WHITFIELD	DUNDEE CITY COUNCIL	ALDP		3.76	70	70	0	0	10	30	30	0	0	0
201011	H35	H27	SITE 7, WHITFIELD	DUNDEE CITY COUNCIL	ALDP		1.9	25	25	0	0	10	15	0	0	0	0

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Section 6: Dundee City - Brownfield Sites (cont'd)

EFFECTIVE SUPPLY

SITE REF	LDP 1 REF	LDP 2 REF	SITE NAME	OWNER / DEVELOPER	STATUS	LAST APPROVAL	AREA (ha)	CAPACITY	UNITS TO BUILD	18-19	19-20	20-21	21-22	22-23	23-24	24-25	LATER YEARS
201012	H36	H25	SITE 8, WHITFIELD	DUNDEE CITY COUNCIL	ALDP		1.8	30	30	0	0	10	10	10	0	0	0
201102			DURA STREET	WHITTET LTD	DEPC	14/04/2017	0.1	8	8	0	0	8	0	0	0	0	0
201103			22 CASTLE STREET	GARIOCH DEVELOPMENT CO LTD	CONS	14/11/2014	0.1	12	12	12	0	0	0	0	0	0	0
201106	H38		SEAGATE/TRADES LANE	HILLCREST HA	DEPC	21/08/2017	0.1	24	24	0	0	24	0	0	0	0	0
201107	H39	H16	MAXWELLTOWN MULTIS	DUNDEE CITY COUNCIL/HILLCREST HA	CONS	23/09/2015	1.8	81	61	61	0	0	0	0	0	0	0
201108	H40		DERBY STREET MULTIS	DUNDEE CITY COUNCIL/HILLCREST HA	CONS	20/01/2017	3.6	163	163	0	50	50	63	0	0	0	0
201109	H41	H17	CENTRAL WATERFRONT	DUNDEE CITY COUNCIL	ALDP		23.07	170	170	0	0	0	0	25	40	40	65
201109	H41	H17	CENTRAL WATERFRONT (SITE 2)	DUNDEE CITY COUNCIL	DEPC	19/10/2017	0.31	117	117	0	37	80	0	0	0	0	0
201109	H41	H17	CENTRAL WATERFRONT (SITE 6)	DUNDEE CITY COUNCIL	DEPC	23/06/2017	0.59	88	88	0	0	0	52	36	0	0	0
201110	H42	H23	FORMER MOSSGIEL PS	DUNDEE CITY COUNCIL	ALDP		1.5	42	42	0	0	10	15	17	0	0	0
201205	H43	H02	LAND AT EARN CRESCENT (SOUTH)	DUNDEE CITY COUNCIL	ALDP		0.6	20	20	0	0	0	10	10	0	0	0
201213	H49*	H22	MILL O' MAINS PH4	HOME SCOTLAND	ALDP		2.1	57	57	0	0	17	20	20	0	0	0
201303			189-197 PITKERRO ROAD	CRUDEN/HOME SCOTLAND	DEPC	28/03/2018	1.2	30	30	0	15	15	0	0	0	0	0
201406			55-57 PITALPIN STREET	ERSKINE HOMES LTD	CONS	21/01/2014	0.1	5	5	5	0	0	0	0	0	0	0
201412			36 CASTLE STREET	BLUE SPARK (DUNDEE) LTD	DEPC	15/04/2014	0.1	5	5	5	0	0	0	0	0	0	0
201413	H66	H03	LAND AT CLATTO	SCOTTISH WATER	ALDP		3.4	60	60	0	0	0	30	30	0	0	0
201414	H61	H10	LAUDERDALE AVENUE	INVERTAY HOMES LTD	ALDP		1.1	30	30	0	10	10	10	0	0	0	0
201415	H67	H12	FORMER ST COLUMBAS PS	H&H	ALDP		0.7	22	22	0	0	10	12	0	0	0	0
201416	H65	H01	FORMER CHARLESTON PS	ABERTAY HA	ALDP		1.4	40	40	10	30	0	0	0	0	0	0
201417	H60	H05	FORMER LOCHEE PS	DUNDEE CITY COUNCIL	ALDP		1.8	30	30	0	0	10	10	10	0	0	0
201421	H62	H15	MAXWELLTOWN WORKS	CALEDONIA HA	ALDP		1.25	50	50	0	0	15	15	20	0	0	0
201422	H68		FINAVON STREET	ABERTAY HA	CONS	28/10/2016	3.0	56	56	56	0	0	0	0	0	0	0
201502			42 CAMPHILL ROAD	FRONTERA DEVELOPMENTS	CONS	19/12/2014	0.3	7	7	7	0	0	0	0	0	0	0

* MILL O MAINS PHASE 4 includes sites reference - H49 (201213), H50 (201214), H55 (201220), H56 (201221)

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Section 6: Dundee City - Brownfield Sites (cont'd)

EFFECTIVE SUPPLY

SITE REF	LDP 1 REF	LDP 2 REF	SITE NAME	OWNER / DEVELOPER	STATUS	LAST APPROVAL	AREA (ha)	CAPACITY	UNITS TO BUILD	18-19	19-20	20-21	21-22	22-23	23-24	24-25	LATER YEARS
201510	H63*	H06	LOCHEE DISTRICT CENTRE	DUNDEE CITY COUNCIL/PRIVATE/HA	CONS	05/05/2015	6.1	40	40	18	10	12	0	0	0	0	0
201601			WINNOCKS, 1 GARDYNE ROAD	PRIVATE	CONS	28/07/2015	0.2	7	7	0	7	0	0	0	0	0	0
201604			4 NORTH ISLA STREET	CITY BLINDS LTD	CONS	07/05/2015	0.1	8	8	0	8	0	0	0	0	0	0
201605			26 DOCK STREET	PRIVATE	CONS	09/11/2015	2.0	10	10	0	10	0	0	0	0	0	0
201606			BARNES OF CLAVERHOUSE ROAD	OGILVIE HOMES LTD	DEPC	19/11/2015	1.9	35	35	0	0	10	10	15	0	0	0
201609			CONSTITUTION ROAD	VOXCAP INVESTMENTS LTD	DEPC	21/02/2018	1.0	111	111	0	0	0	40	40	31	0	0
201610			LOCHEE OLD CHURCH & HALL	VVA	DEPC	26/01/2016	0.3	16	16	0	0	5	5	6	0	0	0
201702			44 GRAY STREET	DEANSCOURT LTD	DEPC	01/07/2016	0.5	14	14	7	7	0	0	0	0	0	0
201706			ELIZA STREET	OGILVIE HOMES/HILLCREST HA	CONS	31/10/2017	0.4	40	40	20	20	0	0	0	0	0	0
201707			124 SEAGATE	PRIVATE	CONS	29/11/2016	0.1	8	8	8	0	0	0	0	0	0	0
201708			QUEEN STREET, BROUGHTY FERRY	BROOMVALE LTD	DEPC	21/12/2016	0.1	5	5	0	0	5	0	0	0	0	0
201709			9 WEST BELL STREET	AKG PROPERTY GROUP	DEPC	26/01/2017	0.1	9	9	0	0	0	0	9	0	0	0
201710			LAND TO NORTH OF HEBRIDES DRIVE	PANMURE DEVELOPMENTS LTD	DEPC	10/03/2017	0.7	14	14	0	0	0	7	7	0	0	0
201801			FORMER ST JOSPEH'S PS	KIRKWOOD HOMES LTD	CONS	30/06/2017	0.4	45	45	22	23	0	0	0	0	0	0
201802			LAND NORTH OF OLD QUARRY ROAD	KNOWE PROPERTIES LTD	CONS	11/08/2017	1.03	12	12	6	6	0	0	0	0	0	0
201803			1-3 FAIRMUIR ROAD	MCGILL HOMES LTD	CONS	13/04/2018	0.20	8	8	0	4	4	0	0	0	0	0
201804			FORMER WORKS, BENVIE ROAD	QAPM LTD	DEPC	25/08/2017	0.10	12	12	0	0	12	0	0	0	0	0
201806			FORMER ANTON HOUSE, FORTHILL RD	CHAMBERLAIN BELL DEVELOPMENTS	CONS	15/08/2017	0.93	22	22	19	3	0	0	0	0	0	0
201807			MAINS OF BALGAY, ELLIOT ROAD	PRIVATE	DEPC	18/09/2017	0.31	5	5	0	0	5	0	0	0	0	0
201808			34-36 ROSEANGLE	FORMOSA DEVELOPMENTS LTD	DEPC	07/12/2017	0.14	7	7	0	0	0	7	0	0	0	0
201809			213 CLEPINGTON ROAD	DISCOVERY HOMES (DUNDEE) LTD	DEPC	22/01/2018	0.30	10	10	0	0	5	5	0	0	0	0
201812			5 RAGLAN STREET	JF KEGS SCOTLAND	DEPC	27/03/2018	0.10	12	12	0	0	0	6	6	0	0	0
201813		H16	MAXWELLTOWN MULTIS	DUNDEE CITY COUNCIL	PLDP		0.61	30	30	0	0	0	20	10	0	0	0
201814		H34	FORMER GOWRIEHILL PS	DUNDEE CITY COUNCIL	PLDP		1.67	35	35	0	0	0	10	25	0	0	0

**Lochee District Centre includes includes sites reference(s) - ([201003](#)), ([201418](#))

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Section 6: Dundee City - Brownfield Sites (cont'd)

EFFECTIVE SUPPLY

SITE REF	LDP 1 REF	LDP 2 REF	SITE NAME	OWNER / DEVELOPER	STATUS	LAST APPROVAL	AREA (ha)	CAPACITY	UNITS TO BUILD	18-19	19-20	20-21	21-22	22-23	23-24	24-25	LATER YEARS
201815		H35	FORMER HILLSIDE PS	DUNDEE CITY COUNCIL	PLDP		1.97	45	45	0	0	0	10	10	10	15	0
201816		H36	FORMER ST MARY'S INFANT SCHOOL	DUNDEE CITY COUNCIL	PLDP		0.36	10	10	0	0	10	0	0	0	0	0
201817		H37	FORMER BALDRAGON ACADEMY	DUNDEE CITY COUNCIL	PLDP		4.90	70	70	0	0	0	0	15	20	20	15
201818		H38	FORMER OUR LADY'S PS	DUNDEE CITY COUNCIL	PLDP		1.20	35	35	0	0	0	15	20	0	0	0
201819		H39	FORMER ST LUKE'S & ST MATTHEW'S PS	DUNDEE CITY COUNCIL	PLDP		2.04	30	30	0	0	0	10	20	0	0	0
201820		H40	FORMER LONGHAUGH PS	DUNDEE CITY COUNCIL	PLDP		1.30	25	25	0	0	0	0	0	25	0	0
201825		H14	FORMER RAILYARDS, GREENMARKET	SCOTTISH ENTERPRISE	PLDP		2.18	110	110	0	20	20	20	20	30	0	0
201826	H01	H29	SUMMERFIELD AVENUE	DUNDEE CITY COUNCIL	ALDP		3.84	37	37	0	0	0	15	22	0	0	0
201826	H01	H29	SUMMERFIELD AVENUE	INVERTAY HOMES	CONS	16/10/2017	1.91	43	43	15	15	13	0	0	0	0	0
201827		H33	DRUMGIETH ROAD, KELLYFIELD	DUNDEE CITY COUNCIL	PLDP		8.42	100	100	0	0	0	0	0	25	25	50
							TOTALS	3,287	3,154	386	413	539	691	563	281	151	130

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DEPC = DETAILED PLANNING CONSENT

CONS = UNDER CONSTRUCTION

Section 7: Dundee City - Brownfield Sites

CONSTRAINED SITES

SITE REF	LDP1 REF	LDP2 REF	SITE NAME	OWNER/DEVELOPER	STATUS	AREA (ha)	CAPACITY	UNITS TO BUILD	18-19	19-20	20-21	21-22	22-23	23-24	24-25	LATER YEARS	CONSTRAINT
200723			FORMER WALLACE CRAIGIE WORKS	LINTEN PROPERTIES	DEPC	1.7	100	100	0	0	0	0	0	0	0	0	PHYSICAL
201509			LAND TO EAST OF LINLATHEN HOUSE	PRIVATE	DEPC	1.5	60	42	0	0	0	0	0	0	0	0	LAND USE

Section 7: Dundee City - Greenfield Sites

CONSTRAINED SITES

SITE REF	LDP1 REF	LDP2 REF	SITE NAME	OWNER/DEVELOPER	STATUS	AREA (ha)	CAPACITY	UNITS TO BUILD	18-19	19-20	20-21	21-22	22-23	23-24	24-25	LATER YEARS	CONSTRAINT
201829		H41	DYKES OF GRAY, NORTH WEST	SPRINGFIELD	PDLP	22.0	250	250	0	0	0	0	0	0	0	0	LAND USE

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

SMALL SITES (LESS THAN 5 UNITS)

SITE REF	LDP REF	SITE NAME	OWNER/DEVELOPER	STATUS	AREA (ha)	CAPACITY	UNITS TO BUILD	18-19	19-20	20-21	21-22	22-23	23-24	24-25	LATER YEARS
201013		SMALL SITES (LESS THAN 5 UNITS)	PRIVATE	DEPC	0.7	46	12	0	0	0	0	0	0	0	0
201304		SMALL SITES (LESS THAN 5 UNITS)	PRIVATE	DEPC	0.6	37	14	0	0	0	0	0	0	0	0
201410		SMALL SITES (LESS THAN 5 UNITS)	PRIVATE	DEPC	0.7	47	3	0	0	0	0	0	0	0	0
201506		SMALL SITES (LESS THAN 5 UNITS)	PRIVATE	DEPC	2.3	52	18	0	0	0	0	0	0	0	0
201607		SMALL SITES (LESS THAN 5 UNITS)	PRIVATE	DEPC	1.6	33	21	0	0	0	0	0	0	0	0
201705		SMALL SITES (LESS THAN 5 UNITS)	PRIVATE	DEPC	1.9	32	31	0	0	0	0	0	0	0	0
201805		SMALL SITES (LESS THAN 5 UNITS)	PRIVATE	DEPC	2.17	22	20	0	0	0	0	0	0	0	0

ALDP = ALLOCATED LOCAL DEVELOPMENT PLAN1

PDLP = PROPOSED LOCAL DEVELOPMENT PLAN2

DEPC = DETAILED PLANNING CONSENT

CONS = UNDER CONSTRUCTION

SECTION 9 : SITES REMOVED FROM AUDIT 2017-2018

SECTION 9 : SITES COMPLETED & REMOVED FROM THE AUDIT 2017-2018

200725	STRATHMORE AVENUE (FORMER FIRE STATION)
200739	WHITFIELD LATER PHASES (PHASE 1)
200739	WHITFIELD LATER PHASES (PHASE 2)
200739	WHITFIELD LATER PHASES (PHASE 3)
201101	GRAY'S LANE
201304	55 BALDOVAN ROAD
201410	1 CASTLEROY ROAD, BROUGHTY FERRY
201410	LAND TO WEST OF 66 HARESTANE ROAD
201411	5-11 KING STREET, 28-32 COWGATE
201419	FORMER BLACKWOOD COURT
201503	164 NETHERGATE
201506	2 TOWER COURT, RALSTON ROAD
201607	170 NETHERGATE
201607	3 COUPAR ANGUS ROAD
201701	LAND NORTH OF MOLISON STREET
201703	3-7 WEST BELL STREET
201704	70 COTTON ROAD
201705	494-496 STRATHMARTINE ROAD
201705	94 NETHERGATE
201805	2 MUIRTON ROAD
201805	16 MENZIESHILL ROAD

SECTION 10 : SITES REMOVED FOR DEFINITIONAL REASONS

SITES REMOVED FOR DEFINITIONAL REASONS 2017-2018

200115	BLACKNESS NURSERY (Planning Permission expired)
200309*	MARKETGAIT/SOUTH TAY STREET (LDP1 ALLOCATION)
200315*	38-40 SEAGATE (LDP1 ALLOCATION)
200348*	LOONS ROAD/LAWSIDE ROAD (LDP1 ALLOCATION)
200727*	PRINCES STREET PHASE 1 (LDP1 ALLOCATION)
200730*	MARYFIELD DEPOT (LDP1 ALLOCATION)
200734*	224-232 HILLTOWN (LDP1 ALLOCATION)
200808*	ANGUS STREET (LDP1 ALLOCATION)
200813*	LOONS ROAD (LDP1 ALLOCATION)
200821	HAWKHILL COURT, MID WYND (Planning Permission expired)
200904	95 SEAGATE (Planning Permission expired)
201004	LONGHAUGH ROAD (Planning Permission expired)
201013	LAND ADJACENT TO 103 DUNHOLM ROAD (Planning Permission expired)
201201	51 MAGDALEN YARD ROAD (Planning Permission expired)
201405	LAND TO REAR OF 83-105 CHARLESTON DRIVE (Planning Permission expired)
201404	ALBERT ROAD (Moved to small sites following new application)
201408	114 HILLTOWN (Planning Permission expired)
201410	102 NETHERGATE (Planning Permission expired)
201410	17 SPRINGFIELD (Planning Permission expired)
201410	2/2, 20 WHITEHALL STREET (Planning Permission expired)
201410	39-41 CLEGHORN STREET (Planning Permission expired)
201410	LAND TO WEST OF 8 RERES ROAD, BROUGHTY FERRY (Planning Permission expired)
201410	SEYMOUR LODGE, 259 PERTH ROAD (Planning Permission expired)
201508	THE OLD MILL, BROWN STREET (Planning Permission expired)

* Site removed 2018 as not allocated in Proposed Local Development Plan 2

Section 11 : Dundee City - Completions (By Tenure)

COMPLETIONS

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						
	TENURE	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				
TOTAL		299			147			168			210			323			416			201						

ALDP = ALLOCATED LOCAL

LA = LOCAL AUTHORITY

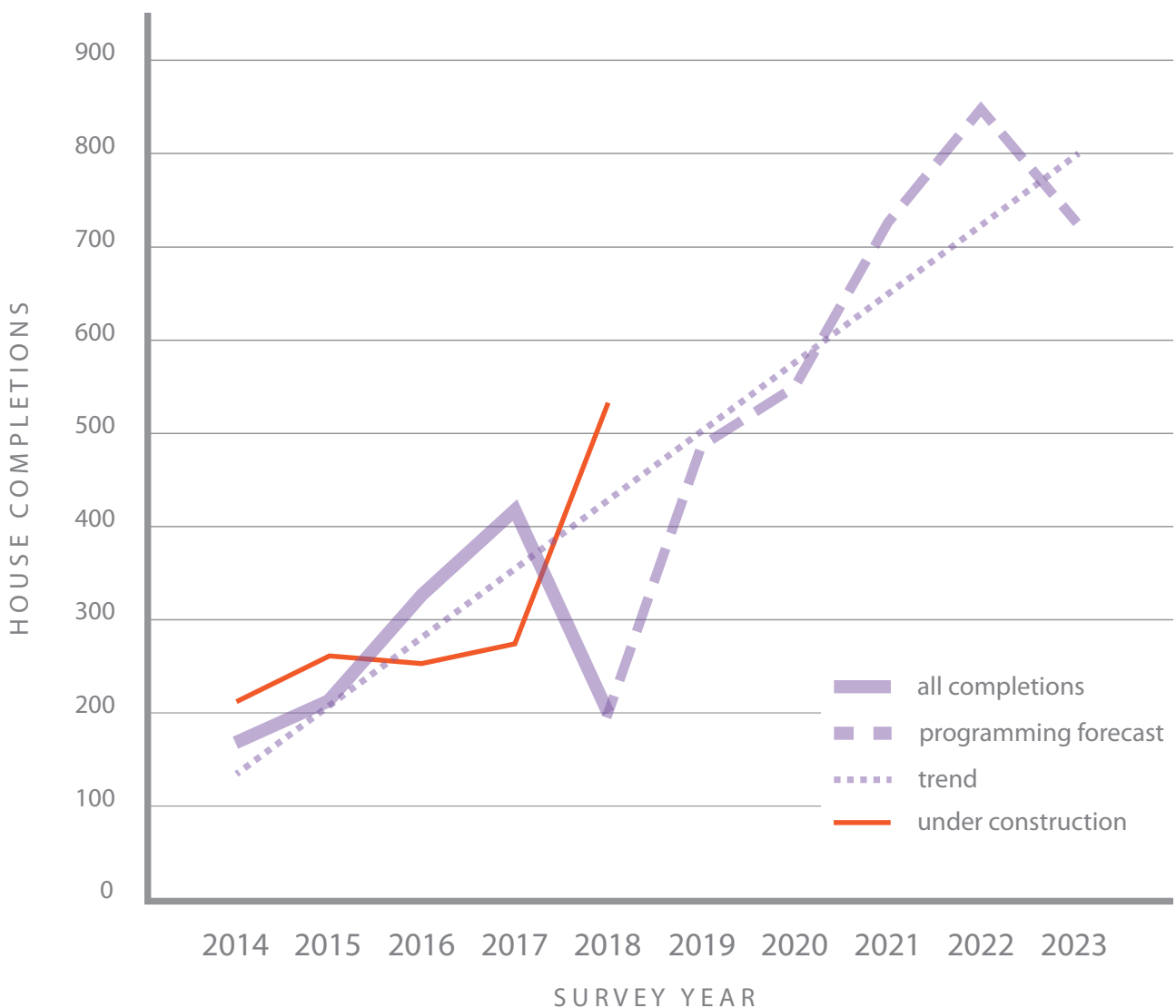
HA = HOUSING ASSOCIATION

P = PRIVATE

CONS = UNDER CONSTRUCTION

SECTION 12 : COMPLETION ANALYSIS & PROJECTIONS (2014-2026)

Since 2014 there has been a steady year on year increase in housing completions within Dundee. It is noted that in comparison to recent years the number of completions in 2017/18 has decreased, however there were a significant number of starts with 529 units on site including several large flatted developments under construction. In light of this it is expected that completions will even out over the next couple of years with an expected upward trend of all housing tenures across the City including continued progress on major developments at the Dundee Western Gateway and the Central Waterfront



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 OF 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.

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

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SEPTEMBER 2018

HOUSING LAND IN DUNDEE 2018

