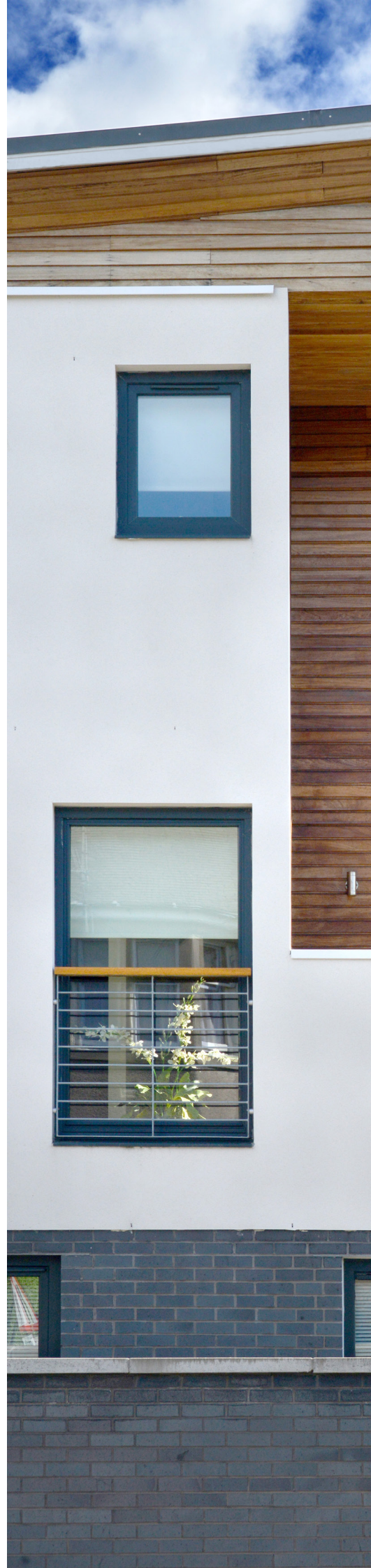


HOUSING LAND AUDIT

DUNDEE 2017



HOUSING LAND AUDIT 2017

PRODUCED BY
DUNDEE CITY COUNCIL

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

HOUSING LAND AUDIT 2017

Section 1 : Introduction	Page 3
Section 2 : General Principles	Page 4
Section 3 : Consultation	Page 5
Section 4 : Dundee City Summary	Page 6
Section 5 : Greenfield Sites	Page 7
Section 6 : Brownfield Sites	Page 8
Section 7 : Constrained Sites	Page 13
Section 8 : Small Sites	Page 13
Section 9 : Sites Removed from Audit 2016-2017	Page 14
Section 10 : Completions (Tenure)	Page 16
Appendix 1 Effectiveness Criteria	Page 17
Appendix 2 Glossary and Terms	Page 18

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 2017.

The audit remains an important source of information for the monitoring of the **Dundee Local Development Plan 2014** 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 2017 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 difficulties for the house-building industry have been considered and where appropriate a cautious approach has been adopted in predicting future yield from development sites. More generally, emphasis is made that the likely yield is indicative and will undoubtedly vary from the actual figure.

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

SECTION 3 : CONSULTATION

The Draft Housing Land Audit (HLA) 2017 was sent out for consultation to the Scottish Government's Housing and Regeneration Directorate; Homes for Scotland; Scottish Water; the Dundee Local Development Plan mailing list and members of the public via the Dundee City Council website.

A meeting was held with Homes for Scotland (HfS) and several of their members to go through the comments HfS had made to the Draft HLA 2017.

Issues can arise as a result of the audit process that considers sites at March 2017. Since that time completion rates and phasing can change as sites progress at different rates than anticipated and planning permission can also lapse post March 2017.

HfS made comments regarding the effectiveness on 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 reflect the majority of these suggested changes.

HfS raised concerns that a number of sites should be deemed as non-effective as the planning permission had expired. The Council clarified that those sites had valid permission at the time of the audit and so were effective over the audit period. The sites will be reviewed to determine if planning permission has been approved and if that has not occurred they will be removed during the 2018 Audit.

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 considerable 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 also increased in the past year after the Scottish Government announced a substantial increase to the Affordable Housing Supply Programme funding that has been allocated to Dundee City Council over the next 5 years. Given the considerable increase in grant funding for affordable housing and the success of recent private housebuilding across the City the Council consider that the sites in the HLA 2017 are effective and do not have marketability constraints as they offer a range and choice of housing across all tenures.

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 therefore requested the inclusion of their client's site to the audit. However, these sites are neither allocated in the Dundee Local Development Plan (LDP) 2014 or have the benefit of planning permission or any other approval and so they have not been included in the Housing Land Audit 2017.

Section 4: Dundee City - Summary

PROGRAMMING ON EFFECTIVE SITES

	17-18	18-19	19-20	20-21	21-22	22-23	23-24	LATER YEARS	5 YEAR EFFECTIVE	CONSTRAINED SITES	ESTABLISHED SITES
DUNDEE GREENFIELD	55	133	80	80	86	70	46	140	408	260	924
DUNDEE BROWNFIELD	302	470	680	739	544	549	209	95	2,761	137	3,531
TOTALS	357	603	760	819	630	419	255	235	3,169	397	4,455

ALDP =ALLOCATED LOCAL DEVELOPMENT PLAN

DEPC = DETAILED PLANNING CONSENT

CONS = UNDER CONSTRUCTION

Section 5: Dundee City - Greenfield Sites

EFFECTIVE SUPPLY

SITE REF	LDP REF	SITE NAME	OWNER / DEVELOPER	STATUS	LAST APROVAL	AREA (ha)	CAPACITY	UNITS TO BUILD	17-18	18-19	19-20	20-21	21-22	22-23	23-24	LATER YEARS
200356	HP01	WESTERN GATEWAY, SOUTH GRAY	INVERARITY FARMS/SPRINGFIELD	ALDP	20/04/2015	19.8	371	371	25	75	25	25	25	25	31	140
200408	HP02	WESTERN GATEWAY, SWALLOW	STARK FARMS/SPRINGFIELD LTD	CONS	03/06/2015	24.3	230	165	25	25	25	25	25	25	15	0
200409		DUNDEE WESTERN LIFF PH1	GL RESIDENTIAL	CONS	15/04/2010	18.4	162	22	5	7	10	0	0	0	0	0
200738	H69	DUNDEE WESTERN LIFF PH2	SPRINGFIELD LTD	ALDP		9.9	100	100	0	20	20	20	20	20	0	0
201423	H73	PITKERRO MILL	PRIVATE	ALDP	20/07/2016	1.0	6	6	0	6	0	0	0	0	0	0
201424	H72	STRATHYRE AVENUE	PRIVATE	ALDP		1.6	26	26	0	0	0	10	16	0	0	0
TOTALS							895	690	55	133	80	80	86	70	46	140

ALDP =ALLOCATED LOCAL DEVELOPMENT PLAN

DEPC = DETAILED PLANNING CONSENT

CONS = UNDER CONSTRUCTION

Section 6: Dundee City - Brownfield Sites

EFFECTIVE SUPPLY

SITE	LDP REF	SITE NAME	OWNER / DEVELOPER	STATUS	LAST APPROVAL	AREA (ha)	CAPACITY	UNITS TO BUILD	17-18	18-19	19-20	20-21	21-22	22-23	23-24	LATER YEARS
199133	H01	SITE 4, WHITFIELD	INVERTAY HOMES	CONS	01/05/2015	3.5	60	44	14	10	10	10	0	0	0	0
199524	H02	FORMER RAILYARDS	SCOTTISH ENTERPRISE	ALDP		2.5	110	110	0	0	20	20	20	20	30	0
200115		BLACKNESS NURSERY	SIGNATURE HOMES	DEPC	10/12/2014	1.0	20	20	0	0	10	10	0	0	0	0
200309	H04	MARKETGAIT/SOUTH TAY STREET	BRIAN OWER/DUNDEECITY COUNCIL	ALDP		0.1	18	18	0	0	18	0	0	0	0	0
200315	H05	38-40 SEAGATE	FORBES JOHNSTONE	ALDP		0.1	24	24	0	0	0	12	12	0	0	0
200321	H09	QUEEN VICTORIA WORKS	MCGREGOR BALFOUR	ALDP		1.3	40	40	0	0	0	15	15	10	0	0
200329	H10	TAYBANK WORKS PHASE TWO	NK DEVELOPMENTS	ALDP		0.7	28	28	0	8	10	10	0	0	0	0
200339	H12	FOGGYLE GARDENS	STRATHMORE HOMES	ALDP		0.8	40	40	10	11	4	10	5	0	0	0
200343		TROTTICK, LOWRISE	H&H	CONS	18/12/2013	4.1	71	56	22	17	17	0	0	0	0	0
200347	H13	MONIFIETH ROAD, ARMITSTEAD	H&H	ALDP	18/04/2016	1.1	26	26	5	10	11	0	0	0	0	0
200348	H14	LOONS ROAD/LAWSIDE ROAD	TAYPRINT LTD/JAMES KEILLOR ESTATES	ALDP		0.3	12	12	0	6	6	0	0	0	0	0
200353	H15	SITE 2, WHITFIELD	DUNDEE CITY COUNCIL	ALDP		0.8	15	15	0	0	0	7	8	0	0	0
200504	H16	SITE 1, WHITFIELD	DUNDEE CITY COUNCIL/DJ LAING	ALDP		4.8	75	75	0	15	20	20	20	0	0	0
200611		FORMER HOMEBASE SITE	H&H	CONS	05/06/2007	1.7	202	158	40	40	30	28	20	0	0	0
200723		WALLACE CRAIGIE WORKS	LINTEN PROPERTIES	DEPC	20/01/2015	1.7	100	100	0	0	0	20	20	20	20	20
200725	H17	STRATHMORE AVENUE (FIRE STATION)	DISCOVERY HOMES	ALDP		0.3	6	6	6	0	0	0	0	0	0	0
200727	H18	PRINCES STREET PH1	DUNDEE CITY COUNCIL	ALDP		0.1	10	10	0	0	10	0	0	0	0	0
200728	H19	PRINCES STREET PH2	DUNDEE CITY COUNCIL	ALDP		0.3	20	20	0	5	15	0	0	0	0	0
200730	H20	MARYFIELD DEPOT	SCOTTISH WATER	ALDP		1.6	20	20	0	0	10	10	0	0	0	0
200734	H21	224-232 HILLTOWN	SYDHAR PROPERTIES (DUNDEE) LTD	ALDP		0.3	10	10	0	0	10	0	0	0	0	0
200739	H22	WHITFIELD LATER PHASES	DCC/MERCHANT/HOME SCOTLAND	DEPC	07/08/2015	16.8	232	232	40	10	18	35	30	30	20	0

ALDP =ALLOCATED LOCAL DEVELOPMENT PLAN

DEPC = DETAILED PLANNING CONSENT

CONS = UNDER CONSTRUCTION

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

EFFECTIVE SUPPLY

SITE	LDP REF	SITE NAME	OWNER / DEVELOPER	STATUS	LAST APPROVAL	AREA (ha)	CAPACITY	UNITS TO BUILD	17-18	18-19	19-20	20-21	21-22	22-23	23-24	LATER YEARS
200807	H24	QUARRY GARDENS	DUNDEE CITY COUNCIL	ALDP		0.5	18	18	0	0	0	18	0	0	0	0
200808	H25	ANGUS STREET	DUNDEE CITY COUNCIL	ALDP		0.3	10	8	0	0	8	0	0	0	0	0
200813	H27	LOONS ROAD	PRIVATE	ALDP		0.4	16	16	0	0	8	8	0	0	0	0
200817		CLEMENT PARK HOUSE	BUDDON LTD	CONS	19/02/2008	2.0	33	14	4	5	5	0	0	0	0	0
200821		HAWKHILL COURT, MID WYND	LINDORES (HAWKHILL) LTD	DEPC	14/05/2013	0.6	101	101	0	0	0	25	25	25	26	0
200902		CAR PARKS 3 - 7 & 9-11 CANDLE LANE	PRIVATE	DEPC	18/12/2015	0.4	30	30	0	10	10	10	0	0	0	0
200904		95 SEAGATE	SEAGATE ESTATES LTD	DEPC	25/04/2014	0.1	17	17	0	10	7	0	0	0	0	0
200908		TIVOLI, 20 BONNYBANK ROAD	TIVOLI	DEPC	10/03/2014	0.1	8	8	0	0	8	0	0	0	0	0
200909	H28	FORMER DOWNFIELD SCHOOL ANNEXE	H&H	ALDP		1.3	25	25	0	0	10	10	5	0	0	0
200910	H29	FORMER MID CRAIGIE PRIMARY SCHOOL	ANGUS HA/CRUDENS	ALDP		1.4	37	37	0	10	10	17	0	0	0	0
200911	H30	FORMER MACALPINE PRIMARY SCHOOL	H&H	ALDP		1.6	25	25	0	0	10	15	0	0	0	0
200913	H31	FORMER LAWSIDE ACADEMY	DUNDEE CITY COUNCIL	ALDP		2.8	70	70	0	0	0	10	20	20	20	0
201002		32-34 MAINS LOAN	JAMES KEILLOR ESTATES	DEPC	10/08/2015	5.9	131	131	0	20	20	30	30	31	0	0
201004		LONGHAUGH ROAD	TUSKER DEVELOPMENTS	DEPC	12/12/2013	1.7	17	17	0	7	10	0	0	0	0	0
201008	H32	SITE 3, WHITFIELD	DUNDEE CITY COUNCIL	ALDP		1.3	28	28	0	0	10	18	0	0	0	0
201009	H33	SITE 5, WHITFIELD	MERCHANT/HOME SCOTLAND	ALDP		3.8	26	26	0	13	13	0	0	0	0	0
201010	H34	SITE 6, WHITFIELD	DUNDEE CITY COUNCIL	ALDP		2.8	62	62	0	10	20	16	16	0	0	0
201011	H35	SITE 7, WHITFIELD	DUNDEE CITY COUNCIL	ALDP		3.4	25	25	0	0	0	0	10	15	0	0
201012	H36	SITE 8, WHITFIELD	DUNDEE CITY COUNCIL	ALDP		1.8	46	46	0	0	0	0	16	10	10	10
201101		GRAY'S LANE	RAMSAY'S PROPERTIES LTD	CONS	22/01/2015	1.2	12	12	12	0	0	0	0	0	0	0
201102		DURA STREET	PRIVATE	DEPC	19/02/2014	0.1	8	8	0	0	8	0	0	0	0	0

ALDP =ALLOCATED LOCAL DEVELOPMENT PLAN

DEPC = DETAILED PLANNING CONSENT

CONS = UNDER CONSTRUCTION

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

EFFECTIVE SUPPLY

SITE	LDP REF	SITE NAME	OWNER / DEVELOPER	STATUS	LAST APPROVAL	AREA (ha)	CAPACITY	UNITS TO BUILD	17-18	18-19	19-20	20-21	21-22	22-23	23-24	LATER YEARS
201103		22 CASTLE STREET	PRIVATE	DEPC	14/11/2014	0.1	12	12	0	12	0	0	0	0	0	0
201106	H38	SEAGATE/TRADES LANE	DUNDEE CITY COUNCIL	ALDP		0.1	24	24	0	0	24	0	0	0	0	0
201107	H39	MAXWELLTOWN MULTIS	DUNDEE CITY COUNCIL/HILLCREST HA	CONS		1.8	81	81	50	31	0	0	0	0	0	0
201108	H40	DERBY STREET MULTIS	DUNDEE CITY COUNCIL/HILLCREST HA	ALDP		3.6	163	163	0	18	25	25	25	25	25	20
201109	H41	CENTRAL WATERFRONT	DUNDEE CITY COUNCIL	ALDP		12.0	375	375	0	40	50	70	60	60	50	45
201110	H42	FORMER MOSSGIEL PRIMARY SCHOOL	DUNDEE CITY COUNCIL	ALDP		1.5	42	42	0	0	20	22	0	0	0	0
201201		51 MAGDALEN YARD ROAD	PRIVATE	DEPC	06/03/2015	0.3	7	7	0	0	7	0	0	0	0	0
201205	H43	LAND AT EARN CRESCENT	DUNDEE CITY COUNCIL	ALDP		0.6	20	20	0	0	10	10	0	0	0	0
201213	H49*	MILL O' MAINS PH4	HOME SCOTLAND	ALDP		2.1	90	90	0	15	15	30	30	0	0	0
201303		189-197 PITKERRO ROAD	CRUDEN/HOME SCOTLAND	DEPC	24/04/2015	1.7	32	32	0	8	8	8	8	0	0	0
201404		3 ALBERT ROAD BROUGHTY FERRY	PRIVATE	DEPC	17/04/2014	0.6	6	6	0	3	3	0	0	0	0	0
201405		LAND TO REAR OF CHARLESTON DRIVE	PRIVATE	DEPC	14/05/2013	0.8	16	16	0	5	5	6	0	0	0	0
201406		55-57 PITALPIN STREET	PRIVATE	DEPC	21/01/2014	0.1	5	5	5	0	0	0	0	0	0	0
201408		114 HILLTOWN	PRIVATE	DEPC	23/07/2013	0.1	8	8	0	8	0	0	0	0	0	0
201411		5-11 KING STREET, 28-32 COWGATE	PRIVATE	DEPC	27/03/2014	0.1	14	12	12	0	0	0	0	0	0	0
201412		36 CASTLE STREET	PRIVATE	DEPC	15/04/2014	0.1	5	5	0	5	0	0	0	0	0	0
201413	H66	LAND AT CLATTO	SCOTTISH WATER	ALDP		3.4	60	60	0	0	0	20	20	20	0	0
201414	H61	LAUDERDALE AVENUE	DUNDEE CITY COUNCIL	ALDP		1.1	33	33	0	0	10	13	10	0	0	0
201415	H67	FORMER ST COLUMBAS PRIMARY SCHOOL	DUNDEE CITY COUNCIL	ALDP		0.7	22	22	0	0	10	12	0	0	0	0
201416	H65	FORMER CHARLESTON PRIMARY SCHOOL	DUNDEE CITY COUNCIL	ALDP		1.4	40	40	0	10	15	15	0	0	0	0
201417	H60	FORMER LOCHEE PRIMARY SCHOOL	DUNDEE CITY COUNCIL	ALDP		1.8	30	30	0	0	10	10	10	0	0	0

* MILL O MAINS PHASE 4 includes sites reference - H49 (201213), H50 (201214), H52 (201216), H53 (201218), H55 (201220), H56 (201221)

ALDP = ALLOCATED LOCAL DEVELOPMENT PLAN

DEPC = DETAILED PLANNING CONSENT

CONS = UNDER CONSTRUCTION

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

EFFECTIVE SUPPLY

SITE	LDP REF	SITE NAME	OWNER / DEVELOPER	STATUS	LAST APPROVAL	AREA (ha)	CAPACITY	UNITS TO BUILD	17-18	18-19	19-20	20-21	21-22	22-23	23-24	LATER YEARS
201419	H59	FORMER BLACKWOOD COURT	BLACKWOOD HA	DEPC	28/03/2016	0.8	23	6	6	0	0	0	0	0	0	0
201421	H62	MAXWELLTOWN WORKS	PRIVATE	ALDP		1.3	50	50	0	0	15	15	20	0	0	0
201422	H68	FINAVON STREET	ABERTAY HA	ALDP		2.9	56	56	26	30	0	0	0	0	0	0
201502		42 CAMPHILL ROAD	PRIVATE	DEPC	19/12/2014	0.3	7	7	7	0	0	0	0	0	0	0
201503		164 NETHERGATE	PRIVATE	DEPC	23/02/2016	0.1	6	6	6	0	0	0	0	0	0	0
201508		THE OLD MILL, BROWN STREET	CROSSLANE LTD	DEPC	10/12/2014	0.8	22	22	0	11	11	0	0	0	0	0
201509		LAND TO EAST OF LINLATHEN HOUSE	PRIVATE	CONS	24/07/2012	1.5	60	42	0	0	15	15	12	0	0	0
201510	H63*	LOCHEE DISTRICT CENTRE	DUNDEE CITY COUNCIL/PRIVATE/HA	ALDP		6.6	120	88	18	14	13	13	10	10	10	0
201601		WINNOCKS, 1 GARDYNE ROAD	PRIVATE	DEPC	28/07/2015	0.2	7	7	0	7	0	0	0	0	0	0
201604		4 NORTH ISLA STREET	PRIVATE	DEPC	07/05/2015	0.1	8	8	8	0	0	0	0	0	0	0
201605		26 DOCK STREET	PRIVATE	DEPC	09/11/2015	0.1	10	10	0	0	0	0	10	0	0	0
201606		BARNS OF CLAVERHOUSE ROAD	PRIVATE	DEPC	19/11/2015	1.9	35	35	0	0	0	10	10	15	0	0
201609		CONSTITUTION ROAD	WHITEBURN PROJECTS	DEPC	21/08/2015	1.0	110	110	0	0	0	40	40	30	0	0
201610		LOCHEE OLD CHURCH & HALL	PRIVATE	DEPC	26/01/2016	0.3	16	16	0	5	5	6	0	0	0	0
201701		LAND NORTH OF MOLISON STREET	DISCOVERY HOMES (DUNDEE) LTD	CONS	01/07/2016	0.2	7	2	2	0	0	0	0	0	0	0
201702		44 GRAY STREET	DEANSCOURT LTD	DEPC	01/07/2016	0.5	14	14	0	7	7	0	0	0	0	0
201703		3-5 WEST BELL STREET	PRIVATE	DEPC	25/07/2016	0.1	12	12	0	0	6	6	0	0	0	0
201704		70 COTTON ROAD	MCGILL HOMES	CONS	15/09/2016	0.1	5	5	5	0	0	0	0	0	0	0
201706		ELIZA STREET	HILLCREST HA	DEPC	25/10/2016	0.4	40	40	0	20	20	0	0	0	0	0
201707		124 SEAGATE	PRIVATE	CONS	29/11/2016	0.1	8	8	4	4	0	0	0	0	0	0

* H63 Lochee District Centre (201003), (201418), (201510), (201603)

ALDP =ALLOCATED LOCAL DEVELOPMENT PLAN

DEPC = DETAILED PLANNING CONSENT

CONS = UNDER CONSTRUCTION

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

EFFECTIVE SUPPLY

SITE	LDP REF	SITE NAME	OWNER / DEVELOPER	STATUS	LAST APPROVAL	AREA (ha)	CAPACITY	UNITS TO BUILD	17-18	18-19	19-20	20-21	21-22	22-23	23-24	LATER YEARS
201708		QUEEN STREET, BROUGHTY FERRY	BROOMVALE LTD	DEPC	21/12/2016	0.1	5	5	0	0	0	5	0	0	0	0
201709		9 WEST BELL STREET	AKG PROPERTY GROUP	DEPC	26/01/2017	0.1	9	9	0	0	0	0	2	3	4	0
201710		LAND TO NORTH OF HEBRIDES DRIVE	PANMURE DEVELOPMENTS LTD	DEPC	10/03/2017	0.7	14	14	0	0	0	4	5	5	0	0
TOTALS							3,613	3,394	302	470	680	739	534	349	209	95

ALDP =ALLOCATED LOCAL DEVELOPMENT PLAN

DEPC = DETAILED PLANNING CONSENT

CONS = UNDER CONSTRUCTION

Section 7: Dundee City - Brownfield Sites

CONSTRAINED SITES

SITE	LDP REF	SITE NAME	OWNER/DEVELOPER	STATUS	LAST APPROVAL	AREA (ha)	CAPACITY	UNITS TO BUILD	17-18	18-19	19-20	20-21	21-22	22-23	23-24	LATER YEARS
200308	H03	SOUTH TAY STREET	DUNDEE CITY COUNCIL	DEPC		0.2	15	15	0	0	0	0	15	0	0	0
200316	H06	ROSEANGLE, PETERSON HOUSE	MR HAGAN/PETER INGLIS	ALDP		0.4	10	10	0	0	0	0	0	0	0	0
200806	H23	STEWARTS LANE/LIFF ROAD	PRIVATE	ALDP		1.4	40	40	0	0	0	0	20	20	0	0
201206	H44	LAND AT CHARLESTON DRIVE	DUNDEE CITY COUNCIL	ALDP		1.1	22	22	0	0	0	0	0	0	0	0
201511	H58	STACK LEISURE PARK	PRIVATE	ALDP		6.6	50	50	0	0	0	0	10	20	20	0

Dundee City - Greenfield Sites

CONSTRAINED SITES

SITE	LDP REF	SITE NAME	OWNER/DEVELOPER	STATUS	LAST APPROVAL	AREA (ha)	CAPACITY	UNITS TO BUILD	17-18	18-19	19-20	20-21	21-22	22-23	23-24	LATER YEARS
201425	H70(2)	BALDRAGON FARM	BETTS	ALDP		7.5	135	110	0	0	0	0	0	0	0	0
201426	H71(2)	LINLATHEN, ARBROATH ROAD	LINLATHEN DEVELOPMENTS	ALDP		15.9	150	150	0	0	0	0	0	0	0	0

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

SMALL SITES (LESS THAN 5 UNITS)

SITE	LDP REF	SITE NAME	OWNER/DEVELOPER	STATUS	LAST APPROVAL	AREA (ha)	CAPACITY	UNITS TO BUILD	17-18	18-19	19-20	20-21	21-22	22-23	23-24	LATER YEARS
201013		SMALL SITES (LESS THAN 5 UNITS)	PRIVATE	DEPC		0.7	13	13	0	0	0	0	0	0	0	0
201304		SMALL SITES (LESS THAN 5 UNITS)	PRIVATE	DEPC		0.6	15	15	0	0	0	0	0	0	0	0
201410		SMALL SITES (LESS THAN 5 UNITS)	PRIVATE	DEPC		1.3	11	11	0	0	0	0	0	0	0	0
201506		SMALL SITES (LESS THAN 5 UNITS)	PRIVATE	DEPC		2.5	21	17	0	0	0	0	0	0	0	0
201607		SMALL SITES (LESS THAN 5 UNITS)	PRIVATE	DEPC		1.7	26	26	0	0	0	0	0	0	0	0
201705		SMALL SITES (LESS THAN 5 UNITS)	PRIVATE	DEPC		1.9	32	32	0	0	0	0	0	0	0	0

ALDP = ALLOCATED LOCAL DEVELOPMENT PLAN

DEPC = DETAILED PLANNING CONSENT

CONS = UNDER CONSTRUCTION

SECTION 9 : SITES REMOVED FROM AUDIT 2016-2017

SECTION 9 : SITES COMPLETED & REMOVED FROM THE AUDIT 2016-2017

200320	19-21 ROSEANGLE & GREENFIELD PLACE
200338	HILLSIDE, YARROW TERRACE
200713	LINLATHEN HOUSE LODGE
200739	WHITFIELD LATER PHASES (Phase 1)
201007	LAND EAST OF 317 CLEPINGTON ROAD
201013	516 PERTH ROAD
201105	EASTERN PRIMARY SCHOOL
201208	LAND AT LEWIS TERRACE (MOM-PH3) SITE 1
201209	LAND AT HARRIS TERRACE (MOM-PH3) SITE 2
201211	LAND AT DENS ROAD
201215	LAND AT LISMORE TERRACE (MOM-PH3) SITE 4
201219	LAND AT LISMORE AVENUE (MOM-PH3) SITE 4
201304	LOCKUPS WEST OF UNION PLACE
201402	FORMER PARKVIEW SCHOOL, BLACKNESS ROAD
201403	LAND TO SOUTH OF SINCLAIR STREET
201409	LAND AT FOULA TERRACE (MOM-PH3) SITE 3
201410	30 BYRON STREET
201410	30-30A MEADOWSIDE
201410	4 MONTAGUE STREET, BROUGHTY FERRY
201410	LAND TO REAR OF 18 ALBANY ROAD, BROUGHTY FERRY
201420	FORMER COLLEGE, MELROSE TERRACE
201501	REDHOLME, GARDYNE ROAD
201506	100 ST VINCENT STREET
201506	6 PANMURE STREET
201506	9 CASTELROY ROAD
201506	THE GARDENS, LINLATHEN FARM, ARBROATH ROAD
201602	FORMER ST DAVIDS CHURCH, 273 STRATHMORE AVENUE
201607	23 MONIFIETH ROAD
201607	24-26 HIGH STREET, LOCHEE
201607	5 IRVINES SQUARE
201607	54 BELL STREET (1st Floor)
201608	FORMER HOTEL, ELLIESLEA ROAD
201705	10 MAPLEWOOD DRIVE

SITES REMOVED FOR DEFINITIONAL REASONS 2015-2016

200332	MAINS LOAN/ELIZA STREET (Site superseded by 201706)
200353	SITE 2, WHITFIELD (Site split to reflect new North East Primary campus currently under construction. Remaining part of original site (to the east) now has capacity of 15 units)
201013	21 PRINCES STREET (Planning Permission expired)
201013	430 BLACKNESS ROAD (Planning Permission expired)
201205	LAND AT EARN CRESCENT (Site split to reflect new Tayview Primary campus (merge of Hillside & Gowriehill PS's. currently under construction. Remaining part of original site (to the east) now has capacity of 20 units)
201210	LAND AT HEBRIDES DRIVE (MOM-PH4) (Site removed 2017 as it now part of the SUDS)
201218	LAND AT HEBRIDES DRIVE & ERISKAY DRIVE (MOM-PH4) (Site removed 2017 as it now part of the SUDS)

Section 10: Dundee City - Completions (By Tenure)

CONSTRAINED SITES

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									
	TENURE	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							
TOTAL		299			147			168			210			323			416									

LA = LOCAL AUTHORITY

HA = HOUSING ASSOCIATION

P = PRIVATE

APPENDIX 1 : EFFECTIVENESS CRITERIA

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

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

如閣下十分明白英語, 請與以下的地址聯絡。

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

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

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

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

Tel 01382 435825

November 2017

HOUSING LAND IN DUNDEE 2017

