

HOUSING LAND AUDIT

DUNDEE 2019

AUGUST
2019



HOUSING LAND AUDIT 2019

PRODUCED BY
DUNDEE CITY COUNCIL

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HOUSING LAND AUDIT 2019

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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. This draft audit is based on a survey carried out in April 2019.

The audit is an important source of information for the monitoring of the [Dundee Local Development Plan 2019](#) and [TAYplan Strategic Development Plan](#).

Since the previous audit in 2018 the Dundee Local Development Plan 2019 has been adopted which allocates a generous and effective supply of land for housing across the City.

The Draft Dundee Housing Land Audit 2019 has been prepared in line with Scottish Planning Policy (SPP, 2014) and PAN 2/2010: Affordable Housing and Housing Land Audits (August 2010).

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) 2019 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 2019, the Council carried out a pre-draft consultation which provided an opportunity for developers/agents to provide up to date programming information for their sites. This pre-draft consultation has provided vital programming information which informed the content of the Draft HLA 2019.

The Finalised HLA 2019 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.

The consultation on the Draft HLA 2019 received comments which raised a number of important issues including:

- Receipt of programming information from developers.

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

- Request for inclusion of the year sites are added to the audit.

The current approach to referencing HLA sites is to include the year it was added into the HLA reference number e.g. 200356 was added in 2003, 201912 was added in 2019. This approach is considered appropriate.

- Comments in relation to Dundee City Council owned sites in terms of SHIP funding, marketing and disposal.

There has 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 Council has a number of designated brownfield housing sites, a number of which are also within the current SHIP and therefore have funding in place. The Council continues to work with housebuilders on the timely release and sale of their land to deliver both social and private housing throughout the City.

- Site specific comments on delivery and constraints.

Where appropriate amendments have been made to programming of sites to reflect comments made during the consultation. In addition, sites have been removed where the planning permission expired during the audit period. An ownership issue was raised in relation to 200321 Queen Victoria Works, the

site has subsequently been constrained and the Council will continue to monitor and review this site in forthcoming audits.

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

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

- The programming for the SHIP sites within the audit.

The Council takes a partnership approach in the delivery of the SHIP within the City working closely internally (planning, housing and property) with housing associations and the Scottish Government. Quarterly meetings are held which provide up to date progress reports on SHIP sites and ongoing discussion on future delivery. The content of the audit seeks to reflect the most up to date programming on the sites within the SHIP and the Council is satisfied that it provides a fair reflection of activity within the City.

Scottish Water also responded to the consultation confirming that there is sufficient capacity in the water and wastewater treatment works. The issue of surface water management and their current policy which does not allow new connection into the combined drainage network was highlighted. Dundee City Council is working closely with Scottish Water and developers to find suitable solutions on sites (in particular brownfield) 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. This situation will continue to be closely monitored as part of the Housing Land Audit process.

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 substantial upturn in completions which has over doubled in the last year has seen the City back to its previous year on year increase in completions. Construction figures continue to hold a steady pace and with continued demand for land for housing on both brownfield and greenfield sites in Dundee, this is likely to continue.

In light of this increase in housebuilding in the City, continued demand for land for housing as well 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 2019 are effective and offer a range and choice of housing across all tenures.

Section 4: Dundee City - Summary

PROGRAMMING ON EFFECTIVE SITES

	19-20	20-21	21-22	22-23	23-24	24-25	25-26	LATER YEARS	5 YEAR EFFECTIVE	CONSTRAINED SITES	ESTABLISHED SITES
DUNDEE GREENFIELD	112	168	160	160	205	196	171	378	805	60	1,550
DUNDEE BROWNFIELD	365	577	617	538	490	231	150	106	2,587	175	3,074
TOTALS	477	745	777	698	695	427	321	484	3,392	235	4,624

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	19-20	20-21	21-22	22-23	23-24	24-25	25-26	LATER YEARS
200356	HP01		WESTERN GATEWAY, SOUTH GRAY	SPRINGFIELD LTD/PERSIMMON	CONS	11/03/2016	22.4	371	272	58	43	25	25	35	45	41	0
200408	HP02		WESTERN GATEWAY, SWALLOW	SPRINGFIELD LTD	CONS	11/03/2016	24.3	230	132	7	35	35	35	20	0	0	0
200409			DUNDEE WESTERN LIFF PH1	KIRKWOOD HOMES	CONS	25/01/2018	18.4	162	6	6	0	0	0	0	0	0	0
200738	H69		DUNDEE WESTERN LIFF PH2	SPRINGFIELD LTD	DEPC	06/02/2019	7.85	100	100	10	30	30	30	0	0	0	0
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	H47	STRATHYRE AVENUE	PRIVATE	ALDP		1.6	26	26	0	0	0	0	10	16	0	0
201821		H42	WESTERN GATEWAY, LIFF	SPRINGFIELD LTD	ALDP		3.3	30	30	0	0	0	0	0	10	20	0
201822		H43	DYKES OF GRAY, NORTH EAST	SPRINGFIELD LTD	ALDP		13.4	218	218	0	0	10	10	30	30	30	108
201823		H44	BALDRAGON FARM	AVANT HOMES	ALDP		6.2	110	110	0	0	0	0	30	30	30	20
201824		H45	LAND EAST OF BALLUMBIE ROAD	STEWART MILNE HOMES	ALDP		11.1	150	150	15	30	30	30	30	15	0	0
201829		H41	DYKES OF GRAY, NORTH WEST	SPRINGFIELD LTD	ALDP		22.0	250	250	0	0	0	0	20	20	20	190
201830		H46	LINLATHEN, ARBROATH ROAD	KIRKWOOD HOMES	DEPC	25/06/2018	15.9	250	250	10	30	30	30	30	30	30	30
						TOTALS		1,903	1,550	112	168	160	160	205	196	171	378

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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	19-20	20-21	21-22	22-23	23-24	24-25	25-26	LATER YEARS
200329	H10		TAYBANK WORKS PHASE TWO	CALEDONIA HA	DEPC	30/03/2017	0.8	28	28	0	28	0	0	0	0	0	0
200339	H12		FOGGYLEY GARDENS (SOUTH)	STRATHMORE HOMES	CONS	08/11/2018	1.2	18	18	8	10	0	0	0	0	0	0
200343			TROTTICK, LOWRISE	H&H	CONS	08/06/2016	4.1	86	29	20	9	0	0	0	0	0	0
200347	H13		MONIFIETH ROAD, ARMITSTEAD	H&H	CONS	18/04/2016	1.1	26	26	9	7	10	0	0	0	0	0
200353	H15	H26	SITE 2, WHITFIELD (EAST)	DUNDEE CITY COUNCIL	ALDP		0.8	15	15	0	0	0	0	7	8	0	0
200504	H16	H32	SITE 1, WHITFIELD (ABERLADY CRES NTH)	DJ LAING	CONS	18/05/2018	3.00	26	26	0	15	11	0	0	0	0	0
200504	H16	H32	SITE 1, WHITFIELD (ABERLADY CRES STH)	DISCOVERY HOMES	DEPC	15/02/2019	0.90	25	25	0	0	10	15	0	0	0	0
200611			FORMER HOMEBASE SITE	H&H	CONS	05/06/2007	1.7	202	157	45	51	61	0	0	0	0	0
200728	H19	H18	PRINCES STREET PH2	DUNDEE CITY COUNCIL	ALDP		0.26	20	20	0	0	0	0	20	0	0	0
200807	H24	H04	QUARRY GARDENS	DUNDEE CITY COUNCIL	ALDP		0.44	18	18	0	0	0	0	8	10	0	0
200902			3 - 7 & 9-11 CANDLE LANE	HILLCREST HA	DEPC	21/06/2018	0.23	24	24	0	24	0	0	0	0	0	0
200908			TIVOLI, 20 BONNYBANK ROAD	TIVOLI	DEPC	16/03/2017	0.12	8	8	0	8	0	0	0	0	0	0
200909	H28	H11	FORMER DOWNFIELD SCHOOL ANNEXE	H&H	ALDP		1.23	25	25	0	0	5	10	10	0	0	0
200911	H30	H08	FORMER MACALPINE PS	H&H	ALDP		1.6	29	29	0	0	10	19	0	0	0	0
200913	H31	H09	FORMER LAWSIDE ACADEMY	DUNDEE CITY COUNCIL	ALDP		4.02	70	70	0	0	0	0	20	20	30	0
201008	H32	H31	SITE 3, WHITFIELD	DUNDEE CITY COUNCIL	ALDP		1.3	28	28	0	0	0	0	10	18	0	0
201009	H33	H30	SITE 5, WHITFIELD	MERCHANT/HOME SCOTLAND	DEPC	15/11/2018	2.9	40	40	0	3	20	17	0	0	0	0
201010	H34	H28	SITE 6, WHITFIELD	DUNDEE CITY COUNCIL	ALDP		3.76	62	62	0	0	15	25	22	0	0	0
201011	H35	H27	SITE 7, WHITFIELD	DUNDEE CITY COUNCIL	ALDP		1.9	25	25	0	25	0	0	0	0	0	0
201012	H36	H25	SITE 8, WHITFIELD	DUNDEE CITY COUNCIL	ALDP		1.8	30	30	0	0	30	0	0	0	0	0
201102			DURA STREET	WHITTET LTD	DEPC	14/04/2017	0.1	8	8	0	8	0	0	0	0	0	0
201106	H38		SEAGATE/TRADES LANE	HILLCREST HA	CONS	21/08/2017	0.1	24	24	0	24	0	0	0	0	0	0
201108	H40		DERBY STREET MULTIS	DUNDEE CITY COUNCIL/HILLCREST HA	CONS	20/01/2017	3.6	163	163	83	80	0	0	0	0	0	0
201109	H41	H17	CENTRAL WATERFRONT	DUNDEE CITY COUNCIL	ALDP		23.07	171	171	0	0	0	0	30	30	30	81

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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	19-20	20-21	21-22	22-23	23-24	24-25	25-26	LATER YEARS
201110	H42	H23	FORMER MOSSGIEL PS	DUNDEE CITY COUNCIL	ALDP		1.5	42	42	0	0	42	0	0	0	0	0
201205	H43	H02	LAND AT EARN CRESCENT (SOUTH)	DUNDEE CITY COUNCIL	ALDP		0.56	20	20	0	0	0	0	10	10	0	0
201213	H49	H22	LAND AT 5-10 HEBRIDES DRIVE	HOME SCOTLAND	ALDP		0.58	25	25	0	15	10	0	0	0	0	0
201214	H49	H21	LAND AT 1-3 HEBRIDES DRIVE	HOME SCOTLAND	ALDP		0.45	20	20	0	0	20	0	0	0	0	0
201220	H55	H19	LAND AT BARNS OF CLAVERHOUSE RD	HOME SCOTLAND	ALDP		0.41	12	12	0	0	0	0	12	0	0	0
201221	H56	H20	LAND AT HEBRIDES DRIVE	HOME SCOTLAND	ALDP		0.64	10	10	0	0	0	10	0	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
201412			36 CASTLE STREET	BLUE SPARK (DUNDEE) LTD	DEPC	16/08/2017	0.1	8	8	8	0	0	0	0	0	0	0
201413	H66	H03	LAND AT CLATTO	SCOTTISH WATER	ALDP		3.4	60	60	0	0	0	0	20	20	20	0
201414	H61	H10	LAUDERDALE AVENUE	INVERTAY HOMES LTD	DEPC	14/09/2018	1.1	27	27	7	10	10	0	0	0	0	0
201415	H67	H12	FORMER ST COLUMBAS PS	H&H	ALDP		0.66	21	21	0	0	10	11	0	0	0	0
201416	H65	H01	FORMER CHARLESTON PS	ABERTAY HA	DEPC	22/11/2018	1.4	43	43	0	43	0	0	0	0	0	0
201417	H60	H05	FORMER LOCHEE PS	DUNDEE CITY COUNCIL	ALDP		1.8	30	30	0	0	15	15	0	0	0	0
201421	H62	H15	MAXWELLTOWN WORKS	CALEDONIA HA	DEPC	25/10/2018	1.25	57	57	20	37	0	0	0	0	0	0
201422	H68		FINAVON STREET	ABERTAY HA	CONS	28/10/2016	3.0	56	15	15	0	0	0	0	0	0	0
201502			42 CAMPHILL ROAD	FRONTERA DEVELOPMENTS	CONS	19/12/2014	0.3	7	1	1	0	0	0	0	0	0	0
201510	H63*	H06	LOCHEE DISTRICT CENTRE	DUNDEE CITY COUNCIL/PRIVATE/HA	ALDP		6.6	40	40	0	0	20	20	0	0	0	0
201601			WINNOCKS, 1 GARDYNE ROAD	PRIVATE	CONS	28/07/2015	0.2	7	7	7	0	0	0	0	0	0	0
201604			4 NORTH ISLA STREET	CITY BLINDS LTD	CONS	07/05/2015	0.1	8	8	8	0	0	0	0	0	0	0
201605			26 DOCK STREET	PRIVATE	CONS	09/11/2015	0.1	10	10	10	0	0	0	0	0	0	0
201606			BARNS OF CLAVERHOUSE ROAD	Ogilvie Homes Ltd	DEPC	08/02/2019	1.9	40	40	10	20	10	0	0	0	0	0
201609			CONSTITUTION ROAD	VOXCAP INVESTMENTS LTD	DEPC	21/02/2018	1.0	111	111	0	0	0	31	40	40	0	0
201702			44 GRAY STREET	DEANSCOURT LTD	CONS	01/07/2016	0.5	14	14	4	10	0	0	0	0	0	0

*Lochee District Centre 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	19-20	20-21	21-22	22-23	23-24	24-25	25-26	LATER YEARS
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	5	0	0	0	0	0	0	0
201709			9 WEST BELL STREET	AKG PROPERTY GROUP	CONS	26/01/2017	0.1	9	9	9	0	0	0	0	0	0	0
201710			LAND TO NORTH OF HEBRIDES DRIVE	PANMURE DEVELOPMENTS LTD	CONS	10/03/2017	0.7	12	12	6	6	0	0	0	0	0	0
201801			FORMER ST JOSPEH'S PS	KIRKWOOD HOMES LTD	CONS	30/06/2017	0.4	45	25	25	0	0	0	0	0	0	0
201802			LAND NORTH OF OLD QUARRY ROAD	KNOWE PROPERTIES LTD	CONS	11/08/2017	1.03	12	12	0	6	6	0	0	0	0	0
201803			1-3 FAIRMUIR ROAD	MCGILL HOMES LTD	CONS	13/04/2018	0.20	8	8	4	4	0	0	0	0	0	0
201804			FORMER WORKS, BENVIE ROAD	QAPM LTD	CONS	25/08/2017	0.10	12	12	12	0	0	0	0	0	0	0
201806			FORMER ANTON HOUSE, FORTHILL RD	CHAMBERLAIN BELL DEVELOPMENTS	CONS	15/08/2017	0.93	22	22	22	0	0	0	0	0	0	0
201807			MAINS OF BALGAY, ELLIOT ROAD	PRIVATE	DEPC	18/09/2017	0.31	5	5	0	5	0	0	0	0	0	0
201808			34-36 ROSEANGLE	FORMOSA DEVELOPMENTS LTD	DEPC	07/12/2017	0.14	7	7	0	7	0	0	0	0	0	0
201809			213 CLEPINGTON ROAD	DISCOVERY HOMES (DUNDEE) LTD	CONS	22/01/2018	0.30	10	9	4	5	0	0	0	0	0	0
201810	H41	H17	CENTRAL WATERFRONT (SITE 2)	OUR ENTERPRISE LTD	DEPC	19/10/2017	0.31	116	116	0	0	0	36	80	0	0	0
201811	H41	H17	CENTRAL WATERFRONT (SITE 6)	DUNDEE CITY COUNCIL	DEPC	17/08/2018	0.59	88	88	0	0	0	0	88	0	0	0
201812			5 RAGLAN STREET	JF KEYS SCOTLAND	DEPC	27/03/2018	0.10	16	16	0	0	6	10	0	0	0	0
201813		H16	MAXWELLTOWN MULTIS	DUNDEE CITY COUNCIL	ALDP		0.61	30	30	0	0	0	30	0	0	0	0
201814		H34	FORMER GOWRIEHILL PS	DUNDEE CITY COUNCIL	ALDP		1.67	35	35	0	10	25	0	0	0	0	0
201815		H35	FORMER HILLSIDE PS	DUNDEE CITY COUNCIL	ALDP		1.97	45	45	0	0	0	10	10	10	15	0
201816		H36	FORMER ST MARY'S INFANT SCHOOL	DUNDEE CITY COUNCIL	ALDP		0.36	10	10	0	10	0	0	0	0	0	0
201817		H37	FORMER BALDRAGON ACADEMY	DUNDEE CITY COUNCIL	ALDP		4.90	70	70	0	0	0	25	25	20	0	0
201819		H39	FORMER ST LUKE'S & ST MATTHEW'S PS	DUNDEE CITY COUNCIL	ALDP		2.04	30	30	0	20	10	0	0	0	0	0
201820		H40	FORMER LONGHAUGH PS	DUNDEE CITY COUNCIL	ALDP		1.30	25	25	0	0	25	0	0	0	0	0
201825		H14	FORMER RAILYARDS, GREENMARKET	SCOTTISH ENTERPRISE	ALDP		2.18	110	110	0	0	20	20	20	20	30	0
201826	H01	H29	SUMMERFIELD AVENUE	DUNDEE CITY COUNCIL	ALDP		3.84	37	37	0	0	15	15	7	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	19-20	20-21	21-22	22-23	23-24	24-25	25-26	LATER YEARS
201826	H01	H29	SUMMERFIELD AVENUE	INVERTAY HOMES	CONS	16/10/2017	1.91	43	33	15	15	3	0	0	0	0	0
201827		H33	DRUMGIETH ROAD, KELLYFIELD	DUNDEE CITY COUNCIL	ALDP		8.42	100	100	0	0	0	0	25	25	25	25
201828	H32	H16	ABERLADY CRESCENT (REMAINING PART)	DJ LAING	ALDP		3.00	46	46	0	0	0	20	26	0	0	0
201901			55 BURNSIDE STREET	AG AKERMO & SONS LTD	DEPC	20/07/2018	0.43	39	39	0	0	10	29	0	0	0	0
201902			LAND TO SOUTH OF COLDSIDE ROAD	CALEDONIA HA	DEPC	16/07/2018	0.85	30	30	0	30	0	0	0	0	0	0
201903			14 RANKINE STREET	ABERKELL DEVELOPMENTS	DEPC	25/07/2018	0.34	10	10	0	0	10	0	0	0	0	0
201905			EAGLE MILL, VICTORIA STREET	EAGLE MILL CAPITOL LTD	DEPC	24/10/2018	0.37	34	34	0	0	10	24	0	0	0	0
201906			LANGLANDS STREET (SOUTH SIDE)	HILLCREST HA	DEPC	25/09/2018	0.14	16	16	0	8	8	0	0	0	0	0
201907			9-17 COMMERCIAL STREET	PRIVATE	DEPC	25/09/2018	0.02	8	8	0	0	8	0	0	0	0	0
201908			LAND SOUTH OF THORTER LOAN	VICTORIA DOCK LTD/HILLCREST HA	DEPC	20/12/2018	0.57	119	119	0	0	53	66	0	0	0	0
201909			95 SEAGATE	RED COURT DEVELOPMENTS LTD	DEPC	05/12/2018	0.07	17	17	0	0	17	0	0	0	0	0
201910			THE OLD MILL, GUTHRIE STREET	RAMSAY PROPERTIES LTD	DEPC	14/12/2018	0.26	17	17	0	0	7	10	0	0	0	0
201911			FORMER PUB, DICKSON AVENUE	ROCK DEVELOPMENTS (DUNDEE)LTD	DEPC	15/01/2019	0.15	9	9	0	9	0	0	0	0	0	0
201912			SITE AT ELLENGOWAN DRIVE	NORTHERN HOUSING/HILLCREST HA	DEPC	09/04/2019	3.95	130	130	0	0	60	70	0	0	0	0
						TOTALS		3,254	3,074	365	577	617	538	490	231	150	106

ALDP = ALLOCATED LOCAL DEVELOPMENT PLAN1

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	19-20	20-21	21-22	22-23	23-24	24-25	25-26	LATER YEARS	CONSTRAINT
200321	H09	H13	QUEEN VICTORIA WORKS	MCGREGOR BALFOUR	ALDP	1.25	40	40	0	0	0	0	0	0	0	0	LAND USE
200723			FORMER WALLACE CRAIGIE WORKS	LINTEN PROPERTIES	DEPC	1.7	100	100	0	0	0	0	0	0	0	0	PHYSICAL
201818		H38	FORMER OUR LADY'S PS	DCC	ALDP	1.20	35	35	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	19-20	20-21	21-22	22-23	23-24	24-25	25-26	LATER YEARS	CONSTRAINT
201509		H41	LAND EAST OF LINLATHEN HOUSE	PRIVATE	DEPC	1.5	60	42	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	19-20	20-21	21-22	22-23	23-24	24-25	25-26	LATER YEARS
201013		SMALL SITES (LESS THAN 5 UNITS)	PRIVATE	DEPC	0.7	46	4	0	0	0	0	0	0	0	0
201304		SMALL SITES (LESS THAN 5 UNITS)	PRIVATE	DEPC	0.6	37	9	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	9	0	0	0	0	0	0	0	0
201607		SMALL SITES (LESS THAN 5 UNITS)	PRIVATE	DEPC	1.6	33	19	0	0	0	0	0	0	0	0
201705		SMALL SITES (LESS THAN 5 UNITS)	PRIVATE	DEPC	1.9	32	23	0	0	0	0	0	0	0	0
201805		SMALL SITES (LESS THAN 5 UNITS)	PRIVATE	DEPC	2.17	22	19	0	0	0	0	0	0	0	0
201904		MALL SITES (LESS THAN 5 UNITS)	PRIVATE	DEPC	0.8	18	18	0	0	0	0	0	0	0	0

ALDP = ALLOCATED LOCAL DEVELOPMENT PLAN1

DEPC = DETAILED PLANNING CONSENT

CONS = UNDER CONSTRUCTION

SECTION 9 : SITES REMOVED FROM AUDIT 2018-2019

SECTION 9 : SITES COMPLETED & REMOVED FROM THE AUDIT 2018-2019

200339	FOGGYLEY GARDENS
200817	CLEMENT PARK HOUSE
200910	FORMER MID CRAIGIE PRIMARY SCHOOL, PITAIRLIE ROAD
201103	22 CASTLE STREET
201107	MAXWELLTOWN MULTIS
201406	55-57 PITALPIN STREET
201506	69 DUNDEE ROAD
201506	LAND EAST OF SMILLIE COURT
201506	LAND NORTH OF FALKLAND CRESCENT
201603	LAND SOUTH OF ST ANN LANE, LOCHEE
201607	46 REFORM STREET
201607	LAND TO EAST OF CALDRUM STREET
201705	4 WHITEHALL STREET (2nd Floor)
201705	16 WEST WYND
201705	LAND TO NORTH OF TAYCREGGAN, ELLISLEA ROAD
201705	3 ALBERT ROAD, BROUGHTY FERRY (See 201404)
201706	ELIZA STREET
201805	2/2, 340 KING STREET
201904	GARDEN GROUND REAR OF 7 LAMMERTON TERRACE
201904	10 TURNBERRY AVENUE

SECTION 10 : SITES REMOVED FOR DEFINITIONAL REASONS

SITES REMOVED FOR DEFINITIONAL REASONS 2018-2019

201002	32-34 MAINS LOAN (Planning Permission expired)
201003	9 BURNSIDE STREET (Planning Permission expired)
201013	127 BROUGHTY FERRY ROAD (Building Work Stopped)
201013	23-25 PERTH ROAD (Planning Permission expired)
201013	437A KING STREET, BROUGHTY FERRY
201013	NORTH GRANGE FARM (Planning Permission expired)
201304	1 SPRINGFIELD (Planning Permission expired)
201304	26 COMMERCIAL STREET (Planning Permission expired)
201304	44-48 CAMPHILL ROAD (Planning Permission expired)
201304	9 SOUTH TAY STREET (Planning Permission expired)
201506	214 BROUGHTY FERRY ROAD (Planning Permission expired)
201506	24 ST ANDREWS STREET (Planning Permission expired)
201506	40 PERTH ROAD (1 DOWN & 2 DOWN) (Planning Permission expired)
201506	76 BLACKNESS ROAD (Planning Permission expired)
201610	LOCHEE OLD CHURCH & HALL (Planning Permission expired)

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			April 2019			
	TENURE	LA	HA	P	LA	HA	P	LA	HA	P	LA	HA	P	LA	HA	P	LA	HA	P	LA	HA	P	LA	HA	P	
DUNDEE CITY		53	81	165	6	10	131	12	50	106	0	68	142	0	90	233	0	161	255	0	63	138	15	175	240	
TOTAL		299			147			168			210			323			416			201			430			

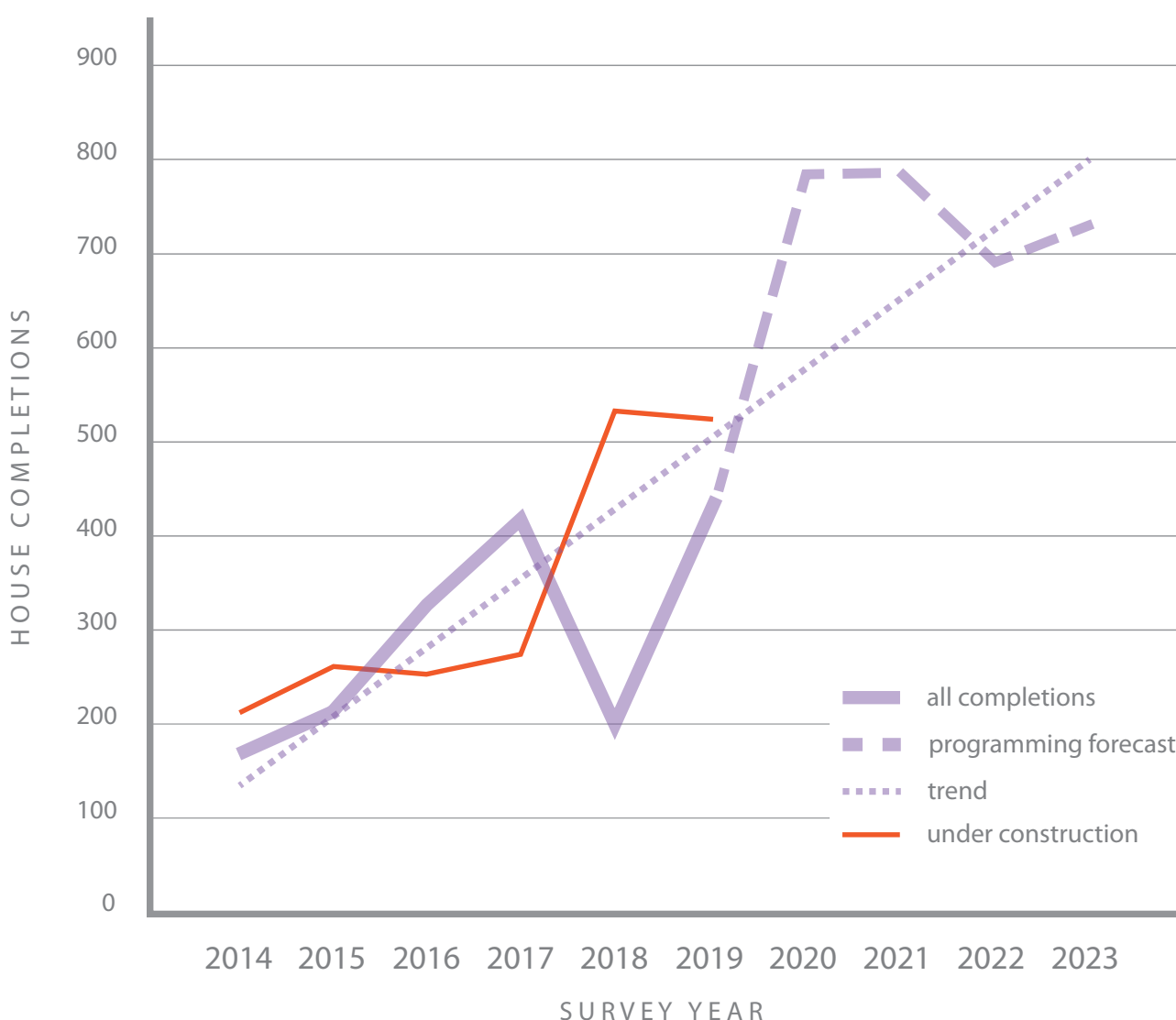
LA = LOCAL AUTHORITY

HA = HOUSING ASSOCIATION

P = PRIVATE

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

From 2014 until 2017 there was a steady year on year increase in housing completions within Dundee. In 2018 the number of completions dropped by around half, however, as shown below there was a significant number of sites under construction in that year with 529 units including several large flatted developments. In 2018/19 the City saw significant growth in housing completions with an increase from 201 in 2017/2018 to 430 in 2018/2019 bringing it back in line with a steady increase from previous years. In addition, the number under construction has continued at a steady pace with 521 in 2018/2019.



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.

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 برائے مہربانی نیچے دیئے گئے پتے پر رابطہ کریں

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AUGUST 2019

HOUSING LAND IN DUNDEE 2019

