

# Dundee City Council

## Draft 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 existing generous 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.

## 2 - General Principles

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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 Draft Housing Land Audit 2023 has been prepared through consultation with Homes for Scotland, internal housing colleagues, developers and agents. We have undertaken enhanced consultation and used building standard completion information, and developer programming to ensure the accuracy of the draft audit.

The 2022/23 report reveals that 506 housing units were completed over the past year which is the second highest completions figure in over a ten year period. Completions on brownfield sites accounted for 76% of the total completions.

The Draft Housing Land Audit is out for consultation and any outstanding issues as a result of this consultation will be addressed in this section upon publication of the final audit.

The Housing Land Audit (2023) has been collated using the following sources:

- Planning & Building Standards Uniform System
- Up to date Strategic Housing Investment Plan information from RSLs
- Developer information returns
- Dundee Housing Land Audit 2022
- Pre-consultation meeting with Homes for Scotland and members

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

The Draft HLA 2023 has been informed by the information and comments received throughout the consultation process, as well as existing information and knowledge that the Council has on each of the sites; including Strategic Housing Investment Plan (SHIP) funding, marketing and site disposal information.

## 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 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 4,058 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

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			
200356A		3/11/2016	WESTERN GATEWAY, SOUTH GRAY	SPRINGFIELD	19.34	11/6/2018	Under Construction	341	7	139	Private	0	45	45	49	0	0	0	0	0	0	0	0	139
200408		6/3/2015	WESTERN GATEWAY, SWALLOW	SPRINGFIELD	24.33	7/19/2017	Under Construction	230	0	129	Private	33	41	0	0	0	55	0	0	0	0	0	0	129
200738		6/17/2016	DUNDEE WESTERN LIFF PHASE 2	SPRINGFIELD	7.82	2/6/2019	Under Construction	100	0	100	Private	0	25	25	25	25	0	0	0	0	0	0	0	100
201423		7/20/2016	PITKERRO MILL	SOUTH TAY LTD	1.00	7/20/2016	Under Construction	6	0	6	Private	6	0	0	0	0	0	0	0	0	0	0	0	6
201821	H42	4/1/2018	WESTERN GATEWAY, LIFF	NHS	3.28		Allocated in LDP	30	0	30	Private	0	0	0	0	0	30	0	0	0	0	0	0	30
201822	H43	4/1/2018	DYKES OF GRAY, NORTH EAST	SPRINGFIELD	13.44		Allocated in LDP	215	0	215	Private	0	0	12	24	30	30	39	40	40	0	0	0	215
201823	H44	4/1/2018	BALDRAGON FARM	AVANT HOMES	6.22	4/9/2021	Under Construction	120	31	89	Private	30	30	29	0	0	0	0	0	0	0	0	0	89
201824B	H45	5/21/2021	BALLUMBIE ROAD, LAND TO EAST OF - PHASE 2	STEWART MILNE	7.42	5/21/2021	Detailed Planning Consent	150	0	150	Private	18	36	36	36	24	0	0	0	0	0	0	0	150
201829	H41	1/11/2018	DYKES OF GRAY, NORTH WEST	SPRINGFIELD	21.98		Allocated in LDP	250	0	250	Private	0	0	0	0	44	41	50	50	65	0	0	0	250
201830	H46	6/25/2018	ARBROATH ROAD, LINLATHEN	KIRKWOOD HOMES	15.90	7/1/2021	Under Construction	250	64	102	Private	42	43	17	0	0	0	0	0	0	0	0	0	102
<b>Totals</b>								<b>1692</b>	<b>102</b>	<b>1210</b>		<b>129</b>	<b>220</b>	<b>164</b>	<b>134</b>	<b>123</b>	<b>156</b>	<b>89</b>	<b>90</b>	<b>105</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1210</b>





201827	H33	4/1/2018	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		7/16/2018	COLDSDIE ROAD, LAND SOUTH OF	CALEDONIA HA	0.85	7/16/2018	Under Construction	30	0	30	RSL	30	0	0	0	0	0	0	0	0	0	0	30
201906		9/25/2018	LANGLANDS STREET	HILLCREST HA	0.14	9/25/2018	Under Construction	16	0	16	RSL	16	0	0	0	0	0	0	0	0	0	0	16
201908		12/20/2018	THORTER LOAN/SOUTH VICTORIA DOCK ROAD	HILLCREST HA	0.57	12/20/2018	Under Construction	119	0	119	RSL	60	59	0	0	0	0	0	0	0	0	0	119
201910		12/14/2018	GUTHRIE STREET, THE OLD MILL	RAMSAY PROPERTIES LTD	0.29	12/14/2018	Under Construction	17	0	17	Private	17	0	0	0	0	0	0	0	0	0	0	17
201912		4/9/2019	ELLENGOWAN DRIVE	HILLCREST HA	3.95	4/9/2019	Under Construction	130	62	68	RSL	8	60	0	0	0	0	0	0	0	0	0	68
201913		6/21/2018	CANDLE LANE, 9-11	HILLCREST HA	0.18	6/21/2018	Under Construction	24	0	24	RSL	24	0	0	0	0	0	0	0	0	0	0	24
202002		5/28/2019	LIFF HOSPITAL	MILLER HOMES	6.45	5/28/2019	Under Construction	54	8	1	Private	1	0	0	0	0	0	0	0	0	0	0	1
202003		4/17/2019	MURRAYGATE, 11-23	HILLCREST HA	0.07	4/17/2019	Under Construction	31	0	31	RSL	31	0	0	0	0	0	0	0	0	0	0	31
202009		9/18/2019	MORGAN STREET, TAYBANK WORKS PH 2	CALEDONIA HA	0.92	11/19/2021	Detailed Planning Consent	37	0	37	RSL	0	0	37	0	0	0	0	0	0	0	0	37
202012		12/18/2019	KINGSWAY EAST, FORMER STEWART HOUSE	PERSIMMON HOMES	2.88	9/7/2023	Under Construction	71	0	71	Private	13	36	22	0	0	0	0	0	0	0	0	71
202013		1/23/2020	BUTTARS LOAN, SITE TO THE EAST	GREEN PADS LTD	0.21	1/23/2020	Under Construction	8	0	8	Private	4	4	0	0	0	0	0	0	0	0	0	8
202022		5/1/2020	EAST SCHOOL ROAD, DOWNFIELD HOUSE	ABERKELL DEVELOPMENTS	0.32	5/1/2020	Under Construction	14	6	8	Private	0	8	0	0	0	0	0	0	0	0	0	8
202024		5/21/2020	PITKERRO ROAD, NORTH OF, LONGHAUGH ROAD, EAST OF	LONGHAUGH DEVELOPMENTS LTD	1.02	5/21/2020	Under Construction	14	9	5	Private	5	0	0	0	0	0	0	0	0	0	0	5
202030		7/30/2020	GELLATLY STREET, 3	MCGILL (DOCK STREET) LTD	0.13	12/7/2021	Under Construction	49	0	49	Private	0	0	49	0	0	0	0	0	0	0	0	49
202041		12/14/2020	CONSTABLE STREET, LOWER DENS WORKS, BLOCK G	STABLES DEVELOPMENT LLP	0.08	12/14/2020	Detailed Planning Consent	24	0	24	Private	0	0	24	0	0	0	0	0	0	0	0	24
202051		7/10/2020	PITKERRO ROAD, 114-116, LAND AT	ANGUS HA	0.74	2/2/2021	Detailed Planning Consent	21	0	21	RSL	10	11	0	0	0	0	0	0	0	0	0	21
202053		2/18/2021	MURRAYFIELD PLACE, MURRAYFIELD DRIVE, WHITFIELD AVENUE	DUNDEE CITY COUNCIL	2.20	7/25/2022	Detailed Planning Consent	42	0	42	DCC	0	0	22	20	0	0	0	0	0	0	0	42
202055		3/22/2021	TANNADICE STREET - 28-30, COURT STREET - 32	ARB PROPERTIES	0.04	3/22/2021	Detailed Planning Consent	7	0	7	Private	0	0	0	7	0	0	0	0	0	0	0	7
202065		11/18/2020	DALKEITH ROAD, 57	PRIVATE	0.27	11/18/2020	Detailed Planning Consent	8	0	8	Private	0	0	8	0	0	0	0	0	0	0	0	8
202066		12/17/2020	LIFF PLACE, BROWNHILL PLACE	BLACKWOOD HOMES & CARE	0.66	12/17/2020	Under Construction	23	0	23	RSL	13	10	0	0	0	0	0	0	0	0	0	23
202067		12/17/2020	GOURDIE PLACE, GOURDIE CRESCENT, LAND AT	BLACKWOOD HOMES & CARE	0.91	12/17/2020	Under Construction	22	0	22	RSL	12	10	0	0	0	0	0	0	0	0	0	22
202068		12/17/2020	BUTTARS ROAD, LAND TO SOUTH	BLACKWOOD HOMES & CARE	0.48	12/17/2020	Under Construction	9	0	9	RSL	9	0	0	0	0	0	0	0	0	0	0	9
202071		2/21/2021	SOAPWORK LANE, SOAPWORK LANE HOUSE	HILLCREST HA	0.13	2/24/2021	Under Construction	15	0	15	RSL	15	0	0	0	0	0	0	0	0	0	0	15
202104		6/16/2021	LAND AT FORMER ROSEBANK PRIMARY SCHOOL	DISCOVERY HOMES LTD	1.34	6/16/2021	Under Construction	40	0	40	RSL	0	20	20	0	0	0	0	0	0	0	0	40
202106		8/1/2021	COUPAR ANGUS ROAD, 40, SITE OF FORMER HOTEL	HILLCREST HA	0.21	8/17/2021	Under Construction	18	0	18	RSL	0	18	0	0	0	0	0	0	0	0	0	18
202107		12/1/2021	PERTH ROAD, 329, FERNBRAE HOSPITAL	S1 WEST LTD	1.15	12/15/2021	Detailed Planning Consent	22	0	22	Private	0	0	10	12	0	0	0	0	0	0	0	22
202108		4/21/2021	LAND AT FORMER TAY ROPE WORKS MAGDALEN YARD ROAD	F & H DEVELOPMENTS	0.25	4/21/2021	Under Construction	9	0	9	Private	0	9	0	0	0	0	0	0	0	0	0	9
202201		2/9/2022	LAND TO EAST OF 247 BLACKNESS ROAD	DUNDEE CITY COUNCIL	0.18	2/9/2022	Detailed Planning Consent	24	0	24	RSL	0	12	12	0	0	0	0	0	0	0	0	24
202202		3/16/2022	SITE OF FORMER FACTORY BALLINDEAN ROAD	CULLROSS LTD/CALEDONIA HA/BOC LTD	2.10	3/16/2022	Under Construction	67	0	67	Mixed	12	55	0	0	0	0	0	0	0	0	0	67
202203		3/17/2022	NICOLL STREET, 6	PRIVATE	0.04	3/17/2022	Detailed Planning Consent	10	0	10	Private	0	10	0	0	0	0	0	0	0	0	0	10
202204		2/17/2022	SITE OF FORMER JAMES KEILLER BUILDINGS 32-34 MAINS LOAN	BARRATT NORTH SCOTLAND/MARKETGAIT DEVELOPMENTS	6.31	2/17/2022	Under Construction	223	0	223	Private	0	53	50	50	70	0	0	0	0	0	0	223

202205	3/17/2022	BURNSIDE STREET, 55	HILLCREST HA	0.57	3/17/2022	Detailed Planning Consent	54	0	54	RSL	0	0	0	54	0	0	0	0	0	0	0	54
202206	5/21/2021	BROWNHILL PLACE, BROWNHILL STREET	BLACKWOOD HOMES & CARE	0.30	5/21/2021	Under Construction	12	0	12	RSL	12	0	0	0	0	0	0	0	0	0	0	12
202207	1/21/2019	BUCHANAN STREET, ELECTRIC SUB-STATION	PRIVATE	0.12	4/21/2022	Detailed Planning Consent	14	0	14	Private	0	0	0	14	0	0	0	0	0	0	0	14
202303	9/27/2022	GUTHRIE STREET, 9	PRIVATE	0.16	9/27/2022	Detailed Planning Consent	18	0	18	Private	0	0	0	18	0	0	0	0	0	0	0	18
202308	12/22/2022	ELLIOT ROAD, MAINS OF BALGAY	PRIVATE	0.31	12/22/2022	Detailed Planning Consent	5	0	5	Private	0	0	0	5	0	0	0	0	0	0	0	5
202309	12/22/2022	114 HILLTOWN, MOSQUE	PRIVATE	0.22	12/22/2022	Detailed Planning Consent	5	0	5	Private	0	0	0	5	0	0	0	0	0	0	0	5
202310	2/10/2023	CANDLE LANE, 3-7	MURRAYFIELD PROPERTIES LTD	0.04	2/10/2023	Detailed Planning Consent	8	0	8	Private	0	0	0	8	0	0	0	0	0	0	0	8
<b>Totals</b>							<b>3210</b>	<b>181</b>	<b>2848</b>		<b>558</b>	<b>411</b>	<b>497</b>	<b>487</b>	<b>360</b>	<b>199</b>	<b>120</b>	<b>70</b>	<b>70</b>	<b>76</b>	<b>0</b>	<b>2848</b>

**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	4/1/2003	QUEEN VICTORIA WORKS	1.25		CON	Allocated in LDP	50	0	0	50	Private	PRIVATE	OWNERSHIP
201205	H02	4/1/2012	EARN CRESCENT, LAND AT	0.56		CON	Allocated in LDP	20	0	0	20	Private	DUNDEE CITY COUNCIL	LAND USE
200728	H18	4/1/2007	PRINCES STREET	0.26		CON	Allocated in LDP	20	0	0	20	Private	DUNDEE CITY COUNCIL	LAND USE
200353	H26	4/1/2003	LOTHIAN CRESCENT	0.83		CON	Allocated in LDP	15	0	0	15	RSL	DUNDEE CITY COUNCIL	LAND USE
201220	H19	4/1/2012	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	4/1/2008	QUARRY GARDENS	0.44		CON	Allocated in LDP	18	0	0	0	Private	DUNDEE CITY COUNCIL	PHYSICAL
200723		4/1/2007	WALLACE CRAIGIE WORKS	1.68	10/23/2012	CON		100	0	0	147	Private	UNICORN PROPERTIES	PHYSICAL

**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		4/1/2015	LINLATHEN HOUSE, LAND TO EAST OF	PRIVATE	1.52		CON			60	0	0	60	Greenfield	Y	Private	LANDUSE
201424	H47	4/1/2014	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**

<b>Audit Year 13/14</b>							
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
<b>Audit Year 14/15</b>							
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
<b>Audit Year 16/17</b>							
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
<b>Audit Year 17/18</b>							
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
<b>Audit Year 18/19</b>							
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	4
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	4
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
<b>Audit Year 21/22</b>							
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/O	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
<b>Audit Year 22/23</b>							
HLA Ref	Date Added	Site	Site Area (ha)	Last Approval Date	Site Status	Site Capacity	Units to build
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	1/30/2020	ABERLADY CRESCENT PHASE 3A	DJ LAING	0.65	1/30/2020	Site Complete	4/4/2022	10	1	10	Brownfield	Private
200739		4/1/2007	WHITFIELD LATER PHASES	MERCHANT/HOME SCOTLAND	1.88	20/06/2014	Site Complete	30/09/2022	49	9	49	Brownfield	RSL
201009B	H30	11/15/2018	HADDINGTON AVENUE (Phase 2)	MERCHANT/HOME SCOTLAND	1.74	9/19/2019	Site Complete	10/25/2022	27	27	27	Brownfield	Private/RSL
201422		4/1/2014	FINAVON STREET, LAND EAST OF	ABERTAY HA	2.97	10/28/2016	Site Complete	5/3/2022	56	5	56	Brownfield	RSL
201604		5/7/2015	NORTH ISLA STREET, 4	CITY BLINDS	0.07	5/7/2015	Site Complete	10/7/2022	8	1	8	Brownfield	Private
201605		11/9/2015	EAST DOCK STREET, 26	PRIVATE	0.06	11/9/2015	Site Complete	4/8/2022	10	1	10	Brownfield	Private
201710		3/10/2017	HEBRIDES DRIVE, LAND NORTH OF	PANMURE DEVELOPMENTS LTD	0.67	4/25/2018	Site Complete	10/20/2022	12	12	12	Brownfield	Private
201802		8/11/2017	OLD QUARRY ROAD, BALLUMBIE LAND NORTH OF	KNOWE PROPERTIES LTD	1.03	8/11/2017	Site Complete	2/21/2023	12	1	12	Brownfield	Private
201819	H39	4/1/2018	LONGHAUGH ROAD, FORMER ST LUKES & ST MATTHEWS PS	ANGUS HA	2.04	3/6/2020	Site Complete	2/21/2023	40	40	40	Brownfield	RSL
201820	H40	4/1/2018	FINTRY TERRACE, FORMER LONGHAUGH PS	ANGUS HA	1.30	3/17/2020	Site Complete	1/20/2023	32	32	32	Brownfield	RSL
201824A	H45	9/25/2019	BALLUMBIE ROAD, LAND TO EAST OF - PHASE 1	STEWART MILNE	3.77	9/25/2019	Site Complete	9/8/2022	76	12	76	Greenfield	Private
201826B	H29	10/1/2020	DRUMGEITH ROAD/STRATHAVEN TERRACE	MERCHANT	0.78	10/29/2020	Site Complete	2/2/2023	12	12	12	Brownfield	Private
201904I		12/7/2018	HILL STREET, 24	PRIVATE	0.30	12/7/2018	Site Complete	3/15/2023	1	1	1	Brownfield	Private
202004B		7/5/2019	DRUMSTURDY ROAD, NO 1 HOLDING	PRIVATE	0.06	7/5/2019	Site Complete	1/24/2023	1	1	1	Brownfield	Private
202004K		9/12/2019	UNION TERRACE, 10	PRIVATE	0.04	9/12/2019	Site Complete	10/17/2022	1	1	1	Brownfield	Private
202005		5/6/2019	COMMERCIAL STREET, 23	AKG PROPERTY GROUP	0.02	5/6/2019	Site Complete	5/12/2022	7	7	7	Brownfield	Private
202018		3/21/2018	FORMER KINGSPARK SCHOOL	PERSIMMON HOMES	2.88	3/21/2018	Site Complete	12/2/2022	62	30	62	Brownfield	Private
202056		8/21/2020	DALMAHOY DRIVE, LAND TO WEST	KIRKWOOD HOMES	4.11	12/16/2020	Site Complete	2/7/2023	49	6	49	Greenfield	Private
202061E		4/21/2021	FAIRFIELD ROAD, 29, GARDEN GROUND TO REAR	PRIVATE	0.06	4/21/2021	Site Complete	3/13/2023	1	1	1	Brownfield	Private
202105A		7/1/2021	LAMMERTON TERRACE, GARDEN GROUND NORTH OF 3A	PRIVATE	0.04	7/5/2021	Site Complete	10/26/2022	1	1	1	Brownfield	Private
202109		11/19/2021	GARRY TERRACE, 17 - 21	SIDLAW BUILDING & JOINERY SERVICES	0.23	11/19/2021	Site Complete	3/15/2023	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		2/21/2018	GOTTERSTONE DRIVE, 61	PRIVATE	0.04	21/02/18	Consent Expired	21/02/23	1	Brownfield	Private
201911		1/31/2020	DICKSON AVENUE, THE ROCK	ROCK DEVELOPMENTS (SCOTLAND) LTD	0.15	31/01/20	Consent Expired	31/01/23	11	Brownfield	Private
202014		1/31/2020	DYKES OF GRAY ROAD, HOUSE OF GRAY	PRIVATE	1.40	31/01/20	Consent Expired	31/01/23	10	Brownfield	Private
202004N		12/20/2019	WEST BELL STREET, 3-5, BASEMENT	PRIVATE	0.02	20/12/19	Consent Expired	20/12/22	4	Brownfield	Private
202011		11/27/2019	SEAGATE, 36-40	DISCOVERY HOMES LTD	0.08	27/11/19	Consent Expired	27/11/22	27	Brownfield	Private
201607D		3/4/2016	GRAY STREET, 21	TAYBANK PROPERTIES LTD	0.03	21/11/19	Consent Expired	21/11/22	1	Brownfield	Private
201410B		10/1/2013	MARGARET CRESCENT, 4	PRIVATE	0.07	04/11/19	Consent Expired	04/11/22	1	Brownfield	Private
202004D		8/2/2019	ANCRUM ROAD, 21	PRIVATE	0.04	02/08/19	Consent Expired	02/08/22	1	Brownfield	Private
202008		7/25/2019	WEST MARKETGAIT	MARKETGAIT DUNDEE LTD	0.13	13/12/22	Consent Expired	25/07/22	43	Brownfield	Private
201904E		6/11/2018	QUEEN STREET, 89, BRAE COTTAGE	PRIVATE	0.10	21/06/19	Consent Expired	21/06/22	4	Brownfield	Private
202004C		6/21/2019	HIGH MILL COURT, BASEMENT, UNIT 2	PRIVATE	0.03	21/06/19	Consent Expired	21/06/22	2	Brownfield	Private
202007		6/18/2019	TRADES LANE, 28	A B ROGER & YOUNG LTD	0.08	18/06/19	Consent Expired	18/06/22	28	Brownfield	Private
202006		12/5/2006	PERTH ROAD, FORMER BLACKNESS NURSERY	PRIVATE	1.12	05/06/19	Consent Expired	05/06/22	10	Brownfield	Private
202004G		5/31/2019	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		4/11/2019	WHITEHALL CRESCENT, 7, 2nd Floor	PRIVATE	0.01	11/04/19	Consent Expired	11/04/22	1	Brownfield	Private
202004F		4/11/2019	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

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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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