

HOUSING LAND AUDIT

DUNDEE 2016



HOUSING LAND AUDIT 2016

PRODUCED BY
DUNDEE CITY COUNCIL

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HOUSING LAND AUDIT 2016

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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 2016.

The audit remains an important source of information for the monitoring of the [Dundee Local Development Plan 2014](#) and [TAYplan Strategic Development Plan 2012](#)

TAYplan requires that housing land within Dundee be identified to accommodate an annual build rate of 610 units. The draft audit identifies that there is an existing generous effective supply of land for housing across the City.

The Dundee Housing Land Audit 2016 has been prepared in line with the 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) 2016 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 and several of their members to go through the comments made to the Draft HLA 2016.

Homes for Scotland provided comments on the programming of sites that have planning permission and suggested alterations to the timing of these. The finalised audit has been updated to reflect the majority of these suggested changes.

Homes for Scotland queried the number of housing sites in Council ownership that they believed to be non-effective due to the locations that they considered were poor market areas.

The Council provided an update on the Housing Initiative Group which is the internal working group established to progress the active promotion and disposal of Council owned land. Over the past year the Council have continued to meet with national and local housebuilders as well as housing associations and have brought a range of sites to market. There has been considerable interest and offers on all of the sites that were brought forward and the Council are committed to building on this success. 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.

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 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 2016 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 2016

Section 4: Dundee City - Summary

PROGRAMMING ON EFFECTIVE SITES

	16-17	17-18	18-19	19-20	20-21	21-22	22-23	LATER YEARS	5 YEAR EFFECTIVE	CONSTRAINED SITES	ESTABLISHED SITES	
DUNDEE GREENFIELD	36	95	100	115	111	108	90	75	457	260	990	
DUNDEE BROWNFIELD	267	505	656	655	584	508	387	158	2,667	116	3,836	
TOTALS	303	600	756	770	695	616	477	233	3,124	376	4,826	

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 APPROVAL	AREA (ha)	CAPACITY	UNITS TO BUILD	16-17	17-18	18-19	19-20	20-21	21-22	22-23	LATER YEARS
200356	HP01	WESTERN GATEWAY, SOUTH GRAY	INVERARITY FARMS/SPRINGFIELD	DEPC	20/04/2015	19.8	365	365	0	40	40	40	40	60	70	75
200408	HP02	WESTERN GATEWAY SWALLOW	STARK FARMS/SPRINGFIELD LTD	CONS	03/06/2015	24.3	230	228	30	40	40	45	45	28	0	0
200409		DUNDEE WESTERN LIFF PH1	GL RESIDENTIAL	CONS	15/04/2010	18.4	162	30	5	5	10	10	0	0	0	0
200713		LINLATHEN HOUSE LODGE	GL RESIDENTIAL	CONS	07/02/2014	5.0	39	1	1	0	0	0	0	0	0	0
200738	H69	DUNDEE WESTERN LIFF PH2	NHS/SPRINGFIELD LTD	ALDP		9.9	100	100	0	10	10	20	20	20	20	0
201423	H73	PITKERRO MILL	PRIVATE	ALDP		1.0	6	6	0	0	0	0	6	0	0	0
TOTALS							902	730	36	95	100	115	111	108	90	75

* - Subject to section 75 obligation

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CONS = UNDER CONSTRUCTION

Section 6: Dundee City - Brownfield Sites

EFFECTIVE SUPPLY

SITE REF	LDP REF	SITE NAME	OWNER/DEVELOPER	STATUS	LAST APPROVAL	AREA (ha)	CAPACITY	UNITS TO BUILD	16-17	17-18	18-19	19-20	20-21	21-22	22-23	LATER YEARS
199133	H01	SITE 4, WHITFIELD	DUNDEE CITY COUNCIL/INVERTAY HOMES	CONS	01/05/2015	3.5	94	94	14	20	20	20	20	0	0	0
199524	H02	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
200308	H03	SOUTH TAY STREET	DUNDEE CITY COUNCIL	ALDP		0.2	15	15	0	0	0	0	15	0	0	0
200309	H04	MARKETGAIT/SOUTH TAY STREET	BRIAN OWER/DUNDEE CITY 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
200316	H06	ROSEANGLE, PETERSON HOUSE	MR HAGAN/PETER INGLES	ALDP		0.4	10	10	0	0	0	10	0	0	0	0
200320	H07,08	19-21 ROSEANGLE & GREENFIELD PLACE	BRIAN OWER	CONS	18/11/2014	0.1	12	4	4	0	0	0	0	0	0	0
200321	H09	QUEEN VICTORIA WORKS	MCGREGOR BALFOUR	ALDP		1.3	40	40	0	0	10	10	20	0	0	0
200329	H10	TAYBANK WORKS PHASE 2	NK DEVELOPMENTS	ALDP		0.7	18	18	0	0	9	9	0	0	0	0
200332		MAINS LOAN/ELIZA STREET	BRADLEY REMOVALS	DEPC	29/08/2005	0.5	30	22	0	11	11	0	0	0	0	0
200338	H11	HILLSIDE, YARROW TERRACE	UNIVERSITY OF ABERTAY/PERSIMMON	CONS	25/08/2014	2.6	72	25	25	0	0	0	0	0	0	0
200339	H12	FOGGYLEY GARDENS	DUNDEE CITY COUNCIL	ALDP		0.8	40	40	0	10	10	10	10	0	0	0
200343		TROTTICK LOWRISE	H&H	CONS	18/12/2013	4.1	71	56	10	15	15	16	0	0	0	0
200347	H13	MONIFIETH ROAD, ARMITSTEAD	H&H	DEPC	18/04/2016	1.1	26	26	0	10	16	0	0	0	0	0
200348	H14	LOONS ROAD/LAWSIDE ROAD	TAYPRINT LTD	ALDP		0.3	12	12	0	6	6	0	0	0	0	0
200353	H15	SITE 2, WHITFIELD	DUNDEE CITY COUNCIL	ALDP		3.8	70	70	0	0	0	10	10	20	30	10
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	163	20	20	20	20	20	20	20	23
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	DUNDEE CITY COUNCIL	ALDP		0.3	7	7	0	7	0	0	0	0	0	0
200727	H18	PRINCES STREET PHASE 1	DUNDEE CITY COUNCIL	ALDP		0.1	10	10	0	10	0	0	0	0	0	0
200728	H19	PRINCES STREET PHASE 2	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	10	10	0	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 (PHASE 1)	DCC/MERCHANT/HOME SCOTLAND	DEPC	07/08/2015	3.9	61	23	10	13	0	0	0	0	0	0
200739	H22	WHITFIELD LATER PHASES (PHASE 2)	DCC/MERCHANT/HOME SCOTLAND	ALDP		13.0	167	167	0	0	20	20	30	47	50	0
200806	H23	STEWARTS LANE/LIFF ROAD	PRIVATE	ALDP		1.4	40	40	0	0	0	0	20	20	0	0
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	8	0	0	0	0	0	0
200813	H27	LOONS ROAD	DUNDEE CITY COUNCIL	ALDP		0.4	16	16	0	8	8	0	0	0	0	0
200817		CLEMENT PARK HOUSE	BUDDON LTD	CONS	19/02/2008	2.0	33	18	0	9	9	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

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Dundee City - Brownfield Sites (cont'd)

EFFECTIVE SUPPLY

SITE REF	LDP REF	SITE NAME	OWNER/DEVELOPER	STATUS	LAST APPROVAL	AREA (ha)	CAPACITY	UNITS TO BUILD	16-17	17-18	18-19	19-20	20-21	21-22	22-23	LATER YEARS
200902		SEAMANS MISSION/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	4	4	0	0	0	0	0
200909	H28	FORMER DOWNFIELD SCHOOL ANNEXE	DUNDEE CITY COUNCIL (PART)	ALDP		1.3	25	25	0	10	15	0	0	0	0	0
200910	H29	FORMER MID CRAIGIE PS	DUNDEE CITY COUNCIL	ALDP		1.4	37	37	0	0	10	10	17	0	0	0
200911	H30	FORMER MACALPINE PS	DUNDEE CITY COUNCIL	ALDP		1.6	25	25	0	10	15	0	0	0	0	0
200913	H31	FORMER LAWSIDE ACADEMY	DUNDEE CITY COUNCIL	ALDP		2.8	70	70	0	0	10	20	20	20	0	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
201007		LAND EAST OF 317 CLEPINGTON ROAD	PRIVATE	CONS	25/06/2015	0.1	8	8	0	4	4	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	DUNDEE CITY COUNCIL	ALDP		3.8	26	26	0	10	16	0	0	0	0	0
201010	H34	SITE 6, WHITFIELD	DUNDEE CITY COUNCIL	ALDP		2.8	62	62	0	0	20	20	22	0	0	0
201011	H35	SITE 7, WHITFIELD	DUNDEE CITY COUNCIL	ALDP		3.4	64	64	0	0	0	0	0	30	34	0
201101		GRAYS LANE	SP PROPERTIES (DUNDEE) LTD	DEPC	22/01/2015	0.1	12	12	0	5	7	0	0	0	0	0
201102		DURA STREET	PRIVATE	DEPC	19/02/2014	0.1	8	8	0	4	4	0	0	0	0	0
201103		22 CASTLE STREET	PRIVATE	DEPC	14/11/2014	0.1	12	12	0	6	6	0	0	0	0	0
201105	H37	FORMER EASTERN PS	TOR HOMES	CONS	29/11/2015	0.5	27	27	27	0	0	0	0	0	0	0
201106	H38	SEAGATE/TRADES LANE	DUNDEE CITY COUNCIL	ALDP		0.1	24	24	0	0	0	24	0	0	0	0
201107	H39	FORMER MAXWELLTOWN MULTIS	DCC/HILLCREST	ALDP		4.5	81	81	0	20	20	41	0	0	0	0
201108	H40	FORMER DERBY STREET MULTIS	DCC/HILLCREST	ALDP		1.0	120	120	0	20	20	20	20	20	20	0
201109	H41	CENTRAL WATERFRONT	DUNDEE CITY COUNCIL	ALDP		12.0	375	375	0	20	20	50	60	75	75	75
201110	H42	FORMER MOSSGIEL PS PHASE 2	DUNDEE CITY COUNCIL	ALDP		1.5	42	42	0	0	20	22	0	0	0	0
201201		51 MAGDALEN YARD ROAD	ROWARTH VENTURES LTD	DEPC	06/03/2015	0.3	7	7	0	7	0	0	0	0	0	0
201206	H44	LAND AT CHARLESTON DRIVE	DUNDEE CITY COUNCIL	ALDP		1.1	22	22	0	0	0	0	0	10	12	0
201208	H45*	MILL O MAINS PHASE 3	HOME SCOTLAND	CONS	18/12/2015	0.6	70	59	40	19	0	0	0	0	0	0
201210	H47**	MILL O MAINS PHASE 4	HOME SCOTLAND	ALDP		2.8	90	90	0	0	15	15	20	20	20	0

MULTIPLE SITES:

* MILL O MAINS PHASE 3 includes sites reference - H45 (201208), H46 (201209), H51 (201215), H54 (201219)

** MILL O MAINS PHASE 4 includes sites reference - H47 (201210), H49 (201213), H50 (201214), H52 (201216), H53 (201218), H55 (201220), H56 (201221)

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Dundee City - Brownfield Sites (cont'd)

EFFECTIVE SUPPLY

SITE REF	LDP REF	SITE NAME	OWNER/DEVELOPER	STATUS	LAST APPROVAL	AREA (ha)	CAPACITY	UNITS TO BUILD	16-17	17-18	18-19	19-20	20-21	21-22	22-23	LATER YEARS
201211	H48	LAND AT DENS ROAD	HILLCREST	CONS	23/12/2014	0.4	21	21	21	0	0	0	0	0	0	0
201303		189-197 PITKERRO ROAD	QUEENSBURY PROPERTIES LTD	DEPC	24/04/2015	1.7	22	22	0	6	8	8	0	0	0	0
201402	H64	FORMER SCHOOL, BLACKNESS ROAD	WHITEBURN PROJECTS	CONS	14/05/2013	1.2	45	1	1	0	0	0	0	0	0	0
201404		3 ALBERT ROAD	PRIVATE	DEPC	17/04/2014	0.6	6	6	3	3	0	0	0	0	0	0
201405		LAND TO REAR OF CHARLESTON DR.	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	0	5	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		KING STREET/COWGATE	PRIVATE	DEPC	27/03/2014	0.1	9	7	7	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		3.37	60	60	0	0	15	15	15	15	0	0
201414	H61	LAND AT LAUDERDALE AVENUE	DUNDEE CITY COUNCIL	ALDP		1.1	33	33	0	0	10	13	10	0	0	0
201415	H67	FORMER SCHOOL, KIRKTON ROAD	DUNDEE CITY COUNCIL	ALDP		0.7	22	22	0	10	12	0	0	0	0	0
201416	H65	FORMER SCHOOL, DUNHOLM TCE	DUNDEE CITY COUNCIL	ALDP		1.4	40	40	0	0	10	10	10	10	0	0
201417	H60	FORMER SCHOOL, DONALD ST.	DUNDEE CITY COUNCIL	ALDP		1.8	30	30	0	0	10	10	10	0	0	0
201419	H59	GLAMIS ROAD	BLACKWOOD HSG ASSOCIATION	DEPC	28/03/2016	0.7	23	23	0	10	13	0	0	0	0	0
201420	H57	FORMER COLLEGE, MELROSE TCE	PERSIMMON HOMES	CONS	18/11/2014	1.6	59	15	15	0	0	0	0	0	0	0
201421	H62	FORMER MAXWELLTOWN WORKS	PRIVATE	ALDP		1.3	50	50	0	0	0	0	20	30	0	0
201422	H68	FINAVON STREET	ABERTAY HSG ASSOCIATION	ALDP		1.7	47	47	0	15	15	17	0	0	0	0
201424	H72	LAND EAST OF STRATHYRE AVE	TAYLOR WIMPEY	ALDP		1.6	26	26	0	0	6	10	10	0	0	0
201501		REDHOLME, GARDYNE ROAD	GARDYNE DEVELOPMENTS	CONS	22/04/2014	0.4	7	7	7	0	0	0	0	0	0	0
201502		42 CAMPBILL ROAD	PRIVATE	DEPC	19/12/2014	0.3	7	7	0	7	0	0	0	0	0	0
201503		164 NETHERGATE	PRIVATE	CONS	23/02/2016	0.1	6	6	0	0	6	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 EAST OF LINLATHEN	PRIVATE	CONS	24/07/2012	1.5	60	42	20	22	0	0	0	0	0	0
201510	H63***	LOCHEE DISTRICT CENTRE	DCC/PRIVATE/HSG ASSOCIATION	ALDP		6.6	120	120	32	18	10	10	10	10	10	20
201511	H58	STACK LEISURE PARK		ALDP		7.8	50	50	0	0	0	0	10	20	20	0
201601		WINNOCKS, GARDYNE ROAD	PRIVATE	DEPC	28/07/2015	0.2	7	7	7	0	0	0	0	0	0	0
201602		275 STRATHMARTINE ROAD	PRIVATE	CONS	23/07/2015	0.3	10	10	4	6	0	0	0	0	0	0
201604		4 NORTH ISLA STREET	PRIVATE	DEPC	07/05/2015	0.1	8	8	0	0	0	0	8	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	1.93	35	35	0	0	0	10	10	15	0	0
201608		FORMER HOTEL, ELLISLEA ROAD	PRIVATE	DEPC	14/12/2015	0.26	6	6	0	6	0	0	0	0	0	0
201609		FORMER COLLEGE, CONSTITUTION RD	WHITEBURN PROJECTS	DEPC	21/08/2015	0.96	110	110	0	0	0	20	30	30	30	0
201610		LOCHEE OLD CHURCH, BRIGHT ST	PRIVATE	DEPC	26/01/2016	0.33	16	16	0	5	5	6	0	0	0	0
						TOTALS	4010	3719	267	505	656	655	584	508	387	158

MULTIPLE SITES:

*** H63 LOCHEE DISTRICT CENTRE - (201003), (201403), (201418), (201603)

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Section 7: Dundee City - Brownfield Sites

CONSTRAINED SITES

SITE REF	LDP REF	SITE NAME	OWNER/DEVELOPER	STATUS	LAST APPROVAL	AREA (ha)	CAPACITY	UNITS TO BUILD	16-17	17-18	18-19	19-20	20-21	21-22	22-23	CONSTRAINT
201012	H36	SITE 8, WHITFIELD	DUNDEE CITY COUNCIL	ALDP		1.8	46	46	0	0	0	0	0	0	0	LAND USE
201205	H43	LAND AT EARN CRESCENT	DUNDEE CITY COUNCIL	ALDP		3.5	70	70	0	0	0	0	0	0	0	LAND USE

Dundee City - Greenfield Sites

CONSTRAINED SITES

SITE REF	LDP REF	SITE NAME	OWNER/DEVELOPER	STATUS	LAST APPROVAL	AREA (ha)	CAPACITY	UNITS TO BUILD	16-17	17-18	18-19	19-20	20-21	21-22	22-23	CONSTRAINT
201425	H70(2)	BALDRAGON FARM	BETTS	ALDP		7.4	135	110	0	0	0	0	0	0	0	LDP POLICY
201426	H71(2)	LINLATHEN, ARBROATH ROAD	LINLATHEN DEVELOPMENTS	ALDP		15.9	150	150	0	0	0	0	0	0	0	LDP POLICY

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	LAST APPROVAL	AREA (ha)	CAPACITY	UNITS TO BUILD	16-17	17-18	18-19	19-20	20-21	21-22	22-23	LATER YEARS
201013		SMALL SITES (LESS THAN 5 UNITS)	PRIVATE	DEPC		2.0	48	17	3	3	3	4	4	0	0	0
201304		SMALL SITES (LESS THAN 5 UNITS)	PRIVATE	DEPC		1.1	48	18	4	4	5	5	0	0	0	0
201410		SMALL SITES (LESS THAN 5 UNITS)	PRIVATE	DEPC		3.1	47	20	4	4	4	4	4	0	0	0
201506		SMALL SITES (LESS THAN 5 UNITS)	PRIVATE	DEPC		5.5	48	28	3	5	5	5	5	5	0	0
201607		SMALL SITES (LESS THAN 5 UNITS)	PRIVATE	DEPC		1.9	30	30	5	5	5	5	5	5	0	0

ALDP =ALLOCATED LOCAL DEVELOPMENT PLAN

DEPC = DETAILED PLANNING CONSENT

CONS = UNDER CONSTRUCTION

SECTION 8 : SITES REMOVED FROM AUDIT 2015-2016

SECTION 9 : SITES COMPLETED & REMOVED FROM THE AUDIT 2015-2016

201304	24 Holding Emmock Woods Drive
201407	Ormiston Crescent
201409	Land at Foula Terrace (MOM PH3)
201410	26 Union Street
201410	11 Victoria Road
201410	7 Ward Road
201410	21 South Tay Street
201410	516 Perth Road
201410	Land to South of Norwood Crescent
201410	26 South Tay Street
201504	5 Bank Street
201506	Land North of Millburn Gardens
201506	94 Nethergate
201506	106 Harrison Avenue
201506	54C Bell Street
201506	Land to South of Emmock Wood Grove
201506	15 South Tay Street
201506	4 Reresmount Place
201506	42 Victoria Road, Broughty Ferry
201507	Land to West of St Martins Crescent
201607	61 Reform Street
201607	140 Nethergate
201607	46 Reform Street

SITES REMOVED FOR DEFINITIONAL REASONS 2015-2016

201006	Smith Street (<i>permission expired</i>)
201013	21-23 Mains Loan (<i>permission expired</i>)
201506	77 Strathmore Street, Broughty Ferry (<i>PPPL application only</i>)
201410	108G Commercial Street (<i>no additional residential unit added</i>)
200901	44 Gray Street (<i>permission expired</i>)
200905	Lower Dens Mill (<i>permission expired</i>)

Section 10 : Dundee City - Completions (By Tenure)

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											
	TENURE	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									
TOTAL			299			147			168			210			323										

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 برائے مہربانی نیچے دیئے گئے پتہ پر رابطہ کریں

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September 2016

HOUSING LAND IN DUNDEE 2016

