

Dundee City Council

Housing Land Audit 2024



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1-Introduction and Overview

The annual audit of housing land provides a factual statement of land supply within the administrative boundaries of Dundee City Council at 31 March 2024. The audit identifies that there is an 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.

Some changes have been made to the data presented this year to align with draft Scottish Government guidance on Housing Land Audits. Sites with a capacity of 4 or more units are included in the Housing Land Audit with detailed programming established for each site. In addition, details are now provided on the flats/houses, greenfield/brownfield separation and easting/northing coordinates. All changes are in line with forthcoming Scottish Government HLA Guidance.

Dundee Local Housing Land Requirement (LHLR) and Minimum All Tenure Housing Land Requirement (MATHLR)

The current Dundee Local Development Plan (2019) allocated housing land up to 2029. Dundee City Council have commenced the review of the current Local Development Plan (LDP) and anticipate the adoption of a new LDP during 2028. The 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.

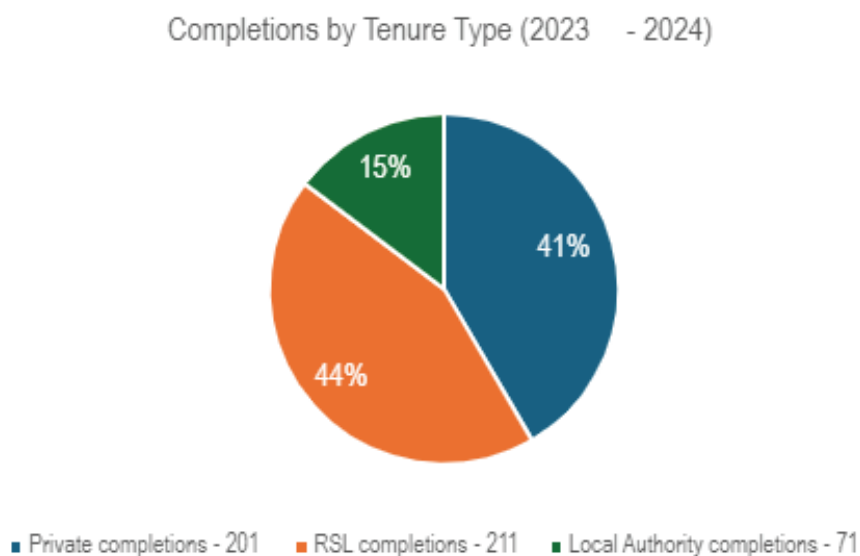
The MATHLR for Dundee is expressed as 4,300 houses over a 10-year period. The review of the Dundee LDP will identify a Local Housing Land Requirement for the area, allocating deliverable land in order to meet the 10-year Local Housing Land Requirement and to exceed the MATHLR.

The Housing Land Audit 2024 reveals that over the 2023/24 period 483 housing units were completed.

The annual HLA monitors the delivery of housing land and will inform the LDP Delivery Programme in order to proactively support the delivery of housing provision within the City.

The below chart shows the split between affordable and private housing completions over 2023-24.

Figure 1: Completions by Tenure Type (2023 - 2024)

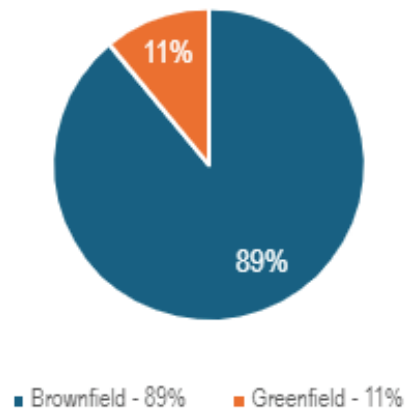


This comprised 282 RSL/Local Authority completions and 201 private completions. Dundee needs a mix of housing types in order to deliver the Council's vision to make Dundee a more attractive place to live and work.

The chart below separates the completions stated above into brownfield and greenfield land completions.

Figure 2: Completions on Brownfield and Greenfield Land (2023 – 2024)

Completions on Brownfield and Greenfield Land (2023 – 2024)



Over the financial year 2023/24 89% of all completions were on brownfield land and 11% were greenfield completions.

2 - General Principles

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.
- Flats/houses and greenfield/brownfield split.
- Easting/northing coordinates.
- 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 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 HLA 2024 has been informed by the information and comments received through 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.

Due to the shorter time period between the 2023 HLA and the 2024 HLA, a pre-consultation with developers was not undertaken. A review of the consultation procedure will be carried out following the forthcoming publication of the Scottish Government's Housing Land Audit Guidance which is anticipated to be published late 2024/early 2025.

The Draft Housing Land Audit was published for a period of consultation between the 25th September and the 23rd October 2024.

The consultation on the Draft HLA 2024 received consultation comments which raised a number of important issues including:

Receipt of programming information from developers

To ensure the accuracy of this year's audit, we conducted consultation with site owners/ developers to get up to date programming on a site-by-site basis. In some instances, there will be a difference between the programming figures provided by developers and the published programming figure. This is due to the completions data used in the HLA being based on the Building Warrant finalised completions certificate returns. All completions will be updated as the information is available from the Building Warrant system and this ensures consistency for future audits and across sites.

Scottish Water – Surface water management

Dundee City Council is working closely with Scottish Water and developers to find suitable solutions on sites (in particular brownfield sites) 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. The Council also works closely with developers and Scottish Water on an individual site basis to overcome drainage issues to allow development to proceed. This situation will continue to be closely monitored, and planning and technical guidance has been produced to help applicants understand Dundee City Council's expectations and requirements in respect of the surface water and drainage information required to support planning applications for development in Dundee. The technical guidance can be accessed via [Dundee City Council's website](#).

Scottish Water and Dundee City Council (DCC) recognise the need to develop new ways to manage intense rainfall and stormwater flooding to create future-proofed, flood-resilient communities. [The Water Resilient Dundee \(WRD\) partnership](#) has been formed and aims to jointly plan and sustainably manage water in Dundee to help the City respond to climate change. Examples of key projects include the development of a drainage strategy to reduce flood risk and increase drainage capacity within the St. Mary's area of the City.

The reliance on brownfield sites for the delivery of an effective housing supply

The designation and prioritisation of brownfield sites 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, this will be progressed through the review of the LDP.

Site specific comments on programming, delivery and constraints

Site specific comments across a range of sites were submitted during the consultation and these have been taken into consideration. Where appropriate, amendments have been made to the programming and the status of sites to reflect comments made during the consultation period. In the small sites table, amendments have also been made to show the net build figure for conversions.

In addition, the Council have co-ordinated a positive consultation with Homes for Scotland (HFS) and their East of Scotland members. The Council responded to their site-specific comments with an initial written response and thereafter held a meeting to discuss the site-specific comments further. Agreement was reached on the vast majority of the Housing Land Audit sites. The following sites are disputed by Homes for Scotland, and these have been marked with a * in the Audit to demonstrate this:

- Rannoch Road, Former Lawside Academy (200913) - HFS requested to move to constrained supply.
- Lothian Crescent, Bowling Green East (201008) - HFS requested to remove programming.
- Tranent Grove (201010) - HFS requested to remove programming.
- Lothian Crescent, Former Whitfield Shopping Centre (201012) - HFS requested to remove programming.
- Central Waterfront - (201109) - HFS requested to move to constrained supply.
- Central Waterfront – Site 6 (201109A) - HFS requested to move to constrained supply.
- Dock Street, Harbour Chambers/Customs House (201109B) - HFS requested to move to constrained supply.
- Ballochmyle Drive, Former Mossgiel PSC Phase 2 (201110) - HFS requested to move to constrained supply.
- Lochee District Centre (201510) - HFS requested to remove programming.
- Maxwelltown, Former Multis (201813) - HFS requested to remove programming.
- Denoon Terrace, Former Hillside PS (201815) - HFS requested to remove programming.
- High Street, Lochee, Former St Marys Infant School (201816) - HFS requested to remove programming.
- Burn Street, Former Balgradon Academy (201817) - HFS requested to remove programming.
- Greenmarket, Former Railyards (201825) - HFS requested to move to constrained supply.
- Drumgeith Road, Kellyfield (201827) - HFS requested to remove programming.

Dundee City Council consider the above sites to be effective. A number of the sites have ongoing discussions with developers and pre-applications enquiries progressing. In addition, some of the disputed sites have a current planning consent and/or the consent has been implemented. Dundee City Council will continue to monitor progress through future HLAs.

The Housing Land Audit 2024 was prepared through consultation with Homes for Scotland, internal housing colleagues, developers and agents, Local Development Plan mailing list contacts. Building Standards finalised completion certificate information has been used to determine completions and developer programming has been sought to ensure the accuracy of the draft audit.

Categories included within Housing Land Audit tables

The Scottish Government have prepared draft guidance (the finalised version soon to be published) including information on categories for inclusion within Housing Land Audits. This provides consistency in the information published across Scotland.

Sites removed from the Housing Land Audit

Sites removed from the Housing Land Audit, due to expired planning consent, are no longer considered effective, unless there is evidence of active developer interest and discussions with planning. If and when this occurs, sites can be moved back into the effective greenfield/brownfield tables and will contribute to the effective supply of housing land within the City.

General comments

Land allocation matters were raised which will be for the review of the Local Development Plan to address rather than through the Housing Land Audit.

Additional comments were raised on the remit of the Housing Land Audit and a request to include non-mainstream housing (e.g. student housing) in addition to empty buildings and brownfield sites where applications have been refused. The current approach is in accordance with PAN 2/2010 and the Scottish Government draft Housing Land Audit Guidance which is due to be finalised in later 2024/early 2025. The Scottish Government are seeking consistency in the information published across Scotland.

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 of 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 2024, was 3887 units. This included effective land free of all planning constraints for 3642 units in the period 2024-2034.

There is a requirement within NPF4 and related guidance that housing land supply should be programmed across a short, medium and long term.

For Dundee, this has been illustrated through showing the below:

- Short term – Years 1 to 3 (including 2024/25, 2025/26, 2026/27)
- Medium term – Years 4 to 6 (including 2027/28, 2028/29, 2029/30)
- Long term – Years 7 to 10 (including 2030/31, 2031/32, 2033/33, 2033/34)
- Later years (including 2034 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; and,
- 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, Small Sites, Removed Sites.

1. Effective Greenfield 2023/24

Site reference	LDP 2019 reference	Year site added	Site area (ha)	Site address	Easting	Northing	Site type	Site status	Owner/Developer	Tenure type	Planning Application Reference	Last planning approval date	Date completed / expired	Greenfield/ Brownfield	Self build	Windfall Site	Site capacity	No of houses	No of flats	Plots complete in survey year 23/24	Total completions	Units to build	Short Term			Medium Term			Long Term			Later Years	Total Programmed		
																							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			Year 33/34	
200356A		2016	19.34	WESTERN GATEWAY, SOUTH GRAY	334311	731821	Effective	Under Construction	SPRINGSFIELD	Private	16/00121/FULM, 16/00370/FULL, 16/01023/HOPO, 17/00409/FULL, 18/00539/FULL	11/6/2018		Greenfield	No	Yes	341	146	58	0	201	140	0	40	40	60	0	0	0	0	0	0	0	0	140
200408		2015	24.33	WESTERN GATEWAY, SHALLOW	334038	731320	Effective	Under Construction	SPRINGSFIELD	Private	14/00205/FULM, 16/01023/FULL, 17/00409/HOPO, 23/00258/FULL	7/19/2017		Greenfield	No	No	230	0	0	26	133	97	24	0	0	0	38	35	0	0	0	0	0	0	97
200736		2016	7.82	DUNDEE WESTERN LIFF PHASE 2	334379	732314	Effective	Under Construction	SPRINGSFIELD	Private	15/00443/FULM, 18/00592/FULL	2/6/2019		Greenfield	No	Yes	100	100	0	0	0	100	0	24	36	26	4	0	0	0	0	0	0	100	
201421		2016	1.00	PETERS HILL	345078	738464	Effective	Under Construction	SOUTH TAK LTD	Private	16/00384/FULM	7/29/2016		Greenfield	No	Yes	6	6	0	0	0	6	6	0	0	0	0	0	0	0	0	0	6		
201821	H42	2018	3.28	WESTERN GATEWAY, LIFF	334519	732468	Effective	Allocated in LDP	HNS	Private				Greenfield	No	No	30	0	0	0	0	30	0	0	0	0	0	0	0	0	0	0	30		
201822	H43	2018	18.44	DIVES OF GRAY, NORTH EAST	334771	732016	Effective	Allocated in LDP	SPRINGSFIELD	Private				Greenfield	No	No	215	0	0	0	0	215	0	24	36	36	36	36	36	11	0	0	0	215	
201823	H44	2018	6.22	BALDRAGON FARM	337401	734790	Effective	Under Construction	AVANT HOMES	Private	18/00707/FULM, 20/00721/FULL	4/9/2021		Greenfield	No	No	120	120	0	16	46	74	36	36	2	0	0	0	0	0	0	0	74		
201824B	H45	2021	7.49	BALLMARBIE ROAD, LAND TO EAST OF PHASE 2	344607	733962	Effective	Planning Consent	STEWART MILNE	Private	20/00423/FULM	5/21/2021		Greenfield	No	No	150	150	0	0	0	150	0	24	24	24	24	24	6	0	0	0	150		
201826	H41	2018	31.98	DIVES OF GRAY, NORTH WEST	332717	731646	Effective	Allocated in LDP	SPRINGSFIELD	Private				Greenfield	No	No	250	0	0	0	0	250	0	0	0	0	0	48	48	48	48	10	250		
201830	H46	2018	15.90	ARBROATH ROAD, LINLATHEN	346394	733242	Effective	Under Construction	KIRKWOOD HOMES	Private	18/00115/FULM, 19/00796/FULM, 21/00322/FULL, 21/00376/FULL, 21/00677/FULL, 21/00713/FULL	7/1/2021		Greenfield	No	No	250	250	0	39	224	26	26	0	0	0	0	0	0	0	0	0	0	0	26
																	1092	772	88	81	864	1089	92	148	139	148	150	172	108	85	48	48	10	1034	

4. Small Sites 2023/24

Site reference	LDP2 reference	Year site added	Site area (ha)	Site address	Easting	Northing	Site type	Site status	Owner / Developer	Tenure type	Planning Application Reference	Last planning approval date	Date completed / expired	Greenfield / Brownfield	Self build	Windfall Site	Site capacity	No of houses	No of flats	Plots complete in survey year 23/24	Total completions	Units to build		
201705B		2010	0.03	BROOK STREET, 197, 2/2, BROUGHTY FERRY	346151	730939	Small Site	Planning Consent	PRIVATE	Private	10/0066/FULL 13/0013/FULL 16/0048/FULL 19/00185/FULL 22/00283/FULL	6/2/2022	5/10/2022	Brownfield	No	Yes	1	0	1	0	0	0	1	
201705K		2016	0.18	DUNDEE ROAD, HOLLY HILL, 69	344419	731195	Small Site	Planning Consent	PRIVATE	Private	16/00832/FULL 19/00845/FULL 22/00651/FULL	11/24/2022		Brownfield	No	Yes	1	1	0	0	0	0	0	
201805C		2017	0.04	GLAMIS ROAD, 28A	336991	730301	Small Site	Planning Consent	PRIVATE	Private	17/00266/FULL 21/00451/FULL	8/19/2021		Brownfield	No	Yes	1	1	0	0	0	0	1	
201805D		2017	0.15	HAREFIELD ROAD, 16, LAND TO EAST OF	338201	731821	Small Site	Planning Consent	PRIVATE	Private	17/00247/FULL 22/00010/FULL	3/10/2022		Brownfield	No	Yes	1	1	0	0	0	0	1	
201805M		2018	0.19	ARBROATH ROAD, NORTH GRANGE FARM	348337	733354	Small Site	Planning Consent	PRIVATE	Private	18/00653/FULL 21/00123/FULL	5/7/2021		Brownfield	No	Yes	1	1	0	0	0	0	1	
202004P		2020	0.05	ROCKFIELD CRESCENT, 7, LAND TO NORTH	338252	730106	Small Site	Planning Consent	PRIVATE	Private	19/00914/PPPL 23/00511/PPPL	9/29/2023		Brownfield	No	Yes	1	1	0	0	0	0	1	
202032A		2020	0.03	SYMERS STREET, LAND TO EAST OF 6	338543	734031	Small Site	Planning Consent	PRIVATE	Private	20/00232/FULL 23/00474/FULL	9/29/2023		Brownfield	No	Yes	1	1	0	0	0	0	1	
202035A		2020	0.05	ADELAIDE PLACE, BOWLING GREEN, LAND TO WEST	339508	731114	Small Site	Planning Consent	PRIVATE	Private	20/00310/PPPL 23/00314/FULL	8/28/2023		Brownfield	No	Yes	1	1	0	0	0	0	1	
202035C		2020	0.13	ALBANY ROAD, 50, GARDEN GROUND TO SOUTH	344782	731354	Small Site	Planning Consent	PRIVATE	Private	20/00289/PPPL 23/00839/PPPL	2/2/2024		Brownfield	No	Yes	1	1	0	0	0	0	1	
202043		2020	0.01	BROWN STREET, 75/77, BROUGHTY FERRY	346017	730634	Small Site	Planning Consent	PRIVATE	Private	20/00529/PPPL 22/00547/FULL	11/18/2022		Brownfield	No	Yes	2	0	2	0	0	0	2	
202061F		2021	0.13	AMERICANMUIR ROAD, 38, GARDEN GROUND	338540	733383	Small Site	Planning Consent	PRIVATE	Private	20/00690/FULL	5/12/2021		Brownfield	No	Yes	1	1	0	0	0	0	1	
202105B		2021	0.02	SPRINGFIELD, 6, 0/0	339325	729629	Small Site	Planning Consent	PRIVATE	Private	20/00618/FULL	7/16/2021		Brownfield	No	Yes	2	0	2	0	0	0	2	
202105C		2021	0.07	FREDERICK STREET, 45, GARDEN GROUND	338778	733449	Small Site	Planning Consent	PRIVATE	Private	20/00721/FULL 22/00756/FULL	2/8/2023		Brownfield	No	Yes	1	1	0	0	0	0	1	
202105D		2021	0.02	NORTH STREET, 40	339958	731642	Small Site	Planning Consent	PRIVATE	Private	21/00008/FULL	10/21/2021		Brownfield	No	Yes	1	1	0	0	0	0	1	
202105G		2021	0.01	REFORM STREET, 51, 2/2, CAFE	340245	730375	Small Site	Planning Consent	PRIVATE	Private	21/00501/FULL	8/27/2021		Brownfield	No	Yes	1	0	1	0	0	0	4	
202105I		2021	0.11	STRATHERN ROAD, 140	345677	731472	Small Site	Planning Consent	PRIVATE	Private	20/00798/FULL	8/20/2021		Brownfield	No	Yes	1	1	0	0	0	0	1	
202105J		2021	0.06	BALGOWAN DRIVE, 7	339134	733842	Small Site	Planning Consent	PRIVATE	Private	21/00471/FULL	8/17/2021		Brownfield	No	Yes	1	1	0	0	0	0	1	
202208		2022	0.04	FORTHILL ROAD, 10	346228	731308	Small Site	Planning Consent	PRIVATE	Private	21/00688/PPPL	3/16/2022		Brownfield	No	Yes	1	1	0	0	0	0	1	
202304		2022	0.18	CAMPBELL ROAD, 65, LAND TO SOUTH	346894	731323	Small Site	Planning Consent	PRIVATE	Private	22/00545/FULL	11/10/2022		Brownfield	No	Yes	1	1	0	0	0	0	1	
202305		2022	0.10	BALGILLO ROAD, 157, LAND SOUTH	348450	732090	Small Site	Planning Consent	PRIVATE	Private	22/00503/FULL	11/23/2022		Brownfield	No	Yes	1	1	0	0	0	0	0	
202306		2022	0.03	LAUDERDALE AVENUE, 88, GARDEN GROUND TO SOUTH	338288	734486	Small Site	Planning Consent	PRIVATE	Private	22/00535/PPPL	11/25/2022		Brownfield	No	Yes	1	1	0	0	0	0	1	
202313		2023	0.28	DYKES OF GRAY ROAD, SOUTH OF MAINS OF GRAY FARM	333577	732048	Small Site	Planning Consent	PRIVATE	Private	22/00818/FULL	3/31/2023		Greenfield	No	Yes	1	1	0	0	0	0	1	
202314		2023	0.03	DANIEL TERRACE, 2	339440	730204	Small Site	Planning Consent	PRIVATE	Private	23/00112/FULL	5/18/2023		Brownfield	No	Yes	2	0	2	0	0	0	2	
202315		2023	0.12	BROUGHTY FERRY ROAD, 20B	342298	731118	Small Site	Planning Consent	PRIVATE	Private	23/00128/FULL	5/19/2023		Brownfield	No	Yes	2	2	0	0	0	0	2	
202317		2023	0.00	CLEGHORN STREET, 25A	338740	730664	Small Site	Planning Consent	PRIVATE	Private	23/00279/FULL	7/28/2023		Brownfield	No	Yes	1	0	1	0	0	0	1	
202318		2023	0.01	86 BELL STREET, UG FLOOR, INDIA BUILDINGS	340211	730614	Small Site	Planning Consent	PAVILLION PROPERTIES LTD	Private	23/00345/FULL	7/31/2023		Brownfield	No	Yes	1	0	1	0	0	0	1	
202321		2023	0.03	KINGSWAY, 74, GARDEN GROUND	340809	732504	Small Site	Planning Consent	PRIVATE	Private	23/00110/PPPL	8/10/2023		Brownfield	No	Yes	1	1	0	0	0	0	1	
202323		2023	0.01	NETHERGATE, 32	340252	730132	Small Site	Planning Consent	PRIVATE	Private	23/00587/FULL	11/3/2023		Brownfield	No	Yes	2	0	2	0	0	0	0	
202325		2023	0.01	BELL STREET, 86, INDIA BUILDINGS, 2, UPPER GROUND FLOOR	340216	730603	Small Site	Planning Consent	PAVILLION PROPERTIES LTD	Private	23/00571/FULL	11/23/2023		Brownfield	No	Yes	1	0	1	0	0	0	1	
202326		2023	0.02	BELL STREET, 86, UNIT 2, INDIA BUILDINGS	340204	730611	Small Site	Planning Consent	PAVILLION PROPERTIES LTD	Private	23/00694/FULL	12/21/2023		Brownfield	No	Yes	1	0	1	0	0	0	0	
202327		2023	0.01	BELL STREET, 86, INDIA BUILDINGS, 2, LOWER GROUND FLOOR	340216	730603	Small Site	Planning Consent	PAVILLION PROPERTIES LTD	Private	23/00574/FULL	12/21/2023		Brownfield	No	Yes	1	0	1	0	0	0	0	
202402		2024	0.01	BELL STREET, 46 & 50	340141	730567	Small Site	Planning Consent	PRIVATE	Private	23/00701/FULL	1/12/2024		Brownfield	No	Yes	1	0	1	0	0	0	1	
202403		2024	0.05	SHEPHERDS LOAN, LAND SOUTH OF STEPHENS YARD	338788	729671	Small Site	Planning Consent	PRIVATE	Private	23/00170/FULL	1/23/2024		Brownfield	No	Yes	2	2	0	0	0	0	2	
202404		2024	0.32	PERTH ROAD, 381, GARDEN GROUND TO EAST	336752	730030	Small Site	Planning Consent	PRIVATE	Private	23/00668/FULL	2/5/2024		Brownfield	No	Yes	1	1	0	0	0	0	1	
202405		2024	0.01	BELL STREET, 86, UNIT 1, INDIA BUILDINGS	340205	730599	Small Site	Planning Consent	PRIVATE	Private	23/00855/FULL	2/29/2024		Brownfield	No	Yes	1	0	1	0	0	0	0	
202406		2024	0.04	GOTTERSTONE DRIVE, 61	344544	731906	Small Site	Planning Consent	PRIVATE	Private	23/00079/FULL	3/15/2024		Brownfield	No	Yes	1	1	0	0	0	0	1	
202407		2024	0.13	DUNDEE ROAD, 69, WOODCROFT	344360	731160	Small Site	Planning Consent	PRIVATE	Private	23/00404/FULL	3/20/2024		Greenfield	No	Yes	1	1	0	0	0	0	0	
201410A		2013	0.13	WEST GROVE AVENUE, 10	337465	730045	Small Site	Under Construction	PRIVATE	Private	08/00592/FUL 16/00314/FULL 19/00376/FULL 21/00671/FULL	3/4/2022		Brownfield	No	Yes	1	1	0	0	0	0	1	
201410C		2017	0.09	BUGHTIES ROAD, 22	347058	731241	Small Site	Under Construction	PRIVATE	Private	16/00889/FULL 19/00822/FULL	1/13/2020		Brownfield	No	Yes	1	1	0	0	1	0	0	1
201510B	H06	2023	0.04	BURNSIDE STREET, 6-10, SITE OF	337951	731543	Small Site	Under Construction	PRIVATE	Private	22/00748/FULL	5/4/2023		Brownfield	No	No	2	2	0	0	4	0	2	
201607L		2015	0.04	COLLINGWOOD CRESCENT, 20, LAND TO WEST OF	347875	731329	Small Site	Under Construction	PRIVATE	Private	15/00138/FULL 19/00031/FULL	5/1/2019		Brownfield	No	Yes	1	1	0	0	0	0	1	
201705H		2016	0.06	MONIFIETH ROAD, 96	347449	731179	Small Site	Under Construction	PRIVATE	Private	16/00505/FULL	9/14/2016		Brownfield	No	Yes	1	1	0	0	0	0	1	
201805B		2017	0.11	MONIFIETH ROAD, 92A	347338	731179	Small Site	Under Construction	PRIVATE	Private	16/00745/FULL	5/12/2017		Brownfield	No	Yes	2	2	0	0	0	0	2	
201805G		2017	0.14	GIBSON TERRACE, 3, LAND EAST OF	341179	731912	Small Site	Under Construction	PRIVATE	Private	17/00594/FULL 20/00295/FULL	8/28/2020		Brownfield	No	Yes	1	1	0	0	0	0	1	
201805J		2017	0.04	PRINCES STREET, 161	341072	730954	Small Site	Under Construction	PRIVATE	Private	17/00769/FULL	11/15/2017		Brownfield	No	Yes	3	0	3	0	0	0	3	
202019D		2020	0.02	MONIFIETH ROAD, 69, STONELEE GUEST HOUSE	346866	731047	Small Site	Under Construction	PRIVATE	Private	20/00148/FULL	5/26/2020		Brownfield	No	Yes	1	1	0	0	0	0	1	

202031		2020	0.21	PITKERO MILL	345088	733487	Small Site	Under Construction	A&G PROPERTIES	Private	19/00861/FULL	7/31/2020		Brownfield	No	Yes	2	2	0	0	0	2	
202035D		2020	0.05	SPRINGHILL, 13	341571	731090	Small Site	Under Construction	PRIVATE	Private	20/00459/FULL	11/10/2020	11/10/2023	Brownfield	No	Yes	1	1	0	0	0	1	
202035F		2020	0.13	DUDHOPE TERRACE, 9	339435	730892	Small Site	Under Construction	PRIVATE	Private	20/00548/FULL	11/12/2020		Brownfield	No	Yes	1	1	0	0	0	1	
202035G		2020	0.01	VICTORIA ROAD, 10,G1 VICTORIA CHAMBERS	340214	730670	Small Site	Under Construction	TAYSIDE PROPERTY MANAGEMENT	Private	20/00133/FULL	11/26/2020		Brownfield	No	Yes	1	0	1	0	0	1	
202035H		2020	0.02	MURRAYGATE, 39, 1/0	340421	730459	Small Site	Under Construction	CASA FRESA HOLDINGS LLP	Private	20/00509/FULL	12/11/2020		Brownfield	No	Yes	3	0	3	0	0	3	
202035K		2021	0.12	CAENLOCHAN ROAD, 4	345098	731659	Small Site	Under Construction	PRIVATE	Private	20/00625/FULL	2/10/2021		Brownfield	No	Yes	1	1	0	0	0	1	
202061D		2020	0.01	NETHERGATE, 138, BASEMENT	340057	729953	Small Site	Under Construction	PRIVATE	Private	20/00343/FULL	8/11/2020		Brownfield	No	Yes	1	0	1	0	0	1	
202302		2022	0.11	ELLISLEA ROAD, 9, GARDEN GROUND	345024	731414	Small Site	Under Construction	PRIVATE	Private	22/00373/FULL	8/23/2022		Brownfield	No	Yes	1	1	0	0	0	1	
202311		2023	0.02	LOCHEE ROAD, 142A	338908	730689	Small Site	Under Construction	PRIVATE	Private	22/00485/FULL	3/8/2023		Brownfield	No	Yes	1	0	1	0	0	1	
202316		2023	0.09	STRATHERN ROAD, 32, GARDEN GROUND	344271	731367	Small Site	Under Construction	PRIVATE	Private	23/00199/FULL	7/21/2023		Brownfield	No	Yes	1	1	0	0	0	1	
																		69	43	26	0	0	64

5. Removed Sites 2023/24

COMPLETED SITES

Site_reference	LDP2_reference	Year site added	Site area (ha)	Site address	Eastng	Northing	Site type	Site status	Owner/Developer	Tenure type	Planning Application Reference	Last planning approval date	Building Warrant Reference	Date completed/ expired	Greenfield / Brownfield	Self build	Windfall Site	Site capacity	BW plots withdrawn	No of houses	No of flats	Plots complete in survey year 23/24	Total completions	Units to build
200719		1905	0.14	ESPLANADE, FORMER JACQUES NIGHTCLUB	347257	730953	Effective	Site Complete	GL RESIDENTIAL	Private	11/00340/FULL	9/5/2011	12/00395/NBUILD	2/29/2024	Brownfield	No	Yes	11	0	0	11	1	11	0
201506		1905	0.12	CLAVENHOUSE OLD ROAD, LAND TO EAST OF 1	340818	738650	Effective	Site Complete	RIVERVIEW CONSTRUCTION LTD	Private	16/00987/FULL	8/4/2017	18/00146/DOM1	5/23/2023	Brownfield	No	Yes	4	0	4	0	4	4	0
201812		1905	0.10	RAGLAN STREET, 5	341183	731151	Effective	Site Complete	JF KEGS	RSL	18/00984/FULL	12/20/2018	22/00206/DOM1	12/4/2023	Brownfield	No	Yes	16	0	0	16	16	16	0
202215		2022	0.13	STRATHMARTINE ROAD, 347-349	338960	733333	Small	Site Complete	PRIVATE	Private	22/00444/FULL	8/29/2022	22/00464/DOM1	3/15/2024	Brownfield	No	Yes	1	0	1	0	1	1	0
201008A	H30	2018	0.47	HADDINGTON AVENUE (Phase 1)	343571	733519	Effective	Site Complete	MERCHANT/HOME SCOTLAND	Private/RSL	18/00224/FULL	9/19/2019	18/00744/DOM1	5/11/2023	Brownfield	No	No	13	0	13	0	2	13	0
201303		2013	1.22	PITKERRO ROAD, 189-197	342685	732806	Effective	Site Complete	HOME SCOTLAND	RSL	16/01057/FULL 19/00807/FULL 20/00330/FULL	6/9/2021	18/00634/DOM1	3/28/2024	Brownfield	No	Yes	29	0	19	10	29	29	0
201601		2015	0.20	GARDYNE ROAD, WINNOCKS, 1	343984	731379	Effective	Site Complete	PRIVATE	Private	17/00947/FULL 23/00144/FULL	2/8/2018	17/00711/DOM1	4/4/2023	Brownfield	No	Yes	7	0	0	7	7	7	0
201702		2016	0.46	GRAY STREET, 44	337271	731747	Effective	Site Complete	DEANSCOURT LTD	Private	16/00362/FULL	7/1/2016	18/00092/DOM1	8/1/2023	Brownfield	No	Yes	14	0	14	0	14	14	0
201826A	H29	2017	2.15	SUMMERFIELD GARDENS NORTH	343648	733206	Effective	Site Complete	INVERTAY HOMES	Private	17/00307/FULL	10/16/2017	17/00650/DOM1	9/29/2023	Brownfield	No	No	43	3	40	0	3	40	0
201904A		2018	0.13	PERTH ROAD, 474, LAND TO EAST OF COACH HOUSE	337685	729805	Small Site	Site Complete	PRIVATE	Private	18/00129/FULL 21/00086/FULL	5/7/2021	21/00461/DOM2	9/1/2023	Brownfield	No	Yes	1	0	1	0	1	1	0
201904F		2018	0.02	ALBERT SQUARE, 21	340324	730464	Small Site	Site Complete	PRIVATE	Private	18/00454/FULL	9/6/2018	19/00085/DOM1	4/12/2023	Brownfield	No	Yes	2	0	0	2	2	2	0
201904G		2018	0.08	RIVER CRESCENT, GARDEN GROUND WEST OF BURNSIDE	336537	729831	Small Site	Site Complete	PRIVATE	Private	18/00595/FULL 20/00129/FULL	4/30/2020	20/00330/DOM2	11/1/2023	Brownfield	No	Yes	1	0	1	0	1	1	0
202002		2019	6.45	LIFF HOSPITAL	334641	732800	Effective	Site Complete	MILLER HOMES	Private	18/00406/FULL 18/00407/FULL	5/28/2019	18/00564/DOM1	6/6/2023	Brownfield	No	Yes	54	0	54	0	1	54	0
202004L		2019	0.22	PITKERRO MILL	345105	733477	Small Site	Site Complete	DEWLOD DEVELOPMENTS	Private	19/00566/FULL 23/00228/FULL	8/2/2023	19/00493/DOM1	3/25/2024	Brownfield	No	Yes	2	0	2	0	2	2	0
202019C		2020	0.03	DOUGLAS TERRACE, 12	339426	730922	Small Site	Site Complete	PRIVATE	Private	18/00702/FULL 20/00143/FULL	5/20/2020	21/00464/DOM2	1/30/2024	Brownfield	No	Yes	1	0	1	0	1	1	0
202019F		2020	0.12	ALBANY ROAD, 39A	344896	731442	Small Site	Site Complete	PRIVATE	Private	20/00292/FULL	6/25/2020	20/00400/DOM4	8/17/2023	Brownfield	No	Yes	2	0	0	2	2	2	0
202032C		2020	0.21	FAIRFIELD ROAD, 10	344619	731407	Small Site	Site Complete	WEST DEVELOPMENTS (SCOTLAND) LTD	Private	20/00162/FULL 21/00702/FULL 22/00307/FULL	7/29/2022	21/00850/DOM1	4/4/2023	Brownfield	No	Yes	2	0	2	0	1	2	0
202061C		2021	0.42	DYKES OF GRAY, BRASSIDE	334221	732256	Small Site	Site Complete	PRIVATE	Private	20/00791/FULL	2/3/2021	21/00576/DOM2	8/18/2023	Brownfield	No	Yes	1	0	1	0	1	1	0
202061H		2021	0.08	NORTH GRANGE FARM, LAND TO EAST OF FARMHOUSE	348471	733313	Small Site	Site Complete	PRIVATE	Private	20/00840/FULL	4/12/2021	21/00774/DOM2	7/17/2023	Brownfield	No	Yes	1	0	1	0	1	1	0
202071		2021	0.13	SOAPWORK LANE, SOAPWORK LANE HOUSE	340134	730639	Effective	Site Complete	HILLCREST HA	RSL	20/00714/FULL	2/24/2021	20/00595/DOM1	4/12/2023	Brownfield	No	Yes	15	0	0	15	15	15	0
202105H		2021	0.35	SOUTHAMPTON ROAD, FORMER CRAIGIE HOUSE, LAND AT	343560	731345	Small Site	Site Complete	DUNDEE CITY COUNCIL	Local Authority	21/00634/FULL	12/14/2021	21/00663/DOM2	8/25/2023	Brownfield	No	Yes	1	0	1	0	1	1	0
202105K		2021	0.02	SOUTH TAY STREET, 26, GROUND & BASEMENT	339909	730015	Small Site	Site Complete	RD DEVELOPMENTS LTD	Private	21/00361/FULL	8/26/2021	21/00711/DOM4	5/1/2023	Brownfield	No	Yes	2	0	0	2	2	2	0
202207		2019	0.12	BUCHANAN STREET, ELECTRIC SUB-STATION	340669	731410	Effective	Site Complete	PRIVATE	RSL	18/00779/PPPL 21/00934/APCONL	4/21/2022	22/00256/DOM1	3/1/2024	Brownfield	No	Yes	14	0	0	14	14	14	0
																		237	3	155	79	122	234	0

CONSENT EXPIRED

Site_reference	LDP2_reference	Year site added	Site area (ha)	Site address	Eastng	Northing	Site type	Site status	Owner/Developer	Tenure type	Planning Application Reference	Last planning approval date	Building Warrant Reference	Date completed/ expired	Greenfield / Brownfield	Self build	Windfall Site	Site capacity	BW plots withdrawn	No of houses	No of flats	Plots complete in survey year 23/24	Total completions	Units to build
202041		2020	0.08	CONSTABLE STREET, LOWER DENS WORKS, BLOCK G	340826	730806	Effective	Consent Expired	STABLES DEVELOPMENT LLP	Private	20/00572/FULL	12/14/2020		12/14/2023	Brownfield	No	Yes	24	0	0	24	0	0	24
202055		2021	0.04	TANNADICE STREET - 28-30, COURT STREET - 32	340729	731660	Effective	Consent Expired	ARB PROPERTIES	Private	19/00925/FULL 20/00784/FULL	3/22/2021		3/22/2024	Brownfield	No	Yes	7	0	0	7	0	0	7
201510A	H06	2020	0.14	HIGH STREET, LOCHEE, SITE OF WEAVERS VILLAGE	337888	731469	Effective	Consent Expired	HILLCREST HA	RSL	19/00738/FULL	1/27/2020	21/00029/DOM1		Brownfield	No	No	14	0	0	14	0	0	14

SMALL SITE - CONSENT EXPIRED

Site_reference	LDP2_reference	Year site added	Site area (ha)	Site address	Eastng	Northing	Site type	Site status	Owner/Developer	Tenure type	Planning Application Reference	Last planning approval date	Building Warrant Reference	Date completed/ expired	Greenfield / Brownfield	Self build	Windfall Site	Site capacity	BW plots withdrawn	No of houses	No of flats	Plots complete in survey year 23/24	Total completions	Units to build
201705G		2016	0.15	DUDHOPE TERRACE, 7	339493	730910	Small Site	Consent Expired	PRIVATE	Private	16/00277/FULL 19/00797/FULL	12/19/2019	19/00655/DOM4	12/19/2022	Brownfield	No	Yes	1	0	1	0	0	0	1
202019E		2020	0.97	VICTORIA ROAD, 1, BROUGHTY FERRY	345373	731349	Small Site	Consent Expired	PRIVATE	Private	20/00176/FULL	6/25/2020		6/25/2023	Brownfield	No	Yes	3	0	0	3	0	0	3

202035B		2020	0.01	ERSKINE STREET, 20	340962	731134	Small Site	Consent Expired	PRIVATE	Private	20/00365/FULL	8/31/2020		8/31/2023	Brownfield	No	Yes	1	0	1	0	0	0	1
202035I		2021	0.01	HILLTOWN, 245	340051	731225	Small Site	Consent Expired	PRIVATE	Private	20/00631/FULL	1/6/2021			Brownfield	No	Yes	1	0	0	1	0	0	1
202035J		2021	0.03	COMMERCIAL STREET, 84, 2/1	340337	730395	Small Site	Consent Expired	CARDROSS ESTATES	Private	20/00612/FULL	1/13/2021		1/13/2024	Brownfield	No	Yes	1	0	0	1	0	0	1
202035L		2021	0.08	WEST BELL STREET, 1A	340006	730465	Small Site	Consent Expired	PRIVATE	Private	20/00644/FULL	3/9/2021		3/9/2024	Brownfield	No	Yes	3	0	0	3	0	0	3

5 - Annual Completions (By Tenure)

AREA	YEAR TO TENURE	JUNE 1997			JUNE 1998			JUNE 1999			JUNE 2000		
		LA	HA	P	LA	HA	P	LA	HA	P	LA	HA	P
DUNDEE CITY		0	328	285	0	61	348	0	158	320	0	125	392
TOTAL		613			409			478			517		
AREA	YEAR TO TENURE	JUNE 2001			JUNE 2002			JUNE 2003			JUNE 2004		
		LA	HA	P	LA	HA	P	LA	HA	P	LA	HA	P
DUNDEE CITY		0	149	356	0	404	589	0	133	392	0	186	440
TOTAL		505			993			525			626		
AREA	YEAR TO TENURE	JUNE 2005			JUNE 2006			JUNE 2007			JUNE 2008		
		LA	HA	P	LA	HA	P	LA	HA	P	LA	HA	P
DUNDEE CITY		0	200	320	0	319	317	0	134	450	0	71	629
TOTAL		520			636			584			700		
AREA	YEAR TO TENURE	JUNE 2009			JUNE 2010			JUNE 2011			APRIL 2012		
		LA	HA	P	LA	HA	P	LA	HA	P	LA	HA	P
DUNDEE CITY		0	205	416	0	107	265	11	80	346	53	81	165
TOTAL		621			372			437			437		
AREA	YEAR TO TENURE	APRIL 2013			APRIL 2014			APRIL 2015			APRIL 2016		
		LA	HA	P	LA	HA	P	LA	HA	P	LA	HA	P
DUNDEE CITY		6	10	131	12	50	106	0	68	142	0	90	233
TOTAL		147			168			210			323		
AREA	YEAR TO TENURE	APRIL 2017			APRIL 2018			APRIL 2019			APRIL 2020		
		LA	HA	P	LA	HA	P	LA	HA	P	LA	HA	P
DUNDEE CITY		0	161	255	0	63	138	15	175	240	0	0	260
TOTAL		416			201			430			260		
AREA	YEAR TO TENURE	APRIL 2021			APRIL 2022			APRIL 2023			APRIL 2024		
		LA	HA	P	LA	HA	P	LA	HA	P	LA	HA	P
DUNDEE CITY		0	0	277	0	77	447	0	198	308	71	211	201
TOTAL		277			524			506			483		

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.

Contact Details

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Dundee City Council
Dundee House
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