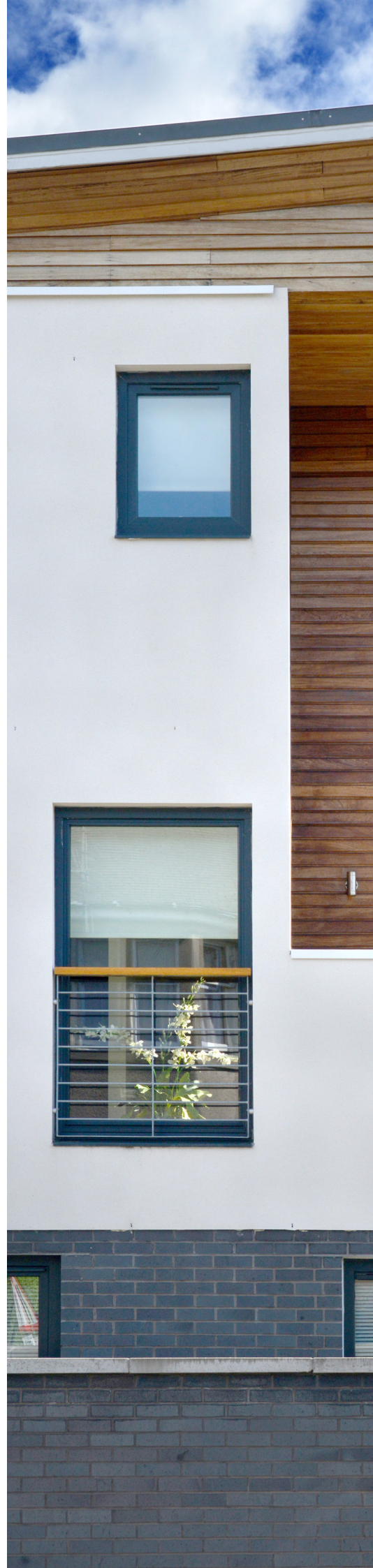


# HOUSING LAND AUDIT

## DUNDEE 2017



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# HOUSING LAND AUDIT 2017

PRODUCED BY  
DUNDEE CITY COUNCIL

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Dundee City Council  
Dundee House  
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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 2017.

The audit remains an important source of information for the monitoring of the **Dundee Local Development Plan 2014** and **TAYplan Strategic Development Plan**.

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 Draft Housing Land Audit 2017 has been prepared in line with the Scottish Planning Policy (SPP, 2014) and PAN 2/2010: Affordable Housing and Housing Land Audits (August 2010).

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## 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 audit has been sent out for consultation to the Scottish Government's Housing and Regeneration Directorate; Homes for Scotland; Scottish Water; and the public via the Dundee City Council Internet sites.

Any outstanding issues as a result of this consultation will appear here:

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Section 4: Dundee City - Summary

PROGRAMMING ON EFFECTIVE SITES

	17-18	18-19	19-20	20-21	21-22	22-23	23-24	LATER YEARS	5 YEAR EFFECTIVE	CONSTRAINED SITES	ESTABLISHED SITES
DUNDEE GREENFIELD	55	133	80	70	70	70	46	140	408	260	924
DUNDEE BROWNFIELD	310	520	684	675	634	404	235	95	2,823	0	3,557
<b>TOTALS</b>	<b>365</b>	<b>653</b>	<b>764</b>	<b>745</b>	<b>704</b>	<b>474</b>	<b>281</b>	<b>235</b>	<b>3,231</b>	<b>260</b>	<b>4,481</b>

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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	17-18	18-19	19-20	20-21	21-22	22-23	23-24	LATER YEARS
<a href="#">200356</a>	HP01	WESTERN GATEWAY, SOUTH GRAY	INVERARITY FARMS/SPRINGFIELD	ALDP	20/04/2015	19.8	371	371	25	75	25	25	25	25	31	140
<a href="#">200408</a>	HP02	WESTERN GATEWAY, SWALLOW	STARK FARMS/SPRINGFIELD LTD	CONS	03/06/2015	24.3	230	165	25	25	25	25	25	25	15	0
<a href="#">200409</a>		DUNDEE WESTERN LIFF PH1	GL RESIDENTIAL	CONS	15/04/2010	18.4	162	22	5	7	10	0	0	0	0	0
<a href="#">200738</a>	H69	DUNDEE WESTERN LIFF PH2	SPRINGFIELD LTD	ALDP		9.9	100	100	0	20	20	20	20	20	0	0
<a href="#">201423</a>	H73	PITKERRO MILL	PRIVATE	ALDP	20/07/2016	1.0	6	6	0	6	0	0	0	0	0	0
<b>TOTALS</b>							<b>869</b>	<b>664</b>	<b>55</b>	<b>133</b>	<b>80</b>	<b>70</b>	<b>70</b>	<b>70</b>	<b>46</b>	<b>140</b>

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Section 6: Dundee City - Brownfield Sites

EFFECTIVE SUPPLY

SITE	LDP REF	SITE NAME	OWNER / DEVELOPER	STATUS	LAST APPROVAL	AREA (ha)	CAPACITY	UNITS TO BUILD	17-18	18-19	19-20	20-21	21-22	22-23	23-24	LATER YEARS
<a href="#">199133</a>	H01	SITE 4, WHITFIELD	INVERTAY HOMES	CONS	01/05/2015	3.5	60	44	14	10	10	10	0	0	0	0
<a href="#">199524</a>	H02	FORMER RAILYARDS	SCOTTISH ENTERPRISE	ALDP		2.5	110	110	0	0	20	20	20	20	30	0
<a href="#">200115</a>		BLACKNESS NURSERY	SIGNATURE HOMES	DEPC	10/12/2014	1.0	20	20	0	0	10	10	0	0	0	0
<a href="#">200308</a>	H03	SOUTH TAY STREET	DUNDEE CITY COUNCIL	DEPC		0.2	15	15	0	0	0	0	15	0	0	0
<a href="#">200309</a>	H04	MARKETGAIT/SOUTH TAY STREET	BRIAN OWER/DUNDEECITY COUNCIL	ALDP		0.1	18	18	0	0	18	0	0	0	0	0
<a href="#">200315</a>	H05	38-40 SEAGATE	FORBES JOHNSTONE	ALDP		0.1	24	24	0	0	0	12	12	0	0	0
<a href="#">200316</a>	H06	ROSEANGLE, PETERSON HOUSE	MR HAGAN/PETER INGLIS	ALDP		0.4	10	10	0	0	0	0	0	10	0	0
<a href="#">200321</a>	H09	QUEEN VICTORIA WORKS	MCGREGOR BALFOUR	ALDP		1.3	40	40	0	0	10	10	10	10	0	0
<a href="#">200329</a>	H10	TAYBANK WORKS PHASE TWO	NK DEVELOPMENTS	ALDP		0.7	28	28	0	8	10	10	0	0	0	0
<a href="#">200339</a>	H12	FOGGYLEY GARDENS	STRATHMORE HOMES	ALDP		0.8	40	40	10	11	4	10	5	0	0	0
<a href="#">200343</a>		TROTTICK, LOWRISE	H&H	CONS	18/12/2013	4.1	71	56	22	17	17	0	0	0	0	0
<a href="#">200347</a>	H13	MONIFIETH ROAD, ARMITSTEAD	H&H	ALDP	18/04/2016	1.1	26	26	5	10	11	0	0	0	0	0
<a href="#">200348</a>	H14	LOONS ROAD/LAWSIDE ROAD	TAYPRINT LTD	ALDP		0.3	12	12	0	6	6	0	0	0	0	0
<a href="#">200353</a>	H15	SITE 2, WHITFIELD	DUNDEE CITY COUNCIL	ALDP		0.8	15	15	0	0	0	7	8	0	0	0
<a href="#">200504</a>	H16	SITE 1, WHITFIELD	DUNDEE CITY COUNCIL/DJ LAING	ALDP		4.8	75	75	0	15	20	20	20	0	0	0
<a href="#">200611</a>		FORMER HOMEBASE SITE	H&H	CONS	05/06/2007	1.7	202	158	40	40	30	28	20	0	0	0
<a href="#">200723</a>		WALLACE CRAIGIE WORKS	LINTEN PROPERTIES	DEPC	20/01/2015	1.7	100	100	0	0	0	20	20	20	20	20
<a href="#">200725</a>	H17	STRATHMORE AVENUE (FIRE STATION)	DISCOVERY HOMES	ALDP		0.3	6	6	6	0	0	0	0	0	0	0
<a href="#">200727</a>	H18	PRINCES STREET PH1	DUNDEE CITY COUNCIL	ALDP		0.1	10	10	0	10	0	0	0	0	0	0
<a href="#">200728</a>	H19	PRINCES STREET PH2	DUNDEE CITY COUNCIL	ALDP		0.3	20	20	0	5	15	0	0	0	0	0
<a href="#">200730</a>	H20	MARYFIELD DEPOT	SCOTTISH WATER	ALDP		1.6	20	20	0	10	10	0	0	0	0	0

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

EFFECTIVE SUPPLY

SITE	LDP REF	SITE NAME	OWNER / DEVELOPER	STATUS	LAST APPROVAL	AREA (ha)	CAPACITY	UNITS TO BUILD	17-18	18-19	19-20	20-21	21-22	22-23	23-24	LATER YEARS
<a href="#">200734</a>	H21	224-232 HILLTOWN	SYDHAR PROPERTIES (DUNDEE) LTD	ALDP		0.3	10	10	0	0	10	0	0	0	0	0
<a href="#">200739</a>	H22	WHITFIELD LATER PHASES	DCC/MERCHANT/HOME SCOTLAND	DEPC	07/08/2015	16.8	232	232	40	10	18	35	30	30	20	0
<a href="#">200806</a>	H23	STEWARTS LANE/LIFF ROAD	PRIVATE	ALDP		1.4	40	40	0	0	0	0	20	20	0	0
<a href="#">200807</a>	H24	QUARRY GARDENS	DUNDEE CITY COUNCIL	ALDP		0.5	18	18	0	0	18	0	0	0	0	0
<a href="#">200808</a>	H25	ANGUS STREET	DUNDEE CITY COUNCIL	ALDP		0.3	10	8	0	8	0	0	0	0	0	0
<a href="#">200813</a>	H27	LOONS ROAD	PRIVATE	ALDP		0.4	16	16	0	8	8	0	0	0	0	0
<a href="#">200817</a>		CLEMENT PARK HOUSE	BUDDON LTD	CONS	19/02/2008	2.0	33	14	4	5	5	0	0	0	0	0
<a href="#">200821</a>		HAWKHILL COURT, MID WYND	LINDORES (HAWKHILL) LTD	DEPC	14/05/2013	0.6	101	101	0	0	0	25	25	25	26	0
<a href="#">200902</a>		CAR PARKS 3 - 7 & 9-11 CANDLE LANE	PRIVATE	DEPC	18/12/2015	0.4	30	30	0	10	10	10	0	0	0	0
<a href="#">200904</a>		95 SEAGATE	SEAGATE ESTATES LTD	DEPC	25/04/2014	0.1	17	17	0	10	7	0	0	0	0	0
<a href="#">200908</a>		TIVOLI, 20 BONNYBANK ROAD	TIVOLI	DEPC	10/03/2014	0.1	8	8	0	4	4	0	0	0	0	0
<a href="#">200909</a>	H28	FORMER DOWNFIELD SCHOOL ANNEXE	H&H	ALDP		1.3	25	25	0	0	10	10	5	0	0	0
<a href="#">200910</a>	H29	FORMER MID CRAIGIE PRIMARY SCHOOL	ANGUS HA/CRUDENS	ALDP		1.4	37	37	0	0	10	10	17	0	0	0
<a href="#">200911</a>	H30	FORMER MACALPINE PRIMARY SCHOOL	H&H	ALDP		1.6	25	25	0	10	15	0	0	0	0	0
<a href="#">200913</a>	H31	FORMER LAWSIDE ACADEMY	DUNDEE CITY COUNCIL	ALDP		2.8	70	70	0	0	0	10	20	20	20	0
<a href="#">201002</a>		32-34 MAINS LOAN	JAMES KEILLOR ESTATES	DEPC	10/08/2015	5.9	131	131	0	20	20	30	30	31	0	0
<a href="#">201004</a>		LONGHAUGH ROAD	TUSKER DEVELOPMENTS	DEPC	12/12/2013	1.7	17	17	0	7	10	0	0	0	0	0
<a href="#">201008</a>	H32	SITE 3, WHITFIELD	DUNDEE CITY COUNCIL	ALDP		1.3	28	28	0	0	10	18	0	0	0	0
<a href="#">201009</a>	H33	SITE 5, WHITFIELD	MERCHANT/HOME SCOTLAND	ALDP		3.8	26	26	5	8	7	6	0	0	0	0
<a href="#">201010</a>	H34	SITE 6, WHITFIELD	DUNDEE CITY COUNCIL	ALDP		2.8	62	62	0	10	20	16	16	0	0	0
<a href="#">201011</a>	H35	SITE 7, WHITFIELD	DUNDEE CITY COUNCIL	ALDP		3.4	25	25	0	0	0	0	10	15	0	0

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

EFFECTIVE SUPPLY

SITE	LDP REF	SITE NAME	OWNER / DEVELOPER	STATUS	LAST APPROVAL	AREA (ha)	CAPACITY	UNITS TO BUILD	17-18	18-19	19-20	20-21	21-22	22-23	23-24	LATER YEARS
<a href="#">201012</a>	H36	SITE 8, WHITFIELD	DUNDEE CITY COUNCIL	ALDP		1.8	46	46	0	0	0	0	16	10	10	10
<a href="#">201101</a>		GRAY'S LANE	RAMSAY'S PROPERTIES LTD	CONS	22/01/2015	1.2	12	12	12	0	0	0	0	0	0	0
<a href="#">201102</a>		DURA STREET	PRIVATE	DEPC	19/02/2014	0.1	8	8	0	4	4	0	0	0	0	0
<a href="#">201103</a>		22 CASTLE STREET	PRIVATE	DEPC	14/11/2014	0.1	12	12	0	6	6	0	0	0	0	0
<a href="#">201106</a>	H38	SEAGATE/TRADES LANE	DUNDEE CITY COUNCIL	ALDP		0.1	24	24	0	0	24	0	0	0	0	0
<a href="#">201107</a>	H39	MAXWELLTOWN MULTIS	DUNDEE CITY COUNCIL/HILLCREST HA	CONS		1.8	81	81	50	31	0	0	0	0	0	0
<a href="#">201108</a>	H40	DERBY STREET MULTIS	DUNDEE CITY COUNCIL/HILLCREST HA	ALDP		3.6	163	163	0	18	25	25	25	25	25	20
<a href="#">201109</a>	H41	CENTRAL WATERFRONT	DUNDEE CITY COUNCIL	ALDP		12.0	375	375	0	40	50	70	60	60	50	45
<a href="#">201110</a>	H42	FORMER MOSSGIEL PRIMARY SCHOOL	DUNDEE CITY COUNCIL	ALDP		1.5	42	42	0	0	20	22	0	0	0	0
<a href="#">201201</a>		51 MAGDALEN YARD ROAD	PRIVATE	DEPC	06/03/2015	0.3	7	7	0	7	0	0	0	0	0	0
<a href="#">201205</a>	H43	LAND AT EARN CRESCENT	DUNDEE CITY COUNCIL	ALDP		0.6	20	20	0	0	10	10	0	0	0	0
<a href="#">201206</a>	H44	LAND AT CHARLESTON DRIVE	DUNDEE CITY COUNCIL	ALDP		1.1	22	22	0	0	0	10	12	0	0	0
<a href="#">201213</a>	H49*	MILL O' MAINS PH4	HOME SCOTLAND	ALDP		2.1	90	90	0	15	15	30	30	0	0	0
<a href="#">201303</a>		189-197 PITKERRO ROAD	CRUDEN/HOME SCOTLAND	DEPC	24/04/2015	1.7	32	32	0	8	8	8	8	0	0	0
<a href="#">201404</a>		3 ALBERT ROAD BROUGHTY FERRY	PRIVATE	DEPC	17/04/2014	0.6	6	6	3	3	0	0	0	0	0	0
<a href="#">201405</a>		LAND TO REAR OF CHARLESTON DRIVE	PRIVATE	DEPC	14/05/2013	0.8	16	16	0	5	5	6	0	0	0	0
<a href="#">201406</a>		55-57 PITALPIN STREET	PRIVATE	DEPC	21/01/2014	0.1	5	5	5	0	0	0	0	0	0	0
<a href="#">201408</a>		114 HILLTOWN	PRIVATE	DEPC	23/07/2013	0.1	8	8	0	8	0	0	0	0	0	0
<a href="#">201411</a>		5-11 KING STREET,28-32 COWGATE	PRIVATE	DEPC	27/03/2014	0.1	14	12	12	0	0	0	0	0	0	0
<a href="#">201412</a>		36 CASTLE STREET	PRIVATE	DEPC	15/04/2014	0.1	5	5	0	5	0	0	0	0	0	0
<a href="#">201413</a>	H66	LAND AT CLATTO	SCOTTISH WATER	ALDP		3.4	60	60	0	0	15	15	15	15	0	0

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

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

EFFECTIVE SUPPLY

SITE	LDP REF	SITE NAME	OWNER / DEVELOPER	STATUS	LAST APPROVAL	AREA (ha)	CAPACITY	UNITS TO BUILD	17-18	18-19	19-20	20-21	21-22	22-23	23-24	LATER YEARS
<a href="#">201414</a>	H61	LAUDERDALE AVENUE	DUNDEE CITY COUNCIL	ALDP		1.1	33	33	0	0	10	13	10	0	0	0
<a href="#">201415</a>	H67	FORMER ST COLUMBAS PRIMARY SCHOOL	DUNDEE CITY COUNCIL	ALDP		0.7	22	22	0	10	12	0	0	0	0	0
<a href="#">201416</a>	H65	FORMER CHARLESTON PRIMARY SCHOOL	DUNDEE CITY COUNCIL	ALDP		1.4	40	40	0	0	10	10	10	10	0	0
<a href="#">201417</a>	H60	FORMER LOCHEE PRIMARY SCHOOL	DUNDEE CITY COUNCIL	ALDP		1.8	30	30	0	0	10	10	10	0	0	0
<a href="#">201419</a>	H59	FORMER BLACKWOOD COURT	BLACKWOOD HA	DEPC	28/03/2016	0.8	23	6	6	0	0	0	0	0	0	0
<a href="#">201421</a>	H62	MAXWELLTOWN WORKS	PRIVATE	ALDP		1.3	50	50	0	0	15	15	20	0	0	0
<a href="#">201422</a>	H68	FINAVON STREET	ABERTAY HA	ALDP		2.9	56	56	26	30	0	0	0	0	0	0
<a href="#">201424</a>	H72	STRATHYRE AVENUE	TAYLOR WIMPEY	ALDP		1.6	26	26	0	0	0	10	16	0	0	0
<a href="#">201502</a>		42 CAMPHILL ROAD	PRIVATE	DEPC	19/12/2014	0.3	7	7	7	0	0	0	0	0	0	0
<a href="#">201503</a>		164 NETHERGATE	PRIVATE	DEPC	23/02/2016	0.1	6	6	6	0	0	0	0	0	0	0
<a href="#">201508</a>		THE OLD MILL, BROWN STREET	CROSSLANE LTD	DEPC	10/12/2014	0.8	22	22	0	11	11	0	0	0	0	0
<a href="#">201509</a>		LAND TO EAST OF LINLATHEN HOUSE	PRIVATE	CONS	24/07/2012	1.5	60	42	0	10	10	10	12	0	0	0
<a href="#">201510</a>	H63*	LOCHEE DISTRICT CENTRE	DUNDEE CITY COUNCIL/PRIVATE/HA	ALDP		6.6	120	88	18	14	13	13	10	10	10	0
<a href="#">201511</a>	H58	STACK LEISURE PARK	PRIVATE	ALDP		6.6	50	50	0	0	0	0	10	20	20	0
<a href="#">201601</a>		WINNOCKS, 1 GARDYNE ROAD	PRIVATE	DEPC	28/07/2015	0.2	7	7	0	7	0	0	0	0	0	0
<a href="#">201604</a>		4 NORTH ISLA STREET	PRIVATE	DEPC	07/05/2015	0.1	8	8	8	0	0	0	0	0	0	0
<a href="#">201605</a>		26 DOCK STREET	PRIVATE	DEPC	09/11/2015	0.1	10	10	0	0	0	0	10	0	0	0
<a href="#">201606</a>		BARNS OF CLAVERHOUSE ROAD	PRIVATE	DEPC	19/11/2015	1.9	35	35	0	0	0	10	10	15	0	0
<a href="#">201609</a>		CONSTITUTION ROAD	WHITEBURN PROJECTS	DEPC	21/08/2015	1.0	110	110	0	0	0	40	40	30	0	0
<a href="#">201610</a>		LOCHEE OLD CHURCH & HALL	PRIVATE	DEPC	26/01/2016	0.3	16	16	0	5	5	6	0	0	0	0

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

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

EFFECTIVE SUPPLY

SITE	LDP REF	SITE NAME	OWNER / DEVELOPER	STATUS	LAST APPROVAL	AREA (ha)	CAPACITY	UNITS TO BUILD	17-18	18-19	19-20	20-21	21-22	22-23	23-24	LATER YEARS
<a href="#">201701</a>		LAND NORTH OF MOLISON STREET	DISCOVERY HOMES (DUNDEE) LTD	CONS	01/07/2016	0.2	7	2	2	0	0	0	0	0	0	0
<a href="#">201702</a>		44 GRAY STREET	DEANSCOURT LTD	DEPC	01/07/2016	0.5	14	14	0	7	7	0	0	0	0	0
<a href="#">201703</a>		3-5 WEST BELL STREET	PRIVATE	DEPC	25/07/2016	0.1	12	12	0	0	6	6	0	0	0	0
<a href="#">201704</a>		70 COTTON ROAD	MCGILL HOMES	CONS	15/09/2016	0.1	5	5	5	0	0	0	0	0	0	0
<a href="#">201706</a>		ELIZA STREET	HILLCREST HA	DEPC	25/10/2016	0.4	40	40	0	20	20	0	0	0	0	0
<a href="#">201707</a>		124 SEAGATE	PRIVATE	CONS	29/11/2016	0.1	8	8	4	4	0	0	0	0	0	0
<a href="#">201708</a>		QUEEN STREET, BROUGHTY FERRY	BROOMVALE LTD	DEPC	21/12/2016	0.1	5	5	0	0	0	5	0	0	0	0
<a href="#">201709</a>		9 WEST BELL STREET	AKG PROPERTY GROUP	DEPC	26/01/2017	0.1	9	9	0	0	0	0	2	3	4	0
<a href="#">201710</a>		LAND TO NORTH OF HEBRIDES DRIVE	PANMURE DEVELOPMENTS LTD	DEPC	10/03/2017	0.7	14	14	0	0	0	4	5	5	0	0
<b>TOTALS</b>							<b>3,776</b>	<b>3,557</b>	<b>310</b>	<b>520</b>	<b>684</b>	<b>675</b>	<b>634</b>	<b>404</b>	<b>235</b>	<b>95</b>

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## Section 7: Dundee City - Brownfield Sites

### CONSTRAINED SITES

SITE	LDP REF	SITE NAME	OWNER/DEVELOPER	STATUS	LAST APPROVAL	AREA (ha)	CAPACITY	UNITS TO BUILD	17-18	18-19	19-20	20-21	21-22	22-23	23-24	LATER YEARS
NONE																

## Dundee City - Greenfield Sites

### CONSTRAINED SITES

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

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

### SMALL SITES (LESS THAN 5 UNITS)

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

ALDP = ALLOCATED LOCAL DEVELOPMENT PLAN

DEPC = DETAILED PLANNING CONSENT

CONS = UNDER CONSTRUCTION

## SECTION 9 : SITES REMOVED FROM AUDIT 2016-2017

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

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

## SITES REMOVED FOR DEFINITIONAL REASONS 2015-2016

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

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**Section 10: Dundee City - Completions (By Tenure)**

CONSTRAINED SITES

AREA	YEAR TO	JUNE 1996			JUNE 1997			JUNE 1998			JUNE 1999			JUNE 2000			JUNE 2001			JUNE 2002			JUNE 2003		
	TENURE	LA	HA	P	LA	HA	P	LA	HA	P	LA	HA	P	LA	HA	P	LA	HA	P	LA	HA	P	LA	HA	P
DUNDEE CITY		0	247	592	0	328	285	0	61	348	0	158	320	0	125	392	0	149	356	0	404	589	0	133	392
<b>TOTAL</b>		<b>839</b>			<b>613</b>			<b>409</b>			<b>478</b>			<b>517</b>			<b>505</b>			<b>993</b>			<b>525</b>		
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
<b>TOTAL</b>		<b>626</b>			<b>520</b>			<b>636</b>			<b>584</b>			<b>700</b>			<b>621</b>			<b>372</b>			<b>437</b>		
AREA	YEAR TO	APRIL 2012			APRIL 2013			APRIL 2014			APRIL 2015			APRIL 2016			APRIL 2017								
	TENURE	LA	HA	P	LA	HA	P	LA	HA	P	LA	HA	P	LA	HA	P	LA	HA	P						
DUNDEE CITY		53	81	165	6	10	131	12	50	106	0	68	142	0	90	233	0	161	255						
<b>TOTAL</b>		<b>299</b>			<b>147</b>			<b>168</b>			<b>210</b>			<b>323</b>			<b>416</b>								

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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August 2017

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