

Planning Committee

10.00am, Thursday, 12 October 2017

Housing Land Audit and Delivery Programme 2017

Item number	5.1
Report number	
Executive/routine	Executive
Wards	All
Council Commitments	

Executive Summary

The Housing Land Audit and Delivery Programme (HLADP) is a monitoring tool used to assess the performance of Strategic Development Plan (SDP) housing land policies and targets. The HLADP records the amount of land available for house building, identifies any constraints affecting development and assess the adequacy of the land supply against the supply target and housing land requirement set by the SDP. Edinburgh's 2017 HLADP has been completed. Completion rates have been increasing over recent years and the 2017 figure is back to the pre-recession high rate.

The HLADP examines both the supply of land (an input) and the expected delivery of new homes (an output). The delivery of new homes is dependent on many economic and demand related factors unrelated to the supply of land and although the delivery programme is currently below the level needed to meet the housing supply target for the next five years, the HLADP demonstrates that this is not due to a lack of effective housing land and the supply of land is sufficient to meet the housing land requirement. Actions to help increase delivery are identified.

Housing Land Audit and Delivery Programme 2017

1. Recommendations

- 1.1 It is recommended that Committee:
 - 1.1.1 notes the findings of this report including Appendix 2, 'The Housing Land Audit and Delivery Programme 2017';
 - 1.1.2 agrees the actions proposed in paragraphs 3.27 and 3.28 to help increase delivery of new homes;
 - 1.1.3 agrees to refer this report to the Housing and Economy Committee with a request to consider the actions identified in paragraph 3.27 and Appendix 3 to help accelerate housing delivery;
 - 1.1.4 agrees to refer this report to the SESplan Project Board for its information; and
 - 1.1.5 agrees to refer this report to the Scottish Government to assist in the ongoing development of planning practice in relation to housing delivery and measuring the availability of land.

2. Background

- 2.1 The Strategic Development Plan (SDP) for Edinburgh and South East Scotland was approved by Scottish Ministers in June 2013. SESplan supplementary guidance on housing land was approved in 2014 and sets the Housing Supply Target for the City of Edinburgh Council area.
- 2.2 Scottish Planning Policy (SPP) requires local authorities to maintain a five year supply of effective housing land at all times to ensure that the housing land requirement is met. The annual Housing Land Audit and Delivery Programme (HLADP) is used to monitor the effective housing land supply. It will also be used to inform infrastructure decisions through the Local Development Plan (LDP) Action Programme.

- 2.3 On [6 October 2016](#), the Planning Committee considered a report on the 2016 housing land audit that utilised a new approach to auditing land for housing and housing delivery. Previously, the housing land supply was measured in terms of the anticipated output or delivery programme. The report recognised that:
- Land for housing is an input to a process
 - The delivery of new homes is an output from the process
 - Housing land and the delivery of new homes should be measured as separate things.
- 2.4 The report concluded that although there was sufficient effective housing land to meet the housing land requirement set by the SDP, the anticipated delivery of new homes was below the five year output target. The report acknowledged that there was a need to increase delivery of new homes in the short term and set out several ways that the council was seeking to do so.
- 2.5 This report provides an update on the supply of housing land and the delivery of new homes based upon the findings of the 2017 HLADP and assesses the adequacy of the land supply against the housing land requirement set by the SDP.
- 2.6 This report also further refines the methodology used to monitor supply of housing land and delivery of new homes by identifying the factors that could increase delivery on a site by site basis.

3. Main report

- 3.1 In order for a housing site to be considered 'effective', it must be free of all constraints that would prevent development. Sites are considered against a range of criteria set out in Planning Advice Note 2/2010 "Affordable Housing and Housing Land Audits" (PAN 2/2010). These criteria include ownership, physical (e.g. slope, aspect, stability, flood risk, access), contamination, deficit funding, marketability, infrastructure and land use. PAN 2/2010 also states that "The contribution of any site to the effective land supply is that portion of the expected output from the site which can be completed within the five-year period".
- 3.2 The report considered by Planning Committee in October 2016 used an alternative approach to measuring housing land supply and delivery. The new approach recognises that delivery of new homes can be affected by many economic and demand factors unrelated to the supply of effective land available for development. The anticipated output programme, therefore, is not the only assessment that the Council considers to measure the adequacy of the land supply. Land supply is also considered in terms of the capacity of unconstrained land available for development. A revised approach is supported by the SESplan Joint Committee which at its meeting on 14 December 2015, noted 'the difficulty in maintaining the five-year effective supply in Edinburgh is not related to a shortage of unconstrained land in that area'.
- 3.3 The 2017 HLADP is attached as Appendix 2.

Housing Land Supply

- 3.4 As at 31 March 2017, there was sufficient land free of planning constraints and available for development for 23,329 houses. In addition to this, there was land for a further 7,945 houses on sites where there is currently a constraint preventing development. Whilst there are many factors that affect the rate of development on particular sites, constrained sites are those where no development can take place without some form of remedial action. Schedule 4 in Appendix 2 lists the housing sites that are currently regarded as constrained and notes the nature of the constraint that is currently preventing development from taking place.
- 3.5 The effective land supply is varied in type, size and location. It is spread over a range of locations and includes brownfield (55%) and greenfield (45%) sites.
- 3.6 The locations and status of housing sites making up the established housing land supply in the City of Edinburgh is shown on the map attached as Appendix 1.

Housing Land Requirement

- 3.7 The housing supply target for the City of Edinburgh is set by the South East Scotland SDP (approved 2013) and its supplementary guidance (2014). The housing supply target was set at 22,300 units from 2009 to 2019 and a further 7,210 from 2019 to 2024. The LDP Report of Examination (June 2016) recommended extending the housing supply target to 2026, increasing the target by a further 2,884 houses. Taking account of completions to date, this results in a housing supply target of 18,384 for the period 2016 to 2026. Adding in a 10% 'generosity' margin to help ensure that the target will be met, the housing land requirement is 20,222. The 2017 HLADP identified an effective land supply of 23,329 units; more than sufficient to meet the requirement.

Housing Delivery

- 3.8 Following the steep decline in the housing market brought about by the credit crunch and subsequent recession in the mid 2000's, a recovery has been taking place. The number of new homes completed has more than doubled over the last four years from 1,191 in 2012/13 to 2,457 in 2016/17. The current completion rate is back to the pre-recession level and at 2,561 completions, 2002/03 is the only year to have recorded a higher rate since the millennium.
- 3.9 With the exception of last year, the forward programme of anticipated construction is also the highest it has been since the early 2000s. 11,396 houses are programmed to be built over the next five years – an average of 2,280 houses per year.
- 3.10 Emerging from the recession, the delivery of new housing was helped by an increase in the building of affordable homes. Prior to the recession, affordable tenures accounted for around 17% of all houses built in the city but for the period 2011 to 2015, the proportion increased to nearly 50%. Over the last two years the number of affordable completions has remained high and along with the recovery of the market completions, the total completion rate is now back to the pre-recession level.

- 3.11 Delivery of new homes is not solely dependent on the supply of effective land. The housing market will react to both local and national changes in the economy causing completions rates to increase and decrease according to fluctuations in demand.
- 3.12 The housing supply target is the policy view of the number of homes that will be delivered over the LDP period to 2026. This is set by the SDP and its Supplementary Guidance, extended to 2026 by the LDP Report of Examination. To ensure that the target can be met, additional land must be made available to allow for flexibility of range and choice. An additional 10% is added to the target to obtain the housing land requirement.
- 3.13 The five year delivery programme, previously referred to as the five year effective land supply, is the anticipated number of houses to be delivered from the land supply of the following five year period.
- 3.14 The effective housing land supply and anticipated output from the supply are summarised, alongside the housing land requirement and five year output target, in Table 1 below.

Table 1. Housing Land Supply and Anticipated Delivery Output

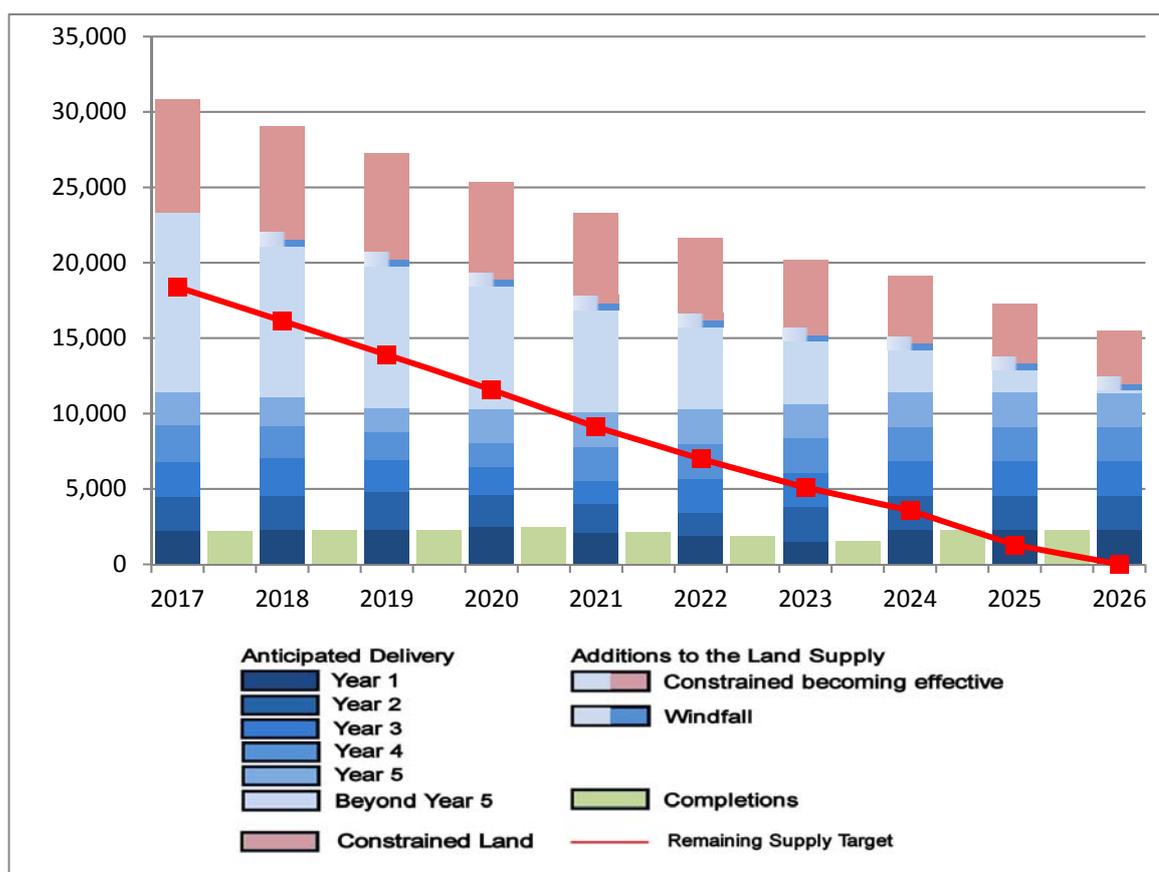
Housing Supply Target 2009 to 2019	22,300
Housing supply Target 2019 to 2024	7,210
Housing Supply Target 2024 to 2026	2,884
Completions 2009 to 2017	14,010
Housing Supply Target 2016 to 2027	18,384
Land Supply	Delivery Output
Housing Land Requirement 20,222	Output Target 2016 to 2021 12,616
Effective Housing Land Supply 23,329	Five year Delivery Programme (2017 to 2022)* 11,396

* Previously referred to as the five year effective land supply

- 3.15 The 2017 table demonstrates that there is sufficient land, free from development constraints, to meet the housing land requirement in the city. However, despite a recovery in the housing market, anticipated output from the five year delivery programme is still insufficient to meet the five year output target (90%). The five year delivery programme is closer to the output target now than it was in 2016. The five year delivery programme reported in the 2016 housing land audit was 11,970 – 88% of the five year output target at the time.
- 3.16 At current build rates, based upon the agreed five year delivery programme, there is sufficient effective housing land in Edinburgh to last for over ten years.

3.17 Chart 1 demonstrates how the current supply of housing land can meet the housing supply target to 2026. The amount of available land is represented by the bars in the chart. The housing supply target, set by the SDP, is shown as the red line. The chart demonstrates that the supply of housing land is sufficient to meet the overall target. As land is developed, the remaining target reduces as does the amount of land remaining. There will be some increases in the effective land supply, both through new windfall sites and some sites that are currently constrained becoming effective. The number of completions anticipated over the next five years may fluctuate with changes in demand and economic factors but this is not a function of the supply of land.

Chart 1. Housing Delivery



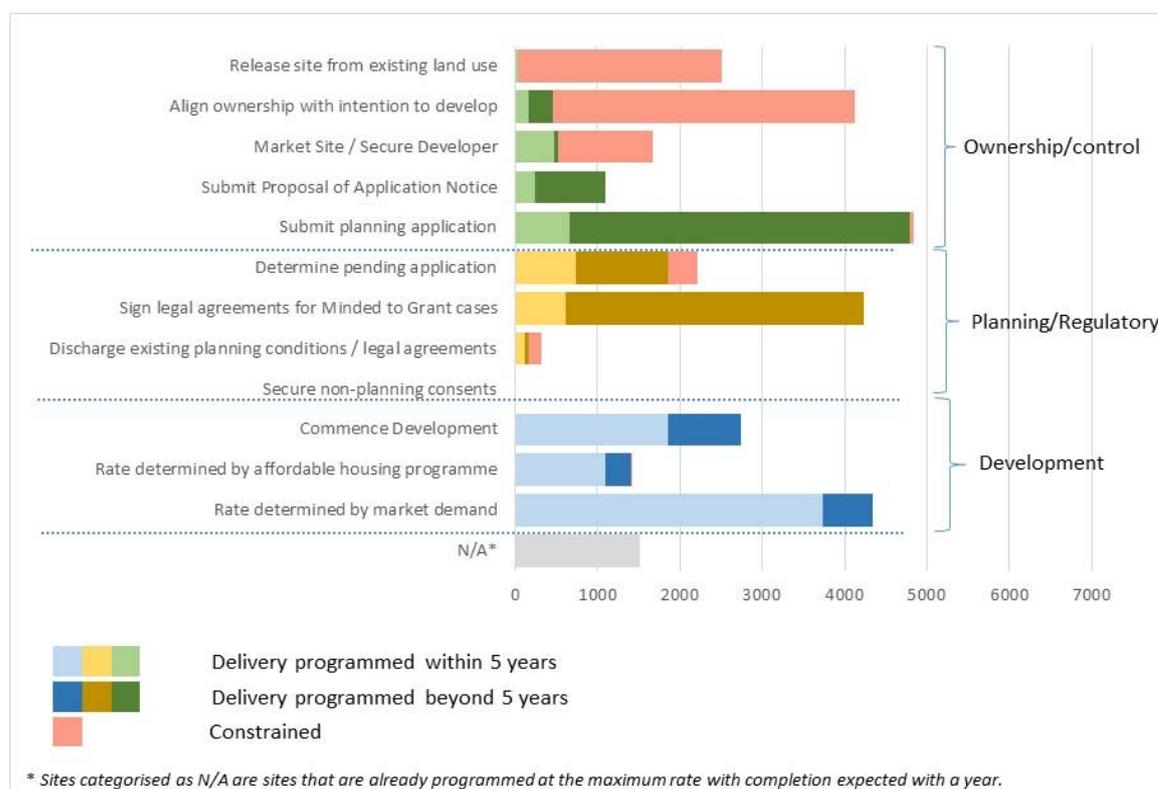
3.18 Homes for Scotland are consulted during the preparation of the HLADP and they give their advice on the likely delivery rates for each site. As well as agreeing the likely output for each site, factors that could increase the delivery rates were also agreed. The 2017 HLADP is the first audit to include an assessment of factors that could accelerate delivery. These factors are not intended to be viewed as solutions in themselves to increasing delivery, rather they should be viewed as identifying the steps that would need to be taken in order for the agreed delivery rates to be accelerated. In many cases, the site may already be being developed at an acceptable rate. 12 different actions were identified and applied on an individual site by site basis. The 12 factors can be broadly grouped as;

- factors relating to ownership or control of a site
- factors related to the planning system and other regulatory processes

- factors related to the development industry

3.19 Chart 2 shows the numbers of units (excluding small sites) affected by each of the 12 delivery factors. For each factor, the graph shows the number of units programmed for completion within five years as a lighter shade and units programmed beyond five years as a darker shade.

Chart 2. Factors affecting housing delivery



3.20 Sites categorised as affected by factors related to the development industry have a greater proportion of units programmed within the next five years than sites affected by other factors. These sites are already in the control of house builders with planning consent secured and in many cases, are already under construction. However, increased delivery rates on these sites could still increase the five year delivery programme by 1,800 – more than sufficient to make up for the shortfall in the five year delivery programme. Most of the delivery programmed beyond 5 years relates to the last phases of large scale developments.

3.21 Sites affected by factors related to the planning system are fewer in number than those affected by development industry factors but, due to uncertainty around the issuing of planning permission/legal agreements, have a higher proportion of units programmed beyond the five year period. In total, there are 4,790 units programmed beyond the five year period on effective sites affected by factors related to the planning system.

3.22 Finally, there are around 5,350 units programmed beyond the five year period on effective sites affected by factors related to ownership or control. These are largely

allocated sites that are not yet in the control of a house builder or sites for which a planning application has yet to be submitted. In addition, there are a further 7,330 units on constrained sites that are affected by ownership or control of the site. In fact the majority of constrained sites are categorised as affected by ownership/control with only 510 units categorised as affected by other factors.

Increasing Housing Delivery

- 3.23 The 2016 HLADP was reported to Planning Committee with a series of recommended actions intended to develop this approach further and to help increase delivery rates. These were also referred to the Health, Social Care and Housing Committee for its consideration (15 November 2016).
- 3.24 The actions identified at that time have been progressed as follows:
- 3.24.1 Working with Homes for Scotland to identify factors affecting delivery rates - this has been progressed, as described above.
 - 3.24.2 Use of the HLADP information to inform site selection for Council-led programmes to deliver housing - this is being progressed, as described below.
 - 3.24.3 Use of the Scottish Government's Housing Infrastructure Fund to unlock brownfield sites - this has been progressed and several brownfield sites in strategic development areas are due to be supported in this way.
 - 3.24.4 Intervention to progress housing development on brownfield land occupied by low-rise commercial uses - this has been progressed through work analysing relevant areas of the city for their housing development potential. This work has also been looking at the commercial/employment uses on site, and opportunities for providing replacement space. In particular, there is a need to provide new-build industrial unit of various sizes, to replace the ageing stock and retain diverse employment and service activities in the city. This can also help unlock potential brownfield housing sites.
 - 3.24.5 Infrastructure planning to avoid unnecessary constraints on housing delivery - the LDP Action Programme is being used for this purpose and is the subject of separate reports to relevant committees.
- 3.25 The above were general actions, not site-specific. The new level of detail provided in the appended 2017 HLADP allows actions to increase housing delivery to be identified with greater precision than previously.
- 3.26 The following new actions are proposed to address the factors summarised in Chart 2 above. They are grouped by the three headings identified above.
- 3.27 Ownership/Control:
- 3.27.1 Identify a long-list of potential candidate sites for direct intervention by the Council with a view to ensuring timely delivery of housing. An indicative long-list is attached as Appendix 3. It is based on the analysis in the HLADP.
 - 3.27.2 The appended long-list (Appendix 3) should be reported to the Housing and Economy Committee for its consideration, potentially as part of existing

housing and other development programmes. It may also be appropriate to identify associated actions in a future iteration of the LDP Action Programme. It should be noted that the Council has defined powers under planning and housing legislation to assemble land for the purpose of housing development. Scottish Government [Circular 6/2011](#) provides advice on the scope and use of these powers.

3.27.3 Chart 2 demonstrates that there is also significant housing capacity awaiting the submission of proposal of application notices or planning applications. An exercise is underway to investigate the development intentions of relevant parties.

3.28 Planning/Other Regulatory Systems:

3.28.1 Some housing capacity is awaiting the determination of pending planning applications. This will always be the case for an audit carried out at a single point in time. The need to determine applications timeously is already well established, with identified targets, and use of processing agreements to support efficiency. However, it is proposed that the appended HLADP analysis will be provided to development management team managers to help identify where any issues may exist.

3.28.2 A significant amount of housing capacity is the subject of minded to grant planning applications which are awaiting the conclusion of legal agreements. There is a six-month target for this process. It is proposed to continue to work towards meeting this target. There is a parallel exercise underway to update the Council's model section 75 agreement to reflect recent changes in planning policy, to help reduce the time needed for section 75 negotiations.

3.29 Development Industry:

3.29.1 The analysis shows that increased delivery rates on these sites would be more than sufficient to cover the shortfall in the five year delivery programme. However, for the relevant sites, the time taken to commence development and the delivery rates of market housing are not unusual. It is not proposed to take action regarding these at this time. Any sites still awaiting commencement of development in next year's audit may need to be investigated further with the relevant parties.

3.29.2 A small number of sites have affordable housing units which are expected to be delivered outwith the five year period. This is to be expected, as they are the last phases of large scale regeneration programmes.

Conclusions

3.30 These are as follows:

3.30.1 Delivery of new homes is affected by many economic and demand factors unrelated to the supply of effective land available for development. The anticipated output programme will not be the only assessment that the Council will consider to measure the adequacy of the land supply. Land supply will also be considered in terms of the capacity of unconstrained land available for development.

3.30.2 There is sufficient effective land supply available for development in the City for Edinburgh to meet the housing land requirements set by the SDP for the periods 2009 to 2019, 2019 to 2024 and 2024 to 2026.

3.30.3 There is still a need to measure the rate of delivery output over the next five years and to seek ways to increase it. There are several ways that the Council is seeking to do so and this report can help to inform them.

4. Measures of success

4.1 The statutory development plan and national planning policy are implemented, resulting in housing need being met without unnecessary adverse environmental, social and economic impacts. Infrastructure is used efficiently. Council programmes are fully aligned to achieve desired outcomes.

5. Financial impact

5.1 This report and its recommendations have no financial impact on service or Council budgets.

6. Risk, policy, compliance and governance impact

6.1 The HLADP is a strategic planning policy monitoring tool. The risks associated with this area of work are not considered significant in terms of finance, reputation and performance in relation to the statutory duties of the Council as Planning Authority, Roads Authority and Education Authority.

7. Equalities impact

- 7.1 There is no equalities impact arising as a result of this report's analysis and recommendations. SESplan undertook an Equality and Rights Impact Assessment as part of the process of preparing the Edinburgh and South East Scotland SDP. Details can be found at:
<http://www.sesplan.gov.uk/assets/Strategic%20Development%20Plan%201/Strategic%20Development/Housing%20Land%20Supplementary%20Guidance/Housing%20Land%20SG%20-%20EqHRIA.pdf>

8. Sustainability impact

- 8.1 The SDP has been subject to a Strategic Environmental Assessment. Details can be found at:
<http://www.sesplan.gov.uk/assets/Strategic%20Development%20Plan%201/Strategic%20Development/Housing%20Land%20Supplementary%20Guidance/Housing%20Land%20SG%20-%20Environmental%20Report.pdf>
- 8.2 The impacts of this report in relation to the three elements of the Climate Change (Scotland) Act 2009 Public Bodies Duties have been considered, and the outcomes are summarised below. Relevant Council sustainable development policies have been taken into account.
- 8.2.1 The proposals in this report will have no impact on carbon emissions as it is simply an assessment of the housing land supply position in the City of Edinburgh Council area at 31 March 2017.
- 8.2.2 The need to build resilience to climate change impacts is not directly relevant to the proposals in this report because the report is simply an assessment of the housing land supply position in the City of Edinburgh Council area at 31 March 2017.
- 8.2.3 Social justice, economic well being and environmental good stewardship is not considered to impact on the proposals in this report because it is simply an assessment of the housing land supply position in the City of Edinburgh Council area at 31 March 2017.

9. Consultation and engagement

- 9.1 No formal consultation is required in connection with this report. However, the contents of the schedules within the housing land audit and delivery programme were agreed as reasonable with the representative body of the private house building industry, Homes for Scotland.

10. Background reading/external references

- 10.1 [Planning Committee: 6 October 2016. Item 7.1 - Housing Land Audit and delivery programme 2016](#)
- 10.2 [Health, Social Care and Housing Committee: 15 November 2016. Item 7.6 - Housing Land Audit and Delivery Programme 2016 - referral report from Planning Committee](#)
- 10.3 [Health, Social Care and Housing Committee: 15 November 2016. Minute of meeting](#)
- 10.4 [Strategic Development Plan for Edinburgh and South East Scotland, SESplan, 2013](#)
- 10.5 [Local Development Plan](#)
- 10.6 [City Housing strategy](#)
- 10.7 [Scottish Government Circular 6/2011 Compulsory Purchase Orders](#)

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11. Appendices

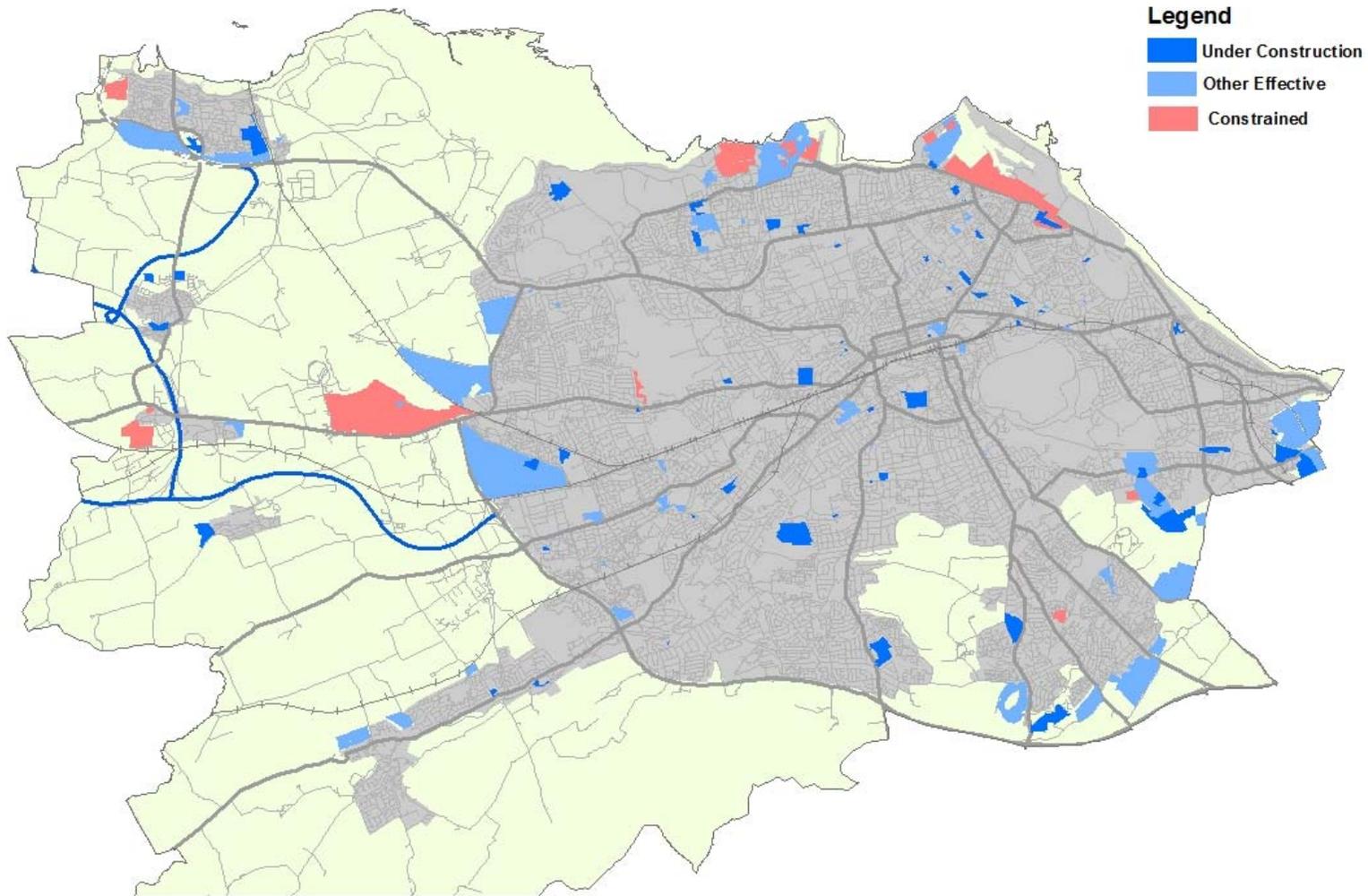
Appendix 1: Map of Established Land Supply

Appendix 2: Housing Land Audit and Delivery Programme 2016

Appendix 3: List of Sites Affected by Ownership/Control Factors

APPENDIX 1.

Established Housing Land Supply 2017



APPENDIX 2

Housing Land Audit and Delivery Programme 2017

1. Introduction

2. Housing Land Supply

- Established land supply
- Effective land supply
- Constrained land
- Greenfield / Brownfield analysis

3. Housing Delivery

- Completions
- Factors affecting delivery
- Affordable housing
- Accuracy of the audit

4. Housing Land Requirement

1. INTRODUCTION

The Housing Land Audit and Delivery Programme (HLADP) 2017 is an assessment of the housing land supply in the City of Edinburgh Council area as at 31 March 2017. The audit attempts to programme expected housing completions over the audit period, 2017 to 2022 and details completions that took place over the year April 2016 to March 2017.

Sites included in the HLADP are housing sites under construction, sites with planning consent, sites in adopted or finalised Local Plans and, as appropriate, other buildings and land with agreed potential for housing development. All new housing development, redevelopment, conversions and subdivisions are included but rehabilitation of existing housing is excluded. The HLADP gives a detailed picture of the supply of housing land in terms of the number of housing units that it can accommodate. It also sets out a programme of expected completions over the next 5 years and in the longer term.

The HLADP comprises schedules for each housing site with four or more units. Smaller sites are not detailed individually but are included as an aggregate figure only. The estimates of programmed completions are prepared by the City of Edinburgh Council in consultation with Homes for Scotland, other private sector house builders, Housing Associations and public agencies. A summary of the housing land supply, site details including delivery programme, details of units completed over the previous 12 months and a list of constrained sites are contained in schedules 1 to 4 at the end of this report.

2. HOUSING LAND SUPPLY

Established Land Supply

The established land supply is all land identified for housing including sites allocated in the local development plan, sites which have been granted planning consent for housing and other land with agreed potential for new house building. The established land supply is made up of “effective housing land” - land free of all constraints that would prevent development taking place and “constrained” sites - sites which cannot be developed without some form of remedial action.

As at 31 March 2017, the established land supply in the City of Edinburgh Council area was 31,274. This included land free of all planning constraints for 23,329 houses and land for a further 7,945 houses on sites that are currently considered constrained.

Effective land supply

In order for a housing site to be considered **effective**, it must be free of all constraints that would prevent development. Sites are considered against a range of criteria set out in Planning Advice Note 2/2010 “Affordable Housing and Housing Land Audits” (PAN 2/2010). These criteria include ownership, physical (e.g. slope, aspect, stability, flood risk, access), contamination, deficit funding, marketability, infrastructure and land use.

When assessed against the criteria contained in PAN 2/2010, there is land free of planning constraints for 23,329 houses in the City of Edinburgh Council. This includes 5,963 houses on sites currently under construction, 9,937 houses on sites with planning consent but where development has not yet started and a further 7,120 houses on sites that have not yet received planning consent – mostly sites allocated in the Local Development Plan. The remaining 309 houses are on small sites that are not listed separately in the audit.

Figure 1 below shows how the established land supply in Edinburgh has changed over the last ten years. Prior to 2016, only units programmed for development over the first 5 years were considered to represent the effective land supply. Since 2016, the HLADP considers the **supply** of land separately from programmed **delivery** and defines land as either:

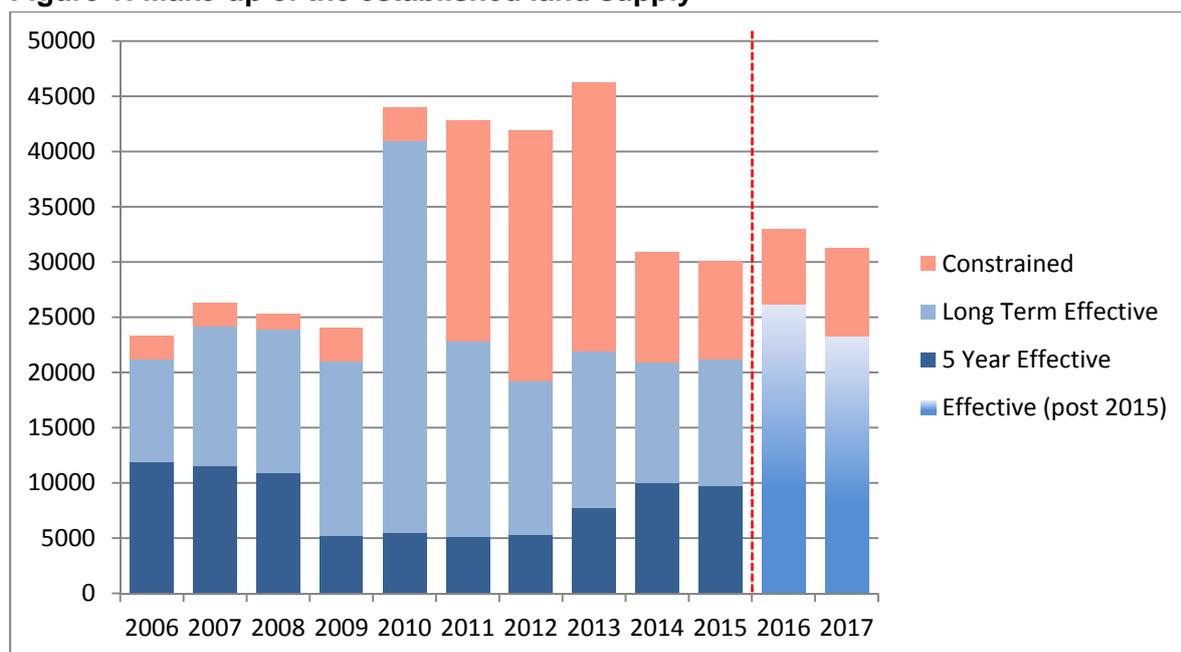
‘Effective’. Land free of development constraints and available for the construction of houses; and

‘Constrained.’ Land on which development cannot currently take place without remedial action.

The chart, therefore, shows three categories of land up to 2015 - the effective land supply programmed for development over the next five years, effective land supply programmed in the longer term and constrained land. From 2016, only two categories of land are shown – effective and constrained.

The five year effective land supply fell dramatically following the credit crunch in 2008/09. As reduced credit availability affected both the development industry and house buyers, the rate of development slowed, reducing the five-year programme of development intentions. Fewer new applications were submitted on windfall land, resulting in the reduction of the overall land supply as completions on land already partially developed, outstripped new land entering the supply. Between 2009 and 2012, the five-year effective supply fell to around 5,200 (1,050 per year) – around half the level of the previous three years. The effective land supply has been increasing in recent years and the allocation of new land in the local development plan for over 8,500 houses brought the effective land supply to the highest it has been for over 10 years with the exception of 2010. There was a large increase in land supply in 2010 caused by local plan allocation and an application for around 18,000 units at Leith Docks. As the consent was not issued, the site was moved from the long term effective supply into constrained in 2011. Following a change in Forth Ports' intentions to concentrate on port-related activities and changes to the national and local planning policy context, a large part of the area around Leith Docks was removed from the housing land supply entirely in 2014, reducing the capacity from 18,000 to around 5,600. This has been reduced further in 2016 to 2,700 following the publication of the LDP report of examination.

Figure 1: Make-up of the established land supply



Constrained Land

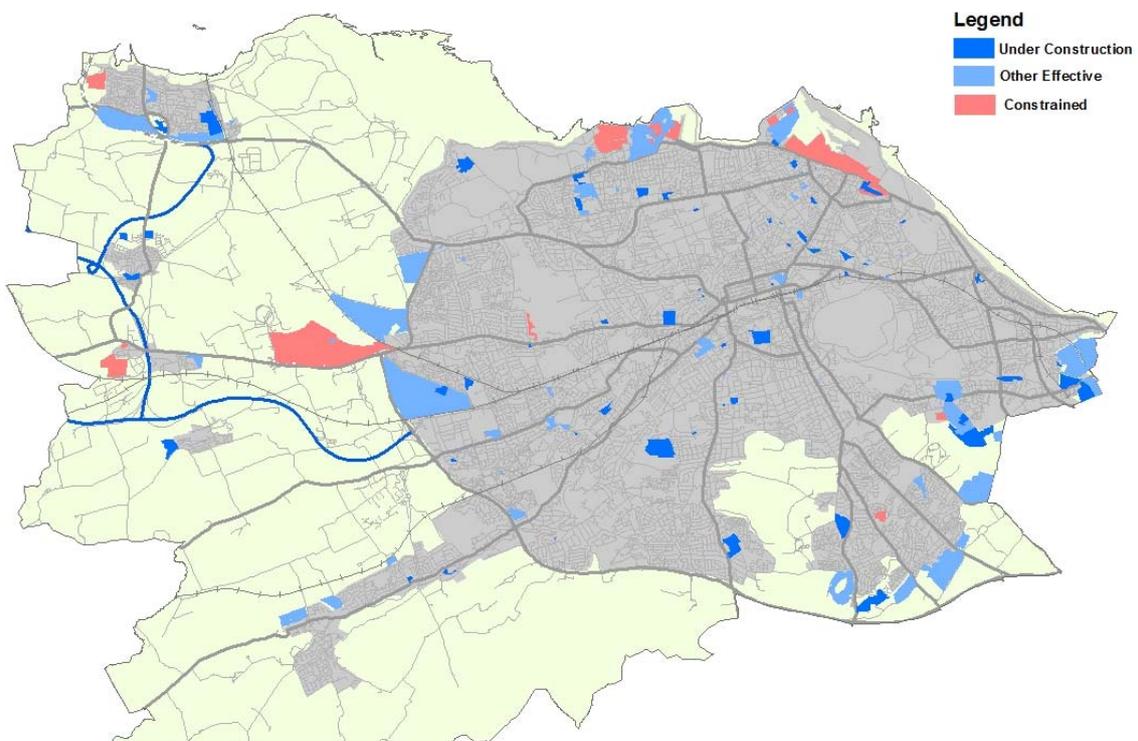
Constrained sites are those on which development cannot take place without some form of remedial action. Such constraints include:

- **Ownership:** the site is in the ownership or control of a party which can be expected to develop it or to 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 can 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 is committed to by another party to allow development;
- Land use: housing is the 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.

Map 1 below shows the land supply in terms of effective and constrained sites and a schedule of constrained sites, including the nature of constraint, is included as appendix 4.

Map 1. Housing Land Supply 2016



Greenfield / Brownfield analysis

Excluding small sites, 10,450 units of the remaining capacity (23,020) of effective sites are categorised as being on greenfield land. This represents 45% of the total. The proportion of effective greenfield sites is the highest ever recorded. Ten years ago, less than 10% of the effective land supply was greenfield. The Local Development Plan allocated over 8,500 units on greenfield land and this has been a major factor in increasing the overall proportion of greenfield sites in the city.

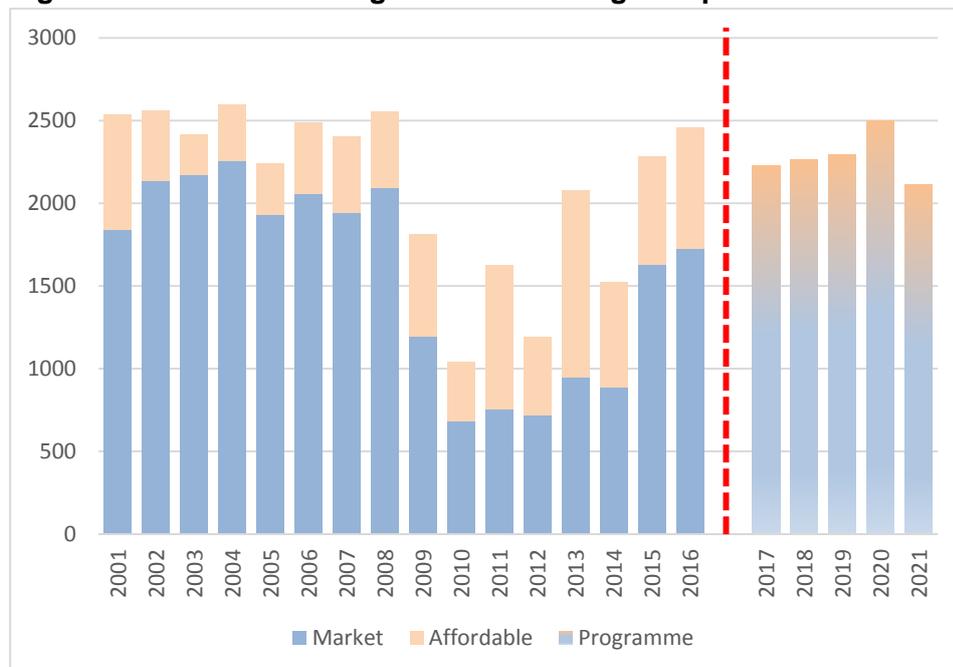
3. HOUSING DELIVERY

Completions

Mirroring the situation with changes to the effective land supply, the effect of the credit crunch and subsequent recession was followed by a steep decline in the annual number of completed dwellings. There has been an increase in completions over the last 4 years and the rate is now almost back to the pre-recession high.

The recovery in the housing market is expected to continue and the number of completions over the next 5 years is expected to average nearly 2,300 homes per year. The number of completions could actually be higher as there will likely be some additional housing completions on windfall sites. Figure 2 below charts historic housing completions and programmed completions for the next 5 years.

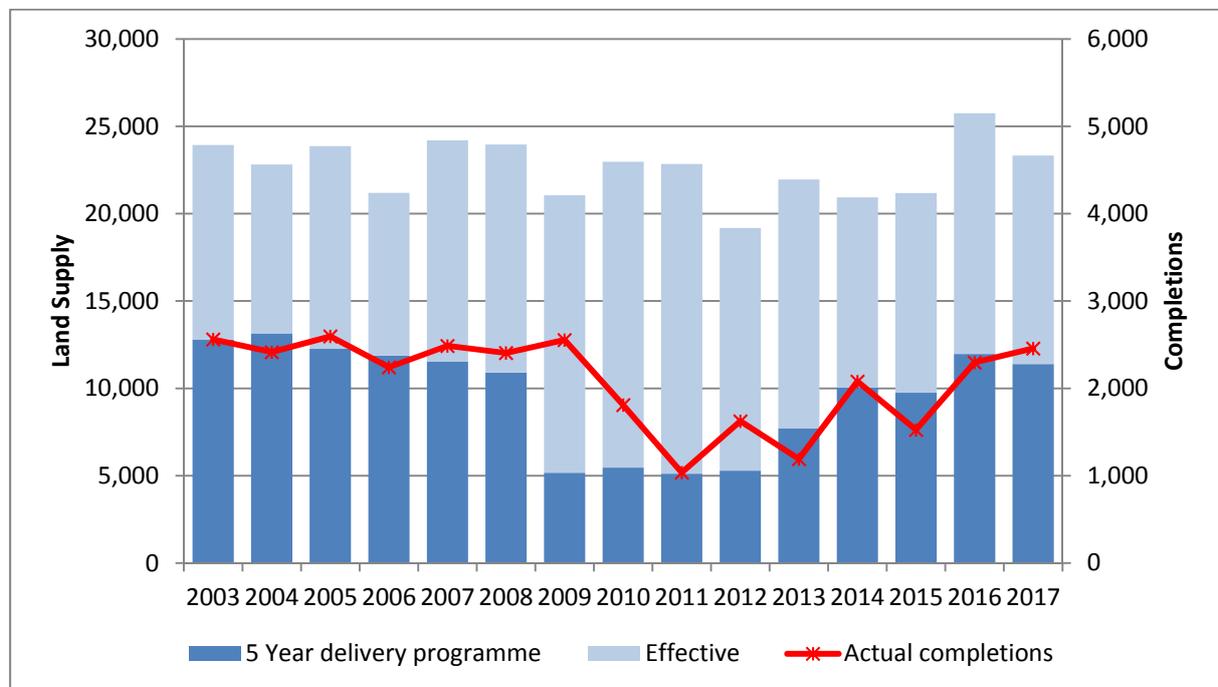
Figure 2. Historic and Programmed Housing Completions



Factors Effecting Housing Delivery

Delivery of new homes is not solely dependent on the supply of effective land. The housing market will react to both local and national changes in the economy causing completions rates to increase and decrease. This was particularly noticeable following the credit crunch in the late 2000s. Reduced credit availability affected both purchasers' ability to obtain a mortgage, thus vastly decreasing real demand for new homes and also developers' ability to secure loans to enable development to take place. With no real change to the availability of effective housing land, delivery rates fell to less than half of previous rates. Figure 3 below shows the effective land supply, the five year delivery programme (previously referred to as the five year effective land supply) and the number of completions that actually took place over the period 2003 to 2016. As the land supply and five year delivery programme relate to a period of five years and the number of completions refers to a single year, they are shown against different scales on the chart.

Figure 3. Housing land supply and housing delivery



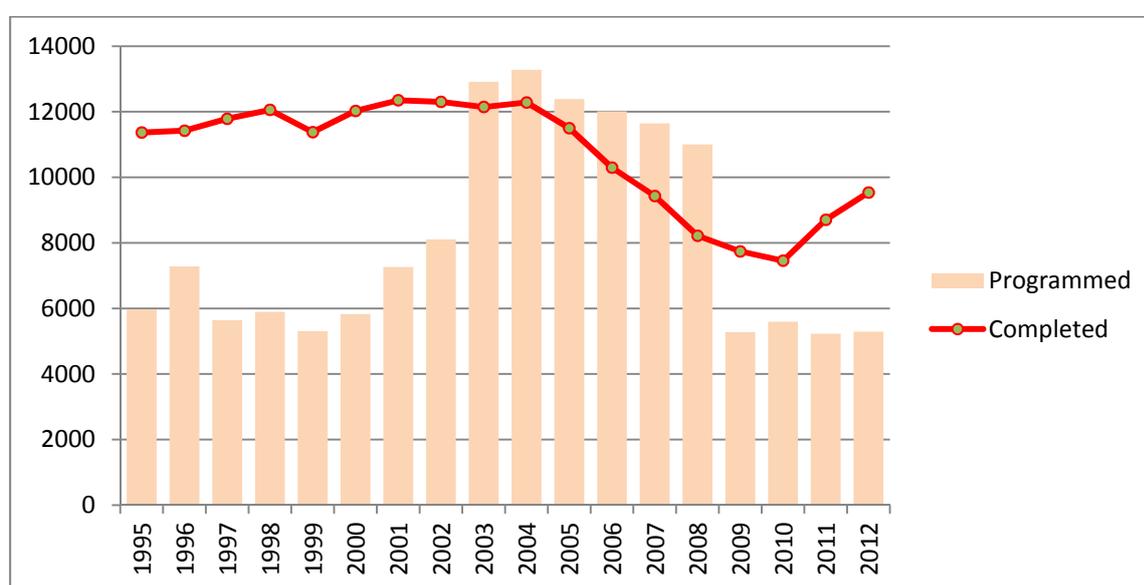
Affordable Housing

Affordable housing tenures account for 25% of the current established land supply (7,800 units). Whilst the remaining land supply reflects the 75/25 split intended by the affordable housing policy, historical completion rates have varied. Between 2001 and 2011, affordable tenures accounted for 19% of all dwellings completed in Edinburgh. Over the last few years, affordable completions have accounted for a much higher proportion, averaging over 40% of all houses completed since 2011. Numerically, affordable housing completions have increased in recent years but the large proportional shift is more a consequence of a reduction in market completions. The number of market completions has increased markedly over the last two years, from 890 in 2014/15 to 1,663 in 2015/16 and 1,726 in 2016/17.

Accuracy of Delivery Programme

Estimating future completions for the delivery programme is not an exact science – some sites will be built out faster than anticipated and some slower. Further, some sites may not be developed at all or be developed for uses other than housing and additional windfall sites will provide completions not anticipated at the base date of the audit. Figure 3 below compares the number of completions programmed for the following five year period to the number of completions that actually occurred for each audit year since 1995.

Figure 3: 5 Year delivery programme and actual completions over the five year period



During the mid 1990s to early 2000s, far fewer units were programmed than the number of completions that actually took place. This may be due to development taking place at a faster pace with many windfall sites gaining consent and being built out in the five year period in question. From 2003 until 2008, the audit programme was much closer to actual completions. The programme was actually slightly higher than actual completions, the difference increasing up to 2008. This period of time included the credit crunch which caused a steep decline in completions which wasn't anticipated when the audits were programmed. The opposite effect can be seen for 2009 and 2010 when anticipated completions were low, but as recent completion rates have started to increase once more, the five year completions count is higher than was anticipated at the base date of the audits.

4. HOUSING SUPPLY TARGET AND HOUSING LAND REQUIREMENT

SPP defines the Housing Supply Target as “a policy view of the number of homes the authority has agreed will be delivered in each housing market area over the periods of the development plan and local housing strategy, taking into account wider economic, social and

environmental factors, issues of capacity, resource and deliverability, and other important requirements ...”

The housing supply target for the City of Edinburgh is set by the approved 2013 Strategic Development Plan (SDP) and its supplementary guidance on housing land (SG). The SG sets the housing supply target for the city at 22,300 units for the period to 2019 and a further 7,210 for the period to 2024. The LDP Report of Examination recommended extending the supply target by an additional 2,884 for the two years to 2026. To ensure that the target can be met, additional land must be made available to allow for flexibility of range and choice. An additional 10% is added to the target to obtain the housing land requirement.

The annual average supply target for the period up to 2019 is considerably higher than for the periods beyond 2019. This is due to two factors:

- The Housing Needs and Demand Study identified a significant backlog of households currently in need of affordable housing which should be addressed early. This backlog is on top of newly arising need and demand and is all added to the housing land requirement of the first period.
- House building during the first period has been affected by the credit crunch and subsequent recession resulting in lower completion rates than required. The shortfall is added to the remaining requirement of the first period raising the annual average needed even further, to a level nearly 15% above the highs achieved in the early 2000s.

Table 1 below compares the supply of effective land available for housing in the City of Edinburgh to the remaining housing supply target. The table also shows the 5 year delivery programme compared to the output target for the next 5 years.

Table 1: Effective housing land supply against requirement by period

Housing Supply Target 2009 to 2019	22,300
Housing supply Target 2019 to 2024	7,210
Housing Supply Target 2024 to 2026	2,884
Completions 2009 to 2016	14,010
Housing Supply Target 2017 to 2026	
18,384	
Land Supply	Delivery Output
Housing Land Requirement 20,222	Output Target 2017 to 2022 12,606
Effective Housing Land Supply 23,329	5 year Delivery Programme (2017 to 2022)* 11,396

* Previously referred to as the 5 year effective land supply

The table demonstrates that there is sufficient land, free from development constraints, to meet the housing land requirement in the City. However, despite a recovery in the housing market, anticipated output from the five year delivery programme is still insufficient to meet the five year output target.

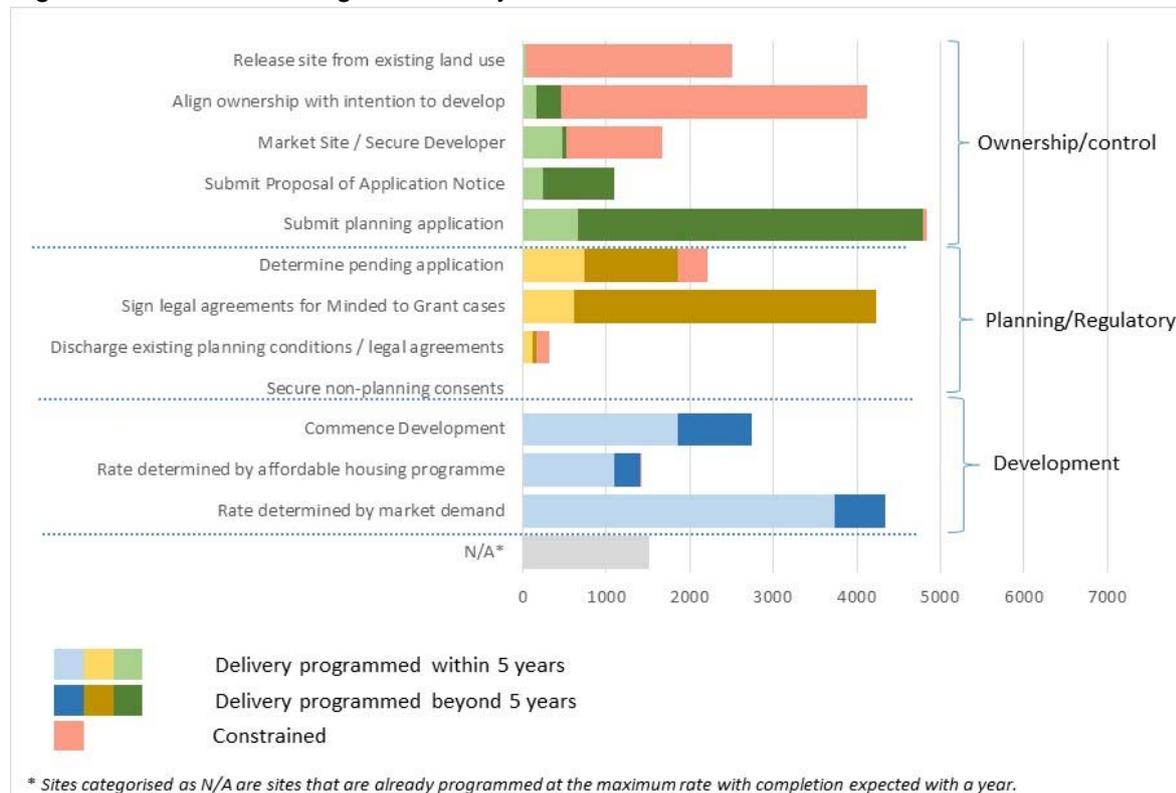
Increasing Housing Delivery

Further to identifying constraints that prevent delivery of new homes, HLADP2017 also attempts to identify the actions that would be required to increase the delivery rates on effective sites. These factors affecting delivery were discussed and agreed with Homes for Scotland alongside the programmed delivery rate. These factors are not intended to be viewed as solutions in themselves to increasing delivery, rather they should be viewed as identifying the steps that would need to be taken in order for the agreed delivery rates to be accelerated. In many cases, the site may already be being developed at an acceptable rate.¹² different actions were identified and applied on an individual site by site basis. The 12 factors can be broadly grouped as;

- factors relating to ownership or control of a site
- factors related to the planning system
- factors related to the development industry

Figure 4 below shows the numbers of units (excluding small sites) affected by each of the 12 delivery factors. For each factor, the graph shows the number of units programmed for completion within 5 years as a lighter shade and units programmed beyond 5 years as a darker shade.

Figure 4. Factors affecting the delivery of homes



Sites categorised as affected by factors related to the development industry have a greater proportion of units programmed within the next 5 years than sites affected by other factors. These sites are already in the control of house builders with planning consent secured and in many cases, are already under construction. However, increased delivery on these sites could still increase the five year delivery programme by 1,800 – more than sufficient to make up for the shortfall in the five year delivery programme. Sites affected by factors related to the planning system are fewer in number than those affected by development industry factors but, due to uncertainty around the issuing of planning permission/legal agreements, have a higher proportion of units programmed beyond the five year period. In total, there are 4,790 units programmed beyond the five year period on effective sites affected by factors related to the planning system. Finally, there are around 5,350 units programmed beyond the five year period on effective sites affected by factors related to ownership or control. These are largely allocated sites that are not yet in the control of a house builder or sites for which a planning application has yet to be submitted. The majority of constrained sites are constrained by factors relating to ownership or control of the site, especially sites that are still in use for other uses and sites that are not being promoted for housing development by the land owner.

Schedule 1: Summary

Schedule 2: Site Details

Housing Land Audit and Delivery Programme 2017

Schedule 2: Site Details

Site Ref (N=New site in 2017)	Site Name /Address	Developer (Or Owner)	Area /ha	Brf/ Grf	Consent Type	Date	U/C	Housing Land Supply					Delivery Programme									
								Total Dwellings	Houses	Flats	Total affdble units	Complete by 04/17	Remaining as at 04/17	Expected Completions					Post 2024			
														17/18	18/19	19/20	20/21	21/22		Total 17-22	22/23	23/24
LDP Allocations																						
3825	LDP CC2: New Street	Artesan	0.7807	B	FULL	May-13		164	10	154	0	0	164	0	0	34	50	50	134	30	0	0
4338.5	LDP CC3: Fountainbridge	Fountain North Ltd.	1.7233	B	FULL	Dec-16		141	0	141	0	0	141	0	0	41	50	50	141	0	0	0
4338	LDP CC3: Fountainbridge	Fountain North Ltd + Scottish Newcastl	2.25	B	OUT	Dec-16		250	0	250	0	0	250	0	0	0	0	50	50	50	50	100
4516	LDP CC3: West Tollcross	Knightsbridge Student Housing Ltd.	0.7648	B	FULL	Mar-15	Mar-10	113	0	113	22	22	91	45	46	0	0	0	91	0	0	0
4900	LDP CC3: Fountainbridge	EDI	5.7396	B	FULL	Dec-16		321	0	321	80	0	321	0	0	50	50	50	150	50	50	71
3957	LDP CC4: Quartermile	Southside Capital Ltd.	6.24	B	FULL	Mar-08	Mar-06	983	0	983	171	880	103	103	0	0	0	0	103	0	0	0
5245.1	LDP Del 5: Edinburgh Park / South Gyle	David Wilson Homes	3.666	G	FULL	Jan-15	Mar-16	200	96	104	50	103	97	47	50	0	0	0	97	0	0	0
5245	LDP Del 5: Edinburgh Park / South Gyle	LDP Site	121.75	G	NONE			375	0	0	94	0	375	0	0	0	50	50	100	50	50	175
3424	LDP EW 1A: Western Harbour	Forth Properties Limited.	17.6	B	OUT	Jul-02		1,155	0	1,155	304	0	1,155	0	0	0	0	0	0	50	50	1,055
3424.9	LDP EW 1A: Western Harbour - Newhaven Place	FP Newhaven Two Ltd.	1.2498	B	FULL	Aug-16	Mar-17	146	0	146	138	0	146	55	91	0	0	0	146	0	0	0
4894.1	LDP EW 1C: Salamander Place	Teague Developments Ltp	5.9804	B	FULL	Dec-11	Mar-13	781	15	766	195	145	636	0	0	25	50	50	125	50	50	411
3105A	LDP EW 2A: West Shore Road - Forth Quarter	Secondsite Property Upper Strand Developments Ltd	4.319	B	OUT	Oct-03		350			0	0	350	0	0	0	0	50	50	50	50	200
3733A.5	LDP EW 2B: Upper Strand Phs 2 LDP EW 2B: Waterfront WEL - Central	Waterf	0.4877	B	NONE			64	0	64	16	0	64	0	0	30	34	0	64	0	0	0
3733A	LDP EW 2B: Waterfront WEL - Central Dev Area	Various	7.1	B	OUT	Jul-03		1,604	0	1,604	235	0	1,604	0	0	50	50	50	150	50	50	1,354
3744A	LDP EW 2C: Granton Harbour	Various	14.824	B	OUT	Jan-14		951	229	722	107	0	951	0	0	0	50	50	100	50	50	751
3744.6	LDP: EW2C: Granton Harbour - Plot 3 LDP HSG 2: Scotstoun Avenue	Port Of Leith Housing Association.	0.6972	B	FULL	Dec-16		104	0	104	104	0	104	0	104	0	0	0	104	0	0	0
4723.2	LDP HSG 2: Scotstoun Avenue (Agilent)	Cala Homes	14.706	B	FULL	Dec-13	Mar-15	156	0	0	0	92	64	32	32	0	0	0	64	0	0	0
4723.1	LDP HSG 2: Scotstoun Avenue (Agilent)	Barratt	14.706	B	FULL	Dec-13	Mar-15	294	0	0	112	175	119	60	59	0	0	0	119	0	0	0
3745.4	LDP HSG 3: Queensferry Road	Walker Group	2.1693	G	FULL	Jul-14	Mar-17	75	75	0	0	5	70	41	27	2	0	0	70	0	0	0
3745.5	LDP HSG 3: Queensferry Road	Barratt East Scotland.	2.0689	G	FULL	Jul-14	Mar-15	69	69	0	0	56	13	13	0	0	0	0	13	0	0	0
3747	LDP HSG 5: Hillwood Rd	Lp Site	2.057	G	NONE			132			33	0	132	0	0	25	50	50	125	7	0	0
4898	LDP HSG 6: South Gyle Wynd	Persimmon Homes.	3.3188	G	FULL	Dec-14	Mar-16	203	92	111	48	110	93	83	10	0	0	0	93	0	0	0
4508	LDP HSG 8: Telford College (North)	Miller Homes Ltd.	3.9422	B	FULL	Jun-07	Mar-11	329	0	329	89	268	61	61	0	0	0	0	61	0	0	0
4812	LDP HSG 9: City Park	Link Group Ltd And J Smart + Co (Cont	2.0755	G	FULL	Sep-13	Mar-14	203	0	203	152	157	46	46	0	0	0	0	46	0	0	0
4899	LDP HSG 10: Fairmilehead Water Treat	CALA / Barratt	1.029	B	FULL	Nov-14	Mar-14	280	180	100	73	255	25	25	0	0	0	0	25	0	0	0
4773	LDP HSG 11: Shrub Place	Places For People (Shrubhill) Ltd.	2.0765	B	FULL	May-16	Mar-17	346	0	346	346	0	346	0	198	72	76	0	346	0	0	0
3965	LDP HSG 12: Albion Road	Places for People	2.7208	B	FULL	Mar-14	Mar-15	205	48	157	0	50	155	75	80	0	0	0	155	0	0	0
4509.3	LDP HSG 13: Eastern General Hospital ph 3	Hillcrest HA	0.6034	B	FULL	Dec-15	Mar-17	76	0	76	76	0	76	38	38	0	0	0	76	0	0	0
3756	LDP HSG 14: Niddrie Mains	Parc Craigmillar Ltd.	21.573	B	OUT	Sep-15		214	0	214	214	0	214	0	0	0	0	25	25	25	50	114
3756.8	LDP HSG 14: Niddrie Mains Road	Cruden Homes (East) Ltd.	2.1433	B	FULL	Nov-16		149	79	70	38	0	149	0	0	50	50	49	149	0	0	0
3756.7	LDP HSG 14: Niddrie Mains Road	JV - CCG (Scotland) Limited / PARC Cra	2.357	B	FULL	May-16	Mar-17	121	65	56	42	0	121	21	50	50	0	0	121	0	0	0

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Site Ref (N=New site in 2017)	Site Name /Address	Developer (Or Owner)	Area /ha	Br/ Grf	Consent Type	Date	U/C	Housing Land Supply					Delivery Programme									
								Total Dwellings	Houses	Flats	Total affdble units	Complete by 04/17	Remaining as at 04/17	Expected Completions					22/23	23/24	Post 2024	
								17/18	18/19	19/20	20/21	21/22	Total 17-22									
3755	LDP HSG 16: Thistle Foundation	Edinvar	7.7976	B	NONE			143			143	0	143	0	58	42	43	0	143	0	0	0
3754	LDP HSG 17: Greendykes	Craigmillar JVC	15.578	B	OUT	Oct-15		426			133	0	426	0	0	0	25	50	75	50	50	251
3754.6	LDP HSG 17: Greendykes Road	PARC Craigmillar Ltd..	3.9281	B	OUT	Dec-16		172	120	52	0	0	172	0	0	23	50	50	123	49	0	0
3754.4	LDP HSG 17: Greendykes Road	BDW Trading Ltd	2.988	B	FULL	May-16	Mar-17	158	123	35	0	0	158	25	50	50	33	0	158	0	0	0
3754.5	LDP HSG 17: Greendykes Road	21st Century Homes.	1.3552	B	FULL	Dec-16		75	13	62	75	0	75	0	25	50	0	0	75	0	0	0
3753	LDP HSG 18: New Greendykes	Persimmon Homes.	21.245	G	FULL	Oct-12	Mar-14	291	222	69	25	0	291	0	0	0	25	50	75	50	50	116
3753.1	LDP HSG 18: New Greendykes Area AH2	Persimmon Homes.	2.1409	G	FULL	Oct-14	Mar-14	130	0	130	130	91	39	39	0	0	0	0	39	0	0	0
3753.3	LDP HSG 18: New Greendykes Area F	Persimmon Homes.	0.8871	G	FULL	Jul-16	Mar-17	58	58	0	0	0	58	28	30	0	0	0	58	0	0	0
3753.4	LDP HSG 18: New Greendykes Areas G & AH3	Persimmon Homes (East Scotland)	3.0718	G	FULL	Nov-16		165	87	78	70	0	165	0	0	25	50	50	125	40	0	0
3753.2	LDP HSG 18: New Greendykes Areas I&J	Taylor Wimpey	3.3752	G	FULL	Nov-14	Mar-16	160	108	52	0	104	56	56	0	0	0	0	56	0	0	0
5246.2	LDP HSG 19: Maybury Central	West Craigs Ltd.	58.82	G	NONE			1,470	0	0	368	0	1,470	0	0	0	50	100	150	160	160	1,000
5246.1	LDP HSG 19: Maybury East	Taylor Wimpey	12.993	G	NONE			250	0	0	63	0	250	0	0	25	50	50	125	50	50	25
5246.3	LDP HSG 19: Maybury West	Roseberry Estates	4.5319	G	NONE			130	0	0	33	0	130	0	0	0	0	25	25	50	55	0
5247	LDP HSG 20: Cammo	LDP Site	28.184	G	NONE			600	0	0	150	0	600	0	0	0	25	50	75	100	100	325
5248	LDP HSG 21: Broomhills	David Wilson Homes and Barratt	24.601	G	NONE			633	611	22	158	0	633	0	50	50	50	50	200	50	50	333
5249	LDP HSG 22: Burdiehouse Road	Hallam Land Management Ltd & BDW Tradi	13.969	G	FULL	Apr-16	Mar-17	210	145	65	52	0	210	36	36	36	36	36	180	30	0	0
5250	LDP HSG 23: Gilmerton Dykes Road	Miller Homes	2.4311	G	FULL	Mar-16	Apr-16	61	0	0	15	25	36	36	0	0	0	0	36	0	0	0
5251.1	LDP HSG 24: Gilmerton Station Road	Miller Homes Ltd	8.4483	G	FULL	Mar-17		198	151	47	0	0	198	20	50	50	50	28	198	0	0	0
5251	LDP HSG 24: Gilmerton Station Road	Mac & Mic South East Edinburgh Development	36.314	G	OUT	Dec-16		502	0	0	175	0	502	0	0	0	50	50	100	50	50	302
5252	LDP HSG 25: The Drum	Compa EDI Group Ltd And Barratt	6.2319	G	OUT	Aug-15		149	125	24	43	0	149	0	0	0	25	50	75	50	24	0
5253	LDP HSG 26: Newcraighall North	Homes/BDW Tr	8.602	G	FULL	Jul-14	Mar-15	220	194	26	55	80	140	36	36	36	32	0	140	0	0	0
5254	LDP HSG 27: Newcraighall East	LDP Site	17.048	G	NONE			154	0	0	83	0	154	0	0	0	25	50	75	50	29	0
5254.1	LDP HSG 27: Newcraighall East 1sr phase	Avant Homes	9.4114	G	FULL	Mar-16	Mar-17	176	152	24	0	0	176	26	50	50	50	0	176	0	0	0
5711	LDP HSG 29: Brunstane	LDP site	48.288	G	NONE			1,330	0	0	332	0	1,330	0	0	0	25	50	75	100	100	1,055
5257	LDP HSG 30: Moreunvale Road	LDP Site	5.408	G	NONE			185	0	0	46	0	185	0	0	0	25	25	50	35	50	50
5256	LDP HSG 31: Curriemuirend	LDP Site	5.7342	G	NONE			165	0	0	41	0	165	0	0	0	25	25	50	25	45	45
5712	LDP HSG 32: Buileyon Road	LDP site	38.409	G	NONE			840	0	0	210	0	840	0	0	25	50	50	125	100	100	515
5713	LDP HSG 33: South Scotstoun	Taylor Wimpey	18.835	G	NONE			375	0	0	94	0	375	0	35	35	50	50	170	50	50	105
5714	LDP HSG 34: Dalmeny	Westpoint Homes	0.6781	G	NONE			15	0	0	4	0	15	0	15	0	0	0	15	0	0	0
5715	LDP HSG 36: Curriehill Road	Miller Homes	2.6391	G	NONE			53	0	0	15	0	53	20	33	0	0	0	53	0	0	0
5716	LDP HSG 37: Newmills Road	Cala Management	8.0162	G	None			206	91	115	58	0	206	0	18	32	54	48	152	27	27	0
5706	LDP HSG 38: Ravelrig Road	Cala	13.647	G	OUT	Dec-15		140	140	0	35	0	140	0	35	35	35	35	140	0	0	0
5717	LDP HSG 39: North of Lang Loan	Wallace Land	14.247	G	OUT			220	220	0	55	0	220	0	0	55	55	55	165	55	0	0
5704	LDP HSG 40: SE Wedge South - Edmonstone	Sheratan Limited	27.233	G	OUT	Jul-15		368	368	0	92	0	368	0	0	0	30	60	90	60	60	158
5718	LDP HSG 41: SE Wedge North - The Wisp	Springfield Properties	3.4113	G	FULL			81	81	0	18	0	81	15	35	31	0	0	81	0	0	0

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								Total Dwellings	Houses	Flats	Total affdble units	Complete by 04/17	Remaining as at 04/17	Expected Completions					Post 2024			
														17/18	18/19	19/20	20/21	21/22		Total 17-22	22/23	23/24
Total for LDP allocated sites								21,063	3,967	9,090	5,510	2,618	18,445	1,082	1,341	1,079	1,578	1,661	6,741	1,693	1,500	8,511
Other Effective Sites																						
N 5719	Abbey Lane	Bellway Homes Ltd (Scotland).	0.7976 B		FULL	Jun-16	Mar-17	139	0	139	31	0	139	0	25	50	50	14	139	0	0	0
N 5720	Abbey Mount	Abbey Mount Estates Ltd C/O Agent	0.0483 B		FULL	Dec-16		11	0	11	0	0	11	0	0	11	0	0	11	0	0	0
N 5722	Abercromby Place	Mr Robert John Dobson	0.0795 B		FULL	Aug-16		11	0	11	0	0	11	0	0	11	0	0	11	0	0	0
5552	Annandale Street	WPH Developments Ltd.	0.3997 B		FULL	Jun-15	Mar-16	60	0	60	15	45	15	15	0	0	0	0	15	0	0	0
5687	Atholl Crescent	Westerwood Ltd.	0.0573 B		FULL	Feb-16	Mar-16	6	0	6	0	0	6	6	0	0	0	0	6	0	0	0
5562	Balcarres Street	Morningside Manor Ltd.	0.4624 B		FULL	Aug-15	Mar-16	10	0	10	0	0	10	10	0	0	0	0	10	0	0	0
3781	Bath Road	Mr Spence	0.0245 B		FULL	Oct-15		6	0	6	0	0	6	0	6	0	0	0	6	0	0	0
3206	Bath Street	Hopemangreen (East) Ltd.	0.0159 B		FULL	Nov-14	Mar-17	6	0	6	0	0	6	6	0	0	0	0	6	0	0	0
5560	Bath Street	Mr Jamal Jabir.	0.0748 B		FULL	Dec-15		6	2	4	0	0	6	0	0	6	0	0	6	0	0	0
5698	Beaverbank Place	Beaverbank Place LLP.	0.1664 B		FULL	Apr-15		41	0	41	0	0	41	0	21	20	0	0	41	0	0	0
		Springfield Properties & MD & JG																				
5139	Beaverhall Road	Rutte	0.628 B		FULL	Nov-15	Mar-14	83	5	78	20	43	40	40	0	0	0	0	40	0	0	0
5558	Bell's Brae	YOR Ltd.	0.1756 B		FULL	Mar-16	Mar-17	10	0	10	0	0	10	10	0	0	0	0	10	0	0	0
5874	Bernard Street	J & M Cameron Properties Ltd.	0.0909 B		FULL	Nov-16		6	0	6	0	0	6	0	0	6	0	0	6	0	0	0
		Miller Homes Limited & Bonnington																				
N 5732	Bonnington Road Lane	Part	1.4809 B		FULL	Nov-16		201	0	201	50	0	201	20	44	50	50	37	201	0	0	0
4402	Brunstane Road South	South Castle Properties Limited.	0.3355 B		FULL	May-14	Mar-12	12	12	0	0	6	6	0	3	3	0	0	6	0	0	0
		Cala Management Ltd & Atiua (BR)																				
5551A	Brunswick Road	Ltd.	1.6264 B		FULL	Jun-15	Mar-16	121	0	121	0	72	49	49	0	0	0	0	49	0	0	0
5551B	Brunswick Road (AHP)	Port of Leith HA	1.6264 B		FULL	Jun-15	Mar-16	43	0	43	43	0	43	43	0	0	0	0	43	0	0	0
5406	Bruntsfield Terrace	Northumberland Street Properties.	0.1973 B		FULL	Nov-16		5	3	2	0	0	5	0	0	5	0	0	5	0	0	0
N 5739	Calder Gardens	Mr Iain Murray	0.2137 B		FULL	Feb-17		29	0	29	0	0	29	0	10	19	0	0	29	0	0	0
N 5740	Calder Gardens	Robertson Partnership Homes.	0.6781 B		FULL	Aug-16	Mar-17	37	15	22	37	0	37	0	17	20	0	0	37	0	0	0
4917B	Calder Road	The City Of Edinburgh Council.	4.3487 B		FULL	Mar-17		132	73	59	0	0	132	0	0	20	40	40	100	32	0	0
4917A	Calder Road	The City Of Edinburgh Council.	4.578 B		FULL	Nov-15		184	35	149	184	0	184	0	24	40	40	40	144	40	0	0
5665	Canning Street Lane	Mr & Mrs - Majdalani	0.0271 B		FULL	May-16	Mar-17	10	0	10	0	0	10	0	10	0	0	0	10	0	0	0
5244.1	Castle Gogar Rigg	Quarry Investments.	0.8464 B		FULL	Sep-15		9	1	8	0	0	9	0	0	9	0	0	9	0	0	0
5574	Clearburn Crescent	Mr David Rae	0.1534 B		FULL	Oct-15		10	0	10	0	0	10	0	0	10	0	0	10	0	0	0
5554	Cockburn Street	Cameron Guest House Group.	0.0188 B		FULL	Aug-15		5	0	5	0	0	5	0	0	5	0	0	5	0	0	0
5542	Corstorphine Road	Barnardos.	0.3982 B		FULL	Aug-15	Mar-16	30	0	30	7	0	30	30	0	0	0	0	30	0	0	0
5553	Couper Street	Chamberlain Bell Developments.	0.0615 B		FULL	Jul-15	Mar-16	27	0	27	6	0	27	27	0	0	0	0	27	0	0	0
4536	Craighall Road	J Anderson.	0.0211 B		FULL	Dec-13	Mar-16	5	0	5	0	0	5	5	0	0	0	0	5	0	0	0
5423	Craighouse Road	Quatermile	19.765 B		FULL	Nov-14	Mar-17	145	43	102	0	0	145	0	25	50	50	20	145	0	0	0
3667	Cramond Road North	AMA	7.7465 B		FULL	Mar-06	Mar-04	155	87	68	0	142	13	13	0	0	0	0	13	0	0	0
5550	Dalgety Road	Evantyr Properties Ltd.	0.3037 B		FULL	Nov-15	Mar-16	52	0	52	0	0	52	26	26	0	0	0	52	0	0	0
5679	Drumsheugh Gardens	Drumsheugh Gardens LLP	0.0575 B		FULL	Jan-16		9	0	9	0	0	9	0	0	0	9	0	9	0	0	0
		Westerwood Ltd/ Dunedin House																				
N 5759	Drumsheugh Gardens	Properti	0.0509 B		FULL	Sep-16		5	0	5	0	0	5	0	0	5	0	0	5	0	0	0
		Westerwood Ltd - Dunedin House																				
N 5758	Drumsheugh Gardens	Propert	0.0673 B		FULL	Jun-16		11	0	11	0	0	11	0	0	11	0	0	11	0	0	0
N 5757	Drumsheugh Gardens	Square And Crescent Ltd.	0.0972 B		FULL	Apr-16	Mar-17	11	0	11	0	0	11	0	11	0	0	0	11	0	0	0
5634	Drumsheugh Gardens	Yor Ltd	0.1277 B		FULL	Nov-15	Mar-16	17	0	17	0	0	17	17	0	0	0	0	17	0	0	0
5289	Duddingston Park South	Barratt East Scotland	4.4683 B		FULL	Feb-15	Mar-15	186	138	48	48	72	114	36	36	36	6	0	114	0	0	0

Housing Land Audit and Delivery Programme 2017

Schedule 2: Site Details

Site Ref (N=New site in 2017)	Site Name /Address	Developer (Or Owner)	Area /ha	Br/ Grf	Consent Type	Date	U/C	Housing Land Supply					Delivery Programme									
								Total Dwellings	Houses	Flats	Total affdble units	Complete by 04/17	Remaining as at 04/17	17/18	18/19	19/20	Expected Completions			22/23	23/24	Post 2024
																	20/21	21/22	Total 17-22			
5540B	Portobello High Street	Cruden Property Developments Ltd. McCarthy & Stone Retirement	0.4264	B	FULL	Nov-15	Mar-17	52	0	52	52	0	52	26	26	0	0	0	52	0	0	0
5540C	Portobello High Street	Lifestyles	0.2859	B	FULL	Nov-15	Mar-17	42	0	42	0	0	42	42	0	0	0	0	42	0	0	0
5561	Portobello High Street	Kerwick Ltd.	0.1947	B	FULL	Nov-15	Mar-16	26	0	26	0	0	26	26	0	0	0	0	26	0	0	0
N 5829	Princes Street	Malcolm Hollis.	0.0341	B	FULL	Apr-16		6	0	6	0	0	6	0	0	0	6	0	6	0	0	0
5496	Queensferry Road	Mr Jim Dolan	0.3234	B	FULL	Mar-15		6	0	6	0	0	6	0	0	6	0	0	6	0	0	0
3762	RWELP HSG : Ferrymuir Gait	Corus Hotels Ltd.	4.6627	B	OUT	Oct-15		108	78	30	0	0	108	0	0	0	18	40	58	50	0	0
1000	RWELP HSG 1: Kinleith Mills	Cala Homes	1.4115	B	FULL	Jan-15	Mar-16	89	65	24	22	33	56	30	26	0	0	0	56	0	0	0
3746	RWELP HSP 3: Kirkliston Distillery	Miller Homes and Cruden	3.6111	B	FULL	Jun-15	Mar-13	122	89	29	20	85	37	37	0	0	0	0	37	0	0	0
3750	RWELP HSP 6: Craigpark Quarry	Cala Management Ltd.	7.5386	B	FULL	Nov-14	Mar-16	111	111	0	17	36	75	25	25	25	0	0	75	0	0	0
5585	Saughton Mains Street	Haig Housing Trust.	1.4604	B	FULL	Sep-15		15	0	15	0	0	15	0	15	0	0	0	15	0	0	0
5265	South Gayfield Lane	TRI Scotland.	0.0686	B	FULL	Apr-16		5	0	5	0	0	5	0	5	0	0	0	5	0	0	0
N 5844	St Andrew Square	St Andrew Square (Property) Limited.	0.1321	B	FULL	Jun-16	Mar-17	53	0	53	0	0	53	0	23	30	0	0	53	0	0	0
4793	St James Centre	TIAA Henderson Real Estate.	0.487	B	FULL	Sep-16		150	0	150	0	0	150	0	50	50	50	0	150	0	0	0
N 5850	Sunnybank Place	Enemetric.	0.2041	B	FULL	Jun-16		35	0	35	35	0	35	0	0	15	20	0	35	0	0	0
N 5851	Tennant Street	Persimmon Homes (East Scotland).	0.4318	B	FULL	Jun-16	Mar-17	33	13	20	8	20	13	13	0	0	0	0	13	0	0	0
4819	Tennant Street	Persimmon Homes	0.138	B	FULL	Jan-16	Mar-16	49	27	22	11	35	14	14	0	0	0	0	14	0	0	0
5699	Timber Bush	KAAS Properties Limited	0.0171	B	FULL	Jan-16		6	0	6	0	0	6	0	0	6	0	0	6	0	0	0
N 5857	Trinity Road	Mr John and Moira Paterson	0.1355	B	FULL	Feb-17		5	5	0	0	0	5	0	0	5	0	0	5	0	0	0
5546	Warriston Road	Gurney Ghataray.	0.0699	B	FULL	Nov-15		10	0	10	0	0	10	0	0	10	0	0	10	0	0	0
5370	West Bowling Green Street	J Smart & Co.	0.8321	B	FULL	Mar-17		97	0	97	24	0	97	0	25	25	25	22	97	0	0	0
N 5866	West Bowling Green Street	Johnstone & Graham.	0.3892	B	FULL	Sep-16		24	0	24	0	0	24	0	0	12	12	0	24	0	0	0
4502	West Coates	Cala Evans Restoration Ltd And City & David Gallacher Retirement Benefit	7.4209	B	FULL	Jun-16	Mar-17	203	0	203	0	0	203	0	25	50	50	50	175	28	0	0
N 5868	West Harbour Road	Sch Change Homes (West Mill Road) Ltd + Ca	0.1264	B	FULL	Mar-17		13	0	13	0	0	13	0	0	13	0	0	13	0	0	0
4191	West Mill Road	Salus Developments.	0.1963	B	FULL	Aug-12	Mar-16	7	7	0	0	1	6	6	0	0	0	0	6	0	0	0
N 5869	West Pilton Place	Salus Developments.	0.0063	B	FULL	Oct-16		8	0	8	0	0	8	0	0	8	0	0	8	0	0	0
	Small sites							309				0	309	62	62	62	62	61	309	0	0	0
	Total for Non-allocated sites							5,810	1,595	3,902	1,672	926	4,884	1,144	926	1,213	919	453	4,655	200	29	0
	Total for City of Edinburgh							26,873	5,562	12,992	7,182	3,544	23,329	2,226	2,267	2,292	2,497	2,114	11,396	1,893	1,529	8,511

Schedule 3: Completions

Housing Land Audit and Delivery Programme 2017

Schedule 3: Completions 2016/17

Site Ref (C= Site completed during 2016/17)	Site Name	Brf/ Grf	Total Dwellings	Houses	Flats	Total affordable units	Completions			Remaining at Apr-17	Delivery Programme						Post 2024		
							To Mar-16	16-17	To Mar-17		17/18	18/19	19/20	20/21	21/22	Total 17-22		22/23	23/24
Y 5548	Advocate's Close	B	14	0	14	0		14	14	0									
5552	Annandale Street	B	60	0	60	15		45	45	15	15	0	0	0	15	0	0	0	
C 5394	Baberton Loan	B	6	6	0	0		6	6	0									
C 5269	Barnton Park Wood	B	8	8	0	0		8	8	0									
C 5596	Baxter's Place	B	5	0	5	0		5	5	0									
5139	Beaverhall Road	B	83	5	78	20	31	12	43	40	40	0	0	0	40	0	0	0	
C 5384	Blackchapel Close	B	91	67	24	22	46	45	91	0									
C 5575	Blackfriars Street	B	8	0	8	0		8	8	0									
5551A	Brunswick Road	B	121	0	121	0		72	72	49	49	0	0	0	49	0	0	0	
C 5419	Cockburnhill Road	B	5	5	0	0		5	5	0									
C 5573	Craigmount Avenue	B	5	5	0	0		5	5	0									
3667	Cramond Road North	B	155	87	68	0	139	3	142	13	13	0	0	0	13	0	0	0	
C 5134	Derghorn Loan (Polo Fields)	G	79	66	13	19	43	36	79	0									
C 5682	Dublin Street	B	5	0	5	0		5	5	0									
5289	Duddingston Park South	B	186	138	48	48	36	36	72	114	36	36	36	6	114	0	0	0	
C 4365	Duke Street	B	53	0	53	0		53	53	0									
C 4249	ECLP HSG 10: Clermiston Campus	B	328	118	210	118	317	11	328	0									
3544A	ECLP HSG2: Chesser Avenue - FRUIT MARKET	B	114	34	80	80		28	28	86	86	0	0	0	86	0	0	0	
C 4544	Ellersly Road	B	19	6	13	1	6	13	19	0									
4942	Ferrymuir	G	151	82	69	38		29	29	122	30	30	30	32	122	0	0	0	
C 4841	Gracemount Drive	B	116	46	70	116	80	36	116	0									
C 5674	Great Stuart Street	B	5	0	5	0		5	5	0									
C 5310	Greenbank Drive	B	9	9	0	0		9	9	0									
C 5450	Harvesters Way	B	183	40	143	183	38	145	183	0									
C 5549	Horne Terrace	B	17	0	17	0		17	17	0									
5459	Lanark Road West	B	48	21	27	12		29	29	19	19	0	0	0	19	0	0	0	
C 4338.2	LDP CC3: Fountainbridge	B	191	0	191	0	115	76	191	0									
3957	LDP CC4: Quartermile	B	983	0	983	171	835	45	880	103	103	0	0	0	103	0	0	0	
5245.1	LDP Del 5: Edinburgh Park / South Gyle	G	200	96	104	50	16	87	103	97	47	50	0	0	97	0	0	0	
C 3424.8	LDP EW 1A: Western Harbour	B	96	0	96	96	12	84	96	0									
4899	LDP HSG 10: Fairmilehead Water Treat	B	280	180	100	73	221	34	255	25	25	0	0	0	25	0	0	0	

Schedule 4: Constrained Sites

Housing Land Audit and Delivery Programme 2017

Schedule 4: Constrained Sites

Ref	Address	Developer/applicant	Total	Housing Units			Consent Type Date	Constraint
				Afford.	Comp.	Remain		
5244	LDP Emp 6 IBG	LDP Site	350	88	0	350		No specific residential capacity established in statutory planning document
3424.1	LDP EW 1A: Western Harbour - Platinum Point	Gregor Shore Plc.	452	0	226	226	Full Apr-04	Developer in administration
3424.6	LDP EW 1A: Western Harbour View	AB Leith Ltd.	258	0	0	258	Full May-13	Intention of owner unknown
4893	LDP EW 1B: Central Leith waterfront	Forth Ports	2,680	670	0	2,680		Various including air quality and current land use
4894	LDP EW 1C: Leith Waterfront - Salamander Place		719	180	0	719		Site in use (light industry)
3105B	LDP EW 2A: West Shore Road - Forth Quarter	Secondsite Property	691	125	0	691	Out Oct-03	Land contamination
3733A.1	LDP EW 2B: Granton Park Avenue	Buredi + Waterfront Edinburgh Ltd.	95	26	14	81	Full Sep-05	None housing use being investigated
3733A.6	LDP EW 2B: West Harbour Road	Waterfront Edinburgh Limited.	42	7	0	42	Out Apr-09	Consent expired
3744.2	LDP EW 2C: Granton Harbour	Gregor Shore PLC.	288	0	133	155	Full Jul-05	Developer in administration
3744B	LDP EW 2C: Granton Harbour	Various	426	190	0	426	Out Jan-14	Site in use (Industrial)
3733B	LDP EW 2D: Waterfront - WEL - North Shore	Various	850	170	0	850		Site in use (Industrial)
3760	LDP HSG 1: Springfield	Lp Site	150	0	0	150		Controlled by Forth Road Crossing until project complete
4157	LDP HSG 15: Castlebrae	LP site	145	0	0	145		Site in use (High School)
3754.3	LDP HSG 17: Greendykes Road	Craigmillar Eco Housing Co-op	10	0	0	10	Full Oct-14	Consent about to expire - no progress
5132	LDP HSG 4: West Newbridge	Lp Site	500	125	0	500		No developer interest / site viability
4897	LDP HSG 7: Edinburgh Zoo		80	20	0	80		Site in use (Edinburgh Zoo)
5710	LDP HSG 28: Ellens Glen Road	LDP site	240	60	0	240		Still in use as donor centre
3623	Ocean Drive	Wimpey City	193	29	0	193	Full Jul-02	No consent / not marketed
3533	RWELP HSP 4: Newbridge Nursery	Kinleith Industrial Estates Ltd.	25	0	0	25	Out Sep-06	No consent / not marketed
5547	Craigeleith Road	Motor Fuel Limited.	10	0	0	10	Out Dec-15	In use as petrol station
5011	Shandwick Place	Mr T Diresta	11	0	0	11	Full Nov-15	Not marketed
	Small sites		103			103		
			8,318	1,690	373	7,945		

Schedule 5: Factors affecting delivery

Housing Land Audit and Delivery Programme 2017

Schedule 5: Factors affecting delivery

Ref	Site Name	Developer/applicant	Capacity	Affordable	Complete	Remaining	Delivery in 5 years	Delivery beyond year 5
Programming already at maximum								
5552	Annandale Street	WPH Developments Ltd.	60	15	45	15	15	0
5687	Atholl Crescent	Westerwood Ltd.	6	0	0	6	6	0
5562	Balcarres Street	Morningside Manor Ltd.	10	0	0	10	10	0
3206	Bath Street	Hopemangreen (East) Ltd.	6	0	0	6	6	0
5139	Beaverhall Road	Springfield Properties & MD & JG Rutte	83	20	43	40	40	0
5558	Bell's Brae	YOR Ltd.	10	0	0	10	10	0
5551A	Brunswick Road	Cala Management Ltd & Atiua (BR) Ltd.	121	0	72	49	49	0
5551B	Brunswick Road (AHP)	Port of Leith HA	43	43	0	43	43	0
5665	Canning Street Lane	Mr & Mrs - Majdalani	10	0	0	10	10	0
5542	Corstorphine Road	Barnardos.	30	7	0	30	30	0
5553	Couper Street	Chamberlain Bell Developments.	27	6	0	27	27	0
4536	Craighall Road	J Anderson.	5	0	0	5	5	0
3667	Cramond Road North	AMA	155	0	142	13	13	0
5679	Drumsheugh Gardens	Drumsheugh Gardens LLP	9	0	0	9	9	0
5634	Drumsheugh Gardens	Yor Ltd	17	0	0	17	17	0
5757	Drumsheugh Gardens	Square And Crescent Ltd.	11	0	0	11	11	0
3544A	ECLP HSG2: Chesser Avenue - FRUIT MARKET	New City Vision/ West Register	114	80	28	86	86	0
4677	Inglis Green Road	Cruden Homes (East) Ltd.	54	54	0	54	54	0
5314	Kinnear Road	Kinnear Road Ltd.	15	0	14	1	1	0
5459	Lanark Road West	Cruden Homes (East) Ltd.	48	12	29	19	19	0
3957	LDP CC4: Quartermile	Southside Capital Ltd.	983	171	880	103	103	0
3424.9	LDP EW 1A: Western Harbour - Newhaven Place	FP Newhaven Two Ltd.	146	138	0	146	146	0
4899	LDP HSG 10: Fairmilehead Water Treat	CALA / Barratt	280	73	255	25	25	0
4509.3	LDP HSG 13: Eastern General Hospital ph 3	Hillcrest HA	76	76	0	76	76	0
3756.8	LDP HSG 14: Niddrie Mains Road	Cruden Homes (East) Ltd.	149	38	0	149	149	0
3753.1	LDP HSG 18: New Greendykes Area AH2	Persimmon Homes.	130	130	91	39	39	0
3745.5	LDP HSG 3: Queensferry Road	Barratt East Scotland.	69	0	56	13	13	0
4812	LDP HSG 9: City Park	Link Group Ltd And J Smart + Co (Cont	203	152	157	46	46	0
5801	Madeira Street	Port Of Leith Housing Association.	12	12	0	12	12	0
5197	Muirhouse Avenue	Springfield Properties.	202	202	124	78	78	0
5709	Newbattle terrace	Wemyss Steadings 2006 Ltd.	7	0	0	7	7	0
5478	Newbattle Terrace	Wemyss Steadings 2006 Ltd.	7	0	0	7	7	0
5477	Newbattle Terrace	Wemyss Steadings 2006 Ltd.	11	0	0	11	11	0
5651	North Bridge	Jo Rowe Property.	5	0	0	5	5	0
4710	Pitsligo Road	Telereal Trillium.	81	0	45	36	36	0
5561	Portobello High Street	Kerwick Ltd.	26	0	0	26	26	0
5540C	Portobello High Street	McCarthy & Stone Retirement Lifestyles	42	0	0	42	42	0
3746	RWELP HSP 3: Kirkliston Distillery	Miller Homes and Cruden	122	20	85	37	37	0
5851	Tennant Street	Persimmon Homes (East Scotland).	33	8	20	13	13	0
4819	Tennant Street	Persimmon Homes	49	11	35	14	14	0
4191	West Mill Road	Change Homes (West Mill Road) Ltd + Ca	7	0	1	6	6	0
Rate determined by market demand								
5719	Abbey Lane	Bellway Homes Ltd (Scotland).	139	31	0	139	139	0
4402	Brunstane Road South	South Castle Properties Limited.	12	0	6	6	6	0
5740	Calder Gardens	Robertson Partnership Homes.	37	37	0	37	37	0
5423	Craighouse Road	Edinburgh Napier University And Craigh	145	0	0	145	145	0
5550	Dalgety Road	Evantyr Properties Ltd.	52	0	0	52	52	0
5289	Duddingston Park South	Barratt East Scotland	186	48	72	114	114	0
5765	Ellersly Road	S1 Developments Ltd.	42	0	0	42	42	0
4942	Ferrymuir	Bellway Homes & Forth Bridges Business	151	38	29	122	122	0
4516	LDP CC3: West Tollcross	Knightsbridge Student Housing Ltd.	113	22	22	91	91	0
5245.1	LDP Del 5: Edinburgh Park / South Gyle	David Wilson Homes	200	50	103	97	97	0
4894.1	LDP EW 1C: Salamander Place	Teague Developments Ltp	781	195	145	636	125	511
4773	LDP HSG 11: Shrub Place	Places For People (Shrubhill) Ltd.	346	346	0	346	346	0

Housing Land Audit and Delivery Programme 2017

Schedule 5: Factors affecting delivery

Ref	Site Name	Developer/applicant	Capacity	Affordable	Complete	Remaining	Delivery in 5 years	Delivery beyond year 5
3965	LDP HSG 12: Albion Road	Places for People	205	0	50	155	155	0
3754.4	LDP HSG 17: Greendykes Road	BDW Trading Ltd	158	0	0	158	158	0
3753.3	LDP HSG 18: New Greendykes Area F	Persimmon Homes.	58	0	0	58	58	0
3753.4	LDP HSG 18: New Greendykes Areas G & AH3	Persimmon Homes (East Scotland)	165	70	0	165	125	40
3753.2	LDP HSG 18: New Greendykes Areas I&J	Taylor Wimpey	160	0	104	56	56	0
4723.2	LDP HSG 2: Scotstoun Avenue (Agilent)	Cala Homes	156	0	92	64	64	0
4723.1	LDP HSG 2: Scotstoun Avenue (Agilent)	Barratt	294	112	175	119	119	0
5249	LDP HSG 22: Burdiehouse Road	Hallam Land Management Ltd & BDW Tradi	210	52	0	210	180	30
5253	LDP HSG 26: Newcraighall North	EDI Group Ltd And Barratt Homes/BDW Tr	220	55	80	140	140	0
5254.1	LDP HSG 27: Newcraighall East 1sr phase	Avant Homes	176	0	0	176	176	0
3745.4	LDP HSG 3: Queensferry Road	Walker Group	75	0	5	70	70	0
5706	LDP HSG 38: Ravelrig Road	Cala	140	35	0	140	140	0
4898	LDP HSG 6: South Gyle Wynd	Persimmon Homes.	203	48	110	93	93	0
4508	LDP HSG 8: Telford College (North)	Miller Homes Ltd.	329	89	268	61	61	0
5463A	Liberton Gardens	David Wilson Homes	206	71	25	181	181	0
5463B	Liberton Gardens	CALA	92	0	42	50	50	0
5472	Mcdonald Road	Kingsford Developments.	75	18	0	75	75	0
5540A	Portobello High Street	Barratt East Scotland.	105	0	0	105	105	0
5540B	Portobello High Street	Cruden Property Developments Ltd.	52	52	0	52	52	0
1000	RWELP HSG 1: Kinleith Mills	Cala Homes	89	22	33	56	56	0
3750	RWELP HSP 6: Craigpark Quarry	Cala Management Ltd.	111	17	36	75	75	0
5844	St Andrew Square	St Andrew Square (Property) Limited.	53	0	0	53	53	0
4502	West Coates	Cala Evans Restoration Ltd And City &	203	0	0	203	175	28
Rate determined by affordable housing programme								
4917A	Calder Road	The City Of Edinburgh Council.	184	184	0	184	144	40
5300	Fort House	The City Of Edinburgh Council.	94	94	0	94	94	0
3744.6	LDP EW 2C: Granton Harbour - Plot 3	Port Of Leith Housing Association.	104	104	0	104	104	0
3756	LDP HSG 14: Niddrie Mains	Parc Craigmillar Ltd.	214	214	0	214	25	189
3756.7	LDP HSG 14: Niddrie Mains Road	JV - CCG (Scotland) Limited / PARC Cra	121	42	0	121	121	0
3754.5	LDP HSG 17: Greendykes Road	21st Century Homes.	75	75	0	75	75	0
3754.3	LDP HSG 17: Greendykes Road	Craigmillar Eco Housing Co-op	10	10	0	10	0	0
5799	Loaning Road	Cullross Ltd, Hillcresst Hsg Assoc. Ca	59	0	0	59	59	0
5800	Longstone Road	Castle Rock Edinvar Housing Associatio	157	39	0	157	157	0
5159	Pennywell Road	City Of Edinburgh Council.	154	154	0	154	75	79
4996.4	Pennywell Road	CEC	68	20	0	68	68	0
4996.3	Pennywell Road	Urban Union.	177	75	0	177	177	0
Commence Development								
5698	Beaverbank Place	Beaverbank Place LLP.	41	0	0	41	41	0
5874	Bernard Street	J & M Cameron Properties Ltd.	6	0	0	6	6	0
5732	Bonnington Road Lane	Miller Homes Limited & Bonnington Part	201	50	0	201	201	0
4917B	Calder Road	The City Of Edinburgh Council.	132	0	0	132	100	32
5554	Cockburn Street	Cameron Guest House Group.	5	0	0	5	5	0
5759	Drumsheugh Gardens	Westerwood Ltd/ Dunedin House Properti	5	0	0	5	5	0
5758	Drumsheugh Gardens	Westerwood Ltd - Dunedin House Propert	11	0	0	11	11	0
5769	Ferry Road Drive	Robertson Partnership Homes.	29	29	0	29	29	0
5673	Gayfield Place	Cameron Guest House Group.	5	0	0	5	5	0
4728	Groathill Road South	Beaufort Property Company Ltd.	11	0	0	11	11	0
5777	Hailesland Place	Robertson Partnership Homes.	32	32	0	32	32	0
5784	Horne Terrace	AMA (New Town) Ltd.	11	0	0	11	11	0
3825	LDP CC2: New Street	Artesan	164	0	0	164	134	30
4900	LDP CC3: Fountainbridge	EDI	321	80	0	321	150	171
4338.5	LDP CC3: Fountainbridge	Fountain North Ltd.	141	0	0	141	141	0
3753	LDP HSG 18: New Greendykes	Persimmon Homes.	291	25	0	291	75	216
5248	LDP HSG 21: Broomhills	David Wilson Homes and Barratt	633	158	0	633	200	433
5251.1	LDP HSG 24: Gilmerton Station Road	Miller Homes Ltd	198	0	0	198	198	0

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Schedule 5: Factors affecting delivery

Ref	Site Name	Developer/applicant	Capacity	Affordable	Complete	Remaining	Delivery in 5 years	Delivery beyond year 5	
5715	LDP HSG 36: Curiehill Road	Miller homes	53	15	0	53	53	0	
5718	LDP HSG 41: SE Wedge North - The Wisp	Springfield Properties	81	18	0	81	81	0	
5806	Mcdonald Place	Albany Street Developments Ltd.	11	0	0	11	11	0	
5809	Mill Lane	000906461120	6	0	0	6	6	0	
5707	Morrison Crescent	Fountain North Ltd And Dunedin Canmore	19	19	0	19	19	0	
5821	Parkgrove Terrace	Robertson Partnership Homes.	44	44	0	44	44	0	
5829	Princes Street	Malcolm Hollis.	6	0	0	6	6	0	
5585	Saughton Mains Street	Haig Housing Trust.	15	0	0	15	15	0	
4793	St James Centre	TIAA Henderson Real Estate.	150	0	0	150	150	0	
5857	Trinity Road	Mr John and Moira Paterson	5	0	0	5	5	0	
5370	West Bowling Green Street	J Smart & Co.	97	24	0	97	97	0	
5869	West Pilton Place	Salus Developments.	8	0	0	8	8	0	
Discharge existing planning conditions / legal agreements									
3760	LDP HSG 1: Springfield	Lp Site	150	0	0	150	0	0	Constrained
3754.6	LDP HSG 17: Greendykes Road	PARC Craigmillar Ltd..	172	0	0	172	123	49	
Sign legal agreements for Minded to Grant cases									
3733A	LDP EW 2B: Waterfront WEL - Central Dev Area	Various	1604	235	0	1604	150	1454	
3744A	LDP EW 2C: Granton Harbour	Various	951	107	0	951	100	851	
3755	LDP HSG 16: Thistle Foundation	Edinvar	143	143	0	143	143	0	
5711	LDP HSG 29: Brunstane	LDP site	1330	332	0	1330	75	1255	
5716	LDP HSG 37: Newmills Road	Cala Management	206	58	0	206	152	54	
Determine pending application									
5244	LDP Emp 6 IBG	LDP Site	350	88	0	350	0	0	Constrained
3733A.5	LDP EW 2B: Upper Strand Phs 2	Upper Strand Developments Ltd + Waterf	64	16	0	64	64	0	
5246.1	LDP HSG 19: Maybury East	Taylor Wimpey	250	63	0	250	125	125	
5250	LDP HSG 23: Gilmerton Dykes Road	Miller Homes	61	15	25	36	36	0	
5252	LDP HSG 25: The Drum	South East Edinburgh Development Compa	149	43	0	149	75	74	
5712	LDP HSG 32: Buileyon Road	LDP site	840	210	0	840	125	715	
5713	LDP HSG 33: South Scotstoun	Taylor Wimpey	375	94	0	375	170	205	
5714	LDP HSG 34: Dalmeny	LDP site	15	4	0	15	15	0	
3747	LDP HSG 5: Hillwood Rd	Taylor Wimpey	132	33	0	132	125	7	
Submit planning application (if PAN period concluded for major applications)									
5791	Ladywell Avenue	Mr J M MacDonald	10	0	0	10	10	0	
4338	LDP CC3: Fountainbridge	Fountain North Ltd + Scottish Newcastl	250	0	0	250	50	200	
5245	LDP Del 5: Edinburgh Park / South Gyle	LDP Site	375	94	0	375	100	275	
3424	LDP EW 1A: Western Harbour	Forth Properties Limited.	1155	304	0	1155	0	1155	
3733A.6	LDP EW 2B: West Harbour Road	Waterfront Edinburgh Limited.	42	7	0	42	0	0	Constrained
3754	LDP HSG 17: Greendykes	Craigmillar JVC	426	133	0	426	75	351	
5246.2	LDP HSG 19: Maybury Central	West Craigs Ltd.	1470	368	0	1470	150	1320	
5246.3	LDP HSG 19: Maybury West	Roseberry Estates	130	33	0	130	25	105	
5251	LDP HSG 24: Gilmerton Station Road	Mac & Mic	502	175	0	502	100	402	
5704	LDP HSG 40: SE Wedge South - Edmonstone	Sheratan Limited	368	92	0	368	90	278	
3762	RWELP HSG : Ferrymuir Gait	Corus Hotels Ltd.	108	0	0	108	58	50	
Submit Proposal of Application Notice (major applications)									
5247	LDP HSG 20: Cammo	LDP Site	600	150	0	600	75	525	
5254	LDP HSG 27: Newcraighall East	LDP Site	154	83	0	154	75	79	
5257	LDP HSG 30: Moredunvale Road	LDP Site	185	46	0	185	50	135	
5256	LDP HSG 31: Curriemuirend	LDP Site	165	41	0	165	50	115	
Market Site / Secure Developer									
5720	Abbey Mount	Abbey Mount Estates Ltd C/O Agent	11	0	0	11	11	0	
5722	Abercromby Place	Mr Robert John Dobson	11	0	0	11	11	0	

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Schedule 5: Factors affecting delivery

Ref	Site Name	Developer/applicant	Capacity	Affordable	Complete	Remaining	Delivery in 5 years	Delivery beyond year 5	
3781	Bath Road	Mr Spence	6	0	0	6	6	0	
5560	Bath Street	Mr Jamal Jabir.	6	0	0	6	6	0	
5406	Bruntsfield Terrace	Northumberland Street Properties.	5	0	0	5	5	0	
5739	Calder Gardens	Mr Iain Murray	29	0	0	29	29	0	
5244.1	Castle Gogar Rigg	Quarry Investments.	9	0	0	9	9	0	
5574	Clearburn Crescent	Mr David Rae	10	0	0	10	10	0	
5641	High Street	Mr Steven Garry.	13	0	0	13	13	0	
3424.1	LDP EW 1A: Western Harbour - Platinum Point	Gregor Shore Plc.	452	0	226	226	0	0	Constrained
3424.6	LDP EW 1A: Western Harbour View	AB Leith Ltd.	258	0	0	258	0	0	Constrained
3744.2	LDP EW 2C: Granton Harbour	Gregor Shore PLC.	288	0	133	155	0	0	Constrained
5717	LDP HSG 39: North of Lang Loan	Wallace Land	220	55	0	220	165	55	
5132	LDP HSG 4: West Newbridge	Lp Site	500	125	0	500	0	0	Constrained
5694	Loaning Road	Ryce Limited.	6	0	0	6	6	0	
5027	London Road	Caledonian Trust PLC.	81	21	0	81	81	0	
5803	Maritime Lane	Zonal Retail Data System Ltd.	6	0	0	6	6	0	
5810	Minto Street	Merchant Capital (Edinburgh) Ltd.	11	0	0	11	11	0	
5676	Montpelier Terrace	JNL Property Investments.	5	0	0	5	5	0	
5496	Queensferry Road	Mr Jim Dolan	6	0	0	6	6	0	
5011	Shandwick Place	Mr T Diresta	11	0	0	11	0	0	Constrained
5265	South Gayfield Lane	TRI Scotland.	5	0	0	5	5	0	
5850	Sunnybank Place	Enemetric.	35	35	0	35	35	0	
5699	Timber Bush	KAAS Properties Limited	6	0	0	6	6	0	
5546	Warriston Road	Gurney Ghataray.	10	0	0	10	10	0	
5866	West Bowling Green Street	Johnstone & Graham.	24	0	0	24	24	0	
5868	West Harbour Road	David Gallacher Retirement Benefit Sch	13	0	0	13	13	0	
Align ownership with intention to develop									
4893	LDP EW 1B: Central Leith waterfront	Forth Ports	2680	670	0	2680	0	0	Constrained
3105B	LDP EW 2A: West Shore Road - Forth Quarter	Secondsite Property	691	125	0	691	0	0	Constrained
3105A	LDP EW 2A: West Shore Road - Forth Quarter	Secondsite Property	350	0	0	350	50	300	
3733A.1	LDP EW 2B: Granton Park Avenue	Buredi + Waterfront Edinburgh Ltd.	95	26	14	81	0	0	Constrained
3623	Ocean Drive	Wimpey City	193	29	0	193	0	0	Constrained
5383	Old Dalkeith Road	Sheratan Ltd.	110	28	0	110	110	0	
3533	RWELP HSP 4: Newbridge Nursery	Kinleith Industrial Estates Ltd.	25	0	0	25	0	0	Constrained
Release site from existing land use									
5547	Craigleith Road	Motor Fuel Limited.	10	0	0	10	0	0	Constrained
4894	LDP EW 1C: Leith Waterfront - Salamander Place		719	180	0	719	0	0	Constrained
3744B	LDP EW 2C: Granton Harbour	Various	426	190	0	426	0	0	Constrained
3733B	LDP EW 2D: Waterfront - WEL - North Shore	Various	850	170	0	850	0	0	Constrained
4157	LDP HSG 15: Castlebrae	LP site	145	0	0	145	0	0	Constrained
5710	LDP HSG 28: Ellens Glen Road	LDP site	240	60	0	240	0	0	Constrained
4897	LDP HSG 7: Edinburgh Zoo		80	20	0	80	0	0	Constrained
5544	Marionville Road	Glendinning Assets Limited.	34	0	0	34	34	0	

Constrained sites are highlighted in grey

Appendix 3 Sites affected by ownership/control

Market Site / Secure Developer

Ref	Site Name	Capacity
5132	LDP HSG 4: West Newbridge	500
3424.6	LDP EW 1A: Western Harbour View	258
3424.1	LDP EW 1A: Western Harbour - Platinum Point	226
5717	LDP HSG 39: North of Lang Loan	220
3744.2	LDP EW 2C: Granton Harbour	155
5027	London Road	81
5850	Sunnybank Place	35
5739	Calder Gardens	29
5866	West Bowling Green Street	24
5641	High Street	13
5868	West Harbour Road	13
5011	Shandwick Place	11
5720	Abbey Mount	11
5722	Abercromby Place	11
5810	Minto Street	11
5546	Warriston Road	10
5574	Clearburn Crescent	10
5244.1	Castle Gogar Rigg	9
3781	Bath Road	6
5496	Queensferry Road	6
5560	Bath Street	6
5694	Loaning Road	6
5699	Timber Bush	6
5803	Maritime Lane	6
5265	South Gayfield Lane	5
5406	Bruntsfield Terrace	5
5676	Montpelier Terrace	5

Release site from existing land use

Ref	Site Name	Capacity
3733B	LDP EW 2D: Waterfront - WEL - North Shore	850
4894	LDP EW 1C: Leith Waterfront -Salamander Place	719
3744B	LDP EW 2C: Granton Harbour	426
5710	LDP HSG 28: Ellens Glen Road	240
4157	LDP HSG 15: Castlebrae	145
4897	LDP HSG 7: Edinburgh Zoo	80
5544	Marionville Road	34
5547	Craighleith Road	10

Align ownership with intention to develop

Ref	Site Name	Capacity
4893	LDP EW 1B: Central Leith waterfront	2680
3105B	LDP EW 2A: West Shore Road - Forth Quarter	691
3105A	LDP EW 2A: West Shore Road - Forth Quarter	350
3623	Ocean Drive	193
5383	Old Dalkeith Road	110
3733A.1	LDP EW 2B: Granton Park Avenue	81
3533	RWELP HSP 4: Newbridge Nursery	25

