



Housing Land Audit 2017

October 2017

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Cover photograph – Town houses at St Leonards Fields, St Andrews

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Glossary of Terms

Affordable Housing: housing of a reasonable quality that is affordable to people on modest incomes. It includes property for rent, sale or shared ownership.

Brownfield: land which has previously been developed. The term may cover vacant or derelict land, land occupied by redundant or unused buildings, and developed land within the settlement boundary where further intensification of use is considered acceptable. It does not include mineral workings, temporary uses, parks and gardens, sports and recreation grounds, woodlands and amenity open spaces (landscaped areas that improve an area's appearance).

Completion Certificate: confirms that the work completed on a property complies with the approved building warrant and the building regulations. It is an offence to occupy a new building, conversion or extension without a completion certificate.

Development Plan: two Strategic Development Plans (TAYplan and SESplan) and Fife's three adopted Local Plans (St Andrews and East Fife; Mid Fife; and Dunfermline and West Fife) together provide the statutory planning framework for Fife. The adopted local plans will be replaced by Fife's Local Development Plan (FIFEplan) in 2017.

Effective Housing Land Supply: the part of the established housing land supply which is free or expected to be free of 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 unconstrained and constrained sites. This will include the remaining capacity of sites under construction, sites with planning consent, sites in adopted local plans or the proposed local development plan and, where appropriate, other buildings and land with agreed potential for housing development such as sites in the Strategic Housing Investment Plan where funding is committed.

Greenfield: land which has never previously been developed or used for an urban use or sites or land which has been brought into active and beneficial use for agriculture or forestry e.g. surface mineral workings or derelict land which has been fully restored.

Housing Land Requirement: the outcome of an assessment of housing demand and need (expressed in housing units) which reflects the planning strategy and environmental and infrastructural constraints of an area.

Housing Market Area: a geographical area which is relatively self-contained in terms of reflecting people's choice of location for a new home, i.e. a large percentage of people buying a home in the area will have sought a house only in that area.

Housing Land Audit: a document setting out the housing land supply position as at 1st April each year.

Local Development Plan: the Planning etc. (Scotland) Act 2006 provided for the replacement of Local Plans with Local Development Plans. These will form part of the Development Plan.

Local Plan: the part of the Development Plan setting out a detailed land use framework for a defined area. The three adopted local plans will be replaced by the Fife Local Development Plan (FIFEplan) in 2017.

Non-effective Housing Land Supply: that part of the established housing land supply which is not expected to contribute towards meeting the housing land requirement due to ownership, physical, contamination, deficit funding, marketability, infrastructure or land use constraints. Sites which are subject to one or more constraints may become effective if the constraints are addressed.

Planning Obligation: planning obligations are obligations entered into in an agreement or unilateral arrangement made under the terms of Section 75 of the Town and Country Planning (Scotland) Act 1997. They are used to control appropriate planning matters outwith the scope of planning conditions where new impacts arise from proposed development activity. Further information is available within Scottish Government Circular 3/2012.

Section 75: legally binding agreement under the terms of Section 75 of the Town and Country Planning (Scotland) Act 1997 as amended by the Planning etc. (Scotland) Act 2006 used to control appropriate planning matters outwith the scope of planning conditions. See Circular 3/2012.

Small Sites: sites with a capacity of fewer than 5 housing units.

Strategic Development Plan: the Planning etc. (Scotland) Act 2006 provided for the replacement of Structure Plans and the creation of Strategic Development Plans (SDPs). It gave Ministers the power to designate groups of planning authorities to work together to prepare and review these new plans. Fife is involved in two of these; TAYplan which includes north Fife and SESplan which includes central and west Fife.

Strategic Housing Investment Plan: identifies the key investment priorities for affordable housing development, outlines the resources available and those that are needed, and highlights any risks around delivery.

Strategic Development Area (SDA): focus of development or a specific large scale allocation for development identified in SESplan and TAYplan. SDAs supersede the former Strategic Land Allocations (SLAs).

Windfall Site: a site not specifically allocated for development in a local plan or local development plan but for which planning permission for residential development is granted.

EXECUTIVE SUMMARY

The Housing Land Audit is a statement of the agreed housing land supply position in Fife. The supply was agreed with Homes for Scotland and its members and also reflects the views of landowners and developers not affiliated to Homes for Scotland where these are known.

- The Housing Land Audit 2017 provides a “snapshot” of the housing land supply position for Fife as at 1st April 2017.
- This year 1 site was disputed by Homes for Scotland and its members.
- 1,388 housing units on all sites, including small sites, were completed in the Audit year, 43% (420) more than last year and the highest number of completions since the credit crunch.
- 1,303 homes on sites of 5 or more units were completed in 2016/2017, an increase of 407 homes (45%) over 2015/2016. However, this figure is 3,312 units short of the number of completions needed to meet this year’s housing land requirement. The Housing Land Audit 2016 predicted that 1,641 units would be completed. Although significant growth in the output of the house building industry has materialised, this has been insufficient to meet expectations and predictions and this year’s completions are 26% below those anticipated.
- 1,722 homes on sites of 5 or more units are predicted to be built in 2017/2018: a projected increase of 32% on 2016/2017.
- 613 affordable housing units of all site sizes and tenures were completed this year, 9% more than that achieved during the previous year (563 homes). Affordable housing accounted for 47% of all completions on sites of capacity greater than 4 houses.
- 43% of completions were by regional and/or national house builders; 28% by Fife Council/Housing Associations; and 29% by smaller, local builders. (Note that this statistic reflects sector activity rather than final tenure.)
- On sites of capacity greater than 4 units, 44% (573) of completions were in the Dunfermline and West Fife Housing Market Area; 37% (483) in the Kirkcaldy, Glenrothes and Central Fife HMA; 15% (196) in the St Andrews and North East Fife HMA; and 4% (51) in the Cupar and North West Fife HMA.
- On sites of capacity greater than 4 units, 49% (635) houses were built on brownfield land and 51% (668) were built on greenfield land. 71% (921) new homes are houses and 29% (382) are flats.
- 7,882 housing units with planning permission on all sites of 5 or more units are yet to be built. Of these sites, land for 6,753 houses (86%) is effective or will become effective during the local development plan period. The majority of these sites are in the Dunfermline and West Fife and Kirkcaldy, Glenrothes and Central Fife Housing Market Areas.
- 18,761 housing units without planning permission, including Strategic Development Areas, are allocated in the development plan or committed in the SHIP. Of these sites, land for 8,996 units (48%) is expected to come forward during the local development plan period.
- The low number of completions since 2009/2010 has meant that there has been insufficient house building to meet the housing land requirement (and subsequent backlog due to insufficient completions in previous years). This means that the overall annualised housing land requirement for Fife currently stands at 6,276 units per annum. This is 4,547 homes more than the completions achieved pre credit crunch of 1,729 in 2007/2008 and would require a level of housebuilding almost 5 times present build rates. However, although the housebuilding industry expects some increase in output in the short and medium terms and, notwithstanding that 2016/17 has seen a significant rise in the number of completions achieved, there are no signs that an increase in completions of such magnitude will be achieved and, consequently, there is no expectation that the overall housing land requirement will be met.

- The 5-year effective housing land supply position at 1st April 2017 in each Housing Market Area is:
 - Dunfermline and West Fife – shortfall of 6,010 homes
 - Kirkcaldy, Glenrothes and Central Fife – shortfall of 3,494 homes
 - St Andrews and North East Fife – surplus of 94 homes
 - Cupar and North West Fife – surplus of 43 homes

CHAPTER 1: INTRODUCTION

Purpose

1.1 The main purpose of the Housing Land Audit is to set out the housing land supply position at 1st April each year. This document provides a 'snapshot' of the housing land supply position as at 1st April 2017.

1.2 The Housing Land Audit is used by Fife Council to assess progress towards meeting the Housing Land Requirement; evaluate the effectiveness and take-up of housing land allocations in the Local Development Plan; and inform responses to planning applications. The Audit also assists Council decision-making in such spheres as education provision and transport planning among others. Homes for Scotland and other interested parties such as developers, utility providers, consultants and the general public may also use the Housing Land Audit.

Survey

1.3 For the purpose of collecting information to feed into the Housing Land Audit, all sites with planning permission for 5 or more units were visited and any completed houses noted. A house was deemed to be complete when all external finishes were in place and the landscaping completed.

1.4 Small sites, i.e. those for 4 or fewer housing units, were assessed using Completion Certificates data from Building Standards and Safety.

1.5 Where necessary, developers and landowners currently building on, or having an interest in, a site in Fife were contacted as to their likely build programme. Where given, their comments were noted and used to inform the data contained in the Schedules.

Agreement

1.6 The Housing Land Audit is a statement of the agreed and disputed housing land supply position in Fife. The supply was agreed with Homes for Scotland who consulted its members and, where necessary, by email and telephone surveys of developers and landowners not affiliated to Homes for Scotland.

1.7 All sites in the Housing Land Audit were scrutinised and their status and programming agreed or formally disputed. Only one site was disputed and this is discussed at paragraph 3.13 and Figure 3.7. The Audit does not represent full agreement of the housing land supply position in accordance with [PAN 2/2010: Affordable Housing and Housing Land Audits](#) and care should be taken in interpreting the data given. Where sites are disputed, the Audit represents the views of the Council.

Economic Factors

1.8 An attempt has been made to take into account the continuing effects of the credit crunch in the housing market when programming sites and, consequently, the Audit takes a pragmatic and realistic view to the likelihood of sites being developed. The Audit finds that the level of house building has shown some evidence of an increase in house building in Fife over the last year but continues to indicate that new housing providers, both public and private sector, will find it challenging to deliver sufficient housing to meet the overall housing land requirement. Whilst the Council, both as direct provider and in partnership with other bodies, is committed to building its own affordable housing programme and will work with the private sector in delivering new houses, the scale of new house building required in the SESplan (Fife) area is unprecedented and it is unlikely that such a requirement can or will be met.

Disclaimer

1.9 The information contained in the Housing Land Audit is believed to be accurate as at 1st April 2017. Whilst every effort has been taken to avoid errors, interested parties should verify for themselves the latest position in respect of individual sites. Fife Council will not accept any responsibility for any financial or other

claims arising from any errors in this document. The Council is, however, prepared to amend any inaccuracies which are brought to its attention. Please direct any correspondence to the contact below.

Online Information

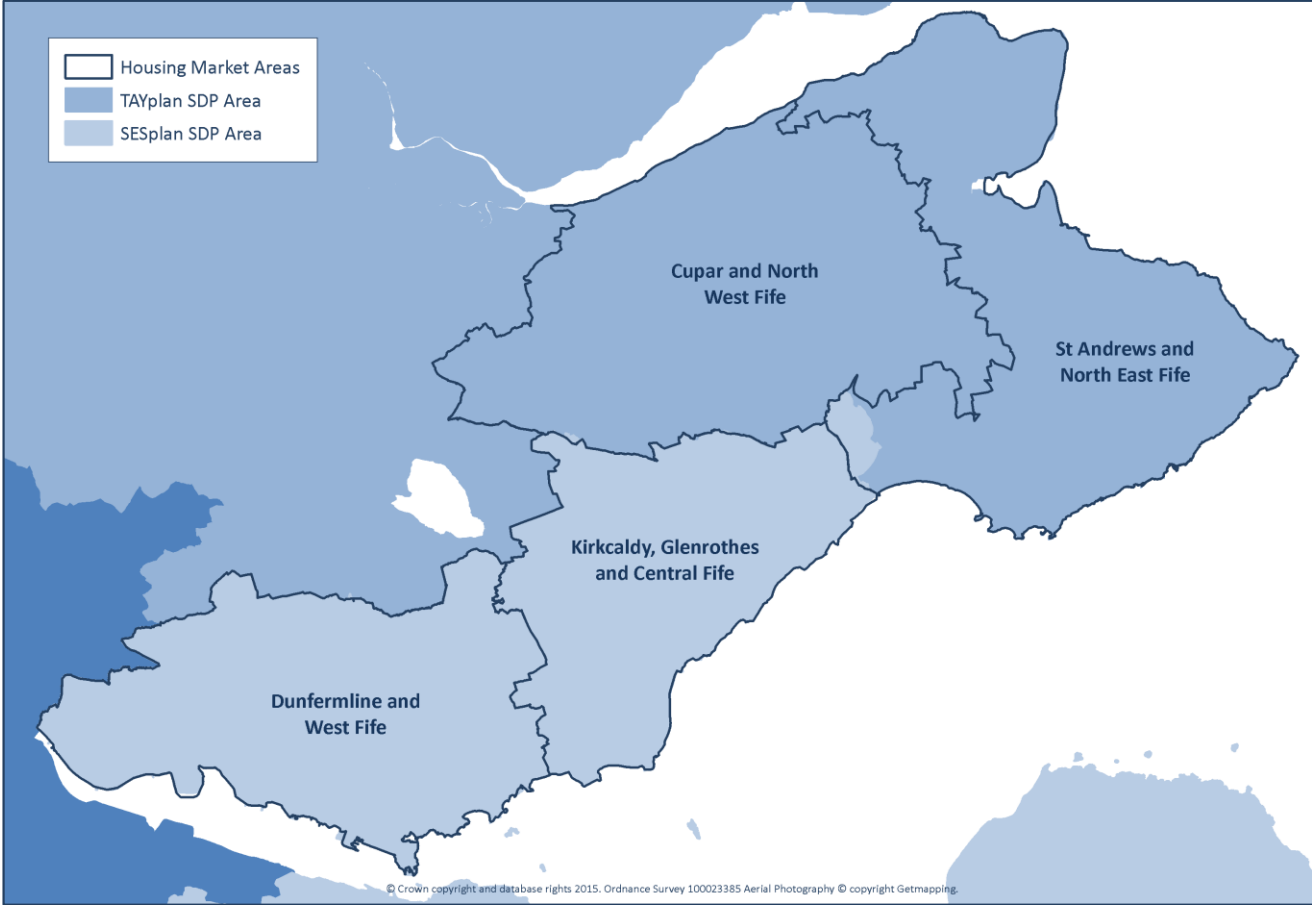
1.10 Previous Housing Land Audits and the most up-to-date interactive mapping are available [here](#).

Feedback

1.11 As part of an ongoing commitment to review the content and presentation of this document, the Council would welcome suggestions as to how the Housing Land Audit could be improved in future years. If you have any comments to make, please send them to:

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Figure 1.1: Housing Market Areas and Strategic Development Plan (SDP) Areas



CHAPTER 2: HOUSING COMPLETIONS

Monitoring Housing Completions

2.1 Since 1987, the Housing Land Audit has monitored new house building and other means of creating new housing units such as the conversion of existing non-residential buildings or the sub-division of large houses. There are three main reasons why it is useful to monitor completions:

- to monitor their contribution to the housing land requirement;
- to allow assumptions to be made regarding the likely output of the effective housing land supply; and
- to assist in predicting future trends which may, in turn, have implications for future demand assessments.

2.2 Wholly completed sites with no remaining capacity are removed from the established land supply on an annual basis although the units completed still contribute to the housing land requirement. Schedule 4 gives the details on wholly completed sites.

Past Completions

2.3 Care should be taken in interpreting past completion rates which may have been subject to particular influences such as market conditions or supply constraints.

Figure 2.1: Completions by Housing Market Area 2007/2008 – 2016/2017

Housing Market Area/Year	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17
Dunfermline and West Fife	877	530	492	431	480	526	520	495	485	573
Kirkcaldy, Glenrothes and Central Fife	738	563	425	385	161	228	115	147	195	483
St Andrews and North East Fife	62	33	43	30	93	94	114	148	212	196
Cupar and North West Fife	52	16	25	3	30	4	33	7	4	51
Fife	1,729	1,142	985	849	764	852	782	797	896	1,303

Source: Fife Council – House Completion Surveys and Building Standards and Safety data

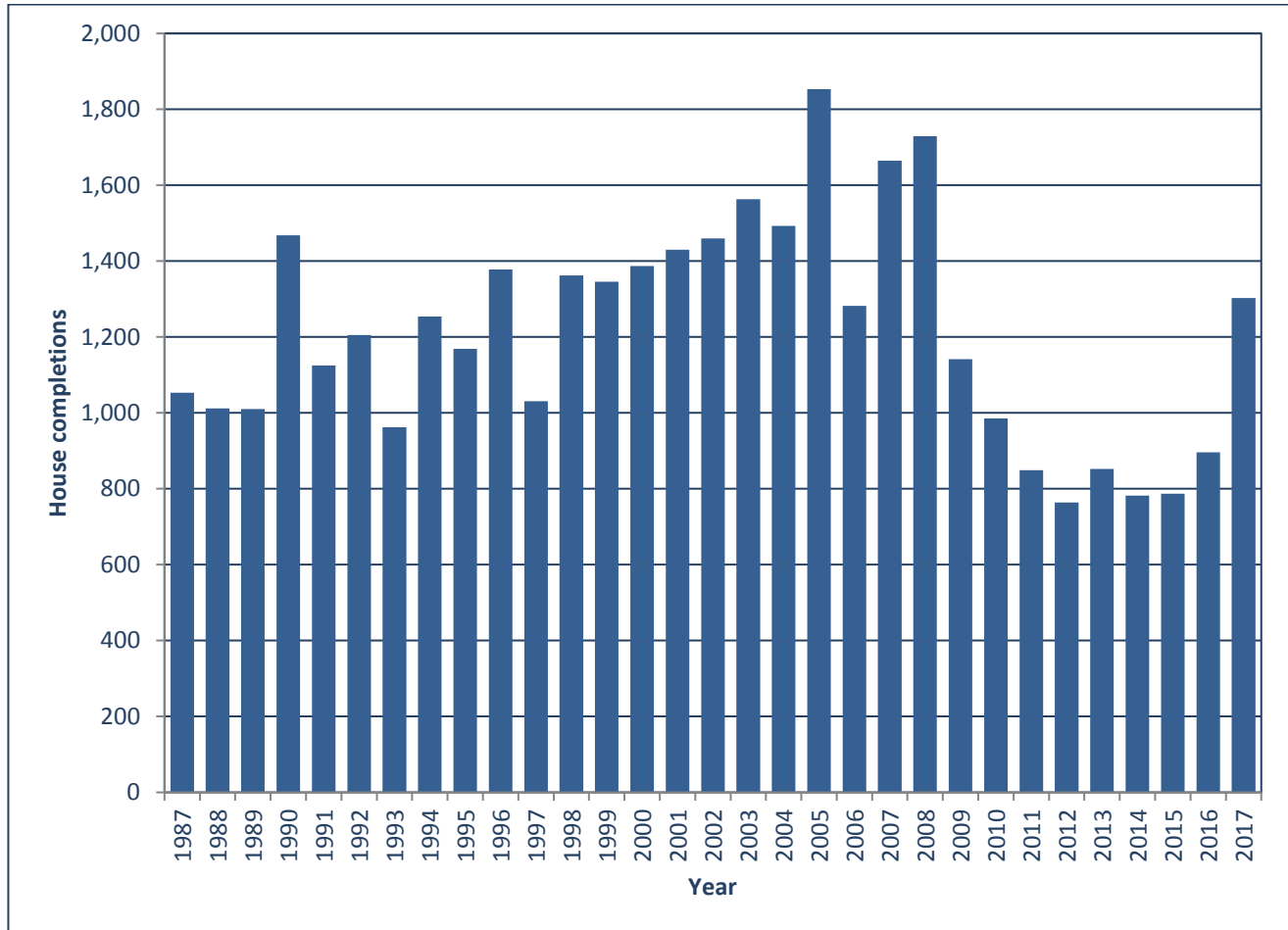
Notes:

1. Sites of capacity greater than 4 houses.

2. Where sites with completions have been deleted from the Housing Land Audit, generally because of a change in site size, these completions have been removed from this Figure. Consequently, this may not accord with previous Housing Land Audits.

2.4 Total completion rates for all tenures have varied from year to year and have not followed any specific pattern (see Figures 2.1, 2.2 and 2.3). Until 2008/2009 the overall trend had been upwards but the effects of the recession have had a significant effect on housebuilding. The 6 years prior to 2016/17 were the 6 years with the fewest completions since records began in 1987 as shown in Figure 2.2. However, 2016/17 shows signs of an upturn in house building in Fife with the highest number of completions since the recession. This year's completions on sites of capacity greater than 4 units represent a 45% increase over those in 2015/16.

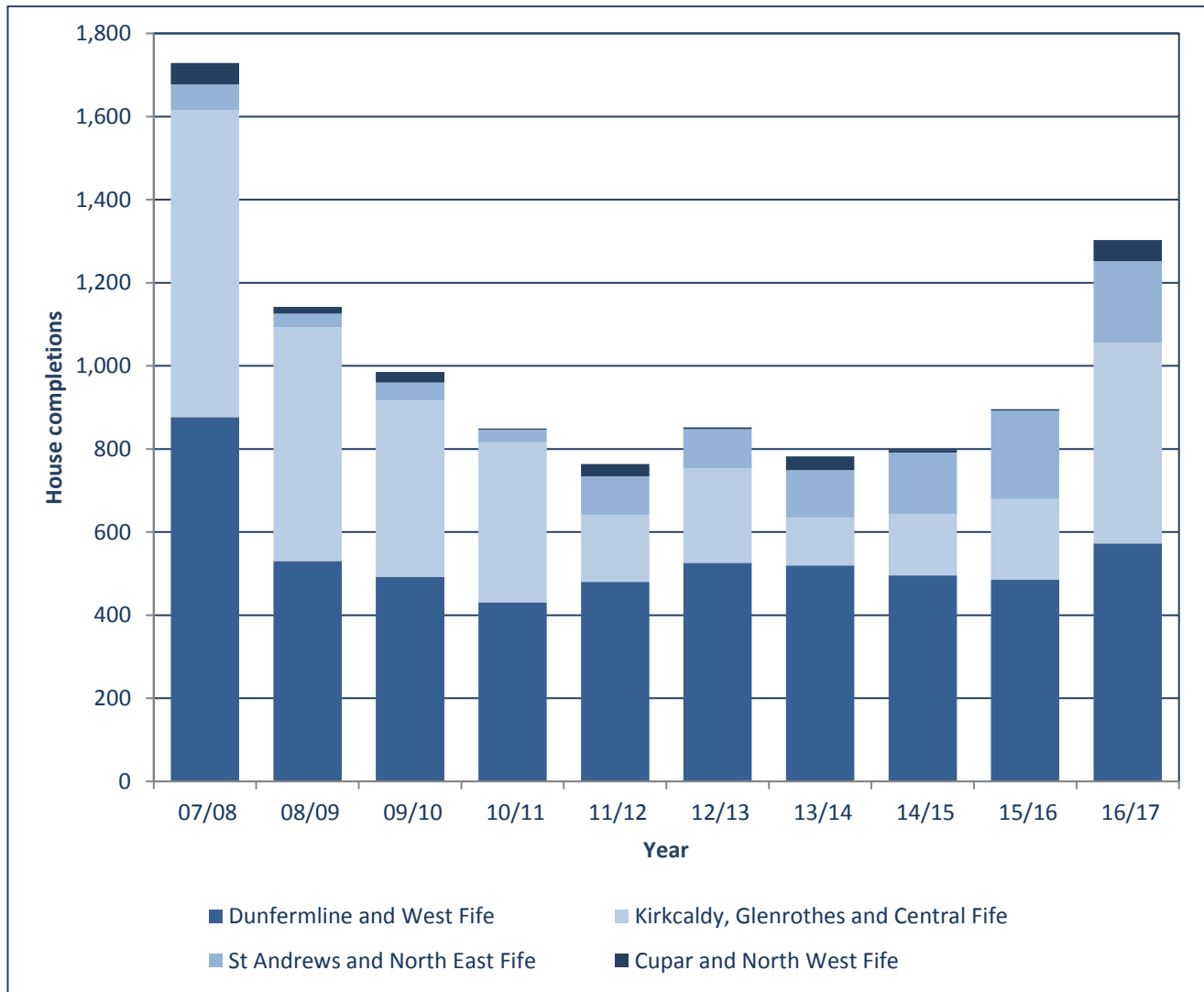
Figure 2.2: Fife House Completions 1986/1987 – 2016/2017



Source: Fife Council Housing Land Audits/Housing Reviews

Note: Completions on sites of capacity greater than 4 units

Figure 2.3: House Completions by Housing Market Area 2007/2008 – 2016/2017



Source: Fife Council - House Completions Surveys and BSS data

Note: Completions on sites of capacity greater than 4 units

Small Site Completions

2.5 Small sites are sites of fewer than 5 units. Data for small site completions is obtained from Building Standards and Safety Completion Certificates records. New completions which are permanent residences and are not part of larger sites are noted as small site completions. In 2016/2017 there were 85 house completions on small sites. Small sites contribute to the TAYplan Housing Land Requirements in the St Andrews and North East Fife, and Cupar and North West Fife Housing Market Areas.

Figure 2.4: Small Site Completions 2007/2008 – 2016/2017

Housing Market Area/Year	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17
Dunfermline and West Fife	39	33	8	28	25	10	16	19	14	16
Kirkcaldy, Glenrothes and Central Fife	53	43	14	13	19	28	13	18	17	31
St Andrews and North East Fife	28	39	7	24	29	15	18	16	24	14
Cupar and North West Fife	23	30	16	13	22	12	19	26	17	24
Fife	143	145	45	78	95	65	66	79	72	85

Source: Building Standards and Safety data

Affordable Housing Completions

2.6 Until this year, details of the number and tenure of affordable housing completions were supplied by the Scottish Government and interpreted by Fife Council's Housing Services. In 2017, affordable housing completions were limited to those observed as new build or conversion and do not include other types of affordable housing creation. Figure 2.5 gives the history of affordable housing completions in Fife.

Figure 2.5: Affordable Housing Completions by Housing Market Area 2009/2010 – 2016/2017

Housing Market Area/Year	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17
Dunfermline and West Fife	61	103	105	196	171	135	274	202
Kirkcaldy, Glenrothes and Central Fife	107	110	0	90	8	52	132	271
St Andrews and North East Fife	0	27	64	27	25	60	119	122
Cupar and North West Fife	0	4	22	0	30	0	38	18
Fife	168	244	191	313	234	247	563	613

Sources: Scottish Government; Fife Council Housing Services; Fife Housing Survey 2017

CHAPTER 3: HOUSING LAND SUPPLY

Introduction

3.1 This Chapter discusses and summarises the housing land supply position as at 1st April 2017, based on the Schedules contained in Chapter 5.

Criteria for Sites to be Included in the Housing Land Audit

3.2 The Housing Land Audit lists all sites included in the established land supply i.e. sites with a capacity of five or more units that meet one or more of the following criteria:

- sites with a current planning consent for residential development including sites under construction;
- sites in adopted local plans;
- sites with agreed potential for housing development e.g. sites in the proposed local development plan or other agreed development strategy e.g. the Strategic Housing Investment Plan (SHIP).

3.3 The established land supply does not include:

- sites which are the subject of undetermined planning applications, including those which are the subject of an uncompleted Section 75 obligation or other legal agreement, where such sites are not allocated in the Development Plan or the SHIP;
- sites granted planning permission after 31st March 2017 where such sites are not allocated in the Development Plan or the SHIP;
- sites in the SHIP which are not yet fully committed and funded; or
- sites of fewer than 5 units.

Removal of a Site from the Established Housing Land Supply

3.4 Once included in the Housing Land Audit, a site will remain in the established land supply until:

- the site is completed;
- the site is developed for another use;
- the site capacity is reduced to fewer than 5 units;
- planning permission lapses or is revoked and the site is not allocated in the Development Plan or the SHIP; or
- a new local development plan is adopted, superseding the existing adopted local plan, and the site is not included in the new plan.

3.5 The refusal of planning consent on a local plan or local development plan site does not exclude it from the established land supply. It may, depending on individual circumstances, become part of the non-effective supply and will only be removed from the established land supply through the local development plan process.

Established Housing Land Supply

3.6 The established land supply as at 1st April 2017 for Fife was 36,779 units, based on the criteria set out above. This figure has decreased by 207 units since last year reflecting the balance of completions on site; the removal of deleted sites; the commitment to sites in the Strategic Housing Investment Plan; and windfall sites coming forward through the Development Management process. The sites which make up the established land supply are detailed in Schedules 1 and 2 and are summarised in Figures 3.1 and 3.2 below.

Figure 3.1: Established Land Supply by Housing Market Area 2017

Housing Market Area	Established land supply	Unconstrained land supply*	Non-effective (constrained) land supply
Dunfermline and West Fife	17,956	12,507	5,449
Kirkcaldy, Glenrothes and Central Fife	12,913	8,693	4,220
St Andrews and North East Fife	3,281	2,968	313
Cupar and North West Fife	2,640	2,475	165
Fife	36,790	26,643	10,147

Source: Schedules 1 and 2, Fife Housing Land Audit 2017

Note: The established land supply is the sum of the unconstrained and the non-effective land supply.

* These figures represent the total unconstrained supply and are not limited to the 7 year period identified on a site by site basis in Schedule 1.

Schedule 1: Effective Land Supply

3.7 The effective land supply is land that is free from infrastructure, marketing, ownership, physical, contamination, deficit funding, land use or programming constraints in the period under consideration, and is therefore available for the construction of housing. All sites meeting the above criteria are detailed in Schedule 1. Sites which are programmed to start beyond 2024 show no programming in the 7 years detailed in Schedule 1. This lack of programming information does not necessarily imply any restriction on a developer to develop in advance of any stated programming. Neither the Housing Land Audit nor the Development Plan place any restriction on any site coming forward for development earlier than programmed.

Composition of the Unconstrained Land Supply

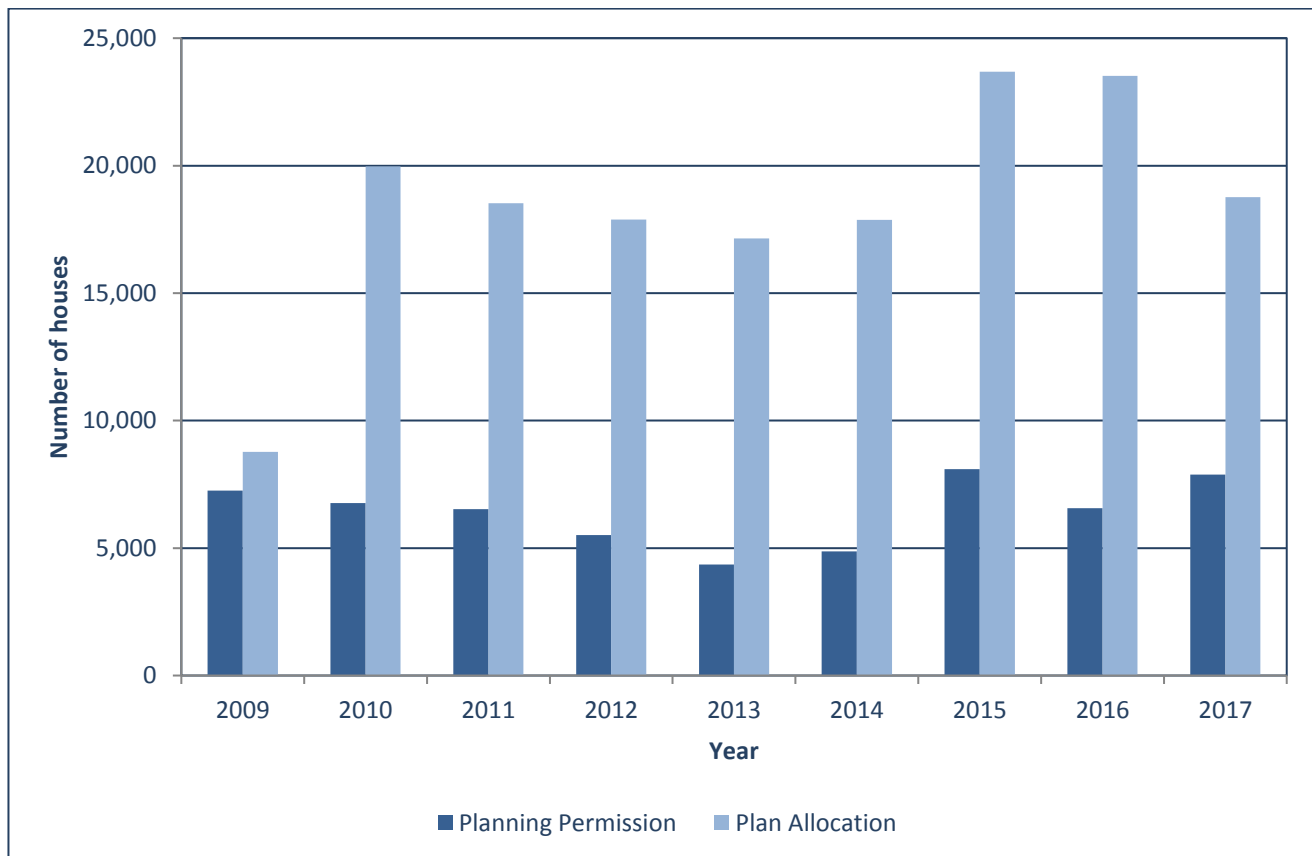
3.8 The unconstrained land supply is made up of sites with planning permission, either full or in principle, including the remaining capacity of sites under construction; sites allocated for housing development in the adopted local plans or the proposed local development plan; and sites committed through the Strategic Housing Investment Plan (SHIP). Figure 3.2 splits the unconstrained land supply into sites with planning consent and sites allocated in the development plan by Housing Market Area. Figure 3.3 shows the recent history of the unconstrained supply.

Figure 3.2: Unconstrained Land Supply by Housing Market Area 2017

Housing Market Area	With Planning Permission	Allocated in Local Plans/Local Development Plan/SHIP
Dunfermline and West Fife	4,325	8,182
Kirkcaldy, Glenrothes and Central Fife	2,809	5,884
St Andrews and North East Fife	440	2,528
Cupar and North West Fife	308	2,167
Fife Totals	7,882	18,761

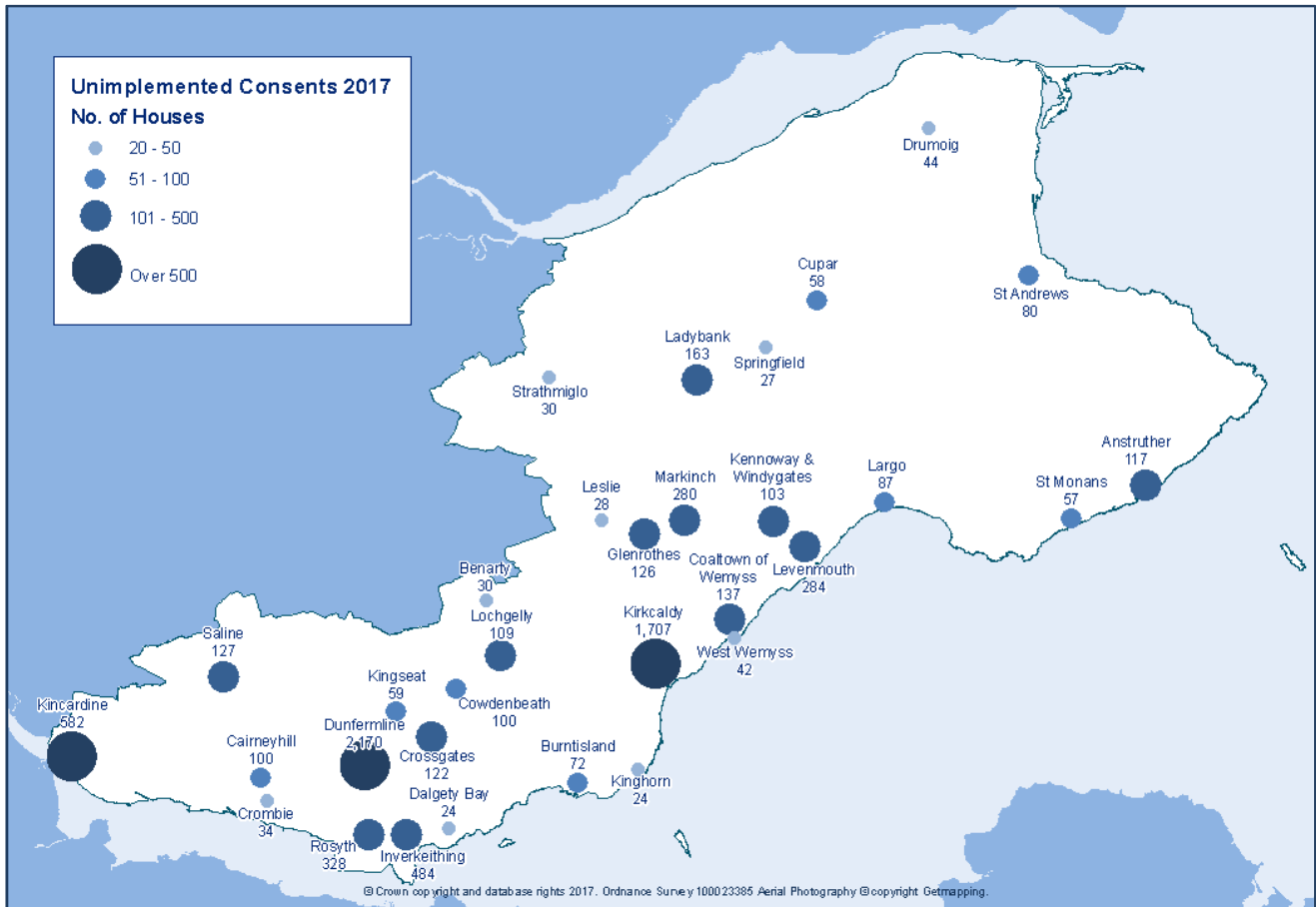
Source: Schedule 1, Fife Housing Land Audit 2017

Figure 3.3: Composition of the Unconstrained Housing Supply 2008/2009 – 2016/2017



Source: Housing Land Audits

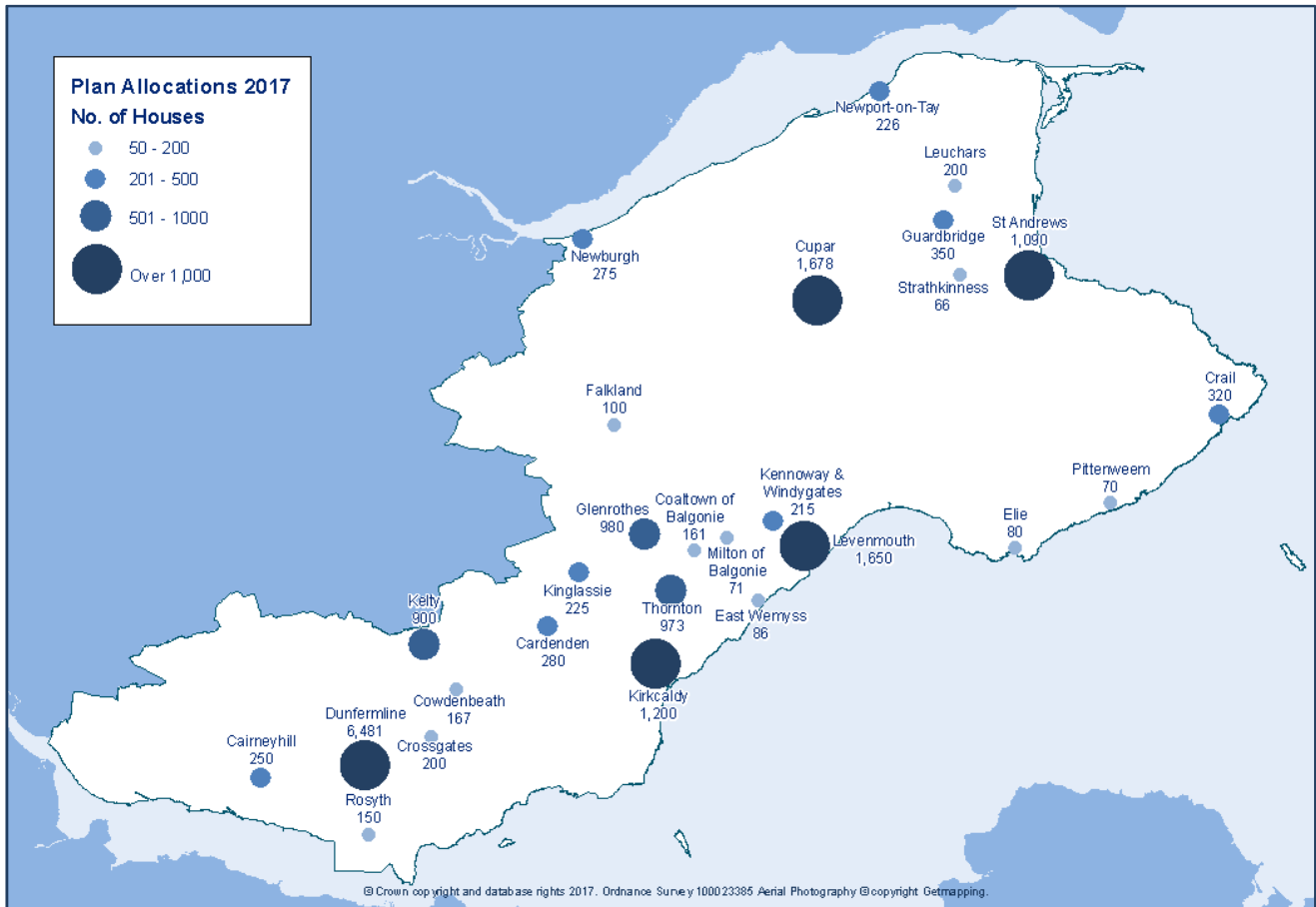
Figure 3.4: Unimplemented Housing Consents 2017



Note: Settlements with fewer than 20 effective, consented undeveloped units have been omitted for reasons of scale and clarity.

3.9 Figure 3.4 shows the geographical distribution of those sites with planning permission including the undeveloped portion of sites which are under construction. 7,882 unconstrained housing units with planning consent remain to be developed with the majority of these in the Dunfermline and West Fife, and Kirkcaldy, Glenrothes and Central Fife Housing Market Areas.

Figure 3.5: Plan Allocations 2017



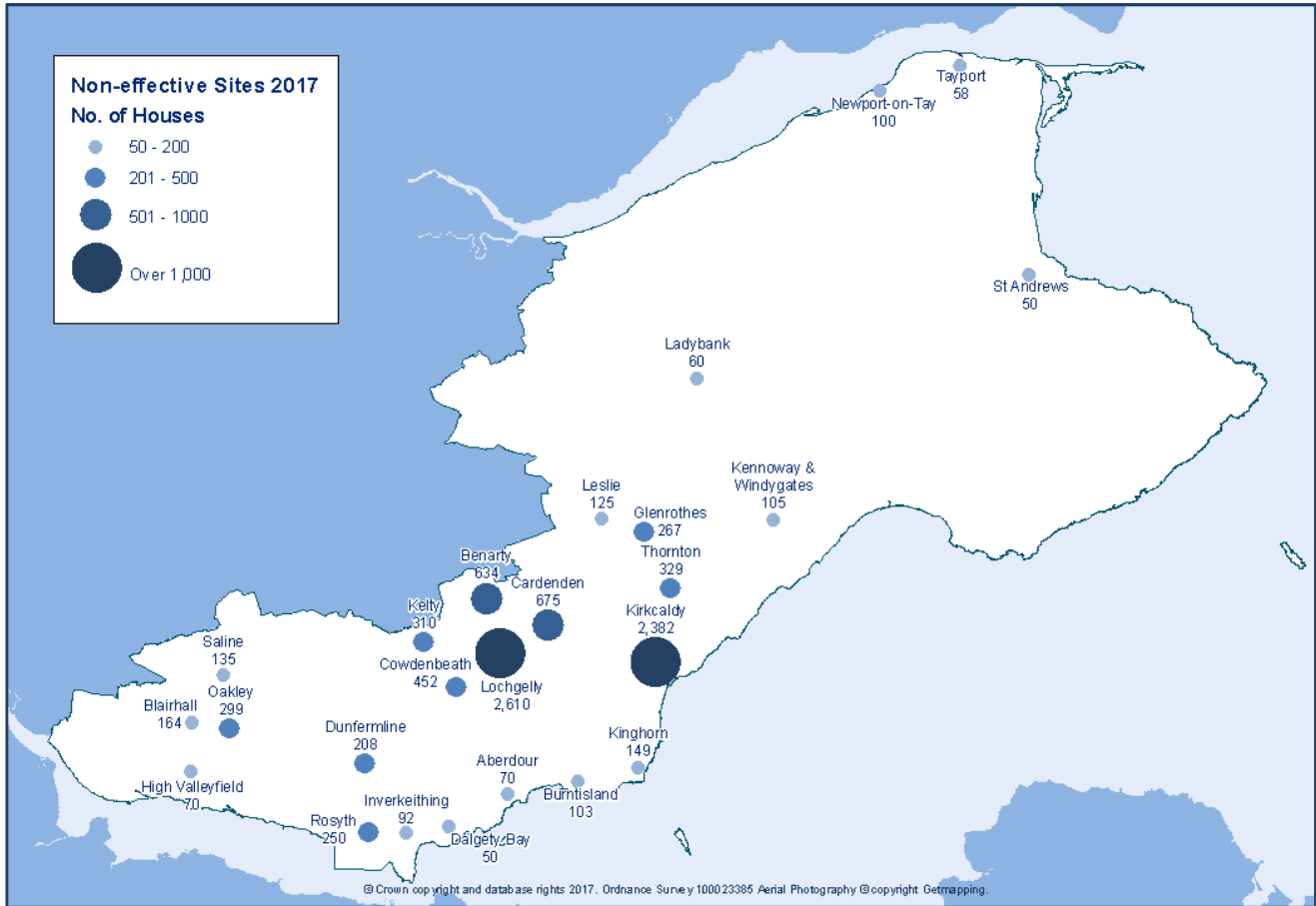
Note: Settlements with allocations for fewer than 50 units have been omitted for reasons of scale and clarity.

3.10 Figure 3.5 shows the geographical distribution of those effective sites allocated in the development plan or committed for development in the SHIP and without planning permission. 18,761 unconstrained housing units are allocated.

Schedule 2: Non-effective Land Supply

3.11 Where constraints exist on a site precluding its development, the site is considered to be non-effective and no contribution to the Structure Plan requirement is assumed. This consideration does not prevent a site from making a contribution in the future if the constraints can be overcome or if circumstances change. There are currently 10,147 non-effective units, a 47% increase on 2015/16. Figure 3.6 gives the geographical distribution of non-effective sites.

Figure 3.6: Non-effective Sites 2017



Note: Settlements with non-effective sites for fewer than 50 units have been omitted for reasons of scale and clarity

Schedule 3: Deleted Sites

3.12 It is necessary to delete sites which are no longer available for housing development or where changes in circumstances mean that they fail to continue to meet the criteria for inclusion in the established land supply. Some sites are deleted and replaced in order to reflect changing circumstances such as the site being subdivided. Such sites do not generally result in a significant overall loss of houses. A total of 180 housing units were deleted from the established housing land supply in 2016/2017 as follows:

- 33 houses deleted through planning consent having lapsed and the sites not being supported by the development plan;
- 112 houses deleted at the Examination into the local development plan, FIFEplan;
- 8 houses deleted as the site is in alternative use which does not merit inclusion in the Housing Land Audit; and
- 27 houses deleted as development is not expected to proceed further.

In addition, the former sites at Seggie North and Seggie South, Guardbridge have been combined to form the site at Seggie Farm, Guardbridge to reflect the nature of the current proposals for the site. This means that

there is no overall change to the proposed housing numbers but, nevertheless, this change is reflected in Schedule 3: Deleted Sites.

Disputed Sites

3.13 Each year those parties involved in the preparation of the Housing Land Audit strive to reach full agreement on the contribution of sites towards the Structure Plan Requirement. Where full agreement cannot be reached, the site is recorded as being the subject of a dispute. This year one site was disputed by Homes for Scotland. Figure 3.6 details the disputed site with a brief description of the nature of the dispute. Where sites are disputed, the views of the Council are reflected in the Schedules in Chapter 5.

Figure 3.7: Disputed Site 2017

Site	Nature of dispute	Site capacity (houses)
KIR176 – Kirkcaldy West SDA	No progress of application. Uncertainty regarding delivery of the Strategic Development Area.	1,200

Windfall Sites

3.14 Windfall sites are those sites of 5 or more units not specifically allocated for development in a local plan or local development plan but for which planning permission for housing development is granted. The 100% coverage of Fife by adopted local plans and the proposed local development plan offers an opportunity to assess, on an annual basis, the contribution made by windfall sites to the housing land supply. In 2016/2017, 13 windfall sites came forward with a combined capacity of 403 units. The level of windfalls is significant because:

- it delivers extra flexibility over and above Development Plan assumptions; and
- it demonstrates that Development Plan policy allows for a range and choice of smaller to medium size sites in addition to those identified in local plans and/or the proposed local development plan.

Figure 3.8: Windfall Sites 2009/2010 – 2016/2017

Housing Market Area/Year	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17
Dunfermline and West Fife	46	166	0	126	786	102	69	336
Kirkcaldy, Glenrothes and Central Fife	190	169	64	54	446	34	58	21
St Andrews and North East Fife	42	41	15	40	85	28	65	21
Cupar and North West Fife	15	45	8	0	49	77	11	25
Fife	293	421	87	220	1,366	241	203	403

Source: Housing Land Database 2017

Demolitions

3.15 Demolitions are a small but important component of both housing land supply and need and demand. Demolitions reduce the existing housing stock and the loss of this stock needs to be compensated for by building replacement housing.

3.16 Demolitions are only significant in the Dunfermline and West Fife; and Kirkcaldy, Glenrothes and Central Fife Housing Market Areas. Demolitions are ignored in the St Andrews and North East Fife; and Cupar and North West Fife Housing Market Areas as they are so infrequent as to be insignificant. These Housing Market Areas are excluded from Figure 3.9.

3.17 Housing land issues in the SESplan Strategic Development Plan area are addressed in the [Supplementary Guidance – Housing Land](#) which forms part of the approved SESplan. The Technical Note to this Supplementary Guidance gives an assumption for demolitions at Table 3.4.

3.18 The Scottish Government, at paragraph 53 of [PAN 2/2010: Affordable Housing and Housing Land Audits](#), states “*Completions on regeneration sites should be shown net of any demolitions which have taken place.*” However, demolitions generally take place on sites of high density housing e.g. Trondheim Parkway, Dunfermline; Kincardine High Flats; Tanshall Maisonettes, Glenrothes; Fraser Avenue, Inverkeithing; etc. and such housing is generally replaced by lower density housing. This means that the regeneration of such sites, if the Government’s advice is to be heeded, is likely to lead to a negative number of houses being recorded as built and this would skew annual and overall completions data. The process of building replacement housing could take many years leading to skewed figures which underestimate construction activity over a long period of time. Instead, a figure equal to the number of demolitions is added to the housing land requirement for the affected Housing Market Area and aggregated at SESplan (Fife) Area level thereby increasing the need and demand rather than reducing the supply. This allows construction activity to be accurately reported whilst still taking account of loss of housing stock through demolition.

Figure 3.9: Demolitions 2009/2010 – 2016/2017

Housing Market Area/Year	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	Total
Dunfermline and West Fife	0	120	76	4	80	0	4	72	356
Kirkcaldy, Glenrothes and Central Fife	81	62	142	0	4	0	0	0	289
SESplan	81	182	218	4	84	0	4	72	645

Source: Fife Council Housing Services

CHAPTER 4: MEETING THE HOUSING LAND REQUIREMENT

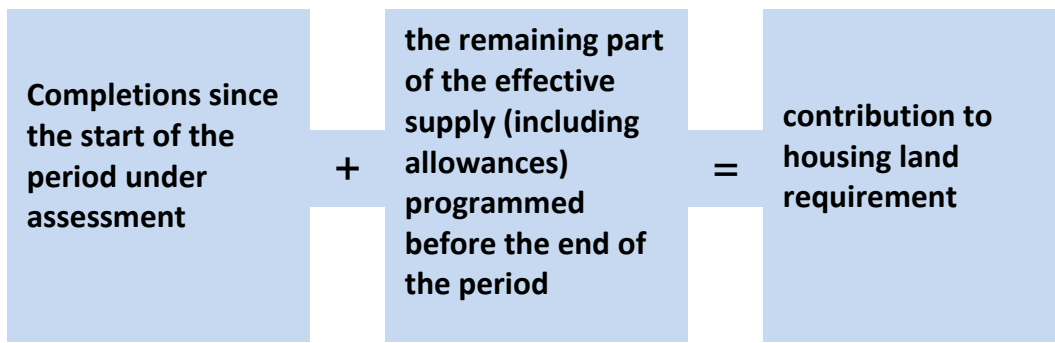
Context

4.1 The Scottish Government, in [PAN 2/2010: Affordable Housing and Housing Land Audits](#), advises that Housing Land Audits should indicate the output from effective sites for a 5 year period with an indicative figure for later years. The Housing Land Audit shows 7 years of programming on effective sites with an indication of the number of house units remaining to be developed post-2024. This is shown in Schedule 1.

4.2 The Housing Land Requirement is the outcome of an assessment of housing demand and need (expressed in house units), which reflects the planning strategy and environmental and infrastructure constraints. It includes an element of flexibility to allow for uncertainties.

Contributing to the Housing Land Requirement

4.3 The contribution of sites to the housing land requirement is assessed thus:



Strategic Development Plans and the Housing Land Requirement

4.4 Fife's strategic planning framework is given by two Strategic Development Plans, both of which extend to cover different parts of Fife: TAYplan covers the area of the St Andrews and East Fife Local Plan and SESplan covers the areas of the Mid Fife and the Dunfermline and West Fife Local Plans (see Figure 1.1). The Strategic Development Plans treat the housing land requirement differently and each is discussed separately.

SESplan Housing Land Requirement and Supply

4.5 SESplan, approved in June 2013, sets the housing land requirement, through Supplementary Guidance – Housing Land, for that part of Fife which falls within the SESplan strategic development plan boundary.

4.6 The SESplan Supplementary Guidance sets the housing land requirement at local authority level whereas the supply is assessed at housing market area level. The proposed local development plan, FIFEplan, splits the overall housing land requirement in the ratio $\frac{2}{3}$ to the Dunfermline and West Fife Housing Market Area and $\frac{1}{3}$ to the Kirkcaldy, Glenrothes and Central Fife Housing Market Area. The split is shown at Figure 4.1.

Figure 4.1: SESplan Supplementary Guidance and Housing Market Area Housing Land Requirements

Area/Period	2009-2019	2019-2024	Total	Previous SP requirement	Variance
SESplan (Fife)	17,140	7,430	24,570	21,000	3,570
Dunfermline and West Fife HMA	11,427	4,953	16,380	9,750	6,630
Kirkcaldy, Glenrothes and Central Fife HMA	5,713	2,477	8,190	11,250	-3,060

Sources: SESplan Supplementary Guidance Housing Land (2013); FIFEplan proposed local development plan; Fife Structure Plan (2009).

Note: SP = Structure Plan.

4.7 Figure 4.1 splits the SESplan Housing Land Requirement into housing market areas and compares the requirement to the previous position from the, now replaced, Fife Structure Plan. The SESplan requirement is 3,570 units higher than that of the Structure Plan, an increase of 17% over the same period. On average, this is the equivalent of an extra 238 houses per annum over the SESplan period.

Meeting the Housing Land Requirement

Figure 4.2: Meeting the SESplan Housing Land Requirement by Housing Market Area 2009/2010 – 2016/2017

Housing Market Area/SDP Area	Completions on Sites >4 units	Housing Land Requirement	Demolitions	Housing Land Requirement and Demolitions	Surplus/Shortfall (-)	% of Requirement Met
	A	B	C	B + C	A - (B + C)	$A \div (B + C) \times 100$
Dunfermline and West Fife	4,003	9,141	356	9,497	-5,494	42%
Kirkcaldy, Glenrothes and Central Fife	2,139	4,571	289	4,860	-2,721	44%
SESplan (Fife)	6,142	13,712	645	14,357	-8,215	43%

Sources: SESplan Supplementary Guidance Housing Land (2013); Housing Land Audit 2017; Fife Council Housing Services

Notes: Small sites make no contribution to the housing land requirement in the Dunfermline and West Fife, and Kirkcaldy, Glenrothes and Central Fife Housing Market Areas. Negative numbers denote a shortfall.

4.8 Figure 4.2 assesses the performance of both housing market areas since the start of the SESplan period to the Audit date i.e. from 2009-2017 and shows that both Housing Market Areas fall significantly short of meeting the housing land requirement in the period. Demolitions over the period are added to the housing land requirement as discussed in paragraph 3.18.

4.9 The SESplan Strategic Development Plan treats the whole of the SESplan area as a single housing market area and sets the housing land requirement at local authority level. Figure 4.3 gives the current housing land position of the SESplan (Fife) area and assesses whether there is a 5-year effective housing land supply as per the requirements of PAN 2/2010.

Figure 4.3: SESplan (Fife) Area Position Statement

Element		Units	Source
Adjusted Requirement 2017-2019			
A	Completions 2009-2017	6,142	Figure 2.1
B	Requirement 2009-2017	13,712	Annualised requirement of 1,714 x 8 years
C	Demolitions 2009-2017	645	Figure 3.9
D	Requirement and Demolitions 2009-2017	14,357	B + C
E	Shortfall in Completions 2009-2017	8,215	D - A
F	Expected Demolitions 2017-2019	112	Table 3.4 SESplan SG Tech note
G	Adjusted Requirement 2017-2019	11,755	Annualised requirement of 1,714 x 2 years + E + F
H	Annualised Adjusted Requirement 2017-2019	5,878	G/2 years
Surplus/Shortfall (-) 2017-2019			
I	Programmed Supply 2017-2019	2,720	Schedule 1
J	Allowances 2017-2019	307	Table 3.4 SESplan SG Tech note
K	Total Supply 2017-2019	3,027	I + J
L	Surplus/Shortfall (-) 2017-2019	-8,728	K - G
Requirement and Supply 2019-2024			
M	Requirement 2019-2024	7,430	Figure 4.1
N	Expected Demolitions 2019-2024	100	Table 3.4 SESplan SG Tech note
O	Requirement and Demolitions 2019-2024	7,530	M + N
P	Programmed Supply 2019-2024	6,052	Housing land database 2017
Q	Allowances 2019-2024	979	Table 3.4 SESplan SG Tech note
R	Total Supply 2019-2024	7,031	P + Q
S	Surplus/Shortfall (-) 2019-2024	-499	R - O
Total SESplan Period Shortfall 2017-2024			
T	Surplus/Shortfall (-) 2017-2024	-9,227	L + S
5-year Effective Housing Land Supply 2017-2022			
U	Requirement 2017-2019	11,755	H x 2
V	Requirement 2019-2022	4,518	O x 0.6
W	Requirement 2017-2022	16,273	U + V
X	Programmed Supply 2017-2022	5,874	Schedule 1
Y	Allowances 2017-2022	895	Table 3.4 SESplan SG Tech note
Z	Total Supply 2017-2022	6,769	X + Y
	Surplus/Shortfall (-) 2017-2022	-9,504	Z - W

Notes: Figures may be subject to rounding. SG Tech note = Supplementary Guidance Housing Land Technical Note 2013.

4.10 Fife Council splits the SESplan (Fife) area into two functional housing market areas. Figures 4.4 and 4.5 assess the housing land positions in the Dunfermline and West Fife; and Kirkcaldy, Glenrothes and Central Fife Housing Market Areas respectively.

Figure 4.4: Dunfermline and West Fife Housing Market Area Position Statement

Element		Units	Source
Adjusted Requirement 2017-2019			
A	Completions 2009-2017	4,003	Figure 2.1
B	Requirement 2009-2017	9,141	Annualised requirement of 1,714 x 8 years x 2/3 split
C	Demolitions 2009-2017	356	Figure 3.9
D	Requirement and Demolitions 2009-2017	9,497	B + C
E	Shortfall in Completions 2009-2017	5,494	D - A
F	Expected Demolitions 2017-2019	102	Table 3.4 SESplan SG Tech note + programmed
G	Adjusted Requirement 2017-2019	7,882	Annualised requirement of 1,714 x 2 years x 2/3 split + E + F
H	Annualised Adjusted Requirement 2017-2019	3,941	G/2 years
Surplus/Shortfall (-) 2017-2019			
I	Programmed Supply 2017-2019	1,645	Schedule 1
J	Allowances 2017-2019	205	Table 3.4 SESplan SG Tech note
K	Total Supply 2017-2019	1,850	I + J
L	Surplus/Shortfall (-) 2017-2019	-6,032	K - G
Requirement and Supply 2019-2024			
M	Requirement 2019-2024	4,953	Figure 4.1
N	Expected Demolitions 2019-2024	75	Table 3.4 SESplan SG Tech note
O	Requirement and Demolitions 2019-2024	5,028	M + N
P	Programmed Supply 2019-2024	4,343	Housing land database 2017
Q	Allowances 2019-2024	653	Table 3.4 SESplan SG Tech note
R	Total Supply 2019-2024	4,996	P + Q
S	Surplus/Shortfall (-) 2019-2024	-33	R - O
Total SESplan Period Shortfall 2017-2024			
T	Surplus/Shortfall (-) 2017-2024	-6,064	L + S
5-year Effective Housing Land Supply 2017-2022			
U	Requirement 2017-2019	7,882	H x 2
V	Requirement 2019-2022	3,017	O x 0.6
W	Requirement 2017-2022	10,899	U + V
X	Programmed Supply 2017-2022	4,292	Schedule 1
Y	Allowances 2017-2022	597	Table 3.4 SESplan SG Tech note
Z	Total Supply 2017-2022	4,889	X + Y
	Surplus/Shortfall (-) 2017-2022	-6,010	Z - W

Notes: Figures may be subject to rounding. SG Tech note = Supplementary Guidance Housing Land Technical Note 2013.

Figure 4.5: Kirkcaldy, Glenrothes and Central Fife Housing Market Area Position Statement

Element		Units	Source
Adjusted Requirement 2017-2019			
A	Completions 2009-2017	2,139	Figure 2.1
B	Requirement 2009-2017	4,571	Annualised requirement of 1,714 x 8 years x 1/3 split
C	Demolitions 2009-2017	289	Figure 3.9
D	Requirement and Demolitions 2009-2017	4,860	B + C
E	Shortfall in Completions 2009-2017	2,721	D - A
F	Expected Demolitions 2017-2019	10	Table 3.4 SESplan SG Tech note
G	Adjusted Requirement 2017-2019	3,873	Annualised requirement of 1,714 x 2 years x 1/3 split + E + F
H	Annualised Adjusted Requirement 2017-2019	1,937	G/2 years
Surplus/Shortfall (-) 2017-2019			
I	Programmed Supply 2017-2019	1,075	Schedule 1
J	Allowances 2017-2019	102	Table 3.4 SESplan SG Tech note
K	Total Supply 2017-2019	1,177	I + J
L	Surplus/Shortfall (-) 2017-2019	-2,696	K - G
Requirement and Supply 2019-2024			
M	Requirement 2019-2024	2,477	Figure 4.1
N	Expected Demolitions 2019-2024	25	Table 3.4 SESplan SG Tech note
O	Requirement and Demolitions 2019-2024	2,502	M + N
P	Programmed Supply 2019-2024	1,709	Housing land database 2017
Q	Allowances 2019-2024	326	Table 3.4 SESplan SG Tech note
R	Total Supply 2019-2024	2,035	P + Q
S	Surplus/Shortfall (-) 2019-2024	-466	R - O
Total SESplan Period Shortfall 2017-2024			
T	Surplus/Shortfall (-) 2017-2024	-3,162	L + S
5-year Effective Housing Land Supply 2017-2022			
U	Requirement 2017-2019	3,873	H x 2
V	Requirement 2019-2022	1,501	O x 0.6
W	Requirement 2017-2022	5,374	U + V
X	Programmed Supply 2017-2022	1,582	Schedule 1
Y	Allowances 2017-2022	298	Table 3.4 SESplan SG Tech note
Z	Total Supply 2017-2022	1,880	X + Y
	Surplus/Shortfall (-) 2017-2022	-3,494	Z - W

Notes: Figures may be subject to rounding. SG Tech note = Supplementary Guidance Housing Land Technical Note 2013.

TAYplan Housing Land Requirement and Supply

4.13 TAYplan, approved in June 2012, sets the housing land requirement for the St Andrews and North East Fife Housing Market Area at 210 housing units per annum and for the Cupar and North West Fife Housing Market Area at 110 units per annum. The base date of the Plan is 2012 and the housing land

requirements and supply are measured from this base. Figure 4.6 assesses the contribution of 2012/2013 – 2016/2017 housing completions towards meeting the TAYplan housing land requirement.

Figure 4.6: Meeting the TAYplan Housing Land Requirement by Housing Market Area 2012/2013 – 2016/2017

Housing Market Area/SDP Area	Completions on Sites >4 units	Completions on Small Sites <5 units	Total Completions	Housing Land Requirement	Surplus/ Shortfall (-)	% of Requirement Met
	A	B	A + B	C	(A + B) - C	(A + B) ÷ C x 100
St Andrews and North East Fife	764	87	851	1,050	-199	81%
Cupar and North West Fife	99	98	197	550	-353	36%
TAYplan (Fife)	863	185	1,048	1,600	-552	66%

Sources: TAYplan (2012); Fife Housing Land Audit 2017

TAYplan Housing Land Supply Position

4.14 TAYplan, at Policy 5: Housing, requires local development plans to “allocate land which is effective or capable of becoming effective to meet the housing land requirement up to year 10 from the predicted date of adoption, ensuring a minimum of 5 years effective land supply at all times, and work towards the provision of a 7 years supply of effective housing land by 2015, to support economic growth”. Figures 4.7 and 4.8 assess the current housing land supply and determine whether it is sufficient to meet the requirement for a 5-year effective land supply in accordance with Scottish Planning Policy and also to meet the requirement for a 7-year effective land supply in accordance with TAYplan Policy 5.

Figure 4.7: St Andrews and North East Fife Housing Market Area Position Statement

Element		Units	Source
Adjusted Requirement 2017-2024			
A	Completions 2012-2017	851	Figures 2.1 and 2.4
B	Requirement 2012-2017	1,050	Annual requirement of 210 x 5 years
C	Shortfall in Completions 2012-2017	199	B - A
D	Adjusted Requirement 2017-2024	1,669	Annual requirement of 210 x 7 years + C
E	Annualised Adjusted Requirement 2017-2024	238	D ÷ 7 years
Requirement and Supply 2017-2024			
F	Programmed Supply 2017-2024	1,549	Housing land database 2017
G	Allowances 2017-2024	350	LDP MIR and trends
H	Total Supply 2017-2024	1,899	F + G
I	Surplus/Shortfall (-) 2017-2024	230	H - D
5-year Effective Housing Land Supply 2017-2022			
J	Requirement 2017-2022	1,192	E x 5
K	Programmed Supply 2017-2022	1,036	Schedule 1
L	Allowances 2017-2022	250	LDP MIR and trends
M	Total Supply 2017-2022	1,286	K + L
N	Surplus/Shortfall (-) 2017-2022	94	M - J
7-year Effective Housing Land Supply 2017-2024			
O	Requirement 2017-2024	1,669	E x 7
P	Programmed Supply 2017-2024	1,549	Housing land database 2017
Q	Allowances 2017-2024	350	LDP MIR and trends
R	Total Supply 2017-2024	1,899	Q + P
S	Surplus/Shortfall (-) 2017-2024	230	R - O

Note: Figures may not sum due to rounding.

Figure 4.8: Cupar and North West Fife Housing Market Area Position Statement

Element		Units	Source
Adjusted Requirement 2017-2024			
A	Completions 2012-2017	197	Figures 2.1 and 2.4
B	Requirement 2012-2017	550	Annual requirement of 110 x 5 years
C	Shortfall in Completions 2012-2017	353	B - A
D	Adjusted Requirement 2017-2024	1,123	Annual requirement of 110 x 7 years + C
E	Annualised Adjusted Requirement 2017-2024	160	D ÷ 7 years
Requirement and Supply 2017-2024			
F	Programmed Supply 2017-2024	966	Housing land database 2017
G	Allowances 2017-2024	210	LDP MIR and trends
H	Total Supply 2017-2024	1,176	F + G
I	Surplus/Shortfall (-) 2017-2024	53	H - D
5-year Effective Housing Land Supply 2017-2022			
J	Requirement 2017-2022	802	E x 5
K	Programmed Supply 2017-2022	695	Schedule 1
L	Allowances 2017-2022	150	LDP MIR and trends
M	Total Supply 2017-2022	845	K + L
N	Surplus/Shortfall (-) 2017-2022	43	M - J
7-year Effective Housing Land Supply 2017-2024			
O	Requirement 2017-2024	1,123	E x 7
P	Programmed Supply 2017-2024	966	Housing land database 2017
Q	Allowances 2017-2024	210	LDP MIR and trends
R	Total Supply 2017-2024	1,176	Q + P
S	Surplus/Shortfall (-) 2017-2024	53	R - O

Note: Figures may not sum due to rounding.

CHAPTER 5: HOUSING SCHEDULES

Introduction

5.1 This Chapter includes the site-specific details of all sites included in the 2017 established land supply and form the basis for the majority of the figures contained in the Housing Land Audit. All sites are sorted by Housing Market Area, Settlement (alphabetical) and Site Name (alphanumeric).

Figure 5.1: Information in Schedules

Heading	Explanation
Site Id	Unique reference number of each site.
Settlement	Name of town or village.
Site Name	Site name unique to settlement.
Developer/ Owner	Name of developer (where site is in the ownership or control of a recognised developer) or owner (where site is not in the control of a developer).
Site Type	Greenfield or Brownfield.
1st Audit	Year the site first appeared in the Housing Land Audit.
Tenure	Private, Affordable or Mixed Tenure
Area (ha)	All site areas are given in hectares.
LP Ref	Site reference in adopted local plan or proposed local development plan.
PP Date (mm/yy)	Date that planning permission was granted in month and year format. "No" if no permission granted.
Status	Outline Planning Permission; Planning Permission in Principle; Full Planning Permission; No Consent; or Under Construction.
Capacity	Total capacity of the site in housing units.
Completions	The number of units completed in the period 1st April 2016 to 31st March 2017.
Projected Completions	The number of units expected to be completed on an annual basis over the next 7-year period. Projected completions beyond 2023 are aggregated.
Reason why non-effective	The reason(s) why the site is judged to be non-effective.
Reason for deletion	The reason(s) why the site has been deleted from the established housing land supply.

Types of Schedule

5.2 There are 4 Schedules, namely:

- 1. Effective Housing Land Supply
- 2. Non-effective Housing Land Supply
- 3. Sites deleted from the Housing Land Supply
- 4. Wholly completed sites

5.3 The Effective Housing Land Supply, detailed in Schedule 1, consists of those sites which, in the opinion of the house building industry and/or the Council, will produce houses. This may mean that no output is shown at individual years where the site is programmed to start post 2024.

5.4 The Non-effective Housing Land Supply, detailed in Schedule 2, contains all those sites which have a preferred use of housing but which are currently constrained or are listed as development opportunity sites in the Local Plans. A reason why the site is non-effective is given. Where any identified constraint is overcome, the site will become effective and be expected to contribute to the Housing Land Supply.

5.5 It is sometimes necessary to delete sites from the Audit. Common reasons are the subdivision of a large site; the lapse of planning consent; or the development of a site for non-housing use. Reasons for deletion are given in Schedule 3.

5.6 Wholly completed sites are those sites where all houses are present on site as at 1st April 2017 and are detailed in Schedule 4.

Schedule 1: Effective Housing Land Supply 2017 by Housing Market Area

Site Id	Site Name Developer/Owner	Site Type Tenure 1st Audit	LP Ref PP Date (mm/yy) Status	Area (ha)	Capacity	Completions		Projected Completions							
						Total	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	Post 24
Dunfermline and West Fife Housing Market Area															
Aberdour															
DAC300	Aberdour Station J Taddei	Greenfield Private 2015	N/A 01/15 Under Construction	0.17 ha	5	0	0	5	0	0	0	0	0	0	0
DAC307	Wester Aberdour J Taddei	Greenfield Private 2017	ABD002 No No consent	1.57 ha	20	0	0	0	0	0	10	10	0	0	0
Subtotals for Aberdour					25	0	0	5	0	0	10	10	0	0	0
Cairneyhill															
WfV092	Cairneyhill North Avant Homes	Greenfield Private 2015	CNH 005 02/17 Full Planning Permission	10.89 ha	100	0	0	15	41	44	0	0	0	0	0
WfV102	Cairneyhill North 2 Avant Homes	Greenfield Private 2015	CNH005 No No consent	9.88 ha	150	0	0	0	0	7	36	36	71	0	0
WfV091	Conscience Bridge 2 Wemyss Estate	Greenfield Private 2015	CNH 002 No No consent	4.87 ha	100	0	0	0	0	0	0	0	25	25	50
Subtotals for Cairneyhill					350	0	0	15	41	51	36	36	96	25	50

Site Id	Site Name Developer/Owner	Site Type Tenure 1st Audit	LP Ref PP Date (mm/yy) Status	Area (ha)	Capacity	Completions		Projected Completions							
						Total	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	Post 24
Carnock															
WV058	Carneil Road A & J Stephen	Greenfield Private 2005	CNK 001 04/09 Under Construction	3.41 ha	45	29	10	16	0	0	0	0	0	0	0
Subtotals for Carnock					45	29	10	16	0	0	0	0	0	0	0
Cowdenbeath															
COW096	Beath Glebe Church of Scotland	Greenfield Mixed Tenure 2009	COW 001 No No consent	1.33 ha	33	0	0	0	0	0	0	9	24	0	0
COW112	Hill of Beath North Keepmoat	Greenfield Mixed tenure 2010	HOB 001 No No consent	4.55 ha	134	0	0	20	36	36	35	7	0	0	0
COW125	King Street 3 Fife Council	Greenfield Affordable 2014	COW 002 05/14 Under Construction	0.75 ha	29	8	8	21	0	0	0	0	0	0	0
COW006	Leuchatsbeath Bellway Homes	Greenfield Mixed Tenure 1982	COW 003 04/08 Under Construction	17.81 ha	261	212	67	49	0	0	0	0	0	0	0
Subtotals for Cowdenbeath					457	220	75	90	36	36	35	16	24	0	0

Schedule 1: Effective Housing Land Supply 2017 by Housing Market Area

Site Id	Site Name Developer/Owner	Site Type Tenure 1st Audit	LP Ref PP Date (mm/yy) Status	Area (ha)	Capacity	Completions		Projected Completions							
						Total	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	Post 24
Crombie															
WFFV099	Crombie PS Fife Council	Brownfield Affordable 2016	N/A 09/15 Under Construction	0.46 ha	15	0	0	15	0	0	0	0	0	0	0
WFFV100	Main Road/Central Road Kingdom HA	Brownfield Private 2017	N/A 01/17 Full Planning Permission	0.52 ha	19	0	0	0	19	0	0	0	0	0	0
Subtotals for Crombie					34	0	0	15	19	0	0	0	0	0	0
Crossford															
DAC304	Main Street, 92 Fairbuild Construction	Brownfield Private 2017	N/A 12/16 Planning Permission in Principle	0.08 ha	6	0	0	0	0	6	0	0	0	0	0
Subtotals for Crossford					6	0	0	0	0	6	0	0	0	0	0
Crossgates															
COW128	Gallows Knowe Miller Homes	Greenfield Private 2015	CRO 003 12/15 Under Construction	7.48 ha	137	24	24	49	36	28	0	0	0	0	0
COW135	Main Street, 57-61 Bruce Hogg	Brownfield Private 2016	N/A 02/16 Planning Permission in Principle	0.13 ha	9	0	0	0	9	0	0	0	0	0	0
COW127	Old Perth Road West Orr	Greenfield Private 2015	CRO 002 No No consent	8.67 ha	200	0	0	0	0	0	0	0	8	24	168
Subtotals for Crossgates					346	24	24	49	45	28	0	0	8	24	168

Schedule 1: Effective Housing Land Supply 2017 by Housing Market Area

Site Id	Site Name Developer/Owner	Site Type Tenure 1st Audit	LP Ref PP Date (mm/yy) Status	Area (ha)	Capacity	Completions		Projected Completions							
						Total	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	Post 24
Crosshill															
COW134	Main St/Inchgall Ave Hay & Hay Homes	Brownfield Private 2015	N/A 12/14 Under Construction	0.19 ha	12	0	0	6	6	0	0	0	0	0	0
Subtotals for Crosshill					12	0	0	6	6	0	0	0	0	0	0
Culross															
WV038	Orchard View Plots	Greenfield Private 2000	CUL 001 No Under Construction	0.49 ha	5	4	4	1	0	0	0	0	0	0	0
Subtotals for Culross					5	4	4	1	0	0	0	0	0	0	0
Dalgety Bay															
DAC228	Harbour Place Eadie Cairns	Greenfield Private 2009	DGB 004 06/14 Full Planning Permission	0.52 ha	24	0	0	0	24	0	0	0	0	0	0
Subtotals for Dalgety Bay					24	0	0	0	24	0	0	0	0	0	0

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Dunfermline															
DAC303	Abbey View, 1 Mr Paul Grewel	Brownfield Private 2017	N/A 05/16 Full Planning Permission	0.14 ha	6	0	0	6	0	0	0	0	0	0	0
DAC264	Berrylaw Hunt Family Trust	Greenfield Mixed Tenure 2010	DUN 035 No No consent	31.74 ha	665	0	0	0	0	0	0	0	60	60	545
DAC302	Blacklaw Road 2 Fife Council	Brownfield Affordable 2015	DUN 024 No No consent	2.52 ha	78	0	0	0	39	39	0	0	0	0	0
DAC266	Broomhall Stirling Developments	Greenfield Mixed Tenure 2010	DUN 035 No No consent	234.36 ha	2,450	0	0	0	0	50	100	100	100	100	2,000
DAC285	Carnock Road Campion Homes	Brownfield Private 2015	DUN 042 No No consent	1.08 ha	30	0	0	0	0	30	0	0	0	0	0
DAC289	Chamberfield Logie & Pittencrieff Estate	Greenfield Private 2015	DUN 046 No No consent	1.87 ha	40	0	0	0	0	0	0	0	20	20	0
DAC292	Colton I & H Brown	Greenfield Private 2015	DUN 039 No No consent	35.15 ha	300	0	0	0	0	0	30	30	30	30	180
DAC286	Dover Heights Scottish Enterprise	Greenfield Private 2015	DUN 037 No No consent	12.02 ha	220	0	0	0	0	35	35	35	35	35	45

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DAC279	Dunlin South/ Halbeath Interchange Persimmon/Bellway	Brownfield Private 2014	N/A 04/15 Under Construction	10.76 ha	225	73	73	76	76	0	0	0	0	0	0
DAC253	E Dunfermline North BC1 Taylor Wimpey/Persimmon	Greenfield Private 1994	DUN 017 08/11 Under Construction	11.43 ha	273	160	81	72	41	0	0	0	0	0	0
DAC278	East Port, 15 CWH Properties	Brownfield Private 2014	N/A 09/16 Full Planning Permission	0.08 ha	11	0	0	0	11	0	0	0	0	0	0
DAC236	Elliot Street Campion Homes	Greenfield Affordable 2015	DUN 036 11/15 Under Construction	0.61 ha	30	0	0	30	0	0	0	0	0	0	0
DAC287	Halbeath Taylor Wimpey	Greenfield Private 2015	DUN 043 No No consent	77.12 ha	1,400	0	0	0	0	50	100	100	100	100	950
DAC095	Halbeath South Fife Council	Greenfield Mixed Tenure 1999	DUN 047 10/13 Under Construction	6.84 ha	200	26	0	25	25	25	25	25	25	24	0
DAC288	Kent Street Wilkins	Greenfield Private 2015	DUN 038 No No consent	4.01 ha	80	0	0	0	0	0	0	0	8	24	48
DAC223	Kingdom Gateway EF3 Dundas Estates	Greenfield Private 1994	DUN 012 11/14 Under Construction	5.92 ha	115	25	20	22	40	28	0	0	0	0	0

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DAC224	Kingdom Gateway EF4 Dundas Estates	Greenfield Private 1994	DUN 014 05/15 Under Construction	1.90 ha	44	22	22	22	0	0	0	0	0	0	0
DAC226	Kingdom Gateway HI Taylor Wimpey	Greenfield Private 1994	DUN 018 03/17 Under Construction	8.30 ha	274	181	14	35	35	23	0	0	0	0	0
DAC291	Lynebank Hospital North Barratt/David Wilson	Brownfield Private 2015	DUN029A& No No consent	3.96 ha	100	0	0	0	0	4	30	30	30	6	0
DAC269	Lynebank Hospital South Barratt/David Wilson	Greenfield Mixed Tenure 2013	DUN 029a No Under Construction	3.74 ha	114	0	0	0	36	36	36	6	0	0	0
DAC268	Meadowland Taylor Wimpey	Greenfield Private 2013	DUN 028 No No consent	6.27 ha	118	0	0	0	38	40	40	0	0	0	0
DAC297	Monastery Street Stephens the Baker	Greenfield Private 2015	N/A 02/15 Under Construction	0.11 ha	16	0	0	16	0	0	0	0	0	0	0
DAC308	Music Hall Lane JR Johnston Properties	Brownfield Private 2017	N/A 03/17 Full Planning Permission	0.04 ha	5	0	0	5	0	0	0	0	0	0	0
DAC114	Paton Street North Campion Homes	Greenfield Affordable 1989	DUN 031 02/16 Under Construction	1.84 ha	39	2	2	24	13	0	0	0	0	0	0

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DAC115	Paton Street South Kingdom Housing Association	Greenfield Private 1989	Dun 032 02/16 Under Construction	1.00 ha	22	0	0	22	0	0	0	0	0	0	0
DAC259	Pilmuir Works Linklever Ltd	Brownfield Private 2011	DUN 074 08/14 Full Planning Permission	1.85 ha	55	0	0	0	0	0	22	33	0	0	0
DAC233	South Fod Farm Barratt/David Wilson	Brownfield Private 2009	DUN 021 06/15 Full Planning Permission	3.21 ha	85	0	0	0	0	0	0	30	36	19	0
DAC293	Swallowdrum North I & H Brown	Greenfield Mixed tenure 2015	DUN 041 No No consent	57.40 ha	900	0	0	0	0	0	72	72	72	72	612
DAC276	Targate Road Allanwater Homes	Brownfield Mixed tenure 2014	N/A 10/13 Under Construction	2.52 ha	78	37	16	12	12	12	5	0	0	0	0
DAC247	Victoria Works 2 Miller Homes	Brownfield Private 2008	DUN 006 04/07 Under Construction	1.92 ha	93	74	4	19	0	0	0	0	0	0	0
DAC263	Wellwood I & H Brown	Greenfield Mixed Tenure 2010	DUN 035 06/16 Under Construction	60.65 ha	1,085	0	0	10	40	100	100	100	100	100	535
DAC290	Wellwood North Omnivale	Greenfield Private 2015	DUN 044 No No consent	5.73 ha	100	0	0	0	0	25	25	25	25	0	0
Subtotals for Dunfermline					9,251	600	232	396	406	497	620	586	641	590	4,915

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Gowkhall															
WfV094	Clune Road North Premier Properties	Greenfield Private 2015	GWH 001 08/15 Under Construction	1.07 ha	9	2	2	7	0	0	0	0	0	0	0
Subtotals for Gowkhall					9	2	2	7	0	0	0	0	0	0	0
High Valleyfield															
WfV052	Woodhead Farm RSR Homes	Greenfield Private 2004	HVF 001 03/07 Under Construction	1.48 ha	31	26	2	3	2	0	0	0	0	0	0
Subtotals for High Valleyfield					31	26	2	3	2	0	0	0	0	0	0
Inverkeithing															
DAC306	Fraser Avenue Fife Council	Brownfield Affordable 2017	INV 012 04/16 Planning Permission in Principle	6.88 ha	189	0	0	0	55	50	50	34	0	0	0
DAC305	Spencerfield Taylor Wimpey	Greenfield Mixed tenure 2017	N/A 06/16 Planning Permission in Principle	15.43 ha	295	0	0	0	20	95	95	85	0	0	0
Subtotals for Inverkeithing					484	0	0	0	75	145	145	119	0	0	0
Kelty															
COW130	Kelty South West I & H Brown	Greenfield Private 2015	KEL 005 No No consent	45.44 ha	900	0	0	0	0	0	24	24	24	24	804
Subtotals for Kelty					900	0	0	0	0	0	24	24	24	24	804

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Kincardine															
WFFV098	Burnbrae East N Burnbrae Partnership	Greenfield Private 2013	KCD 005 No No consent	0.58 ha	14	0	0	0	14	0	0	0	0	0	0
WFFV086	Burnbrae East N2 Kingdom Housing Association	Greenfield Affordable 2013	KCD 005 12/16 Full Planning Permission	1.47 ha	36	0	0	0	36	0	0	0	0	0	0
WFFV067	Gartarry Farm Individual Plots	Brownfield Private 2009	N/A 02/12 Under Construction	0.64 ha	6	3	0	3	0	0	0	0	0	0	0
WFFV051	Kincardine E Expansion Comstock	Greenfield Mixed Tenure 2004	KCD002 01/15 Planning Permission in Principle	14.95 ha	490	0	0	0	0	0	0	0	35	35	420
WFFV075	Multis Kingdom Housing Association	Brownfield Mixed tenure 2010	KCD 004 09/15 Under Construction	3.93 ha	133	84	0	22	27	0	0	0	0	0	0
WFFV097	Osborne Drive Premium Properties	Greenfield Private 2015	N/A 01/15 Under Construction	1.00 ha	5	4	4	1	0	0	0	0	0	0	0
WFFV087	Westfield, New Row Individual Plots	Greenfield Private 2013	N/A 10/12 Under Construction	1.52 ha	9	6	2	3	0	0	0	0	0	0	0
Subtotals for Kincardine					693	97	6	29	77	0	0	0	35	35	420

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Kingseat															
DAC295	Kingseat Road West Taylor Wimpey	Greenfield Private 2015	KST 001 01/17 Under Construction	3.05 ha	59	0	0	59	0	0	0	0	0	0	0
Subtotals for Kingseat					59	0	0	59	0	0	0	0	0	0	0
Lochgelly															
COW055	The Avenue Easy Living Homes	Greenfield Private 2003	LGY 003 02/14 Under Construction	6.56 ha	109	0	0	5	15	15	15	15	15	15	14
Subtotals for Lochgelly					109	0	0	5	15	15	15	15	15	15	14
Lochore															
COW137	Lochleven Road Gateside Design	Brownfield Private 2016	N/A 02/16 Planning Permission in Principle	0.20 ha	30	0	0	0	0	15	15	0	0	0	0
Subtotals for Lochore					30	0	0	0	0	15	15	0	0	0	0
Lumphinnans															
COW066	Sycamore Crescent Fife Council	Greenfield Private 2004	LPH 002 04/15 Under Construction	0.54 ha	30	0	0	30	0	0	0	0	0	0	0
Subtotals for Lumphinnans					30	0	0	30	0	0	0	0	0	0	0

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Rosyth															
DAC277	Camdean West Kapital Developments	Greenfield Mixed tenure 2014	ROS 015 03/14 Under Construction	12.23 ha	390	62	0	40	40	40	40	40	40	40	48
DAC296	Castlandhill N & W Stewart Property	Greenfield Private 2015	ROS 016 No No consent	10.68 ha	150	0	0	0	0	0	0	0	25	25	100
Subtotals for Rosyth					540	62	0	40	40	40	40	40	65	65	148
Saline															
WFOV079	Kinneddar Mains Allanwater Homes	Greenfield Private 2010	SAL 002 01/16 Under Construction	3.07 ha	66	9	9	19	19	19	0	0	0	0	0
WFOV055	North of Main Street Bandron	Greenfield Private 2004	SAL 001 12/13 Under Construction	3.65 ha	10	0	0	0	0	0	0	0	10	0	0
WFOV101	North Road Steven Ewing	Greenfield Private 2017	N/A 03/17 Planning Permission in Principle	0.63 ha	5	0	0	0	0	5	0	0	0	0	0
WFOV089	Saline Park South Kingdom Housing Association	Greenfield Affordable 2014	SAL 004 02/16 Under Construction	2.08 ha	55	0	0	0	55	0	0	0	0	0	0
Subtotals for Saline					136	9	9	19	74	24	0	0	10	0	0

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Torryburn															
WFV088	Torrieby Hotel Aldersto/KHA	Brownfield Private 2013	N/A 11/12 Under Construction	0.21 ha	12	8	0	0	0	4	0	0	0	0	0
Subtotals for Torryburn					12	8	0	0	0	4	0	0	0	0	0
Subtotals for Dunfermline and West Fife Housing Market Area					13,588	1,081	364	785	860	861	940	846	918	778	6,519

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Kirkcaldy, Glenrothes and Central Fife Housing Market Area															
Auchtertool															
KIR143	Camilla Farm William Wright	Brownfield Private 2006	AUT 001 06/05 Under Construction	0.59 ha	16	10	0	2	2	2	0	0	0	0	0
Subtotals for Auchtertool					16	10	0	2	2	2	0	0	0	0	0
Burntisland															
KIR242	Ferguson Place Fife Council	Brownfield Affordable 2016	N/A 07/15 Under Construction	0.63 ha	30	0	0	30	0	0	0	0	0	0	0
KIR080	Grange Farm Deveron Homes	Greenfield Private 2002	BUR 002 01/13 Under Construction	2.04 ha	37	6	6	12	12	7	0	0	0	0	0
KIR004	Greenmount Hotel Plots	Brownfield Private 1992	BUR 006 03/17 Under Construction	0.78 ha	11	0	0	3	3	3	2	0	0	0	0
KIR235	Haugh Road Fife Council	Greenfield Mixed tenure 2015	BUR 003 No No consent	2.34 ha	20	0	0	0	0	0	0	0	20	0	0
Subtotals for Burntisland					98	6	6	45	15	10	2	0	20	0	0

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Cardenden															
KIR237	Cardenden Road East Sigma Capital Group	Greenfield Private 2015	CDD 005 No No consent	5.62 ha	170	0	0	0	0	0	0	0	24	24	122
KIR236	Cardenden Road West Ferguson	Greenfield Private 2015	CDD 004 No No consent	3.64 ha	110	0	0	0	0	0	0	0	24	24	62
Subtotals for Cardenden					280	0	0	0	0	0	0	0	48	48	184
Coaltown of Balgonie															
GLE106	Coaltown East Balgonie Estate	Greenfield Private 2009	CLB 001 No No consent	3.63 ha	88	0	0	0	0	0	0	0	12	12	64
GLE103	Main Street North Lundin Homes	Greenfield Mixed Tenure 2009	CLB 003 No No consent	4.25 ha	50	0	0	0	0	0	0	0	10	10	30
GLE099	Pytree Road North Unknown	Greenfield Affordable 2009	CLB 002 No No consent	0.90 ha	23	0	0	0	0	0	0	0	23	0	0
Subtotals for Coaltown of Balgonie					161	0	0	0	0	0	0	0	45	22	94

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Coaltown of Wemyss															
KIR107	Coaltown of Wemyss N Lundin Homes	Greenfield Private 2004	CLW 001 11/07 Under Construction	5.71 ha	112	100	24	12	0	0	0	0	0	0	0
KIR108	Coaltown of Wemyss S William Wemyss	Greenfield Private 2004	CLW 002 06/16 Planning Permission in Principle	4.36 ha	125	0	0	0	0	0	0	0	25	25	75
Subtotals for Coaltown of Wemyss					237	100	24	12	0	0	0	0	25	25	75
Dysart															
KIR240	Howard Place Fife Council	Brownfield Affordable 2015	N/A No No consent	0.38 ha	11	0	0	0	11	0	0	0	0	0	0
KIR244	Normand Road, 29C 786 Properties	Brownfield Private 2017	N/A 12/15 Full Planning Permission	0.15 ha	9	0	0	0	9	0	0	0	0	0	0
KIR241	Quality Street Fife Council	Greenfield Affordable 2015	N/A 11/15 Under Construction	0.27 ha	21	0	0	21	0	0	0	0	0	0	0
Subtotals for Dysart					41	0	0	21	20	0	0	0	0	0	0
East Wemyss															
LEV124	Randolph Street West Wemyss Estate	Greenfield Private 2015	EWS 001 No No consent	5.84 ha	86	0	0	0	0	0	0	0	2	12	72
Subtotals for East Wemyss					86	0	0	0	0	0	0	0	2	12	72

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Glenrothes															
GLE105	Cadham Road South Tullis Russell	Greenfield Mixed Tenure 2009	GLE 004 No No consent	9.87 ha	200	0	0	0	0	0	0	0	8	24	168
GLE129	Happer Crescent Fife Council	Brownfield Affordable 2014	N/A 06/14 Full Planning Permission	0.43 ha	13	0	0	0	13	0	0	0	0	0	0
GLE136	Land at Viewfield Fife Council	Greenfield Private 2015	GLE 003 No No consent	14.28 ha	360	0	0	0	0	0	0	0	24	24	312
GLE090	Lochty Burn Raith Developments	Greenfield Private 2007	GLE 002 06/06 Under Construction	13.39 ha	194	128	19	22	22	22	0	0	0	0	0
GLE130	Napier Road West Fife Council	Brownfield Affordable 2014	N/A 03/15 Under Construction	1.43 ha	30	0	0	30	0	0	0	0	0	0	0
GLE131	Roxburgh Road 3 Fife Council	Greenfield Affordable 2014	N/A 11/15 Under Construction	0.76 ha	17	0	0	17	0	0	0	0	0	0	0
GLE102	Westwood Park Landteam/SE	Brownfield Mixed Tenure 2009	GLE 026 No No consent	40.56 ha	420	0	0	0	0	0	0	0	30	30	360
Subtotals for Glenrothes					1,234	128	19	69	35	22	0	0	62	78	840

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Kennoway															
LEV123	Halfelds Gdns/Leven Rd Unknown	Greenfield Private 2015	KEN 002 No No consent	12.19 ha	190	0	0	0	0	0	0	0	12	12	166
LEV080	Hallfields Farm 5a Paddle Homes	Greenfield Private 2004	KEN 001 10/06 Under Construction	3.50 ha	71	33	0	5	5	5	5	5	5	4	4
LEV079	Kennoway School Fife Council	Brownfield Affordable 2004	KEN 006 10/15 Under Construction	2.11 ha	60	0	0	24	36	0	0	0	0	0	0
LEV045	Langside Crescent Ian R Jarvis Builders	Brownfield Private 2000	KEN 004 07/04 Under Construction	0.25 ha	5	0	0	5	0	0	0	0	0	0	0
LEV122	Langside Crescent 2 Fife Council	Greenfield Affordable 2015	KEN 003 No No consent	0.77 ha	25	0	0	0	0	0	0	25	0	0	
Subtotals for Kennoway					351	33	0	34	41	5	5	5	42	16	170
Kinghorn															
KIR229	Bruce Street Fife Council	Brownfield Affordable 2014	N/A 09/15 Full Planning Permission	0.23 ha	24	0	0	0	24	0	0	0	0	0	0
Subtotals for Kinghorn					24	0	0	0	24	0	0	0	0	0	0

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Kinglassie															
GLE137	Laurence Park North Unknown	Greenfield Private 2015	KLS 002 No No consent	0.48 ha	14	0	0	0	0	0	0	0	14	0	0
GLE138	Laurence Park South Unknown	Greenfield Private 2015	KLS 001 No No consent	7.03 ha	211	0	0	0	0	0	0	0	24	24	163
Subtotals for Kinglassie					225	0	0	0	0	0	0	0	38	24	163

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Kirkcaldy															
KIR072	Capshard North Ambassador Homes/Barratt	Greenfield Private 2002	KDY 002 02/08 Under Construction	11.67 ha	189	109	33	30	30	20	0	0	0	0	0
KIR232	Cawdor Crescent Fife Council	Brownfield Affordable 2014	N/A 07/14 Under Construction	1.91 ha	66	30	30	36	0	0	0	0	0	0	0
KIR174	Chapel Ext/JSBP Dundas Estates	Greenfield Mixed tenure 2009	KDY 003 08/13 Under Construction	11.25 ha	227	86	38	40	40	40	21	0	0	0	0
KIR139	Dunnikier Maltings Robertson Partnership Homes/FC	Brownfield Affordable 2006	KDY 004 02/08 Under Construction	4.19 ha	198	61	24	137	0	0	0	0	0	0	0
KIR153	Ferrard Road Abbotshall Homes/KHA	Brownfield Mixed Tenure 2008	KDY 005 03/08 Under Construction	1.86 ha	71	63	27	0	8	0	0	0	0	0	0
KIR225	Glen Albyn Drive Kingdom Housing Association	Greenfield Affordable 2014	N/A 03/17 Planning Permission in Principle	5.06 ha	30	0	0	0	0	30	0	0	0	0	0
KIR245	High Street, 281-285 Cosmos Leisure	Brownfield Private 2017	N/A 12/15 Full Planning Permission	0.05 ha	6	0	0	0	6	0	0	0	0	0	0
KIR210	Junction Road Depot Ian Sneddon	Brownfield Private 2011	KDY 016 07/10 Under Construction	0.26 ha	20	0	0	10	10	0	0	0	0	0	0

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						Total	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	Post 24
KIR171	Katherine Street J Smart Contractors	Greenfield Affordable 2009	KDY 006 06/14 Under Construction	0.20 ha	25	0	0	0	25	0	0	0	0	0	0
KIR243	Kingdom Park/Kirkcaldy East SDA Kingdom Park	Greenfield Private 2009	KDY 025 10/14 Planning Permission in Principle	54.79 ha	1,090	0	0	0	0	0	75	75	76	91	773
KIR176	Kirkcaldy West SDA CALA Management	Greenfield Mixed Tenure 2009	KDY 026 No No consent	102.31 ha	1,200	0	0	0	0	0	0	0	65	130	1,005
KIR239	Station Court Station Court Dev Co Limited	Brownfield Private 2015	N/A 07/14 Under Construction	0.26 ha	19	0	0	19	0	0	0	0	0	0	0
KIR181	Victoria/Dunnikier Road James Property Limited	Brownfield Affordable 2009	KDY 030 10/16 Under Construction	0.91 ha	69	0	0	30	39	0	0	0	0	0	0
Subtotals for Kirkcaldy					3,210	349	152	302	158	90	96	75	141	221	1,778
Leslie															
GLE101	Leslie House Grounds Muir Homes	Brownfield Private 2009	LES 001 08/16 Full Planning Permission	2.93 ha	28	0	0	0	5	12	11	0	0	0	0
Subtotals for Leslie					28	0	0	0	5	12	11	0	0	0	0

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						Total	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	Post 24
Leven															
LEV113	Cupar Road Campion Homes	Greenfield Mixed tenure 2012	LEV 003 02/17 Under Construction	5.41 ha	100	0	0	25	25	25	25	0	0	0	0
LEV077	Leven Vale West Muir Homes	Greenfield Private 2004	LEV 002 05/07 Under Construction	10.68 ha	218	171	24	39	8	0	0	0	0	0	0
LEV104	North St/Brewery Wynd GMC	Brownfield Affordable 2009	LEV 007 12/15 Under Construction	0.31 ha	14	0	0	14	0	0	0	0	0	0	0
LEV128	Station Road, 12 Dr Ali Bilgrami	Brownfield Private 2016	N/A 08/15 Full Planning Permission	0.20 ha	8	0	0	8	0	0	0	0	0	0	0
LEV125	Turpie Road Cruden Homes	Greenfield Affordable 2015	N/A 03/16 Under Construction	0.75 ha	31	0	0	31	0	0	0	0	0	0	0
Subtotals for Leven					371	171	24	117	33	25	25	0	0	0	0
Markinch															
GLE114	Markinch South Miller King Markinch	Brownfield Private 2010	MAR 001 12/16 Planning Permission in Principle	18.37 ha	280	0	0	0	16	24	24	24	24	24	144
Subtotals for Markinch					280	0	0	0	16	24	24	24	24	24	144

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						Total	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	Post 24
Methil															
LEV127	Keir Hardie Street Fife Council	Brownfield Affordable 2015	N/A 06/16 Under Construction	0.81 ha	26	0	0	26	0	0	0	0	0	0	0
LEV102	Levenmouth SDA Wemyss Developments	Greenfield Mixed Tenure 2009	LVA 001 No No consent	107.50 ha	1,650	0	0	0	0	0	0	0	50	50	1,550
LEV126	Methil Bowling Club NASTECH Development LTD	Brownfield Affordable 2015	N/A 08/15 Under Construction	0.23 ha	12	0	0	12	0	0	0	0	0	0	0
LEV106	Methil Brae Robertson Partnership Homes	Brownfield Affordable 2009	MET 004 06/15 Under Construction	5.19 ha	123	77	77	46	0	0	0	0	0	0	0
Subtotals for Methil					1,811	77	77	84	0	0	0	0	50	50	1,550
Milton of Balgonie															
GLE144	Balfour Place/Main Street Balgonie Estates	Greenfield Private 2015	MOB 001 No No consent	2.09 ha	63	0	0	0	0	0	0	0	12	12	39
Subtotals for Milton of Balgonie					63	0	0	0	0	0	0	0	12	12	39
Star															
GLE139	West End Dairy 2 Campion Homes	Greenfield Private 2015	SOM 001 No No consent	1.72 ha	20	0	0	0	5	5	5	5	0	0	0
Subtotals for Star					20	0	0	0	5	5	5	5	0	0	0

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Thornton															
GLE143	Dormitory House Mario Caira	Brownfield Private 2015	N/A 03/15 Planning Permission in Principle	0.66 ha	7	0	0	0	0	0	0	0	7	0	0
GLE141	Spittal Farm Unknown	Greenfield Private 2015	THO 004 No No consent	2.42 ha	73	0	0	0	0	0	0	0	12	12	49
GLE134	Thornton Station Quale Homes	Brownfield Private 2014	N/A 04/14 Full Planning Permission	0.53 ha	9	0	0	0	4	4	1	0	0	0	0
GLE140	Thornton West Barratt/David Wilson/Taylor Wimpey	Greenfield Private 2015	THO 003 No No consent	37.70 ha	900	0	0	0	0	0	0	0	60	60	780
Subtotals for Thornton					989	0	0	0	4	4	1	0	79	72	829
West Wemyss															
KIR214	West Wemyss Wemyss Estate Trustees	Greenfield Private 2011	WWS 001 06/16 Full Planning Permission	3.41 ha	42	0	0	0	2	10	10	10	10	0	0
Subtotals for West Wemyss					42	0	0	0	2	10	10	10	10	0	0
Subtotals for Kirkcaldy, Glenrothes and Central Fife Housing Market Area					9,567	874	302	686	360	209	179	119	598	604	5,938

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						Total	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	Post 24
St Andrews and North East Fife Housing Market Area															
Anstruther															
LAR096	Craw's Nest McCarthy & Stone	Brownfield Private 2016	N/A 02/16 Under Construction	0.47 ha	39	0	0	39	0	0	0	0	0	0	0
Subtotals for Anstruther					39	0	0	39	0	0	0	0	0	0	0
Balmullo															
STA090	Burnbrae Nursery, Clay Road A Taylor	Brownfield Private 2015	BLO 002 No No consent	1.64 ha	20	0	0	0	0	0	0	0	10	10	0
Subtotals for Balmullo					20	0	0	0	0	0	0	0	10	10	0
Cellardyke															
LAR067	Silverdykes Holiday Park Muir Homes	Brownfield Private 2008	ANS 001 11/10 Under Construction	9.89 ha	302	239	41	63	0	0	0	0	0	0	0
LAR088	Silverdykes Park 2 Muir Homes	Greenfield Private 2008	ANS 001 11/10 Under Construction	1.22 ha	26	11	11	15	0	0	0	0	0	0	0
Subtotals for Cellardyke					328	250	52	78	0	0	0	0	0	0	0
Colinsburgh															
LAR083	Colinsburgh SE Unknown	Greenfield Private 2010	COB 001 No No consent	4.67 ha	43	0	0	0	0	0	0	0	5	5	33
Subtotals for Colinsburgh					43	0	0	0	0	0	0	0	5	5	33

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						Total	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	Post 24
Crail															
LAR094	Grassmiston 2 T Kane	Brownfield Private 2015	N/A 06/14 Planning Permission in Principle	0.42 ha	6	0	0	0	0	6	0	0	0	0	0
LAR091	Pinkerton North Unknown	Greenfield Private 2015	CRA 002 No No consent	3.79 ha	180	0	0	0	0	0	0	0	12	24	144
LAR073	Pinkerton Steading 3 Kilfedder	Greenfield Private 2010	CRA 002 No No consent	2.90 ha	100	0	0	0	0	0	0	0	10	10	80
LAR095	Ribbonfield Kilfedder	Brownfield Private 2016	N/A 05/15 Full Planning Permission	0.37 ha	5	0	0	0	5	0	0	0	0	0	0
LAR074	St Andrews Road 1 Cambo Estate	Greenfield Private 2010	CRA 002 No No consent	2.90 ha	20	0	0	0	0	0	0	0	5	5	10
LAR084	St Andrews Road 2 Kilfedder	Greenfield Private 2010	CRA002 No No consent	2.53 ha	20	0	0	0	0	0	0	0	5	5	10
Subtotals for Crail					331	0	0	0	5	6	0	0	32	44	244

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						Total	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	Post 24
Drumoig															
STA058	Drumoig Expansion Drumoig Developments Ltd	Greenfield Private 2010	DRG 001 12/16 Planning Permission in Principle	29.04 ha	35	0	0	0	5	5	5	5	5	5	5
STA095	Picketillum Kingdom Housing Association	Brownfield Affordable 2015	N/A 10/15 Planning Permission in Principle	0.21 ha	9	0	0	0	9	0	0	0	0	0	0
Subtotals for Drumoig					44	0	0	0	14	5	5	5	5	5	5
Dunino															
STA056	Beley Bridge Carriden Homes	Brownfield Private 2009	N/A 05/12 Under Construction	1.59 ha	8	1	0	2	2	3	0	0	0	0	0
Subtotals for Dunino					8	1	0	2	2	3	0	0	0	0	0
Earlsferry															
LAR092	Grange Road Elie Estates	Greenfield Private 2015	EAE 001 No No consent	5.86 ha	25	0	0	0	0	0	0	0	10	10	5
Subtotals for Earlsferry					25	0	0	0	0	0	0	0	10	10	5

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						Total	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	Post 24
Elie															
LAR093	Elie East Elie Estates	Greenfield Private 2015	EAE 001 No No consent	4.99 ha	55	0	0	0	0	0	0	0	20	20	15
LAR063	Elie House Grounds Stewart/Plots	Greenfield Private 2006	LW404 04/03 Under Construction	6.77 ha	7	3	0	2	2	0	0	0	0	0	0
Subtotals for Elie					62	3	0	2	2	0	0	0	20	20	15
Gauldry															
TAY044	Priory Road A & J Stephen	Greenfield Private 2010	GAU 001 No No consent	1.78 ha	20	0	0	0	4	8	8	0	0	0	0
Subtotals for Gauldry					20	0	0	0	4	8	8	0	0	0	0
Guardbridge															
STA101	Seggie Farm Persimmon	Greenfield Mixed tenure 2010	GUA 003 No No consent	14.38 ha	350	0	0	0	18	76	76	61	36	36	47
Subtotals for Guardbridge					350	0	0	0	18	76	76	61	36	36	47
Kilconquhar															
LAR090	Kilconquhar Mains James Vance	Brownfield Private 2014	N/A 09/12 Under Construction	1.08 ha	13	3	3	10	0	0	0	0	0	0	0
Subtotals for Kilconquhar					13	3	3	10	0	0	0	0	0	0	0

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						Total	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	Post 24
Kingsbarns															
LAR076	Kingsbarns West Ogilvie Homes	Greenfield Private 2010	KIN 001 05/11 Under Construction	2.90 ha	40	22	0	0	18	0	0	0	0	0	0
Subtotals for Kingsbarns					40	22	0	0	18	0	0	0	0	0	0
Leuchars															
STA092	Castle Field Ogilvie Homes	Greenfield Private 2015	LEU 001 No No consent	8.51 ha	155	0	0	0	0	0	0	5	15	15	120
STA062	Doocot Field Ogilvie Homes	Greenfield Private 2010	LEU 001 No No consent	7.50 ha	45	0	0	0	0	15	15	15	0	0	0
Subtotals for Leuchars					200	0	0	0	0	15	15	20	15	15	120
Lower Largo															
LAR078	Durham Wynd East Lundin Homes	Greenfield Private 2010	LLA 001 01/16 Under Construction	5.12 ha	61	24	24	24	13	0	0	0	0	0	0
LAR097	Land at Harbour Wynd GW Douglas Property And Garage Co. Ltd	Brownfield Private 2017	0.29 ha 5 06/16 Planning Permission in Principle		5	0	0	0	0	5	0	0	0	0	0
Subtotals for Lower Largo					66	24	24	24	13	5	0	0	0	0	0

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						Total	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	Post 24
Lundin Links															
LAR089	Lundin Links Hotel Kapital Developments	Brownfield Private 2013	N/A 10/15 Full Planning Permission	0.31 ha	45	0	0	0	45	0	0	0	0	0	0
Subtotals for Lundin Links					45	0	0	0	45	0	0	0	0	0	0
Newport-on-Tay															
TAY050	Victoria Park South Tayfield Estate	Greenfield Private 2010	NEW 002 No No consent	2.02 ha	50	0	0	0	0	0	0	10	10	10	20
Subtotals for Newport-on-Tay					50	0	0	0	0	0	0	10	10	10	20
Pittenweem															
LAR080	St Margaret's Farm 1 Various	Greenfield Private 2010	PIT 001 No No consent	1.89 ha	40	0	0	0	0	0	0	10	10	10	10
LAR086	St Margaret's Farm 2 Various	Brownfield Private 2010	PIT 001 No No consent	0.95 ha	30	0	0	0	0	0	0	10	10	10	10
Subtotals for Pittenweem					70	0	0	0	0	0	0	10	20	20	20

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						Total	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	Post 24
St Andrews															
STA098	Craigmont, The Scores Eastacre Craigmont LLP	Brownfield Private 2017		0.08 ha	7	0	0	7	0	0	0	0	0	0	0
			02/17 Under Construction												
STA082	Greenside Place Robertson Homes	Greenfield Private 2010	STA 006 02/12 Under Construction	0.07 ha	9	0	0	9	0	0	0	0	0	0	0
STA079	Lathockar Allan Niven	Greenfield Private 2012	LWD 006 10/15 Under Construction	1.16 ha	13	0	0	3	5	5	0	0	0	0	0
STA069	New Park School S Ewing & Son	Brownfield Private 2010	STA 003 09/11 Under Construction	1.53 ha	22	19	4	3	0	0	0	0	0	0	0
STA097	North Street, 100 Mr Wagner	Brownfield Private 2016	N/A 07/15 Full Planning Permission	0.09 ha	16	0	0	0	0	16	0	0	0	0	0
STA073	Northbank Farm Riach	Greenfield Private 2011	LWD 006 03/16 Full Planning Permission	9.35 ha	15	0	0	0	3	3	3	3	3	0	0
STA066	St Andrews West SLA Various	Greenfield Private 2010	STA 001 No No consent	113.45 ha	1,090	0	0	0	0	0	20	40	40	80	910
STA087	St Nicholas New Build Robertson Homes	Greenfield Private 2010	STA 006 10/13 Under Construction	0.40 ha	17	0	0	17	0	0	0	0	0	0	0
Subtotals for St Andrews					1,189	19	4	39	8	24	23	43	43	80	910

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St Monans															
LAR081	Manse West 1 Robertson/Lochay/KHA	Greenfield Private 2010	STM 001 10/15 Full Planning Permission	2.59 ha	57	0	0	0	0	9	24	24	0	0	0
LAR082	Manse West 2 Robertson/Lochay/KHA	Greenfield Private 2010	STM 001 No No consent	2.65 ha	43	0	0	0	0	0	0	24	19	0	0
Subtotals for St Monans					100	0	0	0	0	9	24	48	19	0	0
Strathkinness															
STA071	Bonfield Road Fife Council	Greenfield Affordable 2010	STK 002 No No consent	0.61 ha	16	0	0	0	0	16	0	0	0	0	0
STA093	Bonfield Road West Avant Homes	Greenfield Private 2015	STK 003 No No consent	3.90 ha	50	0	0	0	0	10	20	20	0	0	0
Subtotals for Strathkinness					66	0	0	0	0	26	20	20	0	0	0
Tayport															
TAY062	Elizabeth Street, 62 Kepranich Developments	Brownfield Private 2016	N/A 01/16 Under Construction	0.11 ha	5	0	0	5	0	0	0	0	0	0	0
Subtotals for Tayport					5	0	0	5	0	0	0	0	0	0	0

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Wormit															
TAY051	Wormit Farm Persimmon	Brownfield Private 2010	WOR 001 No No consent	1.20 ha	30	0	0	0	25	5	0	0	0	0	0
TAY053	Wormit Farm South Persimmon	Greenfield Private 2010	WOR 003 No No consent	5.43 ha	135	0	0	0	0	30	36	36	33	0	0
TAY052	Wormit Sandpit Persimmon	Brownfield Private 2010	WOR02 No No consent	1.89 ha	11	0	0	0	11	0	0	0	0	0	0
Subtotals for Wormit					176	0	0	0	36	35	36	36	33	0	0
Subtotals for St Andrews and North East Fife Housing Market Area					3,290	322	83	199	165	212	207	253	258	255	1,419

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Cupar and North West Fife Housing Market Area															
Auchtermuchty															
CUP104	Leckiebank Farm Muir Homes	Greenfield Private 2015	AUC 002 No No consent	1.26 ha	30	0	0	0	0	10	10	10	0	0	0
Subtotals for Auchtermuchty					30	0	0	0	0	10	10	10	0	0	0
Bow of Fife															
CUP069	Pitlair 2 Plots	Greenfield Private 2005	LWD 004 01/14 Under Construction	0.50 ha	8	1	1	1	1	1	1	1	1	1	0
CUP108	Pitlair 3 Pitlair House	Greenfield Private 2015	N/A 06/14 Full Planning Permission	2.09 ha	22	0	0	0	0	0	5	5	6	6	0
Subtotals for Bow of Fife					30	1	1	1	1	1	6	6	7	7	0
Ceres															
STA100	Baltilly Mark Fleming	Greenfield Private 2017	CER001 No No consent	1.79 ha	19	0	0	0	0	0	9	10	0	0	0
Subtotals for Ceres					19	0	0	0	0	0	9	10	0	0	0
Cults															
CUP103	Cults Hill Sawmill J & M Cochrane	Brownfield Private 2014	N/A 01/15 Planning Permission in Principle	0.79 ha	6	0	0	0	0	6	0	0	0	0	0
Subtotals for Cults					6	0	0	0	0	6	0	0	0	0	0

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Cupar															
CUP107	Crossgate, 18 Drum Property Group	Brownfield Private 2015	N/A 02/15 Full Planning Permission	0.05 ha	6	0	0	0	6	0	0	0	0	0	0
CUP079	Cupar North SDA Persimmon/Vico/Headon	Greenfield Private 2010	CUP 001 No No consent	103.17 ha	1,480	0	0	0	0	10	50	50	50	50	1,270
CUP093	Gilliefaulds West A & J Stephen	Brownfield Private 2010	CUP 001 No No consent	10.53 ha	168	0	0	0	12	24	24	24	24	24	36
CUP095	Mayfield Individual Plots	Greenfield Private 2011	N/A 04/10 Under Construction	1.44 ha	6	3	0	1	1	1	0	0	0	0	0
CUP110	Pitscottie Road Kingdom Housing Association	Greenfield Affordable 2015	N/A 04/16 Under Construction	1.88 ha	49	0	0	20	29	0	0	0	0	0	0
CUP080	St Columba's C Kennedy	Brownfield Mixed tenure 2010	CUP 002 No No consent	0.38 ha	30	0	0	0	0	0	10	10	10	0	0
Subtotals for Cupar					1,739	3	0	21	48	35	84	84	84	74	1,306
Cuparmuir															
CUP094	Trynmuir Croft Campion Homes	Brownfield Affordable 2011	N/A No No consent	0.84 ha	25	0	0	0	25	0	0	0	0	0	0
Subtotals for Cuparmuir					25	0	0	0	25	0	0	0	0	0	0

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Dairsie															
STA064	Osnaburgh Court S Dawson & Wardrope	Greenfield Private 2010	DAI 001 No No consent	2.77 ha	40	0	0	0	10	10	10	10	0	0	0
Subtotals for Dairsie					40	0	0	0	10	10	10	10	0	0	0
Dunbog															
TAY042	Blinkbonny Steading Blinkbonny Property	Brownfield Private 2009	N/A 09/08 Under Construction	0.36 ha	6	3	0	1	1	1	0	0	0	0	0
Subtotals for Dunbog					6	3	0	1	1	1	0	0	0	0	0
Falkland															
CUP105	St John's Works Smith Anderson	Brownfield Private 2015	FAL 001 No No consent	3.67 ha	100	0	0	0	0	4	12	12	12	12	48
Subtotals for Falkland					100	0	0	0	0	4	12	12	12	12	48
Foodieash															
STA051	Land at White Thorn Cott Cocklaw Developments	Greenfield Private 2005	N/A 12/14 Under Construction	1.32 ha	12	3	0	0	3	3	3	0	0	0	0
Subtotals for Foodieash					12	3	0	0	3	3	3	0	0	0	0

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						Total	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	Post 24
Gateside															
CUP099	Carmore Farm Hillfoot Homes	Brownfield Private 2011	N/A 07/14 Under Construction	2.59 ha	9	7	4	2	0	0	0	0	0	0	0
Subtotals for Gateside					9	7	4	2	0	0	0	0	0	0	0
Ladybank															
CUP096	Beech Avenue 2 Andrew Davie Homes	Greenfield Private 2011	N/A 03/11 Under Construction	0.32 ha	6	0	0	0	0	3	3	0	0	0	0
CUP086	Commercial Crescent Ladybank Homes	Greenfield Affordable 2010	LAD 001 05/16 Full Planning Permission	1.52 ha	45	0	0	0	0	15	15	15	0	0	0
CUP051	Cupar Road Andrew Davie Homes	Brownfield Private 2002	LAD 002 02/11 Under Construction	2.56 ha	60	0	0	0	0	0	0	0	10	10	40
CUP106	Road End, Loftybank Campion Homes	Greenfield Affordable 2015	LAD 004 11/15 Full Planning Permission	0.62 ha	23	0	0	0	23	0	0	0	0	0	0
Subtotals for Ladybank					134	0	0	0	23	18	18	15	10	10	40

Schedule 1: Effective Housing Land Supply 2017 by Housing Market Area

Site Id	Site Name Developer/Owner	Site Type Tenure 1st Audit	LP Ref PP Date (mm/yy) Status	Area (ha)	Capacity	Completions		Projected Completions							
						Total	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	Post 24
Newburgh															
TAY061	Cupar Road North A & J Stephen	Greenfield Private 2015	NEB 002 No No consent	1.88 ha	50	0	0	0	0	0	10	15	15	10	0
TAY046	Cupar Road S1 A & J Stephen	Greenfield Private 2010	NEB 001 No No consent	7.50 ha	150	0	0	0	25	25	15	15	15	15	40
TAY047	Cupar Road S2 A & J Stephen	Greenfield Private 2010	NEB 001 No No consent	4.11 ha	75	0	0	0	0	0	0	0	0	0	75
Subtotals for Newburgh					275	0	0	0	25	25	25	30	30	25	115
Pitscottie															
STA077	Wester Pitscottie Neil Kay	Brownfield Private 2011	N/A 08/16 Planning Permission in Principle	1.50 ha	10	0	0	0	0	10	0	0	0	0	0
Subtotals for Pitscottie					10	0	0	0	0	10	0	0	0	0	0
Springfield															
CUP090	Crawford Park East Campion Homes	Greenfield Private 2010	SPF 002 09/15 Under Construction	1.79 ha	43	18	18	25	0	0	0	0	0	0	0
CUP075	Springfield East Farm Gradual Peak	Brownfield Private 2009	N/A 05/08 Under Construction	0.27 ha	8	6	0	2	0	0	0	0	0	0	0
Subtotals for Springfield					51	24	18	27	0	0	0	0	0	0	0

Schedule 1: Effective Housing Land Supply 2017 by Housing Market Area

Site Id	Site Name Developer/Owner	Site Type Tenure 1st Audit	LP Ref PP Date (mm/yy) Status	Area (ha)	Capacity	Completions		Projected Completions							
						Total	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	Post 24
Strathmiglo															
CUP112	Bellfield R Hopkins	Brownfield Private 2017	LWD036 05/14 Planning Permission in Principle	1.31 ha	5	0	0	0	0	5	0	0	0	0	0
CUP113	Eden Bank Works MMR Ltd	Brownfield Mixed tenure 2017	N/A 03/17 Planning Permission in Principle	0.50 ha	25	0	0	0	0	12	13	0	0	0	0
Subtotals for Strathmiglo					30	0	0	0	0	17	13	0	0	0	0
Subtotals for Cupar and North West Fife Housing Market Area					2,516	41	23	52	136	140	190	177	143	128	1,509
Fife totals					28,961	2,318	772	1,722	1,521	1,422	1,516	1,395	1,917	1,765	15,385

Schedule 1: Effective Housing Land Supply 2017 by Housing Market Area

Schedule 2: Non-effective Housing Land Supply 2017 by Housing Market Area

Site Id	Site Name Developer/Owner	Site Type Tenure	LP Ref	Area	Capacity	Reason why non-effective
Dunfermline and West Fife Housing Market Area						
Aberdour						
DAC234	Hillside School Unknown	Brownfield Private	ABD 001	4.17 ha	70	Local Development Plan housing opportunity site
Ballingry						
COW110	Ballingry East Maritsan Devts	Greenfield Private	BGY 002	4.16 ha	105	Local Development Plan housing opportunity site. No developer interest demonstrated.
COW001	Ballingry Road Fife Council	Greenfield Private	BGY 003	0.86 ha	25	Local Development Plan housing opportunity site. Owned by Fife Council - no marketing programme in place.
COW063	Flock House South Abbotsgate Developments	Greenfield Private	BGY 001	1.71 ha	51	Local Development Plan housing opportunity site. No evidence of developer commitment.
Blairhall						
WV070	Blairhall South LRD	Greenfield Private	BLA 001	2.47 ha	64	No evidence of developer commitment.
WV083	Castlehill Mine Land Engineering Services	Brownfield Private	LWD017	6.49 ha	44	No evidence of developer commitment.
WV090	Comrie Castle West Unknown	Greenfield Private	BLA 002	1.03 ha	15	Not available for housing development. To be deleted through Local Development Plan process.
WV085	Comrie Colliery LRD	Greenfield Private	LWD 018	0.96 ha	20	No site identified as yet.
WV071	Rintoul Avenue West Omnivale	Greenfield Private	BLA 003	1.73 ha	6	No evidence of developer commitment.
WV072	South Avenue 3 Fife Council	Greenfield Affordable	BLA 004	0.85 ha	15	Local Development Plan housing opportunity site. No marketing programme in place.
Cairneyhill						
WV059	Pitdinnie Road Unknown	Greenfield Private	CNH 001	0.72 ha	10	Local Development Plan housing opportunity site.

Site Id	Site Name Developer/Owner	Site Type Tenure	LP Ref	Area	Capacity	Reason why non-effective
Cowdenbeath						
COW103	Elgin Road Gas Works Unknown	Brownfield Private	COW 004	0.16 ha	5	Local Development Plan housing opportunity site.
COW101	High Street, 267/293 Unknown	Brownfield Private	COW 012	0.59 ha	12	Local Development Plan development opportunity site with potential for housing development.
COW102	Rosebank Unknown	Brownfield Private	COW 005	0.93 ha	35	Local Development Plan housing opportunity site.
Crossgates						
COW104	Dunfermline Road Unknown	Brownfield Private	CRO 006	0.72 ha	18	Local Development Plan housing opportunity site.
COW105	Hillview Crescent Alex Jarrett	Brownfield Private	CRO 004	0.17 ha	6	Local Development Plan housing opportunity site.
COW011	Manse Road Individual Plots	Brownfield Private	CRO 005	0.39 ha	9	Local Development Plan housing opportunity site. Planning consent lapsed with no evidence of developer interest.
Dalgety Bay						
DAC267	Fulmar Way Muir Homes	Brownfield Private	DGB 002	1.64 ha	50	Access constraint.
Dunfermline						
DAC207	5/7 Comely Park Comely Park Ltd	Brownfield Private	DUN 001	0.27 ha	5	No evidence of developer commitment.
DAC220	Campbell Street, 90 Tuscan Developments	Brownfield Private	DUN 007	0.16 ha	24	Local Development Plan housing opportunity site. No evidence of developer commitment.
DAC215	Halbeath Road, 110 Tuscan Developments	Brownfield Private	DUN 023	0.11 ha	9	Local Development Plan housing opportunity site. No evidence of developer commitment.
DAC232	Masterton Farm Ian Harley	Brownfield Private	DUN 019	1.12 ha	35	Local Development Plan housing opportunity site. Current consent for time extension. Awaiting sale to developer whereupon the site will become effective.
DAC270	Masterton South Scottish SPCA	Greenfield Mixed Tenure	DUN 030	1.72 ha	45	Local Development Plan housing opportunity site. Not developer owned.

Schedule 2: Non-effective Housing Land Supply 2017 by Housing Market Area

Site Id	Site Name Developer/Owner	Site Type Tenure	LP Ref	Area	Capacity	Reason why non-effective
DAC214	Rear of 179 Rumblingwell AF Melville	Brownfield Private	DUN 020	0.96 ha	38	Local Development Plan housing opportunity site. No evidence of developer interest.
DAC117	School Row Edwards	Brownfield Private	DUN 033	1.04 ha	20	Local Development Plan housing opportunity site.
DAC238	Whitefield Road North Thistle Homes	Greenfield Private	DUN 026	0.47 ha	13	No longer supported for flatted development and the site is not large enough for significant non-flatted development.
DAC239	Whitefield Road South Thistle Homes	Greenfield Private	DUN 027	0.44 ha	11	No longer supported for flatted development and the site is not large enough for significant non-flatted development.
DAC206	Woodmill Filling Station Mr Ramzan	Brownfield Private	DUN 016	0.25 ha	8	Local Development Plan housing opportunity site. Planning consent lapsed and no evidence of developer interest.
Glencraig						
COW065	Glencraig East Fife Council	Greenfield Mixed Tenure	GLC 001	1.75 ha	35	Development brief prepared. Not yet marketed by Fife Council.
COW129	Glencraig East 2 Fife Council	Greenfield Private	GLC 001	8.90 ha	240	Site accessed through non-effective adjacent site. Access constraint.
COW064	Glencraig West Fife Council	Greenfield Private	GLC 002	3.42 ha	50	Local Development Plan housing opportunity site. Development brief prepared. Not yet marketed by Fife Council.
High Valleyfield						
WV057	Abbey Street Fife Council	Brownfield Affordable	HVF 003	0.07 ha	10	Local Development Plan housing opportunity site.
WV035	Chapel Place Fife Council	Brownfield Affordable	HVF 004	0.30 ha	10	Local Development Plan housing opportunity site.
WV074	Woodhead Farm North Daly	Greenfield Private	HVF 002	3.19 ha	50	Disputed in 2010 and 2011 with no progress since. No evidence of developer activity.
Inverkeithing						
DAC280	Inverkeithing PS Andrail Ltd	Brownfield Private	INV 004	0.92 ha	42	Planning consent lapsed and no demonstrated developer commitment.

Site Id	Site Name Developer/Owner	Site Type Tenure	LP Ref	Area	Capacity	Reason why non-effective
DAC118	Roods Fife Council	Greenfield Private	INV 003	2.55 ha	50	Local Development Plan housing opportunity site. Access and funding constraints.
Kelty						
COW052	Elmwood Terrace Fife Council	Greenfield Affordable	KEL 003	1.19 ha	30	Local Development Plan housing opportunity site. Fife Council owned. Not in marketing programme
COW097	Netherton Farm Various	Greenfield Mixed tenure	KEL 004	10.23 ha	236	No evidence of developer interest and site is in competition with another site.
COW106	Old Gas Works Unknown	Brownfield Private	KEL 008	2.13 ha	44	Local Development Plan housing opportunity site.
Kincardine						
WFO050	Burnbrae East Held in trust	Greenfield Private	KCD 001	1.95 ha	30	Local Development Plan housing opportunity site.
Lochgelly						
COW131	Lochgelly North Extension Ernest McPherson	Greenfield Private	LGY 007	29.67 ha	500	No evidence of developer commitment.
COW116	Lochgelly SDA North McPherson	Greenfield Mixed Tenure	LGY 007	9.20 ha	140	No evidence of developer commitment.
COW118	Lochgelly SDA South Cocklaw/Omnivale	Greenfield Mixed Tenure	LGY 007	38.78 ha	810	No evidence of developer commitment.
COW117	Lochgelly SLA NE Various	Greenfield Mixed Tenure	LGY 007	18.69 ha	400	Long term site in multiple ownerships requiring a recognised developer to assemble the site.
COW119	Lochgelly SLA West Unknown	Greenfield Mixed Tenure	LGY 007	21.17 ha	400	Lochgelly capacity taken up by competing sites.
COW132	Lochgelly South Extension Unknown	Greenfield Private	LGY 007	20.44 ha	300	Lochgelly capacity taken up by competing sites.
COW054	West Cartmore McPherson	Greenfield Private	LGY 004	3.69 ha	60	Local Development Plan housing opportunity site.
Lochore						
COW111	Capeldrae Farm Unknown	Greenfield Private	LHR 001	5.05 ha	100	Local Development Plan housing opportunity site. Not in the hands of a recognised developer.
COW090	N of Ivanhoe Avenue Koncept Homes	Greenfield Affordable	LHR 002	0.61 ha	28	Local Development Plan housing opportunity site. No demonstrated developer interest.

Schedule 2: Non-effective Housing Land Supply 2017 by Housing Market Area

Site Id	Site Name Developer/Owner	Site Type Tenure	LP Ref	Area	Capacity	Reason why non-effective
Lumphinnans						
COW115	Lochgelly Road 2 Moray Estates	Greenfield Private	LPH 001	3.99 ha	100	No evidence of developer commitment.
COW133	Lumphinnans North Fife Council	Greenfield Private	LPH 003	14.37 ha	300	Fife Council site not actively marketed.
Oakley						
WFOV095	Blair House Ian Spowart	Greenfield Private	OAK 003	13.38 ha	260	No evidence of developer commitment.
WFOV054	Holy Name PS Fife Council	Brownfield Affordable	OAK 005	1.05 ha	15	Local Development Plan housing opportunity site.
WFOV076	Main Street Ann Sharpe	Greenfield Private	OAK 002	0.51 ha	15	Planning consent refused and no further evidence of developer interest.
WFOV040	Woodburn Crescent Fife HA	Greenfield Affordable	OAK 001	0.23 ha	9	No demonstrated developer commitment.
Rosyth						
DAC109	Admiralty Road North Catholic Church	Greenfield Private	ROS 001	0.17 ha	12	Local Development Plan housing opportunity site. No developer interest.
DAC198	Brankholme Lane Mealmore Lodge Ltd	Brownfield Private	ROS 002	0.13 ha	9	Local Development Plan housing opportunity site. Planning consent lapsed. No evidence of developer interest.
DAC208	Cochranes Hotel Mr And Mrs T Spinks	Brownfield Private	ROS 003	0.68 ha	54	Local Development Plan housing opportunity site. Planning consent lapsed. No evidence of developer interest.
DAC245	Primrose Lane 2 Smarts	Greenfield Mixed Tenure	ROS 004	7.42 ha	175	Site marketed for employment use.
Saline						
WFOV068	Standalane J Sudgen	Brownfield Private	LWD 001	0.33 ha	5	Local Development Plan housing opportunity site. Remote steading difficult to develop due to infrastructure requirements.
WFOV096	West Road 2 Unknown	Greenfield Private	SAL 003	8.36 ha	130	Ownership constraint.
Townhill						
DAC246	Muircockhall Ian Sneddon	Brownfield Private	N/A	1.83 ha	32	No evidence of developer commitment.

Site Id	Site Name Developer/Owner	Site Type Tenure	LP Ref	Area	Capacity	Reason why non-effective
Dunfermline and West Fife Housing Market Area					5,449	

Site Id	Site Name Developer/Owner	Site Type Tenure	LP Ref	Area	Capacity	Reason why non-effective
Kirkcaldy, Glenrothes and Central Fife Housing Market Area						
Buckhaven						
LEV100	Denbeath Parish Church Ravensraig Restoration	Brownfield Private	BKN 001	0.15 ha	12	Local Development Plan housing opportunity site. Site rejected by the market and not in the hands of a recognised developer.
Burntisland						
KIR003	Grange Distillery Bandron Ltd	Brownfield Private	BUR 005	1.82 ha	49	Local Development Plan housing opportunity site.
KIR224	Grange Farm 2 Unknown	Greenfield Private	BUR 002	0.73 ha	14	No developer and not in plans for adjacent site (KIR080).
KIR218	High Street, 89-93 GNS Construction	Brownfield Private	BUR004	0.14 ha	40	Local Development Plan development opportunity site. Previous consent lapsed (08/03012/CFULL).
Cardenden						
KIR221	Cardenden South Unknown	Greenfield Private	CDD 002	2.41 ha	60	No demonstrated developer interest.
KIR212	North Dundonald Farm Brackenlea/Barratt	Greenfield Private	CDD 003	17.34 ha	450	Planning consent lapsed. Local Development Plan housing opportunity site.
KIR168	Smithyhill/Bowhill Colliery Enterprise Homes	Brownfield Private	CDD 001	1.90 ha	26	Local Development Plan housing opportunity site. Developer in receivership
KIR185	Woodend Road Banks Developments	Greenfield Private	CDD 006	5.50 ha	141	Local Development Plan housing opportunity site. Developer no longer interested in site.
Glenrothes						
GLE146	Balgeddie Riding School 2 Tulloch	Greenfield Private	GLE 001	4.60 ha	37	No evidence of developer commitment.
GLE104	Whitehill IE In Receivership	Brownfield Mixed Tenure	GLE 005	10.04 ha	230	Local Development Plan housing opportunity site. Developer in receivership. No other interest noted.
Kennoway						
LEV078	Maiden Castle Fife Council	Greenfield Private	KEN 005	1.25 ha	30	Local Development Plan housing opportunity site.

Site Id	Site Name Developer/Owner	Site Type Tenure	LP Ref	Area	Capacity	Reason why non-effective
Kinghorn						
KIR077	Lochside Lovells	Brownfield Private	KNH 001	7.40 ha	131	Local Development Plan housing opportunity site.
KIR060	Viewforth Place Unknown	Brownfield Affordable	KNH 002	0.49 ha	18	Local Development Plan housing opportunity site.
Kirkcaldy						
KIR161	257/261 High Street Unknown	Brownfield Affordable	KDY 012	0.19 ha	30	Local Development Plan housing opportunity site. No evidence of developer interest.
KIR151	Anderson Street, 8 Mr P McDonald	Brownfield Private	KDY 001	0.09 ha	9	Local Development Plan housing opportunity site. No evidence of developer interest.
KIR180	Den Road Unknown	Brownfield Private	KDY 018	2.83 ha	90	Local Development Plan housing opportunity.
KIR220	Forth Park NHS Fife	Brownfield Mixed Tenure	KDY 010	2.41 ha	56	NHS Fife have not undertaken demolition works or marketing.
KIR246	Hayfield Road Unknown	Brownfield Private	KDY014	1.86 ha	60	Local Development Plan development opportunity.
KIR182	Junction Road 2 Unknown	Brownfield Affordable	KDY 016	0.72 ha	20	Local Development Plan housing opportunity site.
KIR175	Kirkcaldy East SDA2 Kingdom Park	Greenfield Private	KDY 025	81.30 ha	1,760	No evidence of developer interest.
KIR177	Millie Street North Unknown	Brownfield Private	KDY 027	1.14 ha	28	Local Development Plan development opportunity site suitable for housing development.
KIR203	Millie Street South Unknown	Brownfield Private	KDY 028	0.56 ha	15	Local Development Plan development opportunity site with potential for housing development.
KIR247	Nairn Street/Factory Road Unknown	Brownfield Private	KDY017	1.69 ha	68	Local Development Plan development opportunity.
KIR204	Redburn Wynd Unknown	Brownfield Private	KDY 032	0.25 ha	11	Local Development Plan development opportunity site with potential for housing development.
KIR183	Smeaton Road Unknown	Brownfield Private	KDY 015	1.41 ha	70	Local Development Plan housing opportunity site.
KIR248	Victoria Fields Unknown	Greenfield Private	KDY019	4.28 ha	100	Local Development Plan housing opportunity

Schedule 2: Non-effective Housing Land Supply 2017 by Housing Market Area

Site Id	Site Name Developer/Owner	Site Type Tenure	LP Ref	Area	Capacity	Reason why non-effective
KIR178	Victoria Rd Power Stn United Investments Co	Brownfield Private	KDY 029	0.85 ha	40	Local Development Plan development opportunity site with potential for housing development.
KIR037	Viewforth Terrace Capital Developments	Brownfield Private	KDY 013	0.64 ha	25	Local Development Plan housing opportunity site. No evidence of developer interest.
Leslie						
GLE055	High Street 250-254 David Headen	Brownfield Affordable	N/A	0.12 ha	9	No evidence of developer commitment.
GLE124	Leslie House Sundial Properties	Brownfield Private	LES 001	7.08 ha	17	Local Development Plan housing opportunity site. Works stalled post fire damage.
GLE109	Prinlaws Mill Unknown	Brownfield Private	LES 002	3.38 ha	57	Local Development Plan housing opportunity site.
GLE110	Walkerton Drive Unknown	Brownfield Private	LES 003	1.68 ha	42	Local Development Plan housing opportunity site.
Leven						
LEV130	Former Gas Works Unknown	Greenfield Private	LEV006	0.37 ha	8	Local Development Plan development opportunity.
Markinch						
GLE069	Brunton Road Lomond in Administration	Greenfield Private	MAR003	2.41 ha	15	Local Development Plan housing opportunity.
GLE113	Sweetbank Park Terrace Unknown	Brownfield Affordable	MAR 002	1.52 ha	6	No demonstrated developer interest.
Methilhill						
LEV090	Methilhill House Unknown	Brownfield Private	MET 002	0.43 ha	9	Local Development Plan housing opportunity site. No evidence of developer interest.
LEV117	Sea Road/Chemiss Road Unknown	Brownfield Private	MET 003	1.01 ha	24	Local Development Plan housing opportunity site. No evidence of developer interest.
Thornton						
GLE119	Auction Mart South Individual Plots	Greenfield Private	THO 001	1.15 ha	19	Local Development Plan housing opportunity site. No evidence of developer interest.
GLE123	Main Street, 140 Unknown	Brownfield Private	THO 005	0.15 ha	6	Local Development Plan housing opportunity site. No demonstrated developer interest.

Schedule 2: Non-effective Housing Land Supply 2017 by Housing Market Area

Site Id	Site Name Developer/Owner	Site Type Tenure	LP Ref	Area	Capacity	Reason why non-effective
GLE111	Strathore South Fife Council	Greenfield Private	THO 007	6.49 ha	294	Local Development Plan housing opportunity site.
GLE112	Thornton Junction Unknown	Brownfield Private	THO 006	0.42 ha	10	Local Development Plan housing opportunity site.
Windygates						
LEV112	The Temple Carneil Homes	Greenfield Private	WDY 002	3.36 ha	75	No evidence of developer commitment.
Kirkcaldy, Glenrothes and Central Fife Housing Market Area					4,211	

Site Id	Site Name Developer/Owner	Site Type Tenure	LP Ref	Area	Capacity	Reason why non-effective
St Andrews and North East Fife Housing Market Area						
Anstruther						
LAR069	Pittenweem Road Fife Council	Brownfield Private	ANS 004	0.43 ha	12	Local Development Plan housing opportunity site. Access constraint.
LAR065	Putting Green/Bankwell R Anstruther Golf Club	Greenfield Private	ANS 003	0.21 ha	11	Local Development Plan housing opportunity site. No evidence of developer interest.
Balmerino						
TAY002	Balmerino Abbey (opp) Headon Developments Ltd	Brownfield Private	BAL 001	0.66 ha	5	No evidence of developer commitment.
Balmullo						
STA072	Balmullo Farm T D Forster and Son	Brownfield Private	BLO 001	0.88 ha	23	Local Development Plan housing opportunity site. Applicant has yet to address potential physical constraints and design issues.
Colinsburgh						
LAR072	South Wynd Unknown	Brownfield Private	COB 002	0.28 ha	5	Local Development Plan housing opportunity site.
Guardbridge						
STA059	Motray Park McHale Enterprises	Greenfield Private	GUA 002	3.80 ha	49	Not recognised house builder. S75 not signed.
Newport-on-Tay						
TAY048	Ericht Road 1 St Fort	Greenfield Private	NEW 001	2.73 ha	50	Access constraint.
TAY049	Ericht Road 2 St Fort	Greenfield Private	NEW 001	2.85 ha	50	Access constraint.
St Andrews						
STA067	Grange Road Uni of St Andrews	Greenfield Private	STA 002	2.28 ha	50	Proposal not for mainstream housing. Planning consent lapsed without the site coming to market. Ownership constraint.
Tayport						
TAY054	Links Road 2 Fife Council	Greenfield Affordable	TAY 001	0.12 ha	6	Local Development Plan housing opportunity site.

Site Id	Site Name Developer/Owner	Site Type Tenure	LP Ref	Area	Capacity	Reason why non-effective
TAY055	Nelson Street Unknown	Brownfield Private	TAY 004	0.09 ha	5	Local Development Plan housing opportunity site. No evidence of developer interest and agreed trigger level - marketing failed.
TAY056	Net Drying Green Tayport Harbour Trust	Greenfield Private	TAY 002	0.20 ha	10	No evidence of a developer coming forward.
TAY063	Scotsraig Works Scott & Fyffe	Brownfield Private	TAY005	0.89 ha	25	Local Development Plan housing opportunity.
TAY057	Spears Hill Road N Dundee Council	Greenfield Private	TAY 003	0.49 ha	12	No evidence of a developer coming forward.

St Andrews and North East Fife Housing Market Area					313
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Site Id	Site Name Developer/Owner	Site Type Tenure	LP Ref	Area	Capacity	Reason why non-effective
Cupar and North West Fife Housing Market Area						
Auchtermuchty						
CUP077	Stratheden Place 1 Unknown	Greenfield Private	AUC 001	0.71 ha	18	No evidence of marketing or developer interest.
Cupar						
CUP082	Kirk Wynd Unknown	Brownfield Private	CUP 003	0.12 ha	5	Local Development Plan housing opportunity site.
CUP097	Millgate, 46 Martin	Brownfield Private	N/A	0.02 ha	6	No demonstrated developer interest.
CUP083	Provost Wynd Unknown	Brownfield Private	CUP 004	0.18 ha	10	Local Development Plan housing opportunity site.
Cuparmuir						
CUP055	Sawmill In Receivership	Brownfield Private	CPM 001	1.90 ha	37	Local Development Plan housing opportunity site. Developer in receivership. Site has been marketed with no interest noted.
Ladybank						
CUP052	Monksmoss Thistle Homes	Greenfield Private	LAD 003	4.48 ha	60	Site has been in Audit for more than 20 years without implementation.
Newburgh						
TAY029	Mugdrum East Tay Salmon Fisheries	Brownfield Private	NEB 003	0.25 ha	8	Local Development Plan housing opportunity site. Not developer owned. Consent lapsed. No evidence of developer interest.
Peat Inn						
STA078	Larennie Caledonian Trust	Brownfield Private	N/A	2.69 ha	8	No evidence of developer commitment.
Springfield						
CUP091	Main Street East Rankielour Trust	Brownfield Private	SPF 003	0.52 ha	8	Local Development Plan housing opportunity site. No demonstrated developer interest.
CUP089	Pennyacre Court Lundin Homes	Greenfield Private	SPF 001	0.39 ha	5	Local Development Plan housing opportunity site. No demonstrated developer interest
Cupar and North West Fife Housing Market Area					165	
Fife totals					10,138	

Schedule 3: Deleted Sites 2017 by Housing Market Area

Site Id	Site Name	Site Type	Capacity	Reason for deletion
Dunfermline and West Fife Housing Market Area				
Dunfermline				
DAC294	Rosegreen, Carnock Road	Greenfield	100	Site deleted at LDP Examination.
Inverkeithing				
DAC284	Keith Place	Greenfield	5	Site stalled and further 2 units unlikely to be built
DAC194	The Royal	Brownfield	8	Site developed as hostel with planning permission for 2 additional flats. No longer meets HLA inclusion criteria.
Lochore				
COW126	Rosewell Drive 2	Greenfield	0	Site cleared and grassed over.
Subtotals for Dunfermline and West Fife Housing Market Area			113	
Kirkcaldy, Glenrothes and Central Fife Housing Market Area				
Buckhaven				
LEV119	Church Street	Brownfield	5	Planning consent lapsed and not allocated in Local Development Plan.
East Wemyss				
LEV120	Denhill Works	Brownfield	11	Planning consent lapsed and not allocated in Local Development Plan.
Milton of Balgonie				
GLE135	Milton Sawmill	Brownfield	13	Planning consent lapsed and not allocated in Local Development Plan.
Subtotals for Kirkcaldy, Glenrothes and Central Fife Housing Market Area			29	
St Andrews and North East Fife Housing Market Area				
Crail				
LAR023	Sypsies	Brownfield	12	Planning consent lapsed and not allocated in Local Development Plan.
Guardbridge				
STA065	Seggie South	Greenfield	250	STA061 Seggie North and SAT065 Seggie South combined to make STA101 Seggie Farm.
STA061	Seggie North	Greenfield	100	STA061 Seggie North and SAT065 Seggie South combined to make STA101 Seggie Farm.
St Andrews				
STA089	Westview, 10	Brownfield	6	Planning consent lapsed and not allocated in Local Development Plan.
Subtotals for St Andrews and North East Fife Housing Market Area			368	

Site Id	Site Name	Site Type	Capacity	Reason for deletion
Cupar and North West Fife Housing Market Area				
Ceres				
STA091	Doves Loan	Greenfield	12	Site deleted at LDP Examination
Rathillet				
TAY059	Torr of Kedlock	Brownfield	8	Planning consent lapsed and not allocated in Local Development Plan.
Subtotals for	Cupar and North West Fife Housing Market Area		20	
Fife totals			530	

Schedule 4: Completed Sites 2017 by Housing Market Area

Site Id	Site Name Developer/Owner	Site Type Tenure	LP Ref	Area	Capacity	Completions 2016/17
Dunfermline and West Fife Housing Market Area						
Crosshill						
COW093	92/96 Main Street Ian Sneddon	Brownfield Private	CRH 001	0.17 ha	14	8
Dunfermline						
DAC282	Bute Crescent Persimmon Homes/Fife Council	Greenfield Affordable	N/A	1.72 ha	49	49
DAC299	Drum Road Persimmon Homes	Brownfield Private	N/A	1.03 ha	24	11
DAC250	E Dunfermline North A2 (F) Taylor Wimpey	Greenfield Private	DUN 008	3.96 ha	81	5
DAC221	Kingdom Gateway EF1 Taylor Wimpey	Greenfield Mixed tenure	DUN 010	3.22 ha	65	43
DAC229	Leys Park Road 2 In administration	Brownfield Private	DUN 022	0.53 ha	28	28
Kelty						
COW017	Bath Street Extension Persimmon Homes	Greenfield Mixed Tenure	KEL 001	7.51 ha	176	15
COW114	Seafar Drive Persimmon Homes	Greenfield Affordable	KEL 002	0.43 ha	19	19
Lochgelly						
COW136	Cook Square 2 Ore Valley HA	Brownfield Affordable	N/A	0.17 ha	15	15
COW124	Hall Street Fife Council/Kingdom HA	Brownfield Affordable	LGY 009	0.23 ha	16	16
Subtotals for	Dunfermline and West Fife Housing Market Area				487	209

Site Id	Site Name Developer/Owner	Site Type Tenure	LP Ref	Area	Capacity	Completions 2016/17
Kirkcaldy, Glenrothes and Central Fife Housing Market Area						
Bonnybank						
LEV103	Cupar Road Larkfleet Homes	Greenfield Affordable	BON01	0.33 ha	11	11
Glenrothes						
GLE067	Balgeddie Riding School Tulloch	Greenfield Private	GLE 001	5.17 ha	42	0
GLE145	Hanover Court W H Malcolm Ltd	Brownfield Private	N/A	0.32 ha	14	14
GLE147	Muirfield Drive Lomond Land	Brownfield Private		0.22 ha	6	6
GLE142	Tantallon Avenue, 211 Fife Council	Brownfield Affordable	N/A	0.28 ha	11	11
Kirkcaldy						
KIR233	Esplanade Alex Penman	Brownfield Private	N/A	0.12 ha	30	22
KIR179	Lawson Street Forth and Clyde/FC	Brownfield Affordable	KDY 011	0.36 ha	21	21
KIR231	Rosslyn Gardens Fife Council	Brownfield Affordable	N/A	1.17 ha	27	27
Leven						
LEV076	Leven Vale South Campion Homes	Greenfield Private	LEV 001	3.08 ha	78	15
LEV129	Linnwood Drive Kingdom Housing Association	Brownfield Private	N/A	0.07 ha	6	6
Methil						
LEV121	Durie Street Fife Council	Brownfield Affordable	N/A	0.37 ha	15	15
Thornton						
GLE132	Orebank Terrace Fife Council	Greenfield Affordable	THO 007	1.20 ha	31	31
Windygates						
LEV081	Balcurvie Meadows Abbotshall Homes	Greenfield Private	WDY 001	2.93 ha	56	2
Subtotals for	Kirkcaldy, Glenrothes and Central Fife Housing Market Area				348	181

Site Id	Site Name Developer/Owner	Site Type Tenure	LP Ref	Area	Capacity	Completions 2016/17
St Andrews and North East Fife Housing Market Area						
Boarhills						
STA099	Balmashie St Andrews Golfers Village	Brownfield Private	N/A	0.98 ha	9	9
Guardbridge						
STA053	Main Street A&L Developments	Brownfield Private	GUA 001	0.23 ha	7	7
St Andrews						
STA094	Kinnessburn Road, 26 CAF Properties (SABC) Ltd	Brownfield Private	N/A	0.02 ha	17	17
STA085	St Leonards C2 Robertson Homes	Greenfield Private	STA 006	0.71 ha	34	9
STA083	Walled Garden Bield HA	Brownfield Private	STA 006	0.61 ha	78	71
Subtotals for	St Andrews and North East Fife Housing Market Area				145	113
Cupar and North West Fife Housing Market Area						
Cupar						
CUP111	Castlehill Tayside Developments	Brownfield Private	N/A	0.14 ha	11	10
CUP100	County Buildings Fife Council	Brownfield Affordable	N/A	0.08 ha	18	18
Subtotals for	Cupar and North West Fife Housing Market Area				29	28
Fife totals					1,009	531

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Bengali	বাংলায় আলাপ করার জন্য টেলিফোন লাইন: 08451 55 55 99
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