



Housing Land Audit 2019

April 2020

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Cover photograph - housing development at The Avenue, Lochgelly (provided by Easy Living Developments)

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Contents

Glossary of Terms v

EXECUTIVE SUMMARY 1

CHAPTER 1: INTRODUCTION 2

 Purpose 2

 Survey 2

 Agreement 2

 Economic Factors 2

 Strategic Development Plans 2

 Disclaimer 3

 Online Information 3

 Feedback 4

CHAPTER 2: HOUSING COMPLETIONS 5

 Monitoring Housing Completions 5

 Past Completions 5

 Small Site Completions 7

 Affordable Housing Completions 8

CHAPTER 3: HOUSING LAND SUPPLY 10

 Introduction 10

 Criteria for Sites to be Included in the Housing Land Audit 10

 Removal of a Site from the Established Housing Land Supply 10

 Established Housing Land Supply 10

 Schedule 1: Effective Land Supply 11

 Composition of the Unconstrained Land Supply 11

 Schedule 2: Non-effective Land Supply 15

 Schedule 3: Deleted Sites 15

Disputed Sites	16
Windfall Sites	16
Demolitions	17
CHAPTER 4: MEETING THE HOUSING SUPPLY TARGETS	19
Context.....	19
Contributing to the Housing Supply Targets	19
Strategic Development Plans and the Housing Supply Targets	19
SESplan Housing Supply Target	19
Determining the proposed SESplan 2 Housing Supply Targets	21
Demolitions	21
Housing Delivery 2012-2019	22
Calculation of Housing Supply Targets 2019-2030.....	23
Calculating the 5-year effective housing land supply	23
Sites currently under construction	23
Sites not currently under construction	24
Calculating the programmed 5-year effective housing land supply by tenure 2019-2024.....	25
Allowance for non-effective sites constrained solely by marketing 2019-2024	26
Allowance for windfalls 2019-2024.....	26
Determining the TAYplan 2 Housing Supply Targets	34
CHAPTER 5: HOUSING SCHEDULES	37
Introduction	37
Types of Schedule	38

List of Figures

Figure 1.1: Housing Market Areas and Strategic Development Plan (SDP) Areas 4

Figure 2.1: Completions by Housing Market Area 2009/2010 – 2018/2019 5

Figure 2.2: Fife House Completions 1986/1987 – 2017/2019 6

Figure 2.3: House Completions by Housing Market Area 2009/2010 – 2018/2019 7

Figure 2.4: Small Site Completions 2009/2010 – 2018/2019 8

Figure 2.5: Affordable Housing Completions by Housing Market Area 2009/2010 – 2018/2019 9

Figure 3.1: Established Land Supply by Housing Market Area 2019 11

Figure 3.2: Unconstrained Land Supply by Housing Market Area 2019 12

Figure 3.3: Composition of the Unconstrained Housing Supply 2009/2010 – 2018/2019 12

Figure 3.4: Unimplemented Housing Consents 2019 13

Figure 3.5: Plan Allocations 2019 14

Figure 3.6: Non-effective Sites 2019 15

Figure 3.7: Windfall Sites 2009/2010 – 2018/2019 17

Figure 3.8: Demolitions 2012/2013 – 2018/2019 18

Figure 4.1: Proposed SESplan 2 and Housing Market Area Housing Supply Targets 20

Figure 4.2: Proposed SESplan 2 and Housing Market Area Housing Supply Targets backdated to 2012/2013 20

Figure 4.2: Market Housing Supply Targets for FIFEplan Housing Market Areas 21

Figure 4.3: Affordable Housing Supply Targets for FIFEplan Housing Market Areas 21

Figure 4.4: Affordable Housing Supply Targets for FIFEplan Housing Market Areas adjusted for demolitions 22

Figure 4.5: Affordable tenure backlog position by HMA and SESplan (Fife) 2012-2019 22

Figure 4.6: Market tenure backlog position by HMA and SESplan (Fife) 2012-2019 22

Figure 4.7: Adjusted HSTs by HMA and SESplan (Fife) 2012-2019 23

Figure 4.8: Programming of sites under construction 2019-2024 24

Figure 4.9: Programming of effective sites not currently under construction 2019-2024 24

Figure 4.10: Programmed 5-year effective supply by tenure 2019-2024 25

Figure 4.11: Allowance for non-effective sites constrained solely by marketing 2019-2024 26

Figure 4.12: Windfall allowances by tenure 2019-2024 27

Figure 4.13: SESplan (Fife) Affordable Tenure Position Statement 28

Figure 4.14: SESplan (Fife) Market Tenure Position Statement 29

Figure 4.15: Dunfermline and West Fife HMA Affordable Tenure Position Statement 30

Figure 4.16: Dunfermline and West Fife HMA Market Tenure Position Statement 31

Figure 4.17: Kirkcaldy, Glenrothes and Central Fife HMA Affordable Tenure Position Statement 32

Figure 4.18: Kirkcaldy, Glenrothes and Central Fife HMA Market Tenure Position Statement 33

Figure 4.19: Meeting the TAYplan 2 Housing Supply Targets by Housing Market Area 2016/2017-2018/2019 34

Figure 4.20: St Andrews and East Fife Housing Market Area Position Statement 35

Figure 4.21: Greater Dundee Housing Market Area Position Statement 35

Figure 4.22: Cupar and North West Fife Housing Market Area Position Statement 36

Figure 5.1: Information in Schedules 37

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 Local Development Plan, FIFEplan provide the statutory planning framework for Fife.

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. Local development plans must allocate land for housing sufficient to meet the housing land requirement.

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.

Housing Supply Target: a policy view of the number of homes the Strategic Development Planning Authority has agreed will be delivered in each housing market area over the periods of the development plan and local housing strategy, taking into account wider economic, social and environmental factors, issues of capacity, resource and deliverability, and other important requirements.

Local Development Plan: the Planning etc. (Scotland) Act 2006 provided for the replacement of Local Plans with Local Development Plans. The Local Development Plan for Fife, FIFEplan, was adopted on 21st September 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 out with 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 out with 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 covered by 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 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 2019 provides a “snapshot” of the housing land supply position for Fife as at 1st April 2019.
- 1,118 homes on sites of 5 or more units were completed in 2018/19. The Housing Land Audit 2017/18 predicted that 1,236 units would be completed. Although significant growth in the output of the house building industry has been sustained, this has been insufficient to meet predictions and this year’s completions are 10% below those anticipated.
- 1,454 homes on sites of 5 or more units are predicted to be built in 2019/20: a projected increase of 30% on 2018/19 completions.
- 324 affordable housing units of all site sizes and tenures were completed this year, 287 houses fewer than that achieved during the previous year (611 homes). Affordable housing accounted for 29% of all completions on sites of 5 or more units.
- On sites of 5 or more units, 62% (696) of completions were in the Dunfermline and West Fife Housing Market Area; 32% (362) in the Kirkcaldy, Glenrothes and Central Fife HMA; 3% (34) in the St Andrews and East Fife HMA; 0% (3) in the Greater Dundee HMA; and 2% (23) in the Cupar and North West Fife HMA.
- On sites of 5 or more units, 32% (353) houses were built on brownfield land and 68% (765) were built on greenfield land.
- 6,947 housing units with planning permission on all sites of 5 or more units are yet to be built. The majority of these sites are in the Dunfermline and West Fife; and Kirkcaldy, Glenrothes and Central Fife Housing Market Areas.
- 17,764 housing units without planning permission, including Strategic Development Areas, are allocated in the development plan or committed in the SHIP.
- The 5-year effective housing land supply position at 1st April 2019 in each Housing Market Area is:
 - SESplan (Fife) Affordable – surplus of 734 homes
 - SESplan (Fife) Market – surplus of 1,682 homes
 - Dunfermline and West Fife Affordable – surplus of 531 homes
 - Dunfermline and West Fife Market – surplus of 1,320 homes
 - Kirkcaldy, Glenrothes and Central Fife Affordable – surplus of 203 homes
 - Kirkcaldy, Glenrothes and Central Fife Market – surplus of 362 homes
 - St Andrews and East Fife – surplus of 227 homes
 - Greater Dundee – shortfall of 24 homes
 - Cupar and North West Fife – shortfall of 9 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 2019.

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 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, sought views 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. 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 The Audit finds that the level of house building has shown some evidence of an upturn in Fife over recent years but continues to indicate that new housing providers, both public and private sector, will find it challenging to deliver sufficient housing to return to pre-recession levels.

Strategic Development Plans

1.9 The approval of TAYplan 2 on 30th October 2017 introduced a new housing market area for the Greater Dundee area. Part of the Greater Dundee Housing Market Area is located in North Fife and contains the settlements of Newport-on-Tay, Wormit, Tayport, Guldry, Balmerino and Kirkton of Balmerino along with the surrounding rural land. The formation of this new housing market area means that the former St Andrews and North East Fife Housing Market Area is subdivided and the remainder is now named the St Andrews and East Fife Housing Market Area. The Fife portion of the Greater Dundee Housing Market Area is assessed in the same way as other housing market areas in this Housing Land Audit. The Greater Dundee Housing Market Area's operational date is from 2016/2017.

1.10 On the 16th May 2019 Scottish Ministers issued their decision letter advising of the rejection of SESplan 2 Strategic Development Plan. That decision, in summary, was that SESplan 2 did not take sufficient

account of the relationship between land use and transport. Ministers made no mention of housing. Advice reported to and agreed by the SESplan Joint Committee on 30th September 2019 stated that “constituent authorities will be required to apply material weight to the content of SESplan 2 Housing Background Paper (Housing Need and Demand Assessment 2, 2015) – that having been declared ‘robust and credible’ by decision makers in the preparation of SESplan 2”. The advice also indicated in this respect that; “when assessing development proposals for sites not allocated for development in the development plan, SESplan member authorities can have regard to the following:

1. the provisions and requirements of SDP1 which address housing land supply, transport and infrastructure issues;
2. the level of housing provision allocated and/or safeguarded in adopted LDPs;
3. the policies of SDP2 Proposed Plan with the exception of those policies relating to transport infrastructure;
4. SDP2 Examination Report;
5. updated information from the latest Housing Land Audit;
6. the Housing Needs and Demand Assessment 2015 (HNDA2) and
7. SDP2 Proposed Plan Housing Background Paper (October 2016).”

The Agreement by the SESplan Joint Committee ensures that this and future HLA’s across the constituent authorities should accord in so far as they adopt the same assumptions and basis. The housing land requirement of SESplan 1 is in excess of that identified through the Housing Need and Demand Assessment 2 (HNDA2) 2015 for SESplan 2, and the subsequent targets that were set in SESplan 2. It is the case that the requirements of SESplan 1 would have more effect on the transport network than the targets assessed in 2016 following the HNDA2. It is the Council’s view that the calculation of the housing target for SESplan area of Fife will be based on HNDA2 and the Housing Background Paper for SESplan 2 as the most up-to-date information on housing need and demand in the SESplan area. This view was approved by Fife Councils Economy, Tourism, Strategic Planning & Transportation Committee on the 30th January 2020.

Disclaimer

1.11 The information contained in the Housing Land Audit is believed to be accurate as at 1st April 2019. 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

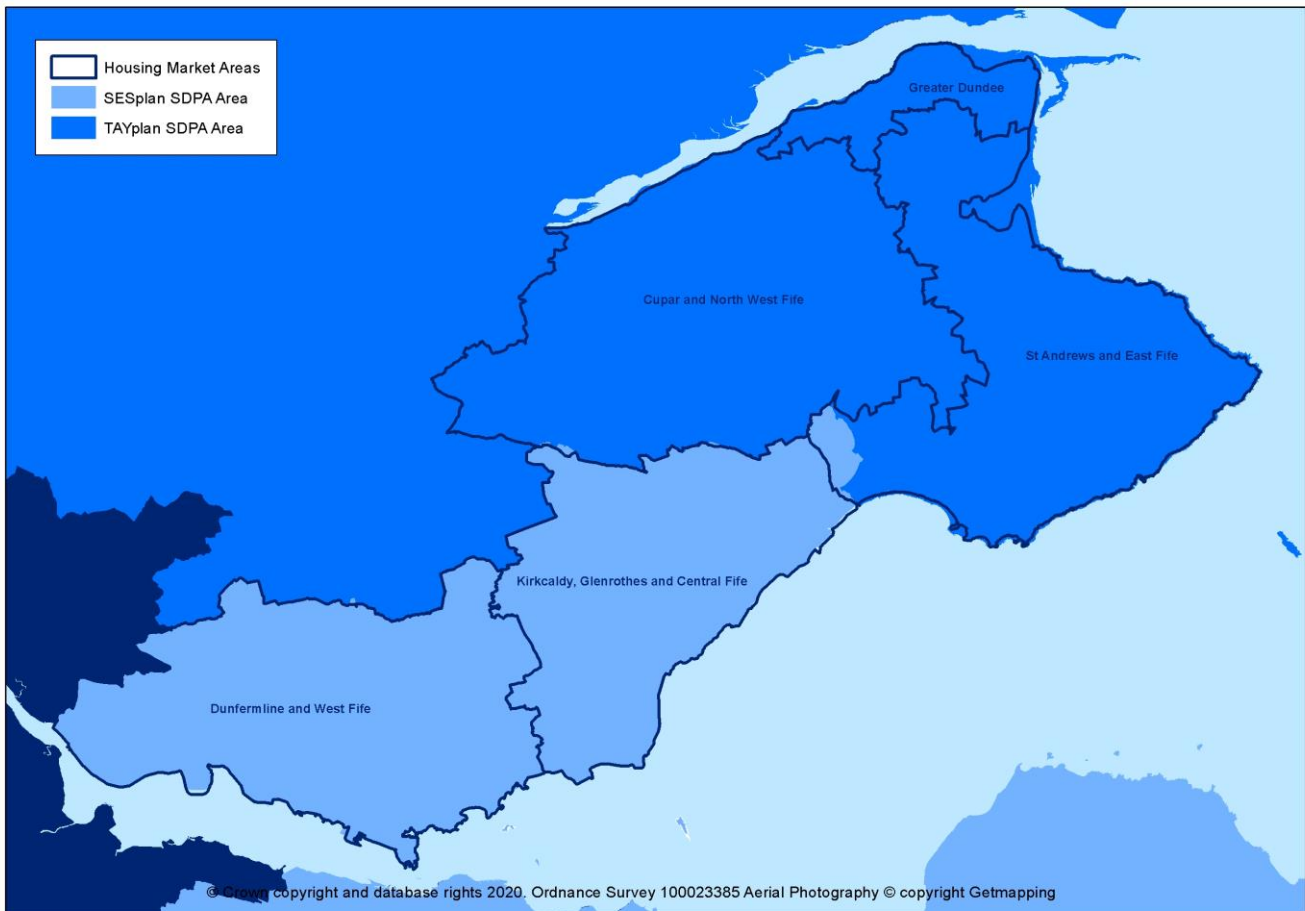
1.12 Previous Housing Land Audits and the most up-to-date interactive mapping are available [here](#).

Feedback

1.13 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 supply targets and the housing land requirements;
- 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 2009/2010 – 2018/2019

Housing Market Area/Year	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19
Dunfermline and West Fife	492	431	480	526	520	495	503	573	550	696
Kirkcaldy, Glenrothes and Central Fife	425	385	161	228	115	147	195	483	568	362
St Andrews and North East Fife	43	30	93	94	114	148	212			
St Andrews and East Fife								196	118	34
Greater Dundee (Fife)								0	2	3
Cupar and North West Fife	25	3	30	4	33	7	4	51	65	23
Fife	985	849	764	852	782	797	913	1,303	1303	1,118

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

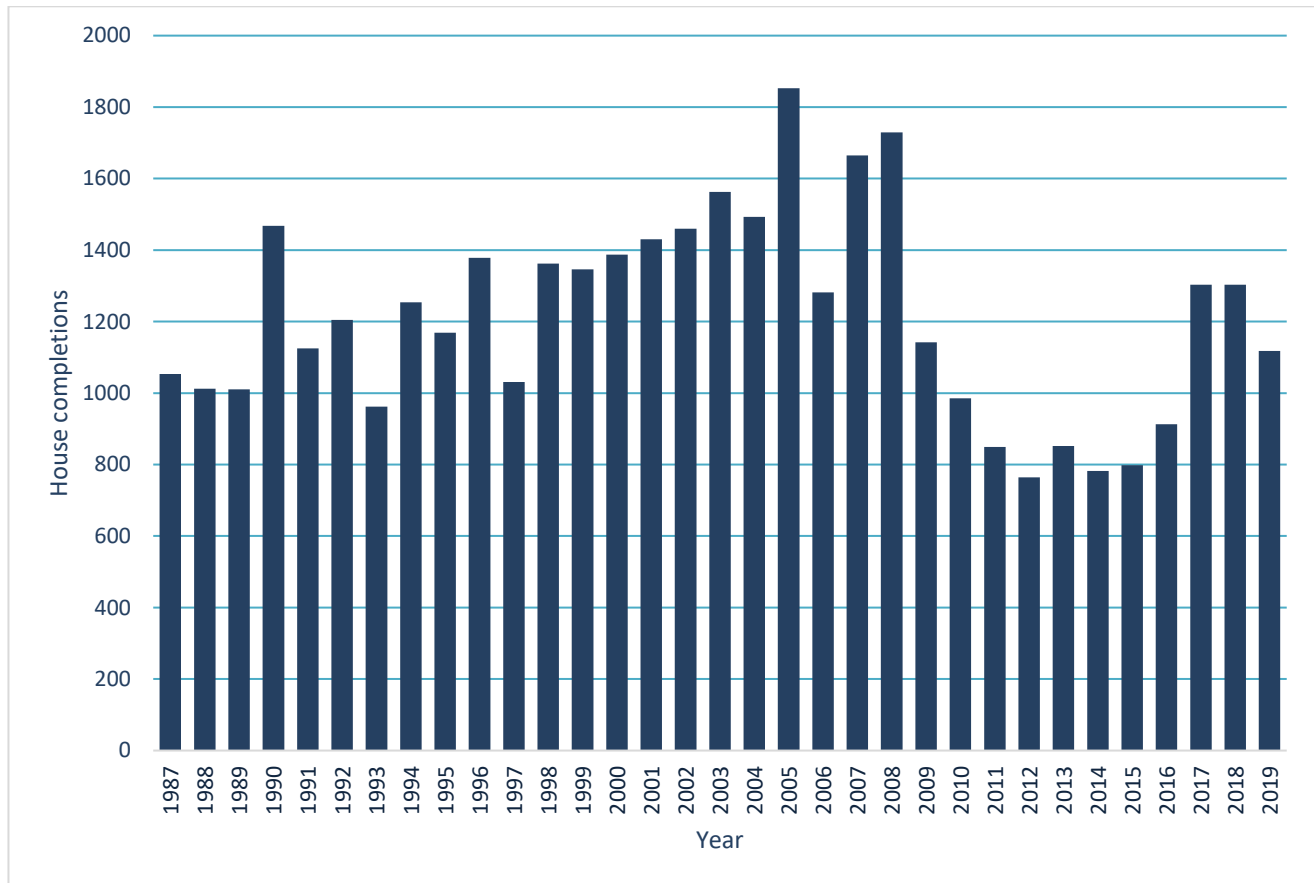
Notes:

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 and 2017/18 showed signs of an upturn in house building in Fife with the highest number of completions since the recession (1303 completions in both years).

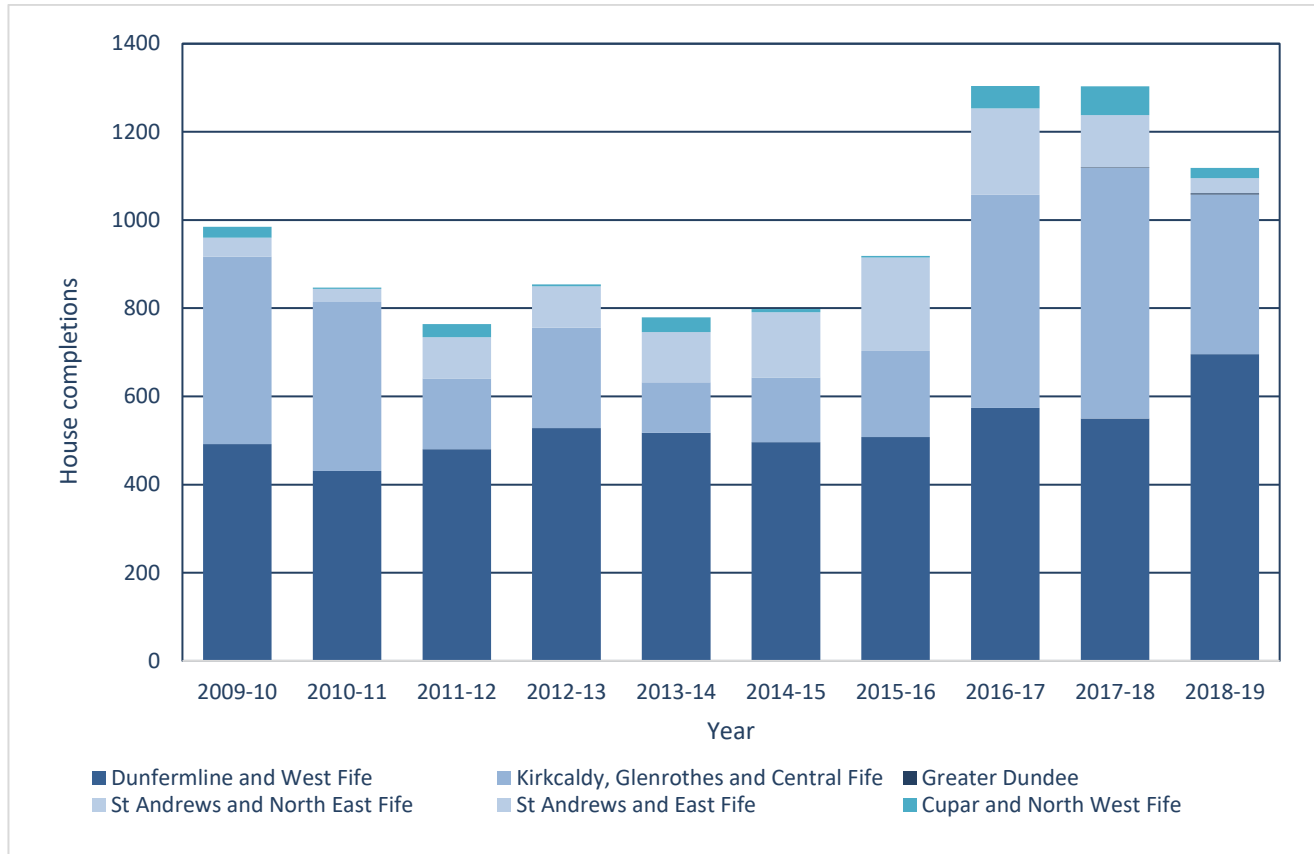
Figure 2.2: Fife House Completions 1986/1987 – 2018/2019



Source: Fife Council Housing Land Audits/Housing Reviews

Note: Completions on sites of capacity 5 or more units

Figure 2.3: House Completions by Housing Market Area 2009/2010 – 2018/2019



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 2018/2019 there were 95 house completions on small sites. Small sites contribute to the TAYplan Housing Land Requirements in the Greater Dundee, St Andrews and East Fife, and Cupar and North West Fife Housing Market Areas.

Figure 2.4: Small Site Completions 2009/2010 – 2018/2019

Housing Market Area/Year	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19
Dunfermline and West Fife	8	28	25	10	16	19	14	16	20	27
Kirkcaldy, Glenrothes and Central Fife	14	13	19	28	13	18	17	31	24	25
St Andrews and North East Fife	7	24	29	15	18	16	24			
St Andrews and East Fife								14	16	25
Greater Dundee (Fife)								0	6	3
Cupar and North West Fife	16	13	22	12	19	26	17	24	21	15
Fife	45	78	95	65	66	79	72	85	87	95

Source: Building Standards and Safety data

Affordable Housing Completions

2.6 Until 2017, details of the number and tenure of affordable housing completions were supplied by the Scottish Government and interpreted by Fife Council's Housing Services. From 2017, affordable housing completions were limited to those observed as new build or conversion and, unlike figures for previous years, 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 – 2018/2019

Housing Market Area/Year	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19
Dunfermline and West Fife	61	103	105	196	171	135	274	202	194	204
Kirkcaldy, Glenrothes and Central Fife	107	110	0	90	8	52	132	271	377	102
St Andrews and North East Fife	0	27	64	27	25	60	119			
St Andrews and East Fife								122	0	0
Greater Dundee (Fife)								0	0	0
Cupar and North West Fife	0	4	22	0	30	0	38	18	40	18
Fife	168	244	191	313	234	247	563	613	611	324

Sources: Scottish Government; Fife Council Housing Services; Fife Housing Surveys 2018 - 2019

CHAPTER 3: HOUSING LAND SUPPLY

Introduction

3.1 This Chapter discusses and summarises the housing land supply position as at 1st April 2019, 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 the adopted local development plan;
- sites with agreed potential for housing development e.g. sites in an agreed development strategy such as 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 2019 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 plan, and the site is not included in the new plan.

3.5 The refusal of planning consent on a 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 2019 for Fife was 37,549 units, based on the criteria set out above. This figure has decreased 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 2019

Housing Market Area	Established land supply	Unconstrained land supply*	Non-effective (constrained) land supply
Dunfermline and West Fife	16,596	11,455	5,141
Kirkcaldy, Glenrothes and Central Fife	12,235	8,111	4,124
St Andrews and East Fife	2,690	2,487	203
Greater Dundee (Fife)	450	292	158
Cupar and North West Fife	2,555	2,366	189
Fife	34,526	24,711	9,815

Source: Schedules 1 and 2, Fife Housing Land Audit 2019

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 5-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 5 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 although individual sites may have their annual delivery limited through a condition of the relevant planning consent in order to allow for supporting infrastructure to be delivered in a planned manner.

Composition of the Unconstrained Land Supply

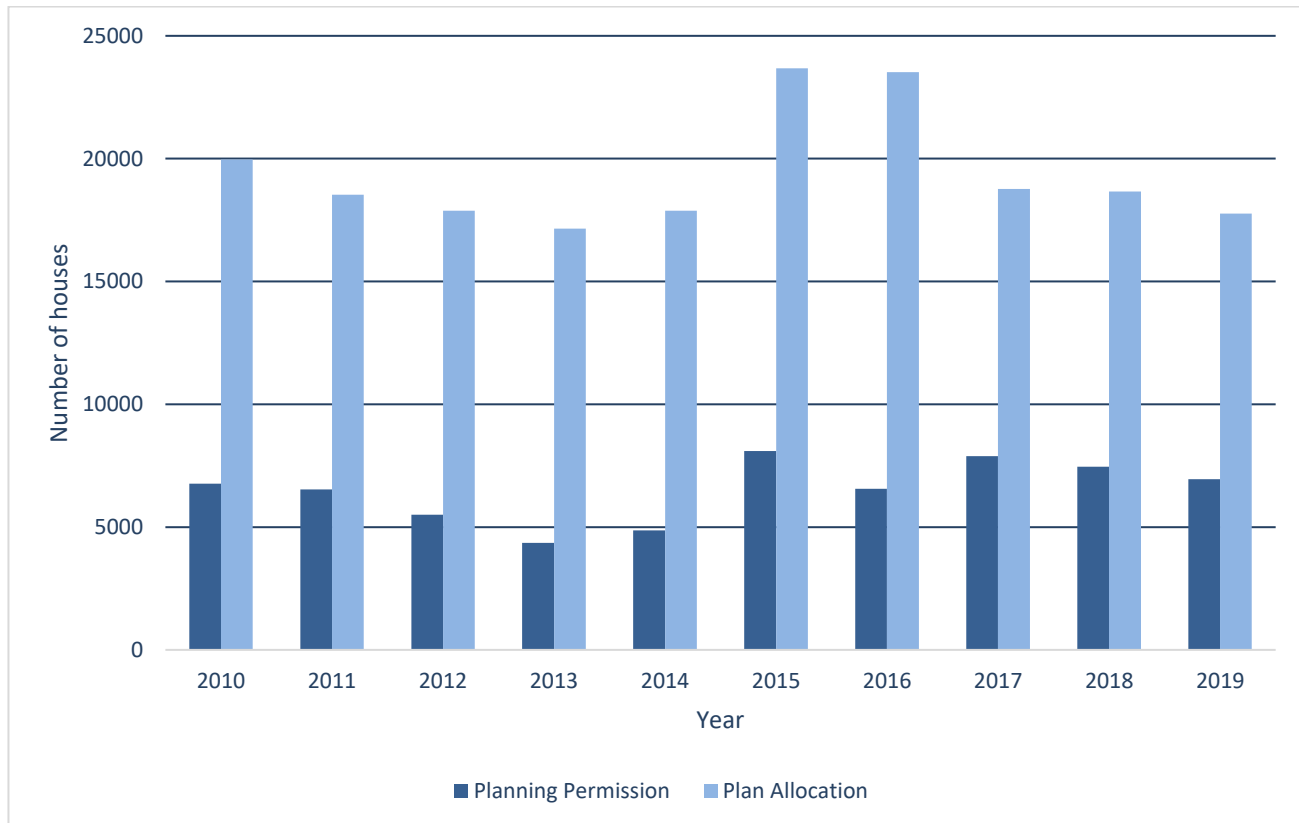
3.8 The unconstrained land supply is made up of sites with planning permission, either full or in principle, including the remaining capacity of sites under construction; sites allocated for housing development in the adopted local development plan; and sites committed through the Strategic Housing Investment Plan (SHIP). Figure 3.2 splits the unconstrained land supply into sites with planning consent and sites allocated in the development plan or SHIP 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 2019

Housing Market Area	With Planning Permission	Allocated in Local Plans/Local Development Plan/SHIP
Dunfermline and West Fife	3,729	7,726
Kirkcaldy, Glenrothes and Central Fife	2,607	5,504
St Andrews and East Fife	211	2,276
Greater Dundee (Fife)	76	216
Cupar and North West Fife	324	2,042
Fife Totals	6,947	17,764

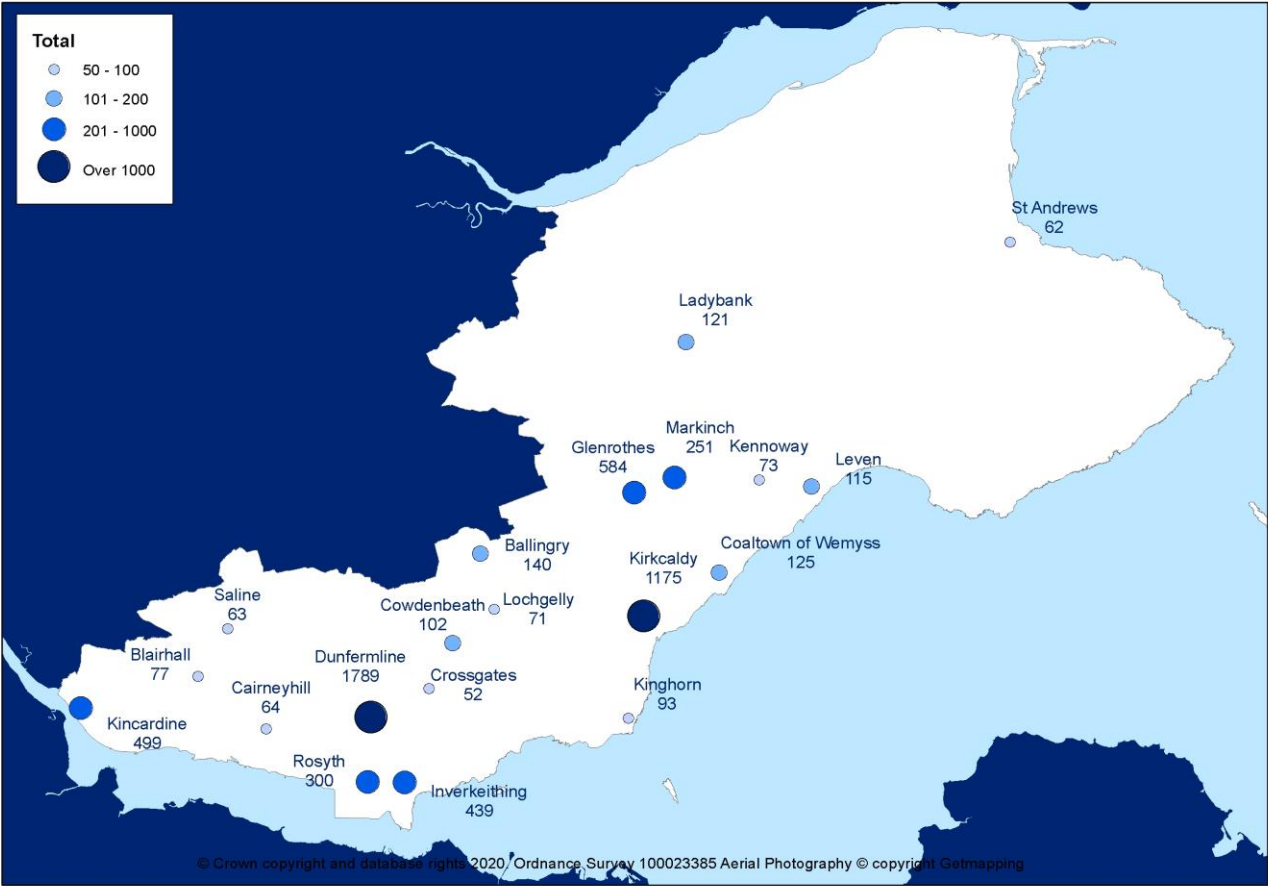
Source: Schedule 1, Fife Housing Land Audit 2019

Figure 3.3: Composition of the Unconstrained Housing Supply 2009/2010 – 2018/2019



Source: Housing Land Audits

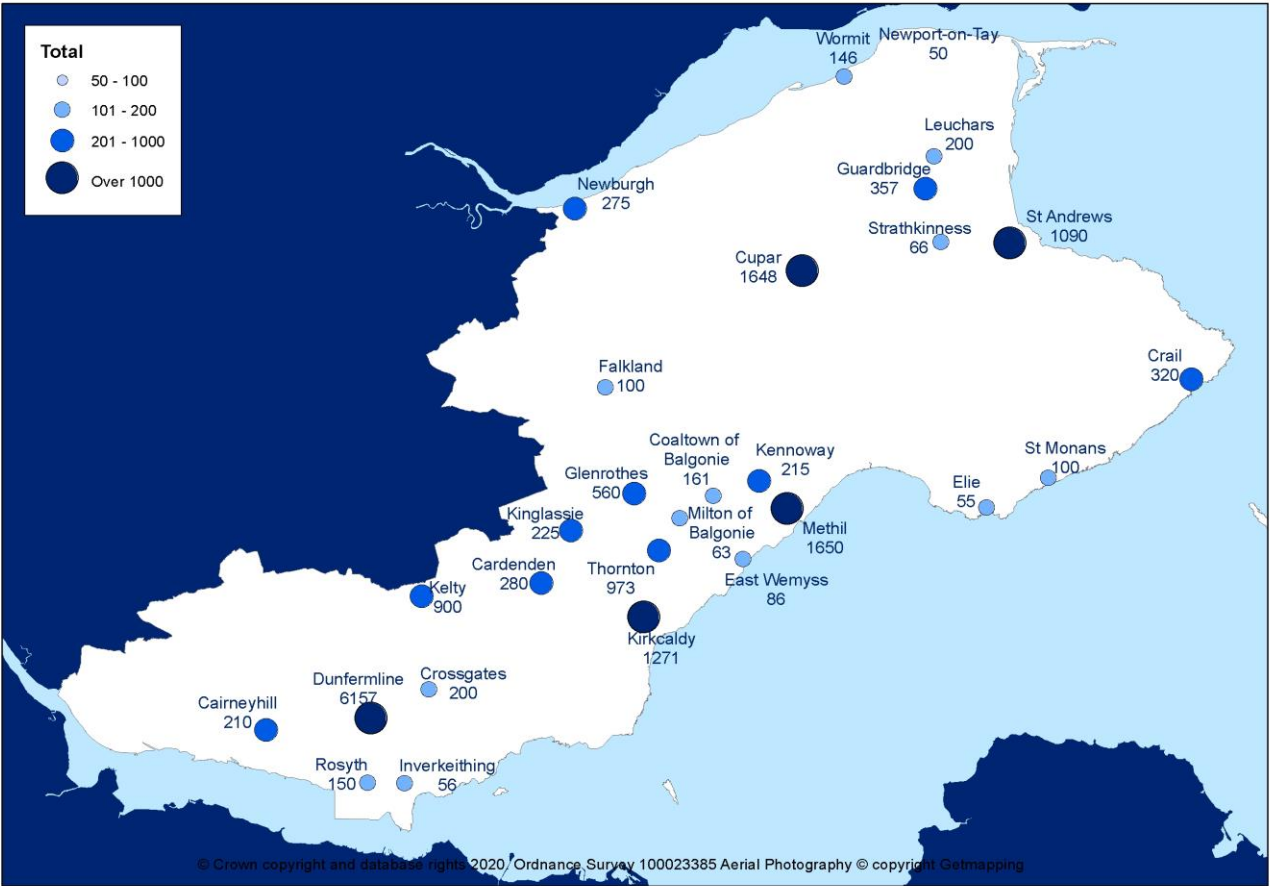
Figure 3.4: Unimplemented Housing Consents 2019



Note: Settlements with fewer than 50 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. 6,947 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 2019



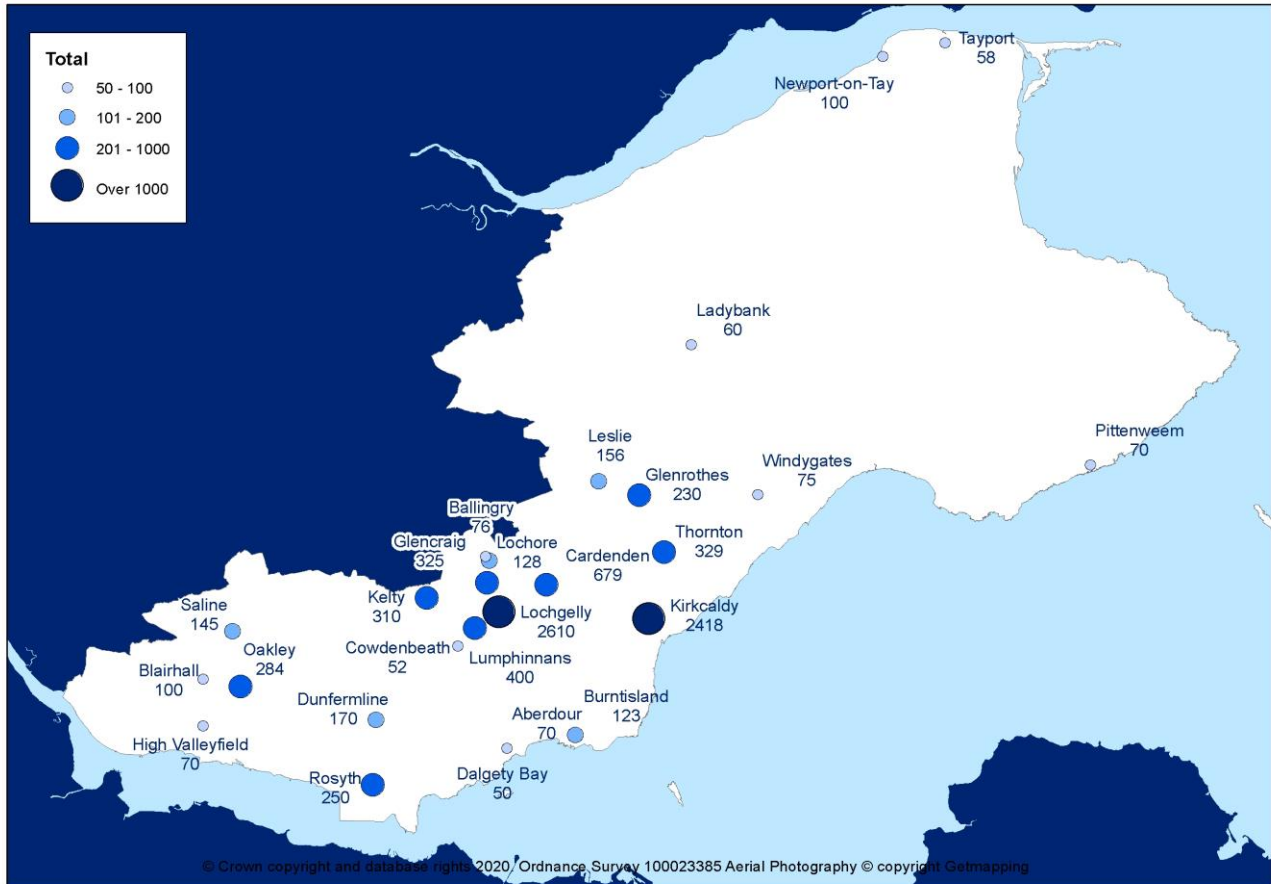
Note: Settlements with allocations for fewer than 50 units have been omitted for reasons of scale and clarity.

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. 17,764 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 housing supply targets 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 9,815 non-effective units. Figure 3.6 gives the geographical distribution of non-effective sites.

Figure 3.6: Non-effective Sites 2019



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 83 housing units were deleted from the established housing land supply in 2018/2019 as follows:

- 33 houses deleted through planning consent having lapsed and the sites not being supported by the development plan; and
- 50 houses deleted as the site has a competing and consented alternative use other than housing.

In addition, the sites formerly known as COW065 and COW129 have been merged into COW140 to align with the LDP (GLC 001). These changes mean that there is no overall change to the proposed housing numbers but, nevertheless, they are 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 housing supply targets. Where full agreement cannot be reached, the site is recorded as being the subject of a dispute. This year no sites have been formally disputed by Homes for Scotland.

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 2018/2019, 14 windfall sites came forward with a combined capacity of 143 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 3.7: Windfall Sites 2009/2010 – 2018/2019

Housing Market Area/Year	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19
Dunfermline and West Fife	46	166	0	126	786	102	69	336	23	67
Kirkcaldy, Glenrothes and Central Fife	190	169	64	54	446	34	58	21	166	20
St Andrews and North East Fife	42	41	15	40	85	28	65			
St Andrews and East Fife								21	6	18
Greater Dundee (Fife)								0	0	29
Cupar and North West Fife	15	45	8	0	49	77	11	25	40	9
Fife	293	421	87	220	1,366	241	203	403	235	143

Source: Housing Land Database 2019

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 East Fife; Greater Dundee (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 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. Instead, a figure equal to the number of demolitions is added to the housing supply targets 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 3.8: Demolitions 2012/2013 – 2018/2019

Housing Market Area/Year	12/13	13/14	14/15	15/16	16/17	17/18	18/19	Total
Dunfermline and West Fife	4	80	0	4	74	19	54	235
Kirkcaldy, Glenrothes and Central Fife	0	4	0	0	0	0	0	4
SESplan	4	84	0	4	74	19	54	239

Source: Fife Council Housing Services

Notes:

1. This figure corrects errors in years 16/17 and 17/18 where it was previously reported that 72 demolitions had taken place in both years. Fife Council Housing Services have provided update figures for both years which are reflected above.

CHAPTER 4: MEETING THE HOUSING SUPPLY TARGETS

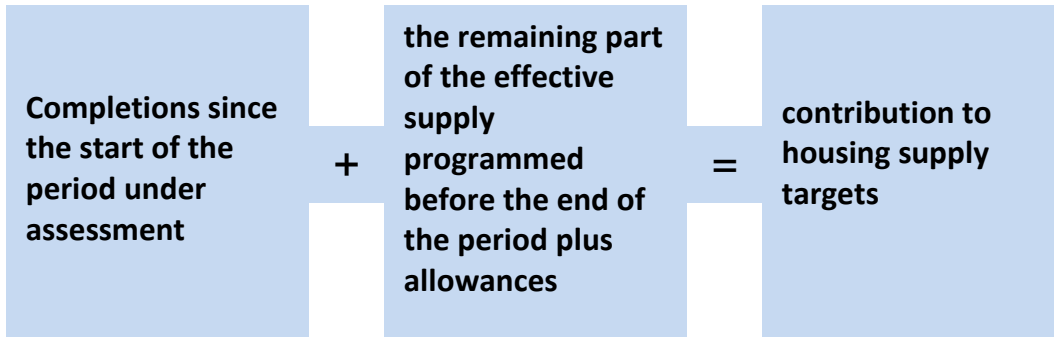
Context

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 5 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 Supply Target (HST) 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.

Contributing to the Housing Supply Targets

4.3 The contribution of sites to the housing supply targets is assessed thus:



Strategic Development Plans and the Housing Supply Targets

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 North East Fife and SESplan covers Central and West Fife (see Figure 1.1). The Strategic Development Plans treat the housing supply targets differently and each is discussed separately.

SESplan Housing Supply Target

4.5 Following the rejection of SESplan 2 by Scottish Ministers on the 30th May 2019, and as outlined in paragraph 1.10 of this report, the calculation of the housing target for the SESplan area of Fife will be based on HNDA2 (March 2015) and the Housing Background Paper for SESplan 2 (October 2016), as the most up-to-date information on housing need and demand in the SESplan area.

4.6 HNDA2 and the Housing Background Paper for SESplan 2 differs from the approved SESplan in several ways:

- It introduces Housing Supply Targets which enumerate the houses which must be delivered. The Housing Land Requirements enumerate the houses for which land must be identified in a Local Development Plan.
- The Housing Supply Targets are split by affordable and market tenures.

4.7 The Housing Background Paper for SESplan 2 sets the housing supply targets at local authority level. The split is shown at Figure 4.1.

Figure 4.1: Proposed SESplan 2 and Housing Market Area Housing Supply Targets

Area/Tenure	Market		Affordable		Combined	
	Annual Average	2018-2030	Annual Average	2018-2030	Annual Average	2018-2030
SESplan (Fife)	605	7,260	262	3,144	867	10,404

Sources: *Housing Background Paper for SESplan 2, Table 1*

4.8 In order to assess shortfall/surplus as at the base date of the HNDA2 the Housing Supply Targets are backdated to 2012/2013.

Figure 4.2: Proposed SESplan 2 and Housing Market Area Housing Supply Targets backdated to 2012/2013

Area/Tenure	Market		Affordable		Combined	
	Annual Average	2012-2030	Annual Average	2012-2030	Annual Average	2012-2030
SESplan (Fife)	605	10,890	262	4,716	867	15,606

4.9 As can be seen from Figure 4.1, the combined annual average Housing Supply Target is 867 units. This is 847 units lower than the approved SESplan Housing Land Requirement of 1,714. This reduction is because of a number of factors, the main one being the relative economic inability of the 16-44 age group to form households by buying a house. More information is available from the [National Records of Scotland](#).

4.10 The calculations which determine whether there is sufficient land for housing to meet the proposed SESplan 2 Housing Supply Targets are underpinned by assumptions which are set out in detail in the following paragraphs and figures. There are several factors to be considered when determining whether there is sufficient land and these are:

- Factors influencing the split of the SESplan (Fife) area into the Dunfermline and West Fife; and Kirkcaldy, Glenrothes and Central Fife Housing Market Areas
- The influence of demolitions on the Housing Supply Targets
- Determination and calculation of the backlog position from 2012-2019
- Contribution from the effective housing land supply
- Contribution from non-effective sites
- Windfall allowances

Determining the proposed SESplan 2 Housing Supply Targets

4.11 The supply is further assessed at housing market area level. Apportioning the market housing supply target to the FIFEplan HMAs is a straightforward split with $\frac{2}{3}$ of the HST apportioned to the Dunfermline and West Fife HMA and $\frac{1}{3}$ to the Kirkcaldy, Glenrothes and Central Fife HMA.

Figure 4.2: Market Housing Supply Targets for FIFEplan Housing Market Areas

Area	Annual HST
SESplan (Fife)	605
Dunfermline and West Fife HMA	403
Kirkcaldy, Glenrothes and Central Fife HMA	202

Sources: Housing Background Paper for SESplan2, FIFEplan

4.12 Policy 2 of FIFEplan stipulates the percentage of affordable housing that is required in each locality area. These percentages have been applied to the affordable HST weighted by the number of households present in each of the locality areas within SESplan (Fife). This calculation means that 61% of the affordable HST is apportioned to the Dunfermline and West Fife HMA and 39% to the Kirkcaldy, Glenrothes and Central Fife HMA.

Figure 4.3: Affordable Housing Supply Targets for FIFEplan Housing Market Areas

Area	Annual HST
SESplan (Fife)	262
Dunfermline and West Fife HMA	160
Kirkcaldy, Glenrothes and Central Fife HMA	102

Sources: Housing Background Paper for SESplan2, FIFEplan

Demolitions

4.13 The Housing Background Paper for SESplan 2 states that the impact of demolitions will be considered. Demolitions in Fife have generally involved affordable tenure housing with demolitions of market stock to be so infrequent and of such small numbers as to be insignificant and are therefore disregarded. Demolitions of public stock are estimated to number 507 in the period 2012-2030. This is made up of demolitions 2012-2019 of 239; the demolition of the remainder of the Fraser Avenue site at Inverkeithing of 108 within the next 3 years; and an estimated 20 per annum for the remainder of the proposed SESplan period from 2022-2030 (15 in the Dunfermline and West Fife HMA and 5 in the Kirkcaldy, Glenrothes and Central Fife HMA). This gives an average of 28 demolitions per annum. These confirmed, planned and assumed demolitions are added to the affordable HSTs as per Figure 4.4. Therefore, to take demolitions into account, 28 units are added to the affordable Housing Supply Target (HST) each year. Demolitions must then be apportioned to the relevant FIFEplan HMA. Over the period 2012-2030 it is assumed that the Dunfermline and West Fife HMA has experienced or will experience 463 demolitions of public housing stock. The figure apportioned to the Kirkcaldy, Glenrothes and Central Fife HMA is 44.

Figure 4.4: Affordable Housing Supply Targets for FIFEplan Housing Market Areas adjusted for demolitions

HMA	HST	Demolitions	Adjusted HST
Dunfermline and West Fife	160	26	186
Kirkcaldy, Glenrothes and Central Fife	102	2	104

Source: Fife Council Demolitions Monitor

Housing Delivery 2012-2019

4.14 The next stage in the process is to take into account housing delivery by both tenures in the years 2012-2019. Although affordable completions on a site-by-site basis were not surveyed before 2017, each site where completions were delivered has been individually assessed for the period 2012-2019. It is believed, although not guaranteed, that the aggregate affordable completions for 2012-2019 are correct on each site and, therefore, cumulatively.

Figure 4.5: Affordable tenure backlog position by HMA and SESplan (Fife) 2012-2019

Area/HMA	Annual HST	HST 2012-2019	Completions 2012-2019	Surplus/Shortfall (-)
Dunfermline and West Fife	186	1,301	1,212	-89
Kirkcaldy, Glenrothes and Central Fife	104	729	945	216
SESplan (Fife)	290	2030	2,157	127

Figure 4.6: Market tenure backlog position by HMA and SESplan (Fife) 2012-2019

Area/HMA	Annual HST	HST 2012-2019	Completions 2012-2019	Surplus/Shortfall (-)
Dunfermline and West Fife	403	2,823	2,657	-166
Kirkcaldy, Glenrothes and Central Fife	202	1412	1153	-259
SESplan (Fife)	605	4,235	3,810	-425

Calculation of Housing Supply Targets 2019-2030

4.15 The calculation of the backlog positions allows the HSTs for 2019-2030 to be calculated. The HSTs are increased to take account of shortfall and reduced to take account of surplus.

Figure 4.7: Adjusted HSTs by HMA and SESplan (Fife) 2012-2019

Area	Tenure	Base annual HST inc demolitions	Annual adjustment for surplus/shortfall	Adjusted annual HST	Total HST 2019-2030
Dunfermline and West Fife HMA	Affordable	186	8	194	2,133
	Market	403	15	418	4,603
Kirkcaldy, Glenrothes and Central Fife HMA	Affordable	104	-20	85	930
	Market	202	24	225	2,477
SESplan (Fife)	Affordable	290	-12	278	3,063
	Market	605	39	644	7,080

Calculating the 5-year effective housing land supply

Sites currently under construction

4.16 There are several elements to be considered when determining whether the housing land supply is sufficient to meet or exceed the Housing Supply Targets and demonstrate a 5-year effective housing land supply in accordance with PAN2/2010: Affordable Housing and Housing Land Audits. These elements, discussed in turn, are:

- Contribution from sites under construction
- Contribution from sites not under construction
- Allowance for non-effective sites constrained solely by marketing
- Allowance for windfall sites

4.17 Because of the tenure split, sites under construction must be assessed separately from allocated sites where construction has not commenced. Where there is an element of affordable housing on a site under construction, it may be that all of this may have been developed; some may have been developed with some outstanding; or none may have been developed. There is no overarching calculation that can be used here and each site must, once again, be assessed separately.

4.18 The total programmed delivery from sites under construction as at 1st April 2019 in the 5-year period 2019-2024 is 2,587 units of which 996 units are affordable and 1,591 market tenure. For sites under construction which are expected to extend beyond the 5-year period before they are wholly completed, assumptions have been made in line with the tenure of the site and the affordable housing percentages stipulated in Policy 2 of FIFEplan. Where the use of Policy 2 results in an affordable housing requirement of fewer than 5 units on the site, it is assumed that this requirement will be set aside through paying a commuted sum and no affordable housing delivery is expected on site.

Figure 4.8: Programming of sites under construction 2019-2024

Area	Tenure	Programming 2019-2024
Dunfermline and West Fife HMA	Affordable	704
	Market	1,177
Kirkcaldy, Glenrothes and Central Fife HMA	Affordable	292
	Market	414
SESplan (Fife)	Affordable	996
	Market	1,591

Sites not currently under construction

4.19 Sites not under construction are those effective sites which have yet to deliver housing. Sites of this type include LDP allocations; sites committed for development in the Strategic Housing Investment Plan; and sites with planning consent. The level of affordable housing assumed to be capable of delivery by such sites has been informed by the tenure of the site and the affordable housing percentages given in Policy 2 of FIFEplan. Where the use of the percentages of Policy 2 of FIFEplan results in an affordable housing requirement of fewer than 5 units, it is assumed that this requirement will be dealt with by paying a commuted sum.

4.20 The total programmed delivery from effective sites not under construction in the period 2019-2024 is 3,133 units made up of 892 affordable homes and 2,241 market homes.

Figure 4.9: Programming of effective sites not currently under construction 2019-2024

Area	Tenure	Programming 2019-2024
Dunfermline and West Fife HMA	Affordable	656
	Market	1,602
Kirkcaldy, Glenrothes and Central Fife HMA	Affordable	236
	Market	639
SESplan (Fife)	Affordable	892
	Market	2,241

Calculating the programmed 5-year effective housing land supply by tenure 2019-2024

4.21 Having calculated the adjusted Housing Supply Targets and the programmed output from sites under construction and effective sites not under construction, the 5-year effective housing land supply position, net of the allowances for non-effective sites constrained solely by marketing and windfall sites, can be calculated.

Figure 4.10: Programmed 5-year effective supply by tenure 2019-2024

Area	Tenure	Sites under construction	Other allocated sites	Total Programmed delivery 2019-24	HST 2019-2024	Surplus/Shortfall (-)
Dunfermline and West Fife HMA	Affordable	704	656	1360	969	391
	Market	1177	1602	2779	2092	687
Kirkcaldy, Glenrothes and Central Fife HMA	Affordable	292	236	528	423	105
	Market	414	639	1053	1126	-73
SESplan (Fife)	Affordable	996	892	1888	1392	496
	Market	1591	2241	3832	3218	614

4.22 As can be seen from Table 10, there is a 5-year effective housing land supply in the Dunfermline and West Fife HMA and SESplan (Fife) over both tenures. The Kirkcaldy, Glenrothes and Central Fife HMA shows that there is a shortfall of just over 6% of the Housing Supply Target in the Market tenure. To this supply must be added contributions from sites constrained solely by the marketing criterion in PAN 2/2010: Affordable Housing and Housing Land Audits, and windfall allowances.

Allowance for non-effective sites constrained solely by marketing 2019-2024

4.23 The report of Examination into FIFEplan concluded that it was reasonable to assume that 15% of sites constrained solely by the marketing criterion in PAN 2/2010: Affordable Housing and Housing Land Audits would come forward for development during the lifetime of the Local Development Plan, FIFEplan, i.e. between 2017 and 2027. The 5-year period in question (2019-24) equates to half of the LDP 10 year period, it is therefore assumed that half of the 15% of such constrained sites will come forward in this period. The location of sites constrained solely by the marketing criterion is known and the tenure split between market and affordable housing has been calculated using the percentage requirements set out in Policy 2 of FIFEplan. As many such constrained sites are in the areas of lower affordable housing requirement, the tenure split means that most of this allowance relates to market housing as is illustrated by Figure 4.11.

Figure 4.11: Allowance for non-effective sites constrained solely by marketing 2019-2024

Area	Tenure	Allowance
Dunfermline and West Fife HMA	Affordable	27
	Market	292
Kirkcaldy, Glenrothes and Central Fife HMA	Affordable	37
	Market	251
SESplan (Fife)	Affordable	64
	Market	543

Allowance for windfalls 2019-2024

4.24 Table 11.1 of the Housing Background Paper for SESplan 2 states an annual Windfall Allowance of 140 for Fife. The windfall allowance for 2019-2024 is 5×140 units = 700 units

4.25 Unlike sites constrained solely by the marketing criterion, windfall sites have no locational reference. Analysis of past windfall additions to the supply shows that, in the period 2012-2019 65% of windfalls arose in the Dunfermline and West Fife HMA giving an assumption of 455 units in the period 2019-2024 and 35% in the Kirkcaldy, Glenrothes and Central Fife HMA giving an assumption of 245 units in the same period. However, these figure do not stipulate the tenure of the windfall allowances and a further assumption is needed here.

4.26 Paragraph 129 of Scottish Planning Policy (SPP) 2014 states “Planning authorities should consider the level of affordable housing contribution which is likely to be deliverable in the current economic climate, as part of a viable housing development. The level of affordable housing required as a contribution within a market site should generally be no more than 25% of the total number of houses.” Affordable housing relies on funding which is difficult to predict beyond a 5-year period. It is expected that the overall portion of windfall development of affordable tenure will be greater than 25% but funding horizons mean that this cannot be relied on. This lack of certainty means that a windfall allowance split of 25% affordable tenure and 75% market tenure is assumed.

Figure 4.12: Windfall allowances by tenure 2019-2024

Area	Tenure	Allowance
Dunfermline and West Fife HMA	Affordable	114
	Market	341
Kirkcaldy, Glenrothes and Central Fife HMA	Affordable	61
	Market	184
SESplan (Fife)	Affordable	175
	Market	525

4.27 The proposed SESplan 2 sets the housing supply targets at local authority level. Figures 4.13 to 4.18 give the current housing land position of the SESplan (Fife) area and The Dunfermline and West Fife and Kirkcaldy, Glenrothes and Central Fife HMAs and assess whether there is a 5-year effective housing land supply as per the requirements of PAN 2/2010: Affordable Housing and Housing Land Audits by tenure in each area.

Figure 4.13: SESplan (Fife) Affordable Tenure Position Statement

Element	Units	Notes and sources	
Adjusting the affordable HST to allow for demolitions			
A	Affordable annualised HST	262	Table 1, Housing Background Paper for SESplan2
B	Actual demolitions 2012-2019	239	Demolitions Monitor, Housing Services
C	Programmed demolitions 2019-2022	108	Demolitions Monitor, Housing Services
D	Assumed demolitions 2022-2030	160	Assumption of 20 per annum
E	Total demolitions	507	B + C + D
F	Annualised demolitions	28	$E \div 18$ years (2012-2030)
G	Adjusted affordable annualised HST	290	A + F
Assessing the affordable HST backlog 2012-2019			
H	Affordable HST 2012-2019	2,030	$G \times 7$
I	Affordable completions 2012-2019	2,157	Housing land database
J	Affordable HST shortfall 2012-2019	-127	H - I
Adjusting the adjusted affordable HST to allow for backlog shortfall			
K	Annualised backlog shortfall 2019-2030	-12	$J \div 11$
L	Adjusted affordable annualised HST	278	G + K
Assessing the 5-year supply against the adjusted HST 2019-2024			
M	Affordable HST 2019-2024	1,392	$L \times 5$
N	Delivery from sites under construction	996	Housing land database
O	Delivery from other allocated sites	892	Housing land database
P	Constrained site allowance	64	Housing land database
Q	Windfall allowance	175	Audit analysis - assumed 25% affordable
R	Total supply	2,127	N + O + P + Q
S	Affordable HST surplus 2019-2024	734	R - M

Note: Figures may be subject to rounding.

Figure 4.14: SESplan (Fife) Market Tenure Position Statement

Element	Units	Notes and sources	
Assessing the market HST backlog 2012-2019			
A	Market annualised HST	605	Table 1, Housing Background Paper for SESplan2
B	Market HST 2012-2019	4,235	A x 7
C	Market completions 2012-2019	3,810	Housing land database
D	Market HST shortfall 2012-2019	425	C - B
Adjusting the market HST to allow for backlog surplus			
E	Annualised backlog surplus 2019-2030	-39	D ÷ 11
F	Adjusted market annualised HST	644	A - E
Assessing the 5-year supply against the adjusted HST 2019-2024			
G	Adjusted market HST 2019-2024	3,218	F x 5
H	Delivery from sites under construction	1,591	Housing land database
I	Delivery from other allocated sites	2,241	Housing land database
J	Constrained site allowance	543	Housing land database
K	Windfall allowance	525	Audit analysis - assumed 75% market
L	Total supply	4,900	H + I + J + K
M	Market HST surplus 2019-2024	1,682	L - G

Note: Figures may be subject to rounding.

Figure 4.15: Dunfermline and West Fife HMA Affordable Tenure Position Statement

Element	Units	Notes and sources	
Adjusting the affordable HST to allow for demolitions			
A	Affordable annualised HST	160	Table 1, Housing Background Paper for SESplan2
B	Actual demolitions 2012-2019	235	Demolitions Monitor, Housing Services
C	Programmed demolitions 2019-2022	108	Demolitions Monitor, Housing Services
D	Assumed demolitions 2022-2030	120	Assumption of 20 per annum
E	Total demolitions	463	B + C + D
F	Annualised demolitions	26	$E \div 18$ years (2012-2030)
G	Adjusted affordable annualised HST	186	A + F
Assessing the affordable HST backlog 2012-2019			
H	Affordable HST 2012-2019	1,301	$G \times 7$
I	Affordable completions 2012-2019	1,212	Housing land database
J	Affordable HST shortfall 2012-2019	89	H - I
Adjusting the adjusted affordable HST to allow for backlog shortfall			
K	Annualised backlog shortfall 2019-2030	8	$J \div 11$
L	Adjusted affordable annualised HST	194	G + K
Assessing the 5-year supply against the adjusted HST 2019-2024			
M	Affordable HST 2019-2024	969	$L \times 5$
N	Delivery from sites under construction	704	Housing land database
O	Delivery from other allocated sites	656	Housing land database
P	Constrained site allowance	27	Housing land database
Q	Windfall allowance	114	Audit analysis - assumed 25% affordable
R	Total supply	1,501	N + O + P + Q
S	Affordable HST surplus 2019-2024	531	R - M

Note: Figures may be subject to rounding.

Figure 4.16: Dunfermline and West Fife HMA Market Tenure Position Statement

Element		Units	Notes and sources
Assessing the market HST backlog 2012-2019			
A	Market annualised HST	403	Table 1, Housing Background Paper for SESplan2
B	Market HST 2012-2019	2,657	A x 7
C	Market completions 2012-2019	2,657	Housing land database
D	Market HST shortfall 2012-2019	166	C - B
Adjusting the market HST to allow for backlog surplus			
E	Annualised backlog surplus 2019-2030	-15	D ÷ 11
F	Adjusted market annualised HST	418	A - E
Assessing the 5-year supply against the adjusted HST 2019-2024			
G	Adjusted market HST 2019-2024	2,092	F x 5
H	Delivery from sites under construction	1,177	Housing land database
I	Delivery from other allocated sites	1,602	Housing land database
J	Constrained site allowance	292	Housing land database
K	Windfall allowance	341	Audit analysis - assumed 75% market
L	Total supply	3,412	H + I + J + K
M	Market HST surplus 2019-2024	1,320	L - G

Note: Figures may be subject to rounding.

Figure 4.17: Kirkcaldy, Glenrothes and Central Fife HMA Affordable Tenure Position Statement

Element	Units	Notes and sources	
Adjusting the affordable HST to allow for demolitions			
A	Affordable annualised HST	102	Table 1, Housing Background Paper for SESplan2
B	Actual demolitions 2012-2019	4	Demolitions Monitor, Housing Services
C	Programmed demolitions 2019-2022	0	Demolitions Monitor, Housing Services
D	Assumed demolitions 2022-2030	40	Assumption of 20 per annum
E	Total demolitions	44	B + C + D
F	Annualised demolitions	2	$E \div 18$ years (2012-2030)
G	Adjusted affordable annualised HST	104	A + F
Assessing the affordable HST backlog 2012-2019			
H	Affordable HST 2012-2019	729	$G \times 7$
I	Affordable completions 2012-2019	945	Housing land database
J	Affordable HST shortfall 2012-2019	-216	H - I
Adjusting the adjusted affordable HST to allow for backlog shortfall			
K	Annualised backlog shortfall 2019-2030	-20	$J \div 11$
L	Adjusted affordable annualised HST	85	G + K
Assessing the 5-year supply against the adjusted HST 2019-2024			
M	Affordable HST 2019-2024	423	$L \times 5$
N	Delivery from sites under construction	292	Housing land database
O	Delivery from other allocated sites	236	Housing land database
P	Constrained site allowance	37	Housing land database
Q	Windfall allowance	61	Audit analysis - assumed 25% affordable
R	Total supply	626	N + O + P + Q
S	Affordable HST surplus 2019-2024	203	R - M

Note: Figures may be subject to rounding.

Figure 4.18: Kirkcaldy, Glenrothes and Central Fife HMA Market Tenure Position Statement

Element		Units	Notes and sources
Assessing the market HST backlog 2012-2019			
A	Market annualised HST	202	Table 1, Housing Background Paper for SESplan2
B	Market HST 2012-2019	1,153	A x 7
C	Market completions 2012-2019	1,153	Housing land database
D	Market HST shortfall 2012-2019	259	C - B
Adjusting the market HST to allow for backlog surplus			
E	Annualised backlog surplus 2019-2030	-24	D ÷ 11
F	Adjusted market annualised HST	225	A - E
Assessing the 5-year supply against the adjusted HST 2019-2024			
G	Adjusted market HST 2019-2024	1,126	F x 5
H	Delivery from sites under construction	414	Housing land database
I	Delivery from other allocated sites	639	Housing land database
J	Constrained site allowance	251	Housing land database
K	Windfall allowance	184	Audit analysis - assumed 75% market
L	Total supply	1,488	H + I + J + K
M	Market HST surplus 2019-2024	362	L - G

Note: Figures may be subject to rounding.

Determining the TAYplan 2 Housing Supply Targets

4.30 TAYplan 2, approved in October 2017, introduces the Greater Dundee Housing Market Area, part of which is in north Fife and includes the settlements of Newport-on-Tay; Wormit; Tayport; Balmerino; and Kirkton of Balmerino and the surrounding rural land. This area was previously part of the St Andrews and North East Fife HMA and the remainder of this Housing Market Area is now renamed the St Andrews and East Fife HMA (see Figure 1.1). TAYplan 2 also introduces housing supply targets as per Scottish Planning Policy (2014). TAYplan 2 sets the housing supply target for the St Andrews and East Fife Housing Market Area at 145 housing units per annum; the Greater Dundee Housing Market Area at 40 units per annum; and the Cupar and North West Fife Housing Market Area at 110 units per annum. The base date of the Plan is 2017 and the housing supply targets and housing delivery are measured from this base. Figure 4.19 assesses the contribution of 2016/2017-2018/2019 housing completions towards meeting the TAYplan 2 housing supply targets.

Figure 4.19: Meeting the TAYplan 2 Housing Supply Targets by Housing Market Area 2016/2017-2018/2019

Housing Market Area/SDP Area	Completions on Site >4 units (A)	Completions on Small Sites <5 units (B)	Total Completions (A + B)	Housing Supply Target (C)	Surplus/Shortfall (-) ((A + B) - C)	% of HST Met ((A + B) / C * 100)
St Andrews and East Fife	348	55	403	435	-32	93%
Greater Dundee	5	9	14	120	-106	12%
Cupar and North West Fife	139	60	199	330	-131	60%
TAYplan (Fife)*	492	124	616	885	-269	70%

Sources: TAYplan 2 (2017); Fife Housing Land Database

*Note: Figures for TAYplan (Fife) are for information only. TAYplan 2 sets no housing supply target at this geography.

4.31 The first TAYplan (2012), at Policy 5: Housing, required 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”. TAYplan 2 removes the direction to work towards the provision of a 7-years supply of effective housing land and reverts to the 5-year supply as per Scottish Planning Policy. Figures 4.20 to 4.22 assess the current housing land supply and determine whether it is sufficient to meet the 5-year housing supply target in each housing market area.

Figure 4.20: St Andrews and East Fife Housing Market Area Position Statement

Element	Units	Source	
Adjusted Housing Supply Target 2019-2024			
A	Completions 2017-2019	403	Figure 4.19
B	Requirement 2017-2019	435	Annual HST of 145 x 3 years
C	Surplus of Completions 2017-2019	-32	A - B
D	Adjusted HST 2019-2028	1,337	Annual HST of 145 x 9 years - C
E	Annualised Adjusted HST 2019-2028	149	D ÷ 9 years
F	Housing Supply Target 2019-2024	743	E x 5
5-year Effective Housing Land Supply 2019-2024			
G	Programmed Supply 2019-2024	774	Housing land database 2019
H	Allowances 2019-2024	196	LDP MIR and trends
I	Total Supply 2019-2024	970	G + H
J	Surplus/Shortfall (-) 2019-2024	227	I - F

Note: Figures may not sum due to rounding.

Figure 4.21: Greater Dundee Housing Market Area Position Statement

Element	Units	Source	
Adjusted Housing Supply Target 2019-2024			
A	Completions 2017-2019	14	Figure 4.19
B	Requirement 2017-2019	120	Annual HST of 40 x 3 years
C	Surplus of Completions 2017-2019	-106	A - B
D	Adjusted HST 2019-2028	466	Annual HST of 40 x 9 years - C
E	Annualised Adjusted HST 2019-2028	52	D ÷ 9 years
F	Housing Supply Target 2019-2024	259	E x 5
5-year Effective Housing Land Supply 2019-2024			
G	Programmed Supply 2019-2024	181	Housing land database 2019
H	Allowances 2019-2024	54	LDP MIR and trends
I	Total Supply 2019-2024	235	G + H
J	Surplus/Shortfall (-) 2019-2024	-24	I - F

Note: Figures may not sum due to rounding.

Figure 4.22: Cupar and North West Fife Housing Market Area Position Statement

Element		Units	Source
Adjusted Housing Supply Target 2019-2024			
A	Completions 2017-2019	199	Figure 4.19
B	Requirement 2017-2019	330	Annual HST of 110 x 3 years
C	Surplus of Completions 2017-2019	-131	A - B
D	Adjusted HST 2019-2028	1,121	Annual HST of 110 x 9 years - C
E	Annualised Adjusted HST 2019-2028	125	D ÷ 9 years
F	Housing Supply Target 2019-2024	623	E x 5
5-year Effective Housing Land Supply 2019-2024			
G	Programmed Supply 2019-2024	464	Housing land database 2019
H	Allowances 2019-2024	150	LDP MIR and trends
I	Total Supply 2019-2024	614	G + H
J	Surplus/Shortfall (-) 2019-2024	-9	I - F

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 2019 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). Where the owner is a single named individual, the ownership is noted as "Private" in order to comply with GDPR.
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 local development plan.
PP Date (mm/yy)	Date that planning permission was granted in month and year format. "No" if no permission granted.
Status	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 2018 to 31st March 2019. These are split by tenure in SESplan (Fife) and the relevant HMAs.
Projected Completions	The number of units expected to be completed on an annual basis over the next 5-year period. Projected completions beyond 2024 are aggregated.
Reason why site is 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
 - a. SESplan
 - b. Tayplan
- 2. Non-effective Housing Land Supply
 - a. SESplan
 - b. TAYplan
- 3. Sites deleted from the Housing Land Supply
 - a. SESplan
 - b. TAYplan
- 4. Wholly completed sites
 - a. SESplan
 - b. TAYplan

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 sites; the combination of 2 or more sites into a single 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 2019 and are detailed in Schedule 4.

Schedule 1a: Effective Housing Land Supply 2019 by SESplan 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	18/19	19/20	20/21	21/22	22/23	23/24	Post 24
Dunfermline and West Fife Housing Market Area														
Aberdour														
DAC307	Wester Aberdour	Greenfield	ABD002	1.57 ha	Affordable	5	0	0	0	0	0	0	0	5
	Timbercraft	Mixed tenure	No		Market	15	0	0	0	0	0	0	0	15
		2017	No consent		Total	20	0	0	0	0	0	0	0	20
Subtotals for Aberdour						20	0	0	0	0	0	0	0	20
Ballingry														
COW110	Ballingry East	Greenfield	BGY 002	5.20 ha	Affordable	140	0	0	35	35	35	35	0	0
	Springfield Properties	Affordable	05/18		Market	0	0	0	0	0	0	0	0	0
		2009	Under Construction		Total	140	0	0	35	35	35	35	0	0
Subtotals for Ballingry						140	0	0	35	35	35	35	0	0
Blairhall														
WFOV070	Blairhall South	Greenfield	BLA 001	2.59 ha	Affordable	77	0	0	0	37	40	0	0	0
	Kingdom HA	Affordable	07/18		Market	0	0	0	0	0	0	0	0	0
		2010	Under Construction		Total	77	0	0	0	37	40	0	0	0
Subtotals for Blairhall						77	0	0	0	37	40	0	0	0

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	18/19	19/20	20/21	21/22	22/23	23/24	Post 24
Cairneyhill														
WFV092	Cairneyhill North Avant Homes	Greenfield	CNH 005	10.89 ha	Affordable	25	7	7	18	0	0	0	0	0
		Mixed tenure	02/17		Market	75	39	32	22	14	0	0	0	0
		2015	Under Construction		Total	100	46	39	40	14	0	0	0	0
WFV102	Cairneyhill North 2 Avant Homes	Greenfield	CNH005	9.88 ha	Affordable	38	0	0	0	7	31	0	0	0
		Mixed tenure	No		Market	112	0	0	0	0	5	36	36	35
		2015	No consent		Total	150	0	0	0	7	36	36	36	35
WFV091	Conscience Bridge 2 Muir Homes	Greenfield	CNH 002	4.87 ha	Affordable	13	0	0	0	0	0	7	6	0
		Mixed tenure	No		Market	47	0	0	0	0	10	13	14	10
		2015	No consent		Total	60	0	0	0	0	10	20	20	10
WFV059	Pitdinnie Road Private	Greenfield	CNH 001	0.72 ha	Affordable	0	0	0	0	0	0	0	0	0
		Private	05/16		Market	10	0	0	4	3	3	0	0	0
		2005	Under Construction		Total	10	0	0	4	3	3	0	0	0
Subtotals for Cairneyhill						320	46	39	44	24	49	56	56	45

Schedule 1a: Effective Housing Land Supply 2019 by SESplan 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	18/19	19/20	20/21	21/22	22/23	23/24	Post 24
Cowdenbeath														
COW096	Beath Glebe Church of Scotland	Greenfield	COW 001	1.33 ha	Affordable	0	0	0	0	0	0	0	0	0
		Mixed Tenure	No		Market	33	0	0	0	0	0	0	0	33
		2009	No consent		Total	33	0	0	0	0	0	0	0	0
COW139	High Street, 86 McLean Group Ltd	Brownfield	N/A	0.06 ha	Affordable	0	0	0	0	0	0	0	0	0
		Private	06/18		Market	8	0	0	0	8	0	0	0	0
		2019	Full Planning Permission		Total	8	0	0	0	8	0	0	0	0
COW112	Hill of Beath North Keepmoat Homes	Greenfield	HOB 001	4.55 ha	Affordable	7	0	0	0	7	0	0	0	0
		Private	06/17		Market	127	56	50	50	21	0	0	0	0
		2010	Under Construction		Total	134	56	50	50	28	0	0	0	0
COW125	King Street 3 Fife Council	Greenfield	COW 002	0.75 ha	Affordable	21	8	0	13	0	0	0	0	0
		Affordable	05/14		Market	0	0	0	0	0	0	0	0	0
		2014	Under Construction		Total	21	8	0	13	0	0	0	0	0
COW006	Leuchatsbeath Bellway Homes	Greenfield	COW 003	17.81 ha	Affordable	0	0	0	0	0	0	0	0	0
		Private	04/08		Market	267	264	25	3	0	0	0	0	0
		1982	Under Construction		Total	267	264	25	3	0	0	0	0	0
Subtotals for Cowdenbeath						463	328	75	66	36	0	0	0	33

Schedule 1a: Effective Housing Land Supply 2019 by SESplan 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	18/19	19/20	20/21	21/22	22/23	23/24	Post 24
Crombie														
WFFV099	Crombie PS Fife Council	Brownfield	N/A	0.46 ha	Affordable	15	0	0	15	0	0	0	0	0
		Affordable	09/15		Market	0	0	0	0	0	0	0	0	
		2016	Under Construction		Total	15	0	0	15	0	0	0	0	0
WFFV103	Ordnance Road 2 Logics Consulting	Greenfield	N/A	0.53 ha	Affordable	5	0	0	0	5	0	0	0	0
		Mixed tenure	02/19		Market	15	0	0	0	15	0	0	0	0
		2019	Full Planning Permission		Total	20	0	0	0	20	0	0	0	0
Subtotals for Crombie						35	0	0	15	20	0	0	0	
Crossgates														
COW128	Gallows Knowe Miller Homes	Greenfield	CRO 003	7.48 ha	Affordable	7	7	0	0	0	0	0	0	0
		Mixed tenure	12/15		Market	130	87	32	43	0	0	0	0	0
		2015	Under Construction		Total	137	94	32	43	0	0	0	0	0
COW127	Old Perth Road West Private	Greenfield	CRO 002	8.67 ha	Affordable	10	0	0	0	0	0	0	0	10
		Mixed tenure	No		Market	190	0	0	0	0	0	0	190	
		2015	No consent		Total	200	0	0	0	0	0	0	200	
COW138	Whitehill Sawmills Private	Brownfield	N/A	0.81 ha	Affordable	0	0	0	0	0	0	0	0	0
		Private	01/18		Market	9	0	0	0	9	0	0	0	
		2018	Planning Permission in		Total	9	0	0	0	9	0	0	0	
Subtotals for Crossgates						346	94	32	43	9	0	0	0	

Schedule 1a: Effective Housing Land Supply 2019 by SESplan 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	18/19	19/20	20/21	21/22	22/23	23/24	Post 24
Dalgety Bay														
DAC228	Harbour Place	Greenfield	DGB 004	0.52 ha	Affordable	0	0	0	0	0	0	0	0	0
	Muir Homes	Private	06/14		Market	24	0	0	24	0	0	0	0	0
		2009	Under Construction		Total	24	0	0	24	0	0	0	0	0
Subtotals for Dalgety Bay						24	0	0	24	0	0	0	0	0

Schedule 1a: Effective Housing Land Supply 2019 by SESplan 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	18/19	19/20	20/21	21/22	22/23	23/24	Post 24
Dunfermline														
DAC303	Abbey View, 1	Brownfield	N/A	0.14 ha		Affordable	0	0	0	0	0	0	0	0
	Private	Private	05/16			Market	6	0	0	0	0	0	0	6
		2017	Full Planning Permission			Total	6	0	0	0	0	0	0	6
DAC264	Berrylaw	Greenfield	DUN 035	31.74 ha		Affordable	166	0	0	0	0	0	0	166
	Hunt Family Trust	Mixed Tenure	No			Market	499	0	0	0	0	0	0	499
		2010	No consent			Total	665	0	0	0	0	0	0	665
DAC302	Blacklaw Road 2	Brownfield	DUN 024	2.52 ha		Affordable	78	0	0	0	0	39	39	0
	Fife Council	Affordable	No			Market	0	0	0	0	0	0	0	0
		2015	No consent			Total	78	0	0	0	0	39	39	0
DAC266	Broomhall	Greenfield	DUN 035	234.36 ha		Affordable	538	0	0	0	10	25	25	25
	Stirling Developments	Mixed Tenure	No			Market	1612	0	0	0	30	75	75	75
		2010	No consent			Total	2150	0	0	0	40	100	100	100
DAC285	Carnock Road	Brownfield	DUN 042	1.08 ha		Affordable	8	0	0	0	0	5	3	0
	Campion Homes	Mixed tenure	No			Market	22	0	0	0	0	13	9	0
		2015	No consent			Total	30	0	0	0	0	18	12	0
DAC289	Chamberfield	Greenfield	DUN 046	1.87 ha		Affordable	10	0	0	0	0	0	10	0
	Logie & Pittencrieff Estate	Mixed tenure	No			Market	30	0	0	0	0	0	10	20
		2015	No consent			Total	40	0	0	0	0	0	20	20

Schedule 1a: Effective Housing Land Supply 2019 by SESplan 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	18/19	19/20	20/21	21/22	22/23	23/24	Post 24
DAC292	Colton	Greenfield	DUN 039	35.15 ha	Affordable	76	0	0	0	8	15	15	15	23
	I & H Brown	Mixed tenure	No		Market	224	0	0	0	22	45	45	45	67
		2015	No consent		Total	300	0	0	0	30	60	60	60	90
DAC286	Dover Heights	Greenfield	DUN 037	12.02 ha	Affordable	69	0	0	5	14	15	13	10	12
	Miller Homes	Mixed tenure	No		Market	205	0	0	14	35	47	42	30	37
		2015	No consent		Total	274	0	0	19	49	62	55	40	49
DAC253	E Dunfermline North BC1	Greenfield	DUN 017	11.43 ha	Affordable	0	0	0	0	0	0	0	0	0
	Taylor Wimpey/Persimmon	Private	08/11		Market	273	220	44	39	14	0	0	0	0
		1994	Under Construction		Total	273	220	44	39	14	0	0	0	0
DAC278	East Port, 15	Brownfield	N/A	0.08 ha	Affordable	0	0	0	0	0	0	0	0	0
	CWH Properties	Private	09/16		Market	11	0	0	11	0	0	0	0	0
		2014	Under Construction		Total	11	0	0	11	0	0	0	0	0
DAC287	Halbeath	Greenfield	DUN 043	77.12 ha	Affordable	350	0	0	0	3	17	15	15	300
	Taylor Wimpey	Mixed tenure	No		Market	1050	0	0	0	9	53	65	65	858
		2015	No consent		Total	1400	0	0	0	12	70	80	80	1158
DAC095	Halbeath South	Greenfield	DUN 047	6.84 ha	Affordable	200	49	0	0	0	0	25	25	101
	Fife Council	Affordable	10/13		Market	0	0	0	0	0	0	0	0	0
		1999	Under Construction		Total	200	49	0	0	0	0	25	25	101
DAC315	High Street, 19-23	Brownfield	N/A	0.03 ha	Affordable	0	0	0	0	0	0	0	0	0
	Andrew Thomson TV and Video	Private	05/18		Market	8	0	0	0	0	8	0	0	0
		2019	Full Planning Permission		Total	8	0	0	0	0	8	0	0	0

Schedule 1a: Effective Housing Land Supply 2019 by SESplan 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	18/19	19/20	20/21	21/22	22/23	23/24	Post 24
DAC288	Kent Street	Greenfield	DUN 038	4.01 ha	Affordable	20	0	0	0	10	10	0	0	0
	Mactaggart & Mickel	Affordable	No		Market	60	0	0	0	30	30	0	0	0
		2015	No consent		Total	80	0	0	0	40	40	0	0	0
DAC223	Kingdom Gateway EF3	Greenfield	DUN 012	5.92 ha	Affordable	41	41	41	0	0	0	0	0	0
	Dundas Estates	Private	11/14		Market	74	33	0	41	0	0	0	0	0
		1994	Under Construction		Total	115	74	41	41	0	0	0	0	0
DAC226	Kingdom Gateway HI	Greenfield	DUN 018	8.30 ha	Affordable	0	0	0	0	0	0	0	0	0
	Taylor Wimpey	Private	03/17		Market	274	251	43	23	0	0	0	0	0
		1994	Under Construction		Total	274	251	43	23	0	0	0	0	0
DAC291	Lynebank Hospital North	Brownfield	DUN029b	3.96 ha	Affordable	25	0	0	0	0	13	12	0	0
	Barratt	Mixed tenure	No		Market	75	0	0	0	0	37	38	0	0
		2015	No consent		Total	100	0	0	0	0	50	50	0	0
DAC268	Meadowland	Greenfield	DUN 028	6.27 ha	Affordable	29	0	0	9	9	11	0	0	0
	Taylor Wimpey	Mixed tenure	10/17		Market	87	0	0	36	37	14	0	0	0
		2013	Under Construction		Total	116	0	0	45	46	25	0	0	0
DAC297	Monastery Street	Brownfield	N/A	0.11 ha	Affordable	4	0	0	4	0	0	0	0	0
	Hunter & Turnbull	Private	02/15		Market	12	10	3	2	0	0	0	0	0
		2015	Under Construction		Total	16	10	3	6	0	0	0	0	0
DAC308	Music Hall Lane	Brownfield	N/A	0.04 ha	Affordable	0	0	0	0	0	0	0	0	0
	JR Johnston Properties	Private	03/17		Market	5	0	0	0	5	0	0	0	0
		2017	Full Planning Permission		Total	5	0	0	0	5	0	0	0	0

Schedule 1a: Effective Housing Land Supply 2019 by SESplan 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	18/19	19/20	20/21	21/22	22/23	23/24	Post 24	
DAC312	New Row, 3-5 Dapatchi Group	Brownfield Private 2019	N/A 12/18 Full Planning Permission	0.06 ha	Affordable	0	0	0	0	0	0	0	0	0	
						Market	8	0	0	0	8	0	0	0	0
						Total	8	0	0	0	8	0	0	0	0
DAC259	Pilmuir Works Byzantian Developments	Greenfield Private 2011	DUN 074 03/19 Under Construction	0.97 ha	Affordable	0	0	0	0	0	0	0	0		
						Market	157	0	0	0	22	33	35	35	32
						Total	157	0	0	0	22	33	35	35	32
DAC313	Priory Lane, 71 G & F Developments	Brownfield Private 2019	N/A 08/18 Full Planning Permission	0.07 ha	Affordable	0	0	0	0	0	0	0	0		
						Market	6	0	0	0	6	0	0	0	0
						Total	6	0	0	0	6	0	0	0	0
DAC311	Queen Anne Street Pencairn Ltd	Brownfield Private 2018	N/A 02/18 Full Planning Permission	0.02 ha	Affordable	0	0	0	0	0	0	0	0		
						Market	6	0	0	0	6	0	0	0	0
						Total	6	0	0	0	6	0	0	0	0
DAC214	Rear of 179 Rumblingwell Allanwater Homes	Brownfield Mixed tenure 2008	DUN 020 01/19 Under Construction	0.96 ha	Affordable	7	0	0	2	5	0	0	0		
						Market	20	0	0	7	13	0	0	0	0
						Total	27	0	0	9	18	0	0	0	0
DAC309	South Fod Barratt/David Wilson	Brownfield Mixed tenure 2009	DUN021&2 05/17 Under Construction	7.99 ha	Affordable	50	29	29	0	21	0	0	0		
						Market	150	33	33	36	36	45	0	0	0
						Total	200	62	62	36	57	45	0	0	0
DAC293	Swallowdrum North I & H Brown	Greenfield Mixed tenure 2015	DUN 041 No No consent	57.40 ha	Affordable	225	0	0	0	0	0	8	15	202	
						Market	675	0	0	0	0	0	22	45	608
						Total	900	0	0	0	0	0	30	60	810

Schedule 1a: Effective Housing Land Supply 2019 by SESplan 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	18/19	19/20	20/21	21/22	22/23	23/24	Post 24
DAC263	Wellwood I & H Brown/ Persimmon/ Avant	Greenfield	DUN 035	60.65 ha	Affordable	272	0	0	20	20	20	20	20	172
		Mixed Tenure	06/16		Market	813	58	50	60	60	60	60	60	455
		2010	Under Construction		Total	1085	58	50	80	80	80	80	80	627
DAC290	Wellwood North Omnivale	Greenfield	DUN 044	5.73 ha	Affordable	35	0	0	0	0	0	7	7	21
		Mixed tenure	No		Market	105	0	0	0	0	0	18	18	69
		2015	No consent		Total	140	0	0	0	0	0	25	25	90
Subtotals for Dunfermline						8,670	724	243	309	433	630	611	525	5,438
High Valleyfield														
WV052	Woodhead Farm RSR Homes	Greenfield	HVF 001	1.48 ha	Affordable	0	0	0	0	0	0	0	0	0
		Private	03/07		Market	33	26	0	4	3	0	0	0	0
		2004	Under Construction		Total	33	26	0	4	3	0	0	0	0
Subtotals for High Valleyfield						33	26	0	4	3	0	0	0	0

Schedule 1a: Effective Housing Land Supply 2019 by SESplan 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	18/19	19/20	20/21	21/22	22/23	23/24	Post 24	
Inverkeithing															
DAC306	Fraser Avenue	Brownfield	INV 012	6.88 ha		Affordable	189	45	45	50	50	44	0	0	0
	Fife Council	Affordable	02/17			Market	0	0	0	0	0	0	0	0	0
		2017	Under Construction			Total	189	45	45	50	50	44	0	0	0
DAC280	Inverkeithing PS	Brownfield	INV 004	0.92 ha		Affordable	28	0	0	0	0	0	10	18	0
	Private	Affordable	No			Market	0	0	0	0	0	0	0	0	0
		2014	No consent			Total	28	0	0	0	0	0	10	18	0
DAC118	Roods	Greenfield	INV 003	2.55 ha		Affordable	28	0	0	0	0	0	28	0	0
	Kingdom HA	Affordable	No			Market	0	0	0	0	0	0	0	0	0
		1999	No consent			Total	28	0	0	0	0	0	28	0	0
DAC305	Spencerfield	Greenfield	N/A	15.43 ha		Affordable	74	0	0	29	29	16	0	0	0
	Taylor Wimpey	Mixed tenure	06/16			Market	221	0	0	43	50	50	50	28	0
		2017	Planning Permission in			Total	295	0	0	72	79	66	50	28	0
Subtotals for Inverkeithing							540	45	45	122	129	110	88	46	0
Kelty															
COW130	Kelty South West	Greenfield	KEL 005	45.44 ha		Affordable	45	0	0	0	0	0	2	2	41
	I & H Brown	Mixed tenure	No			Market	855	0	0	0	0	0	28	28	799
		2015	No consent			Total	900	0	0	0	0	0	30	30	840
Subtotals for Kelty							900	0	0	0	0	0	30	30	840

Schedule 1a: Effective Housing Land Supply 2019 by SESplan 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	18/19	19/20	20/21	21/22	22/23	23/24	Post 24
Kincardine														
WFFV098	Burnbrae East N Burnbrae Partnership	Greenfield	KCD 005	0.73 ha	Affordable	0	0	0	0	0	0	0	0	0
		Private	No		Market	14	10	5	4	0	0	0	0	0
		2013	Under Construction		Total	14	10	5	4	0	0	0	0	0
WFFV086	Burnbrae East N2 Kingdom HA	Greenfield	KCD 005	1.47 ha	Affordable	39	36	36	3	0	0	0	0	0
		Affordable	12/16		Market	0	0	0	0	0	0	0	0	0
		2013	Under Construction		Total	39	36	36	3	0	0	0	0	0
WFFV067	Gartarry Farm Individual Plots	Brownfield	N/A	0.64 ha	Affordable	0	0	0	0	0	0	0	0	0
		Private	02/12		Market	6	4	0	2	0	0	0	0	0
		2009	Under Construction		Total	6	4	0	2	0	0	0	0	0
WFFV051	Kincardine E Expansion Comstock	Greenfield	KCD002	14.95 ha	Affordable	123	0	0	0	0	6	6	6	105
		Mixed Tenure	11/17		Market	367	0	0	0	0	18	18	18	313
		2004	Planning Permission in		Total	490	0	0	0	0	24	24	24	418
Subtotals for Kincardine						549	50	41	9	0	24	24	24	418

Schedule 1a: Effective Housing Land Supply 2019 by SESplan Housing Market Area

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							Total	18/19	19/20	20/21	21/22	22/23	23/24	Post 24
Kingseat														
DAC314	Halfway House	Brownfield	N/A	0.41 ha	Affordable	0	0	0	0	0	0	0	0	0
	Kingseat Homes	Private	09/18		Market	17	0	0	0	6	11	0	0	0
		2019	Full Planning Permission		Total	17	0	0	0	6	11	0	0	0
DAC295	Kingseat Road West	Greenfield	KST 001	3.05 ha	Affordable	14	0	0	14	0	0	0	0	0
	Taylor Wimpey	Mixed tenure	01/17		Market	45	42	38	3	0	0	0	0	0
		2015	Under Construction		Total	59	42	38	17	0	0	0	0	0
Subtotals for Kingseat						76	42	38	17	6	11	0	0	0
Lochgelly														
COW055	The Avenue	Greenfield	LGY 003	6.56 ha	Affordable	6	6	6	0	0	0	0	0	0
	Easy Living Homes	Mixed tenure	04/18		Market	103	32	32	30	30	11	0	0	0
		2003	Under Construction		Total	109	38	38	30	30	11	0	0	0
Subtotals for Lochgelly						109	38	38	30	30	11	0	0	0
Oakley														
WFOV054	Holy Name PS	Brownfield	OAK 005	1.40 ha	Affordable	24	0	0	24	0	0	0	0	0
	Fife Council	Affordable	10/17		Market	0	0	0	0	0	0	0	0	0
		2004	Under Construction		Total	24	0	0	24	0	0	0	0	0
Subtotals for Oakley						24	0	0	24	0	0	0	0	0

Schedule 1a: Effective Housing Land Supply 2019 by SESplan Housing Market Area

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							Total	18/19	19/20	20/21	21/22	22/23	23/24	Post 24
Rosyth														
DAC277	Camdean West	Greenfield	ROS 015	12.23 ha	Affordable	62	62	0	0	0	0	0	0	0
	Kapital Developments	Mixed tenure	03/14		Market	328	36	36	20	20	20	20	20	192
		2014	Under Construction		Total	390	98	36	20	20	20	20	20	192
DAC296	Castlandhill N & W	Greenfield	ROS 016	10.68 ha	Affordable	38	0	0	0	0	0	0	25	13
	Stewart Property	Mixed tenure	No		Market	112	0	0	0	0	0	0	0	112
		2015	No consent		Total	150	0	0	0	0	0	0	25	125
DAC310	Pattiesmuir	Greenfield	N/A	1.44 ha	Affordable	0	0	0	0	0	0	0	0	0
	Broomhall Home Farm Partnership	Private	06/17		Market	8	0	0	0	4	4	0	0	0
		2018	Full Planning Permission		Total	8	0	0	0	4	4	0	0	0
Subtotals for Rosyth						548	98	36	20	24	24	20	45	317

Schedule 1a: Effective Housing Land Supply 2019 by SESplan Housing Market Area

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							Total	18/19	19/20	20/21	21/22	22/23	23/24	Post 24
Saline														
WFFV079	Kinneddar Mains	Greenfield	SAL 002	3.07 ha	Affordable	17	17	0	0	0	0	0	0	0
		Allanwater Homes	Mixed tenure		01/16	Market	49	25	17	24	0	0	0	0
		2010	Under Construction	Total	66	42	17	24	0	0	0	0	0	0
WFFV101	North Road	Greenfield	N/A	0.63 ha	Affordable	0	0	0	0	0	0	0	0	0
		Private	Private		03/17	Market	5	0	0	0	5	0	0	0
		2017	Full Planning Permission	Total	5	0	0	0	5	0	0	0	0	0
WFFV089	Saline Park South	Greenfield	SAL 004	2.08 ha	Affordable	55	21	21	34	0	0	0	0	0
		Kingdom HA	Affordable		02/16	Market	0	0	0	0	0	0	0	0
		2014	Under Construction	Total	55	21	21	34	0	0	0	0	0	0
Subtotals for Saline						126	63	38	58	5	0	0	0	0
Steelend														
WFFV080	Myrie Hall	Brownfield	N/A	0.44 ha	Affordable	0	0	0	0	0	0	0	0	0
		Private	Private		01/19	Market	5	0	0	0	0	0	0	5
		2010	Full Planning Permission	Total	5	0	0	0	0	0	0	0	0	5
Subtotals for Steelend						5	0	0	0	0	0	0	0	5
Torryburn														
WFFV088	Torrieby Hotel	Brownfield	N/A	0.20 ha	Affordable	12	8	0	0	4	0	0	0	0
		Alderston/KHA	Affordable		11/12	Market	0	0	0	0	0	0	0	0
		2013	Under Construction	Total	12	8	0	0	4	0	0	0	0	0
Subtotals for Torryburn						12	8	0	0	4	0	0	0	0

Schedule 1a: Effective Housing Land Supply 2019 by SESplan Housing Market Area

Site Id	Site Name Developer/Owner	Site Type	LP Ref	Area (ha)	Capacity	Completions		Projected Completions					
		Tenure	PP Date (mm/yy)			Total	18/19	19/20	20/21	21/22	22/23	23/24	Post 24
		1st Audit	Status										
Subtotals for Dunfermline and West Fife Housing Market Area					13,017	1,562	625	820	795	934	864	726	7,316

Schedule 1a: Effective Housing Land Supply 2019 by SESplan 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	18/19	19/20	20/21	21/22	22/23	23/24	Post 24
Kirkcaldy, Glenrothes and Central Fife Housing Market Area														
Auchtertool														
KIR143	Camilla Farm	Brownfield	AUT 001	0.59 ha	Affordable	0	0	0	0	0	0	0	0	0
	William Wright	Private	06/05		Market	16	10	0	2	2	2	0	0	0
	2006	Under Construction	Total		16	10	0	2	2	2	0	0	0	
KIR250	Glenfoyle Lodge	Greenfield	N/A	0.37 ha	Affordable	0	0	0	0	0	0	0	0	0
	Individual Plots	Private	04/17		Market	5	0	0	1	1	1	1	1	0
	2018	Planning Permission in	Total		5	0	0	1	1	1	1	1	0	
Subtotals for Auchtertool						21	10	0	3	3	3	1	1	0
Bonnybank														
LEV132	Cameron Close	Greenfield	N/A	0.61 ha	Affordable	14	0	0	0	14	0	0	0	0
	Larkfleet Homes	Private	03/19		Market	0	0	0	0	0	0	0	0	0
	2019	Full Planning Permission	Total		14	0	0	0	14	0	0	0	0	
Subtotals for Bonnybank						14	0	0	0	14	0	0	0	0

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							Total	18/19	19/20	20/21	21/22	22/23	23/24	Post 24
Buckhaven														
LEV131	Denbeath Miners' Welfare	Brownfield	N/A	0.55 ha	Affordable	22	0	0	22	0	0	0	0	0
	Campion/Kingdom	Affordable	03/18		Market	0	0	0	0	0	0	0	0	0
	2018	Under Construction		Total	22	0	0	22	0	0	0	0	0	0
LEV105	Factory Road 2	Brownfield	BKN 002	0.61 ha	Affordable	0	0	0	0	0	0	0	0	0
	Braehead Developments	Private	07/18		Market	5	0	0	5	0	0	0	0	0
	2009	Under Construction		Total	5	0	0	5	0	0	0	0	0	0
Subtotals for Buckhaven						27	0	0	27	0	0	0	0	0
Burntisland														
KIR080	Grange Farm	Greenfield	BUR 002	2.04 ha	Affordable	6	6	3	0	0	0	0	0	0
	Deveron Homes	Mixed tenure	01/13		Market	31	11	5	10	10	0	0	0	0
	2002	Under Construction		Total	37	17	8	10	10	0	0	0	0	0
KIR004	Greenmount Hotel	Brownfield	BUR 006	0.78 ha	Affordable	0	0	0	0	0	0	0	0	0
	Individual Plots	Private	03/17		Market	11	0	0	3	3	3	2	0	0
	1992	Under Construction		Total	11	0	0	3	3	3	2	0	0	
Subtotals for Burntisland						48	17	8	13	13	3	2	0	0

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							Total	18/19	19/20	20/21	21/22	22/23	23/24	Post 24
Cardenden														
KIR237	Cardenden Road East Sigma Capital Group	Greenfield	CDD 005	5.62 ha	Affordable	17	0	0	0	0	0	0	0	17
		Mixed tenure	No		Market	153	0	0	0	0	0	0	0	153
		2015	No consent		Total	170	0	0	0	0	0	0	0	170
KIR236	Cardenden Road West Lochay Homes	Greenfield	CDD 004	3.64 ha	Affordable	11	0	0	0	0	0	0	11	0
		Mixed tenure	No		Market	99	0	0	0	0	0	13	86	
		2015	No consent		Total	110	0	0	0	0	0	24	86	
KIR251	Station Road, 33 Blair Smart Ltd	Brownfield	N/A	0.26 ha	Affordable	0	0	0	0	0	0	0	0	0
		Private	04/17		Market	9	5	5	4	0	0	0	0	
		2018	Under Construction		Total	9	5	5	4	0	0	0	0	
Subtotals for Cardenden						289	5	5	4	0	0	0	24	256

Schedule 1a: Effective Housing Land Supply 2019 by SESplan Housing Market Area

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							Total	18/19	19/20	20/21	21/22	22/23	23/24	Post 24
Coaltown of Balgonie														
GLE106	Coaltown East	Greenfield	CLB 001	3.63 ha	Affordable	9	0	0	0	0	0	0	0	9
		Balgonie Estate	Mixed tenure		No	Market	79	0	0	0	0	0	0	0
		2009	No consent	Total	88	0	0	0	0	0	0	0	0	88
GLE103	Main Street North	Greenfield	CLB 003	4.25 ha	Affordable	5	0	0	0	0	0	0	0	5
		Lundin Homes	Mixed Tenure		No	Market	45	0	0	0	0	0	0	45
		2009	No consent	Total	50	0	0	0	0	0	0	0	0	50
GLE099	Pytree Road North	Greenfield	CLB 002	0.90 ha	Affordable	0	0	0	0	0	0	0	0	0
		Private	Mixed tenure		No	Market	23	0	0	0	0	0	0	23
		2009	No consent	Total	23	0	0	0	0	0	0	0	0	23
Subtotals for Coaltown of Balgonie						161	0	0	0	0	0	0	0	161
Coaltown of Wemyss														
KIR108	Coaltown of Wemyss S	Greenfield	CLW 002	4.36 ha	Affordable	3	0	0	0	0	0	0	0	3
		Private	Mixed tenure		06/16	Market	122	0	0	0	0	0	0	122
		2004	Planning Permission in	Total	125	0	0	0	0	0	0	0	0	125
Subtotals for Coaltown of Wemyss						125	0	0	0	0	0	0	0	125
Dysart														
KIR240	Howard Place	Brownfield	N/A	0.38 ha	Affordable	10	0	0	10	0	0	0	0	0
		Fife Council	Affordable		04/18	Market	0	0	0	0	0	0	0	0
		2015	Under Construction	Total	10	0	0	10	0	0	0	0	0	0
Subtotals for Dysart						10	0	0	10	0	0	0	0	0

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							Total	18/19	19/20	20/21	21/22	22/23	23/24	Post 24
East Wemyss														
LEV124	Randolph Street West	Greenfield	EWS 001	5.84 ha	Affordable	9	0	0	0	0	0	0	0	9
	Wemyss Estate	Private	No		Market	77	0	0	0	0	0	0	0	77
		2015	No consent		Total	86	0	0	0	0	0	0	0	86
Subtotals for East Wemyss						86	0	0	0	0	0	0	0	86

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							Total	18/19	19/20	20/21	21/22	22/23	23/24	Post 24
Glenrothes														
GLE146	Balgeddie Riding School 2 Tulloch	Greenfield	GLE 001	4.60 ha	Affordable	0	0	0	0	0	0	0	0	0
		Private	10/04		Market	37	1	1	18	18	0	0	0	0
		2002	Under Construction		Total	37	1	1	18	18	0	0	0	0
GLE105	Cadham Road South Tullis Russell	Greenfield	GLE 004	9.87 ha	Affordable	20	0	0	0	0	0	0	0	20
		Mixed Tenure	No		Market	180	0	0	0	0	0	0	0	180
		2009	No consent		Total	200	0	0	0	0	0	0	0	0
GLE149	Cullen Drive Fife Council	Brownfield	N/A	3.87 ha	Affordable	78	0	0	39	39	0	0	0	0
		Affordable	05/18		Market	0	0	0	0	0	0	0	0	
		2018	Under Construction		Total	78	0	0	39	39	0	0	0	0
GLE136	Land at Viewfield Fife Council	Greenfield	GLE 003	14.28 ha	Affordable	36	0	0	0	0	0	0	0	36
		Mixed tenure	No		Market	324	0	0	0	0	0	0	0	324
		2015	No consent		Total	360	0	0	0	0	0	0	0	360
GLE090	Lochty Burn Raith Developments	Greenfield	GLE 002	13.39 ha	Affordable	0	0	0	0	0	0	0	0	0
		Mixed tenure	06/06		Market	195	181	19	14	0	0	0	0	0
		2007	Under Construction		Total	195	181	19	14	0	0	0	0	0
GLE130	Napier Road West Fife Council	Brownfield	N/A	1.43 ha	Affordable	30	0	0	30	0	0	0	0	0
		Affordable	03/15		Market	0	0	0	0	0	0	0	0	
		2014	Under Construction		Total	30	0	0	30	0	0	0	0	0

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							Total	18/19	19/20	20/21	21/22	22/23	23/24	Post 24
GLE102	Westwood Park	Brownfield	GLE 026	40.56 ha	Affordable	42	0	0	0	0	2	2	2	36
	Keepmoat Homes	Mixed Tenure	09/17		Market	378	0	0	0	0	22	22	22	312
		2009	Planning Permission in		Total	420	0	0	0	0	24	24	24	348
GLE151	Wilmington Drive	Greenfield	N/A	0.26 ha	Affordable	6	0	0	0	6	0	0	0	0
	Kingdom HA	Affordable	08/18		Market	0	0	0	0	0	0	0	0	
		2019	Full Planning Permission		Total	6	0	0	0	6	0	0	0	0
Subtotals for Glenrothes						1,326	182	20	101	63	24	24	24	908

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							Total	18/19	19/20	20/21	21/22	22/23	23/24	Post 24
Kennoway														
LEV123	Halfelds Gdns/Leven Rd	Greenfield	KEN 002	12.19 ha	Affordable	19	0	0	0	0	0	0	1	18
	Private	Mixed tenure	No		Market	171	0	0	0	0	0	0	11	160
		2015	No consent		Total	190	0	0	0	0	0	0	12	178
LEV080	Hallfields Farm 5a	Greenfield	KEN 001	3.50 ha	Affordable	0	0	0	0	0	0	0	0	0
	Mullberry Homes	Private	10/06		Market	71	33	0	5	5	5	5	5	13
		2004	Under Construction		Total	71	33	0	5	5	5	5	5	13
LEV079	Kennoway School	Brownfield	KEN 006	2.11 ha	Affordable	54	24	0	0	30	0	0	0	0
	Fife Council	Affordable	10/15		Market	0	0	0	0	0	0	0	0	0
		2004	Under Construction		Total	54	24	0	0	30	0	0	0	0
LEV045	Langside Crescent	Brownfield	KEN 004	0.27 ha	Affordable	0	0	0	0	0	0	0	0	0
	Ian R Jarvis Builders	Private	07/04		Market	5	0	0	5	0	0	0	0	0
		2000	Under Construction		Total	5	0	0	5	0	0	0	0	0
LEV122	Langside Crescent 2	Greenfield	KEN 003	0.76 ha	Affordable	25	0	0	0	0	0	25	0	0
	Fife Council	Affordable	No		Market	0	0	0	0	0	0	0	0	0
		2015	No consent		Total	25	0	0	0	0	0	25	0	0
Subtotals for Kennoway						345	57	0	10	35	5	30	17	191

Schedule 1a: Effective Housing Land Supply 2019 by SESplan 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	18/19	19/20	20/21	21/22	22/23	23/24	Post 24
Kinghorn														
KIR077	Lochside Lovell Partnership Ltd	Brownfield	KNH 001	7.40 ha	Affordable	10	0	0	0	0	0	10	0	0
		Mixed tenure	05/17		Market	123	40	38	25	25	25	8	0	0
		2002	Under Construction		Total	133	40	38	25	25	25	18	0	0
Subtotals for Kinghorn						133	40	38	25	25	25	18	0	0
Kinglassie														
GLE137	Laurence Park North Private	Greenfield	KLS 002	0.48 ha	Affordable	0	0	0	0	0	0	0	0	0
		Private	No		Market	14	0	0	0	0	0	0	14	0
		2015	No consent		Total	14	0	0	0	0	0	0	14	0
GLE138	Laurence Park South Private	Greenfield	KLS 001	7.03 ha	Affordable	21	0	0	0	0	0	0	3	18
		Mixed tenure	No		Market	190	0	0	0	0	0	0	21	169
		2015	No consent		Total	211	0	0	0	0	0	0	24	187
Subtotals for Kinglassie						225	0	0	0	0	0	0	38	187

Schedule 1a: Effective Housing Land Supply 2019 by SESplan 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	18/19	19/20	20/21	21/22	22/23	23/24	Post 24
Kirkcaldy														
KIR161	257/261 High Street Fife Council	Brownfield	KDY 012	0.19 ha	Affordable	30	0	0	0	30	0	0	0	0
		Affordable	No		Market	0	0	0	0	0	0	0	0	
		2008	No consent		Total	30	0	0	0	30	0	0	0	0
KIR072	Capshard North Ambassador Homes/Barratt	Greenfield	KDY 002	11.67 ha	Affordable	0	0	0	0	0	0	0	0	0
		Private	02/08		Market	189	176	30	13	0	0	0	0	0
		2002	Under Construction		Total	189	176	30	13	0	0	0	0	0
KIR174	Chapel Ext/JSBP Dundas Estates	Greenfield	KDY 003	11.40 ha	Affordable	0	0	0	0	0	0	0	0	0
		Private	08/13		Market	227	213	74	14	0	0	0	0	0
		2009	Under Construction		Total	227	213	74	14	0	0	0	0	0
KIR153	Ferrard Road Abbotshall Homes/KHA	Brownfield	KDY 005	1.86 ha	Affordable	15	15	0	0	0	0	0	0	0
		Mixed Tenure	03/08		Market	56	52	2	4	0	0	0	0	0
		2008	Under Construction		Total	71	67	2	4	0	0	0	0	0
KIR225	Glen Albyn Drive Fife Housing Group	Greenfield	N/A	5.06 ha	Affordable	30	0	0	0	0	30	0	0	0
		Affordable	03/17		Market	0	0	0	0	0	0	0	0	0
		2014	Planning Permission in		Total	30	0	0	0	0	30	0	0	0
KIR245	High Street, 281-285 Cosmos Leisure	Brownfield	N/A	0.05 ha	Affordable	0	0	0	0	0	0	0	0	0
		Private	12/15		Market	6	0	0	0	0	0	6	0	
		2017	Full Planning Permission		Total	6	0	0	0	0	0	0	6	0

Schedule 1a: Effective Housing Land Supply 2019 by SESplan 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	18/19	19/20	20/21	21/22	22/23	23/24	Post 24
KIR210	Junction Road Depot Ian Sneddon Developments	Brownfield Private 2011	KDY 016 12/18 No consent	0.26 ha	Affordable	0	0	0	0	0	0	0	0	0
					Market	16	0	0	0	0	0	0	0	16
					Total	16	0	0	0	0	0	0	0	16
KIR171	Katherine Street J Smart Contractors	Greenfield Affordable 2009	KDY 006 06/14 No consent	0.20 ha	Affordable	25	0	0	0	0	0	0	0	25
					Market	0	0	0	0	0	0	0	0	
					Total	25	0	0	0	0	0	0	0	25
KIR243	Kingdom Park/Kirkcaldy East SDA Kingdom Park	Greenfield Mixed tenure 2009	KDY 025 10/14 Planning Permission in	54.79 ha	Affordable	172	0	0	0	20	20	10	10	112
					Market	918	0	0	0	100	100	70	70	578
					Total	1090	0	0	0	120	120	80	80	690
KIR176	Kirkcaldy West SDA CALA Management	Greenfield Mixed Tenure 2009	KDY 026 No No consent	102.31 ha	Affordable	180	0	0	0	0	0	10	20	150
					Market	1020	0	0	0	0	0	42	84	894
					Total	1200	0	0	0	0	0	52	104	1044
KIR181	Victoria/Dunnikier Road James Property Limited	Brownfield Affordable 2009	KDY 030 10/16 Under Construction	0.91 ha	Affordable	69	51	27	18	0	0	0	0	0
					Market	0	0	0	0	0	0	0	0	0
					Total	69	51	27	18	0	0	0	0	0
Subtotals for Kirkcaldy						2,953	507	133	49	150	150	132	190	1,775
Leslie														
GLE148	Anderson Drive Fife Council	Brownfield Affordable 2018	N/A 02/18 Full Planning Permission	0.29 ha	Affordable	9	0	0	0	9	0	0	0	0
					Market	0	0	0	0	0	0	0	0	
					Total	9	0	0	0	9	0	0	0	0
Subtotals for Leslie						9	0	0	0	9	0	0	0	0

Schedule 1a: Effective Housing Land Supply 2019 by SESplan 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	18/19	19/20	20/21	21/22	22/23	23/24	Post 24
Leven														
LEV113	Cupar Road Campion Homes	Greenfield	LEV 003	5.41 ha	Affordable	8	6	0	2	0	0	0	0	0
		Mixed tenure	02/17		Market	92	39	30	26	27	0	0	0	0
		2012	Under Construction		Total	100	45	30	28	27	0	0	0	0
LEV111	Hawkslaw Street 2 Davidson Baxter Partnership	Brownfield	N/A	0.26 ha	Affordable	21	0	0	0	21	0	0	0	0
		Affordable	09/18		Market	0	0	0	0	0	0	0	0	
		2011	Under Construction		Total	21	0	0	0	21	0	0	0	0
LEV077	Leven Vale West Muir Homes	Greenfield	LEV 002	11.43 ha	Affordable	32	13	0	19	0	0	0	0	0
		Mixed tenure	05/07		Market	200	196	18	4	0	0	0	0	0
		2004	Under Construction		Total	232	209	18	23	0	0	0	0	0
LEV128	Station Road, 12 Private	Brownfield	N/A	0.20 ha	Affordable	0	0	0	0	0	0	0	0	0
		Private	08/15		Market	16	0	0	0	16	0	0	0	0
		2016	Full Planning Permission		Total	16	0	0	0	16	0	0	0	0
Subtotals for Leven						369	254	48	51	64	0	0	0	0
Markinch														
GLE114	Markinch South Miller King Markinch	Brownfield	MAR 001	18.52 ha	Affordable	28	0	0	0	0	3	3	3	19
		Mixed tenure	12/16		Market	252	29	29	0	0	25	25	25	148
		2010	Under Construction		Total	280	29	29	0	0	28	28	28	167
Subtotals for Markinch						280	29	29	0	0	28	28	28	167

Schedule 1a: Effective Housing Land Supply 2019 by SESplan 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	18/19	19/20	20/21	21/22	22/23	23/24	Post 24
Methil														
LEV102	Levenmouth SDA	Greenfield	LVA 001	107.50 ha	Affordable	83	0	0	0	0	0	0	0	83
	Wemyss Developments	Mixed Tenure	No		Market	1567	0	0	0	0	0	0	0	1567
		2009	No consent		Total	1650	0	0	0	0	0	0	0	1650
Subtotals for Methil						1,650	0	0	0	0	0	0	0	1,650
Milton of Balgonie														
GLE144	Balfour Place/Main Street	Greenfield	MOB 001	2.09 ha	Affordable	6	0	0	0	0	0	0	0	6
	Balgonie Estate	Mixed tenure	No		Market	57	0	0	0	0	0	0	0	57
		2015	No consent		Total	63	0	0	0	0	0	0	0	63
Subtotals for Milton of Balgonie						63	0	0	0	0	0	0	0	63
Star														
GLE139	West End Dairy 2	Greenfield	SOM 001	1.72 ha	Affordable	0	0	0	0	0	0	0	0	0
	Campion Homes	Private	No		Market	20	0	0	0	0	12	8	0	0
		2015	No consent		Total	20	0	0	0	0	12	8	0	0
Subtotals for Star						20	0	0	0	0	12	8	0	0

Schedule 1a: Effective Housing Land Supply 2019 by SESplan 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	18/19	19/20	20/21	21/22	22/23	23/24	Post 24
Thornton														
GLE141	Spittal Farm Private	Greenfield	THO 004	2.42 ha	Affordable	11	0	0	0	0	0	0	11	0
		Mixed tenure	No		Market	62	0	0	0	0	0	0	1	61
		2015	No consent		Total	73	0	0	0	0	0	0	12	61
GLE150	Strathore Road Fife Council	Brownfield	N/A	1.93 ha	Affordable	43	0	0	43	0	0	0	0	0
		Affordable	07/18		Market	0	0	0	0	0	0	0	0	
		2018	Under Construction		Total	43	0	0	43	0	0	0	0	0
GLE140	Thornton West Barratt/David Wilson	Greenfield	THO 003	37.70 ha	Affordable	135	0	0	0	0	0	0	0	135
		Mixed tenure	No		Market	765	0	0	0	0	0	0	765	
		2015	No consent		Total	900	0	0	0	0	0	0	0	900
Subtotals for Thornton						1,016	0	0	43	0	0	0	12	961
West Wemyss														
KIR214	West Wemyss Wemyss Estate Trustees	Greenfield	WWS 001	3.41 ha	Affordable	0	0	0	0	0	0	0	0	0
		Private	06/16		Market	42	0	0	2	10	10	10	10	0
		2011	Under Construction		Total	42	0	0	2	10	10	10	10	0
Subtotals for West Wemyss						42	0	0	2	10	10	10	10	0
Subtotals for Kirkcaldy, Glenrothes and Central Fife Housing Market Area						9,212	1,101	281	338	386	260	253	344	6,530
SESplan totals						22,229	2,663	906	1,158	1,181	1,194	1,117	1,070	13,846

Schedule 1a: Effective Housing Land Supply 2019 by SESplan Housing Market Area

Schedule 1b: Effective Housing Land Supply 2019 by TAYplan 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	18/19	19/20	20/21	21/22	22/23	23/24	Post 24
St Andrews and East Fife Housing Market Area													
Anstruther													
LAR069	Pittenweem Road Lomond Group	Brownfield Private 2010	ANS 004 01/19 Full Planning Permission	0.43 ha	6	0	0	0	6	0	0	0	0
Subtotals for Anstruther					6	0	0	0	6	0	0	0	0
Balmullo													
STA090	Burnbrae Nursery, Clay Road Private	Brownfield Mixed tenure 2015	BLO 002 No No consent	1.64 ha	20	0	0	0	0	0	0	0	20
Subtotals for Balmullo					20	0	0	0	0	0	0	0	20
Cellardyke													
LAR067	Silverdykes Holiday Park Muir Homes	Brownfield Mixed tenure 2008	ANS 001 11/10 Under Construction	9.89 ha	302	263	10	39	0	0	0	0	0
Subtotals for Cellardyke					302	263	10	39	0	0	0	0	0

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	18/19	19/20	20/21	21/22	22/23	23/24	Post 24	
Colinsburgh														
LAR083	Colinsburgh SE Private	Greenfield Mixed tenure 2010	COB 001 No No consent	4.67 ha	43	0	0	0	0	0	0	0	0	43
Subtotals for Colinsburgh					43	0	0	0	0	0	0	0	0	43

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	18/19	19/20	20/21	21/22	22/23	23/24	Post 24	
Crail														
LAR094	Grassmiston 2 Private	Brownfield Private 2015	N/A 06/18 Planning Permission in Principle	0.42 ha	6	0	0	0	0	0	0	0	0	6
LAR091	Pinkerton North Private	Greenfield Mixed tenure 2015	CRA 002 No No consent	3.79 ha	180	0	0	0	0	0	0	0	0	180
LAR073	Pinkerton Steading 3 Private	Greenfield Mixed tenure 2010	CRA 002 No No consent	2.90 ha	100	0	0	0	0	0	0	0	0	100
LAR095	Ribbonfield Carriden Homes	Brownfield Private 2016	N/A 03/19 Full Planning Permission	0.37 ha	5	0	0	0	2	3	0	0	0	0
LAR074	St Andrews Road 1 Cambo Estate	Greenfield Mixed tenure 2010	CRA 002 No No consent	2.90 ha	20	0	0	0	0	0	0	0	0	20
LAR084	St Andrews Road 2 Private	Greenfield Mixed tenure 2010	CRA002 No No consent	2.53 ha	20	0	0	0	0	0	0	0	0	20
Subtotals for Crail					331	0	0	0	2	3	0	0	0	326

Schedule 1b: Effective Housing Land Supply 2019 by TAYplan 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	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 02/18 Under Construction	12.85 ha	35	1	0	5	5	5	5	5	9
STA095	Pickletillum Kingdom HA	Brownfield Affordable 2015	N/A 11/18 Full Planning Permission	0.21 ha	8	0	0	0	8	0	0	0	0
Subtotals for Drumoig					43	1	0	5	13	5	5	5	9
Earlsferry													
LAR092	Grange Road Elie Estates	Greenfield Mixed tenure 2015	EAE 001 No No consent	5.86 ha	25	0	0	0	0	0	0	5	20
Subtotals for Earlsferry					25	0	0	0	0	0	0	5	20
Elie													
LAR093	Elie East Elie Estates	Greenfield Mixed tenure 2015	EAE 001 No No consent	4.99 ha	55	0	0	0	0	0	0	15	40
LAR063	Elie House Grounds Stewart/Plots	Greenfield Private 2006	LW404 04/03 Under Construction	6.77 ha	7	5	0	0	2	0	0	0	0
Subtotals for Elie					62	5	0	0	2	0	0	15	40

Schedule 1b: Effective Housing Land Supply 2019 by TAYplan 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	18/19	19/20	20/21	21/22	22/23	23/24	Post 24
Guardbridge													
STA101	Seggie Farm Persimmon Homes	Greenfield Mixed tenure 2010	GUA 003 No No consent	14.38 ha	357	0	0	18	76	76	61	36	90
Subtotals for Guardbridge					357	0	0	18	76	76	61	36	90
Kilconquhar													
LAR090	Kilconquhar Mains Private	Brownfield Private 2014	N/A 09/12 Under Construction	1.08 ha	13	3	0	10	0	0	0	0	0
Subtotals for Kilconquhar					13	3	0	10	0	0	0	0	0
Kingsbarns													
LAR076	Kingsbarns West Ogilvie Homes	Greenfield Private 2010	KIN 001 05/11 Under Construction	2.99 ha	40	23	1	17	0	0	0	0	0
Subtotals for Kingsbarns					40	23	1	17	0	0	0	0	0
Leuchars													
STA092	Castle Field Ogilvie Homes	Greenfield Mixed tenure 2015	LEU 001 No No consent	8.51 ha	155	0	0	0	0	0	0	0	155
STA062	Doocot Field Ogilvie Homes	Greenfield Private 2010	LEU 001 No No consent	7.50 ha	45	0	0	0	0	0	0	0	45
Subtotals for Leuchars					200	0	0	0	0	0	0	0	200

Schedule 1b: Effective Housing Land Supply 2019 by TAYplan 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	18/19	19/20	20/21	21/22	22/23	23/24	Post 24
Lower Largo													
LAR078	Durham Wynd East Lundin Homes	Greenfield Mixed tenure 2010	LLA 001 01/16 Under Construction	5.12 ha	61	49	13	12	0	0	0	0	0
LAR097	Land at Harbour Wynd GW Douglas Property And Garage Co. Ltd	Brownfield Private 2017	06/16 Planning Permission in Principle	0.29 ha	5	0	0	0	0	0	0	5	0
Subtotals for Lower Largo					66	49	13	12	0	0	0	5	0
Lundin Links													
LAR098	Kame Private	Brownfield Private 2019	N/A 08/18 Full Planning Permission	0.38 ha	5	0	0	0	5	0	0	0	0
Subtotals for Lundin Links					5	0	0	0	5	0	0	0	0

Schedule 1b: Effective Housing Land Supply 2019 by TAYplan 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	18/19	19/20	20/21	21/22	22/23	23/24	Post 24
St Andrews													
STA104	Craigtoun SDA Mount Melville Ltd/Barratt	Greenfield Mixed tenure 2010	STA 001 No No consent	18.07 ha	370	0	0	0	0	40	40	40	250
STA079	Lathockar Private	Greenfield Private 2012	LWD 006 10/15 Under Construction	1.16 ha	13	2	2	5	6	0	0	0	0
STA097	North Street, 100 Private	Brownfield Private 2016	N/A 07/15 Under Construction	0.09 ha	17	0	0	0	17	0	0	0	0
STA073	Northbank Farm Private	Greenfield Private 2011	LWD 035 03/16 Full Planning Permission	9.35 ha	15	0	0	0	0	0	0	0	15
STA102	Pilmour Hotel Playfair Hotels Ltd	Brownfield Private 2018	N/A 09/17 Full Planning Permission	0.03 ha	6	0	0	6	0	0	0	0	0
STA105	South Street, 14 Ternary Ltd	Brownfield Private 2019	N/A 07/18 Full Planning Permission	0.02 ha	7	0	0	0	7	0	0	0	0
STA103	St Andrews West SDA St Andrews West LLP	Greenfield Mixed tenure 2010	STA 001 No No consent	95.38 ha	720	0	0	0	0	40	40	40	600

Schedule 1b: Effective Housing Land Supply 2019 by TAYplan 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	18/19	19/20	20/21	21/22	22/23	23/24	Post 24
STA106	Westview Eastacre Investments LLP	Brownfield Private 2019	N/A 06/17 Under Construction	0.06 ha	6	0	0	6	0	0	0	0	0
Subtotals for St Andrews					1,154	2	2	17	30	80	80	80	865
St Monans													
LAR081	Manse West 1 Robertson/Lochay/KHA	Greenfield Mixed tenure 2010	STM 001 No No consent	2.59 ha	57	0	0	0	0	0	0	0	57
LAR082	Manse West 2 Robertson/Lochay/KHA	Greenfield Mixed tenure 2010	STM 001 No No consent	2.65 ha	43	0	0	0	0	0	0	0	43
Subtotals for St Monans					100	0	0	0	0	0	0	0	100
Strathkinness													
STA071	Bonfield Road Fife Council	Greenfield Affordable 2010	STK 002 No No consent	0.61 ha	16	0	0	0	16	0	0	0	0
STA093	Bonfield Road West Springfield Properties	Greenfield Mixed tenure 2015	STK 003 No No consent	3.90 ha	50	0	0	0	10	20	20	0	0
Subtotals for Strathkinness					66	0	0	0	26	20	20	0	0
Subtotals for St Andrews and East Fife Housing Market Area					2,833	346	26	118	160	184	166	146	1,713

Schedule 1b: Effective Housing Land Supply 2019 by TAYplan 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	18/19	19/20	20/21	21/22	22/23	23/24	Post 24
Greater Dundee Housing Market Area													
Balmerino													
TAY002	Balmerino Abbey (opp) Headon	Brownfield Private 1996	BAL 001 11/16 Full Planning Permission	0.66 ha	5	0	0	0	0	0	0	0	5
Subtotals for Balmerino					5	0	0	0	0	0	0	0	5
Gauldry													
TAY044	Priory Road A & J Stephen Ltd	Greenfield Private 2010	GAU 001 No No consent	1.78 ha	20	0	0	0	0	0	0	0	20
Subtotals for Gauldry					20	0	0	0	0	0	0	0	20
Newport-on-Tay													
TAY065	Netherlea Hospital Law Property Group	Brownfield Private 2019	N/A 12/18 Under Construction	0.67 ha	29	0	0	10	19	0	0	0	0
TAY050	Victoria Park South Tayfield Estate	Greenfield Mixed tenure 2010	NEW 002 No No consent	2.02 ha	50	0	0	0	0	0	0	0	50
Subtotals for Newport-on-Tay					79	0	0	10	19	0	0	0	50

Schedule 1b: Effective Housing Land Supply 2019 by TAYplan 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	18/19	19/20	20/21	21/22	22/23	23/24	Post 24
Wormit													
TAY051	Wormit Farm Persimmon Homes	Brownfield Mixed tenure 2010	WOR 001 12/18 Under Construction	1.77 ha	42	0	0	30	12	0	0	0	0
TAY053	Wormit Farm South Persimmon Homes	Greenfield Mixed tenure 2010	WOR 003 No No consent	5.43 ha	135	0	0	0	0	27	36	36	36
TAY052	Wormit Sandpit Persimmon Homes	Greenfield Private 2010	WOR02 No No consent	1.43 ha	11	0	0	0	11	0	0	0	0
Subtotals for Wormit					188	0	0	30	23	27	36	36	36
Subtotals for Greater Dundee Housing Market Area					292	0	0	40	42	27	36	36	111

Schedule 1b: Effective Housing Land Supply 2019 by TAYplan 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	18/19	19/20	20/21	21/22	22/23	23/24	Post 24	
Cupar and North West Fife Housing Market Area														
Bow of Fife														
CUP069	Pitlair 2 Individual Plots	Greenfield Private 2005	LWD 004 01/14 Under Construction	0.50 ha	8	1	0	1	1	1	1	1	1	2
Subtotals for Bow of Fife					8	1	0	1	1	1	1	1	1	2
Ceres														
STA100	Baltilly Private	Greenfield Private 2017	CER001 No No consent	1.79 ha	19	0	0	0	0	0	0	0	0	19
Subtotals for Ceres					19	0	0	0	0	0	0	0	0	19

Schedule 1b: Effective Housing Land Supply 2019 by TAYplan 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	18/19	19/20	20/21	21/22	22/23	23/24	Post 24
Cupar													
CUP079	Cupar North SDA Persimmon/Vico/Headon	Greenfield Mixed tenure 2010	CUP 001 No No consent	103.17 ha	1,480	0	0	0	0	0	10	50	1,420
CUP093	Gilliefaulds West A & J Stephen Ltd	Brownfield Mixed tenure 2010	CUP 001 No No consent	10.53 ha	168	0	0	0	0	12	24	24	108
CUP095	Mayfield Individual Plots	Greenfield Private 2011	N/A 04/10 Under Construction	1.44 ha	6	4	0	0	1	1	0	0	0
CUP080	St Columba's Private	Brownfield Mixed tenure 2010	CUP 002 02/18 Planning Permission in Principle	0.38 ha	30	0	0	0	0	6	6	0	18
CUP114	St Michaels, Westport Private	Brownfield Private 2019	N/A 03/19 Full Planning Permission	0.11 ha	9	0	0	0	9	0	0	0	0
Subtotals for Cupar					1,693	4	0	0	10	19	40	74	1,546
Cuparmuir													
CUP094	Trynmuir Croft Campion Homes	Brownfield Affordable 2011	N/A 07/17 Under Construction	0.84 ha	25	0	0	25	0	0	0	0	0
Subtotals for Cuparmuir					25	0	0	25	0	0	0	0	0

Schedule 1b: Effective Housing Land Supply 2019 by TAYplan 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	18/19	19/20	20/21	21/22	22/23	23/24	Post 24
Dairsie													
STA064	Osnaburgh Court S Campion Homes	Greenfield Mixed tenure 2010	DAI 001 05/18 Under Construction	2.77 ha	40	2	2	25	13	0	0	0	0
Subtotals for Dairsie					40	2	2	25	13	0	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
Subtotals for Dunbog					6	3	0	1	1	1	0	0	0
Falkland													
CUP105	St John's Works Springfield Properties	Brownfield Mixed tenure 2015	FAL 001 No No consent	3.67 ha	100	0	0	0	0	0	0	25	75
Subtotals for Falkland					100	0	0	0	0	0	0	25	75
Foodieash													
STA051	Land at White Thorn Cott Evergreen Scottish Homes	Greenfield Private 2005	N/A 04/18 Under Construction	1.32 ha	12	3	0	3	3	3	0	0	0
Subtotals for Foodieash					12	3	0	3	3	3	0	0	0

Schedule 1b: Effective Housing Land Supply 2019 by TAYplan 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	18/19	19/20	20/21	21/22	22/23	23/24	Post 24
Ladybank													
CUP096	Beech Avenue 2 Andrew Davie Homes	Greenfield Private 2011	N/A 03/11 Under Construction	0.32 ha	6	0	0	3	3	0	0	0	0
CUP086	Commercial Crescent Ladybank Homes	Greenfield Affordable 2010	LAD 001 04/18 Under Construction	1.52 ha	34	0	0	17	17	0	0	0	0
CUP051	Cupar Road Andrew Davie Homes	Brownfield Mixed tenure 2002	LAD 002 02/11 Under Construction	2.59 ha	60	1	0	1	0	0	0	8	50
CUP106	Road End, Loftybank Campion Homes	Greenfield Affordable 2015	LAD 004 09/18 Under Construction	0.62 ha	22	0	0	22	0	0	0	0	0
Subtotals for Ladybank					122	1	0	43	20	0	0	8	50

Schedule 1b: Effective Housing Land Supply 2019 by TAYplan 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	18/19	19/20	20/21	21/22	22/23	23/24	Post 24
Newburgh													
TAY064	Banklands East Robertson/KHA	Greenfield Affordable 2018	N/A 01/18 Under Construction	1.23 ha	40	0	0	40	0	0	0	0	0
TAY061	Cupar Road North A & J Stephen Ltd	Greenfield Mixed tenure 2015	NEB 002 No No consent	1.88 ha	50	0	0	0	0	0	0	10	40
TAY046	Cupar Road S1 A & J Stephen Ltd	Greenfield Mixed tenure 2010	NEB 001 No No consent	7.50 ha	150	0	0	0	0	0	0	15	135
TAY047	Cupar Road S2 A & J Stephen Ltd	Greenfield Mixed tenure 2010	NEB 001 No No consent	4.11 ha	75	0	0	0	0	0	25	25	25
Subtotals for Newburgh					315	0	0	40	0	0	25	50	200
Pitscottie													
STA077	Wester Pitscottie Private	Brownfield Private 2011	N/A 08/16 Planning Permission in Principle	1.50 ha	10	0	0	0	0	0	0	0	10
Subtotals for Pitscottie					10	0	0	0	0	0	0	0	10

Schedule 1b: Effective Housing Land Supply 2019 by TAYplan 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	18/19	19/20	20/21	21/22	22/23	23/24	Post 24	
Strathmiglo														
CUP112	Bellfield Private	Brownfield Private 2017	LWD036 04/17 Planning Permission in Principle	1.31 ha	5	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	12	13	0	0	0	0
Subtotals for Strathmiglo					30	0	0	0	17	13	0	0	0	0
Subtotals for Cupar and North West Fife Housing Market Area					2,380	14	2	138	65	37	66	158	1,902	1,902
TAYplan totals					5,505	360	28	296	267	248	268	340	3,726	3,726

Schedule 1b: Effective Housing Land Supply 2019 by TAYplan Housing Market Area

Schedule 2a: Non-effective Housing Land Supply 2019 by SESplan Housing Market Area

Site Id	Site Name Developer/Owner	Site Type	LP Ref	Area	Capacity	Reason why site is non-effective
Dunfermline and West Fife Housing Market Area						
Aberdour						
DAC234	Hillside School Hillside School	Brownfield	ABD 001	4.17 ha	70	Local Development Plan housing opportunity site
Ballingry						
COW001	Ballingry Road Fife Council	Greenfield	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 Private	Greenfield	BGY 001	1.71 ha	51	Local Development Plan housing opportunity site. No evidence of developer commitment.
Blairhall						
WFO83	Castlehill Mine Land Engineering Services	Brownfield	LWD032	6.49 ha	44	No evidence of developer commitment.
WFO90	Comrie Castle West Private	Greenfield	BLA 002	1.03 ha	15	Not available for housing development. To be deleted through Local Development Plan process.
WFO85	Comrie Colliery LRD	Greenfield	LWD 018	0.96 ha	20	No site identified as yet.
WFO71	Rintoul Avenue West Omnivale	Greenfield	BLA 003	1.73 ha	6	No evidence of developer commitment.
WFO72	South Avenue 3 Fife Council	Greenfield	BLA 004	0.85 ha	15	Local Development Plan housing opportunity site. No marketing programme in place.
Cowdenbeath						
COW103	Elgin Road Gas Works Private	Brownfield	COW 004	0.16 ha	5	Local Development Plan housing opportunity site.
COW101	High Street, 267/293 Private	Brownfield	COW 012	0.59 ha	12	Local Development Plan development opportunity site with potential for housing development.
COW102	Rosebank Private	Brownfield	COW 005	0.93 ha	35	Local Development Plan housing opportunity site.
Crossford						
DAC304	Main Street, 92 Company struck off	Brownfield	N/A	0.08 ha	6	Company struck off and competing uses for the site.

Site Id	Site Name Developer/Owner	Site Type	LP Ref	Area	Capacity	Reason why site is non-effective
Crossgates						
COW104	Dunfermline Road Private	Brownfield	CRO 006	0.72 ha	18	Local Development Plan housing opportunity site.
COW105	Hillview Crescent Private	Brownfield	CRO 004	0.17 ha	6	Local Development Plan housing opportunity site.
COW011	Manse Road Individual Plots	Brownfield	CRO 005	0.39 ha	9	Ownership constraint
Dalgety Bay						
DAC267	Fulmar Way Muir Homes	Brownfield	DGB 002	1.64 ha	50	Access constraint. Incompatible with neighbouring uses.
Dunfermline						
DAC207	5/7 Comely Park Comely Park Ltd	Brownfield	DUN 001	0.27 ha	5	No evidence of developer commitment.
DAC220	Campbell Street, 90 Company struck off	Brownfield	DUN 007	0.16 ha	24	Local Development Plan housing opportunity site. No evidence of developer commitment.
DAC215	Halbeath Road, 110 Company struck off	Brownfield	DUN 023	0.11 ha	9	Local Development Plan housing opportunity site. No evidence of developer commitment.
DAC232	Masterton Farm Private	Brownfield	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 Private	Greenfield	DUN 030	1.72 ha	45	Local Development Plan housing opportunity site. Not developer owned.
DAC117	School Row Private	Brownfield	DUN 033	1.04 ha	20	Local Development Plan housing opportunity site.
DAC238	Whitefield Road North Thistle Homes	Greenfield	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	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 Private	Brownfield	DUN 016	0.25 ha	8	Local Development Plan housing opportunity site. Planning consent lapsed and no evidence of developer interest.

Site Id	Site Name Developer/Owner	Site Type	LP Ref	Area	Capacity	Reason why site is non-effective
Glencraig						
COW140	Glencraig East Fife Council	Greenfield	GLC 001	10.65 ha	275	Development brief prepared. not yet marketed by Fife Council.
COW064	Glencraig West Fife Council	Greenfield	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	HVF 003	0.07 ha	10	Local Development Plan housing opportunity site.
WV035	Chapel Place Fife Council	Brownfield	HVF 004	0.30 ha	10	Local Development Plan housing opportunity site.
WV074	Woodhead Farm North Private	Greenfield	HVF 002	3.19 ha	50	Disputed in 2010 and 2011 with no progress since. No evidence of developer activity.
Kelty						
COW052	Elmwood Terrace Fife Council	Greenfield	KEL 003	1.19 ha	30	Local Development Plan housing opportunity site. Fife Council owned. Not in marketing programme
COW097	Netherton Farm Various	Greenfield	KEL 004	10.23 ha	236	No evidence of developer interest and site is in competition with another site.
COW106	Old Gas Works Private	Brownfield	KEL 008	2.13 ha	44	Local Development Plan housing opportunity site.
Kincardine						
WV050	Burnbrae East Held in trust	Greenfield	KCD 001	1.95 ha	30	Local Development Plan housing opportunity site.
Lochgelly						
COW131	Lochgelly North Extension Private	Greenfield	LGY 007	29.67 ha	500	No evidence of developer commitment.
COW116	Lochgelly SDA North Private	Greenfield	LGY 007	9.20 ha	140	No evidence of developer commitment.
COW118	Lochgelly SDA South Cocklaw/Omnivale	Greenfield	LGY 007	38.78 ha	810	No evidence of developer commitment.
COW117	Lochgelly SLA NE Various	Greenfield	LGY 007	18.69 ha	400	Long term site in multiple ownerships requiring a recognised developer to assemble the site.
COW119	Lochgelly SLA West Private	Greenfield	LGY 007	21.17 ha	400	Lochgelly capacity taken up by competing sites.
COW132	Lochgelly South Extension Private	Greenfield	LGY 007	20.44 ha	300	Lochgelly capacity taken up by competing sites.

Schedule 2a: Non-effective Housing Land Supply 2019 by SESplan Housing Market Area

Site Id	Site Name Developer/Owner	Site Type	LP Ref	Area	Capacity	Reason why site is non-effective
COW054	West Cartmore Private	Greenfield	LGY 004	3.69 ha	60	Local Development Plan housing opportunity site.
Lochore						
COW111	Capeldrae Farm Private	Greenfield	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	LHR 002	0.61 ha	28	Local Development Plan housing opportunity site. No demonstrated developer interest.
Lumphinnans						
COW115	Lochgelly Road 2 Moray Estates	Greenfield	LPH 001	3.99 ha	100	No evidence of developer commitment.
COW133	Lumphinnans North Fife Council	Greenfield	LPH 003	14.37 ha	300	Fife Council site not actively marketed.
Oakley						
WV095	Blair House Private	Greenfield	OAK 003	13.38 ha	260	No evidence of developer commitment.
WV076	Main Street Private	Greenfield	OAK 002	0.51 ha	15	Planning consent refused and no further evidence of developer interest.
WV040	Woodburn Crescent Fife HA	Greenfield	OAK 001	0.23 ha	9	No demonstrated developer commitment.
Rosyth						
DAC109	Admiralty Road North Catholic Church	Greenfield	ROS 001	0.17 ha	12	Local Development Plan housing opportunity site. No developer interest.
DAC198	Brankholme Lane Mealmore Lodge Ltd	Brownfield	ROS 002	0.13 ha	9	Local Development Plan housing opportunity site. Planning consent lapsed. No evidence of developer interest.
DAC208	Cochranes Hotel Private	Brownfield	ROS 003	0.68 ha	54	Local Development Plan housing opportunity site. Planning consent lapsed. No evidence of developer interest.
DAC245	Primrose Lane 2 J Smart & Co	Greenfield	ROS 004	7.42 ha	175	Site marketed for employment use.
Saline						
WV055	North of Main Street Bandron Ltd	Greenfield	SAL 001	3.65 ha	10	Planning consent lapsed and no evidence of developer commitment.

Site Id	Site Name Developer/Owner	Site Type	LP Ref	Area	Capacity	Reason why site is non-effective
WV068	Standalane Private	Brownfield	LWD 001	0.33 ha	5	Local Development Plan housing opportunity site. Remote steading difficult to develop due to infrastructure requirements.
WV096	West Road 2 Private	Greenfield	SAL 003	8.36 ha	130	Ownership constraint.
Townhill						
DAC246	Muircockhall Ian Sneddon Developments	Brownfield	N/A	1.83 ha	32	No evidence of developer commitment.
Dunfermline and West Fife Housing Market Area					5,141	

Site Id	Site Name Developer/Owner	Site Type	LP Ref	Area	Capacity	Reason why site is non-effective
Kirkcaldy, Glenrothes and Central Fife Housing Market Area						
Buckhaven						
LEV100	Denbeath Parish Church Ravenscraig Restoration	Brownfield	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.
Burrtisland						
KIR003	Grange Distillery Bandron Ltd	Brownfield	BUR 005	1.82 ha	49	Local Development Plan housing opportunity site.
KIR224	Grange Farm 2 Private	Greenfield	BUR 002	0.73 ha	14	No developer and not in plans for adjacent site (KIR080).
KIR235	Haug Road Fife Council	Greenfield	BUR 003	2.34 ha	20	Fife Council controlled but not actively marketed or programmed for development.
KIR218	High Street, 89-93 GNS Construction	Brownfield	BUR004	0.14 ha	40	Local Development Plan development opportunity site. Previous consent lapsed (08/03012/CFULL).
Cardenden						
KIR221	Cardenden South Private	Greenfield	CDD 002	2.41 ha	60	No demonstrated developer interest.
KIR212	North Dundonald Farm Brackenlea/Barratt	Greenfield	CDD 003	17.34 ha	450	Planning consent lapsed. Local Development Plan housing opportunity site.
KIR168	Smithyhill/Bowhill Colliery Enterprise Homes	Brownfield	CDD 001	1.73 ha	24	Local Development Plan housing opportunity site. Developer in receivership
KIR185	Woodend Road Banks Developments	Greenfield	CDD 006	5.50 ha	145	Local Development Plan housing opportunity site. Developer no longer interested in site.
Glenrothes						
GLE104	Whitehill IE Saving Stream	Brownfield	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	KEN 005	1.25 ha	30	Local Development Plan housing opportunity site.
Kinghorn						
KIR060	Viewforth Place Private	Brownfield	KNH 002	0.49 ha	18	Local Development Plan housing opportunity site.

Site Id	Site Name Developer/Owner	Site Type	LP Ref	Area	Capacity	Reason why site is non-effective
Kirkcaldy						
KIR151	Anderson Street, 8 Private	Brownfield	KDY 001	0.09 ha	9	Local Development Plan housing opportunity site. No evidence of developer interest.
KIR180	Den Road Private	Brownfield	KDY 018	2.83 ha	90	Local Development Plan housing opportunity.
KIR220	Forth Park NHS Fife	Brownfield	KDY 010	2.41 ha	69	NHS Fife have not undertaken demolition works or marketing.
KIR246	Hayfield Road Private	Brownfield	KDY014	1.86 ha	60	Local Development Plan development opportunity.
KIR182	Junction Road 2 Private	Brownfield	KDY 016	0.72 ha	20	Local Development Plan housing opportunity site.
KIR175	Kirkcaldy East SDA2 Private	Greenfield	KDY 025	91.91 ha	1,760	No evidence of developer interest.
KIR177	Millie Street North Private	Brownfield	KDY 027	1.14 ha	28	Local Development Plan development opportunity site suitable for housing development.
KIR203	Millie Street South Private	Brownfield	KDY 028	0.56 ha	15	Local Development Plan development opportunity site with potential for housing development.
KIR247	Nairn Street/Factory Road Springfield Properties	Brownfield	KDY017	3.42 ha	161	Noise constraint.
KIR204	Redburn Wynd Private	Brownfield	KDY 032	0.25 ha	11	Local Development Plan development opportunity site with potential for housing development.
KIR183	Smeaton Road Private	Brownfield	KDY 015	0.52 ha	19	Local Development Plan housing opportunity site.
KIR249	Swimming Pool Site Fife Council	Brownfield	KDY035	0.30 ha	11	Local Development Plan development opportunity.
KIR248	Victoria Fields Private	Greenfield	KDY019	4.28 ha	100	Local Development Plan housing opportunity
KIR178	Victoria Rd Power Stn United Investments Co	Brownfield	KDY 029	0.85 ha	40	Local Development Plan development opportunity site with potential for housing development.
KIR037	Viewforth Terrace Capital Developments	Brownfield	KDY 013	0.64 ha	25	Local Development Plan housing opportunity site. No evidence of developer interest.
Leslie						
GLE124	Leslie House Sundial Properties	Brownfield	LES 001	7.08 ha	17	Local Development Plan housing opportunity site. Works stalled post fire damage.

Site Id	Site Name Developer/Owner	Site Type	LP Ref	Area	Capacity	Reason why site is non-effective
GLE101	Leslie House Grounds Muir Homes	Greenfield	LES 001	2.93 ha	12	Linked to redevelopment of Leslie House.
GLE109	Prinlaws Mill Private	Brownfield	LES 002	3.38 ha	85	Local Development Plan housing opportunity site.
GLE110	Walkerton Drive Private	Brownfield	LES 003	1.68 ha	42	Local Development Plan housing opportunity site.
Markinch						
GLE069	Brunton Road Lomond in Administration	Greenfield	MAR003	2.41 ha	15	Flooding constraint without economic solution.
GLE113	Sweetbank Park Terrace Private	Brownfield	MAR 002	1.52 ha	6	No demonstrated developer interest.
Methilhill						
LEV090	Methilhill House Private	Brownfield	MET 002	0.43 ha	9	Local Development Plan housing opportunity site. No evidence of developer interest.
LEV117	Sea Road/Chemiss Road Private	Brownfield	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	THO 001	1.15 ha	19	Local Development Plan housing opportunity site. No evidence of developer interest.
GLE123	Main Street, 140 Private	Brownfield	THO 005	0.15 ha	6	Local Development Plan housing opportunity site. No demonstrated developer interest.
GLE111	Strathore South Fife Council	Greenfield	THO 007	6.49 ha	294	Local Development Plan housing opportunity site.
GLE112	Thornton Junction Private	Brownfield	THO 006	0.42 ha	10	Local Development Plan housing opportunity site.
Windygates						
LEV112	The Temple Carneil Homes	Greenfield	WDY 002	3.36 ha	75	No evidence of developer commitment.
Kirkcaldy, Glenrothes and Central Fife Housing Market Area					4,124	
SESplan totals					9,265	

Schedule 2b: Non-effective Housing Land Supply 2019 by TAYplan Housing Market Area

Site Id	Site Name Developer/Owner	Site Type	LP Ref	Area	Capacity	Reason why site is non-effective
St Andrews and East Fife Housing Market Area						
Anstruther						
LAR065	Putting Green/Bankwell R Anstruther Golf Club	Greenfield	ANS 003	0.21 ha	11	Local Development Plan housing opportunity site. No evidence of developer interest.
Balmullo						
STA072	Balmullo Farm T D Forster and Son	Brownfield	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 Private	Brownfield	COB 002	0.28 ha	5	Local Development Plan housing opportunity site.
Guardbridge						
STA059	Motray Park McHale Enterprises	Greenfield	GUA 002	3.80 ha	49	Not recognised house builder. S75 not signed.
Lundin Links						
LAR089	Lundin Links Hotel Kapital Developments	Brownfield	N/A	0.31 ha	45	Physical constraint
Pittenweem						
LAR080	St Margaret's Farm 1 Various	Greenfield	PIT 001	1.89 ha	40	Access constraint
LAR086	St Margaret's Farm 2 Various	Brownfield	PIT 001	0.95 ha	30	Access constraint
St Andrews and East Fife Housing Market Area					203	

Site Id	Site Name Developer/Owner	Site Type	LP Ref	Area	Capacity	Reason why site is non-effective
Greater Dundee Housing Market Area						
Newport-on-Tay						
TAY048	Ericht Road 1 St Fort	Greenfield	NEW 001	2.73 ha	50	Access constraint.
TAY049	Ericht Road 2 St Fort	Greenfield	NEW 001	2.85 ha	50	Access constraint.
Tayport						
TAY054	Links Road 2 Fife Council	Greenfield	TAY 001	0.12 ha	6	Local Development Plan housing opportunity site.
TAY055	Nelson Street Private	Brownfield	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	TAY 002	0.20 ha	10	No evidence of a developer coming forward.
TAY063	Scotsraig Works Scott & Fyffe	Brownfield	TAY005	0.89 ha	25	Local Development Plan housing opportunity.
TAY057	Spears Hill Road N Dundee Council	Greenfield	TAY 003	0.49 ha	12	No evidence of a developer coming forward.
Greater Dundee Housing Market Area					158	

Site Id	Site Name Developer/Owner	Site Type	LP Ref	Area	Capacity	Reason why site is non-effective
Cupar and North West Fife Housing Market Area						
Auchtermuchty						
CUP104	Leckiebank Farm Muir Homes	Greenfield	AUC 002	1.23 ha	30	Access constraint.
CUP077	Stratheden Place 1 Private	Greenfield	AUC 001	0.71 ha	18	No evidence of marketing or developer interest.
Cupar						
CUP082	Kirk Wynd Private	Brownfield	CUP 003	0.12 ha	5	Local Development Plan housing opportunity site.
CUP083	Provost Wynd Private	Brownfield	CUP 004	0.18 ha	10	Local Development Plan housing opportunity site.
Cuparmuir						
CUP055	Sawmill In Receivership	Brownfield	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	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	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	N/A	2.69 ha	8	No evidence of developer commitment.
Springfield						
CUP091	Main Street East Rankielour Trust	Brownfield	SPF 003	0.52 ha	8	Local Development Plan housing opportunity site. No demonstrated developer interest.
CUP089	Pennyacre Court Lundin Homes	Greenfield	SPF 001	0.39 ha	5	Local Development Plan housing opportunity site. No demonstrated developer interest
Cupar and North West Fife Housing Market Area					189	
TAYplan totals					550	

Schedule 3a: Deleted Sites 2019 by SESplan Housing Market Area

Site Id	Site Name	Site Type	Capacity	Reason for deletion
Dunfermline and West Fife Housing Market Area				
Crossgates				
COW135	Main Street, 57-61	Brownfield	9	Planning consent lapsed and site not in local development plan.
Glencraig				
COW065	Glencraig East	Greenfield	35	Sites COW065 and COW129 merged into COW140 to align with LDP (GLC 001)
Glencraig				
COW129	Glencraig East 2	Greenfield	240	Sites COW065 and COW129 merged into COW140 to align with LDP (GLC 001)
Lochore				
COW137	Lochleven Road	Brownfield	15	Planning consent lapsed and site not allocated in local development plan.
Subtotals for Dunfermline and West Fife Housing Market Area			299	
Kirkcaldy, Glenrothes and Central Fife Housing Market Area				
Dysart				
KIR244	Normand Road, 29C	Brownfield	9	Planning consent lapsed and site not in the development plan.
Subtotals for Kirkcaldy, Glenrothes and Central Fife Housing Market Area			9	
SESplan totals			308	

Schedule 3b: Deleted Sites 2019 by TAYplan Housing Market Area

Site Id	Site Name	Site Type	Capacity	Reason for deletion
St Andrews and East Fife Housing Market Area				
St Andrews				
STA067	Grange Road	Greenfield	50	Consent granted for use other than market or affordable housing (housing tied to University).
Subtotals for St Andrews and East Fife Housing Market Area			50	
TAYplan totals			50	

Schedule 4a: Completed Sites 2019 by SESplan Housing Market Area

Site Id	Site Name Developer/Owner	Site Type Tenure	LP Ref	Area	Capacity	Completions 2018/19	Affordable capacity	Affordable completions 2018/19	Market capacity	Market completions 2018/19
Dunfermline and West Fife Housing Market Area										
Carnock										
WfV058	Carneil Road A & J Stephen Ltd	Greenfield Private	CNK 001	3.41 ha	41	1	0	0	41	1
Crombie										
WfV100	Main Road/Central Road Fife Housing Group	Brownfield Affordable	N/A	0.52 ha	19	19	19	19	0	0
Culross										
WfV038	Orchard View Individual Plots	Greenfield Private	CUL 001	0.48 ha	5	1	0	0	5	1
Dunfermline										
DAC279	Dunlin South/ Halbeath Interchange Persimmon/Bellway	Brownfield Mixed tenur	N/A	10.76 ha	226	38	56	0	170	38
DAC114	Paton Street North Campion Homes	Greenfield Private	DUN 031	1.84 ha	38	7	0	0	38	7
DAC276	Targate Road Allanwater Homes	Brownfield Mixed tenur	N/A	2.52 ha	74	2	28	0	46	2
Gowkhall										
WfV094	Clune Road North Premier Properties	Greenfield Private	GWH 001	1.34 ha	12	1	0	0	12	1
Inverkeithing										

Site Id	Site Name Developer/Owner	Site Type Tenure	LP Ref	Area	Capacity	Completions 2018/19	Affordable capacity	Affordable completions 2018/19	Market capacity	Market completions 2018/19
DAC284	Keith Place WT Contractors	Greenfield Private	N/A	0.18 ha	5	2	0	0	5	2
Subtotals for	Dunfermline and West Fife Housing Market Area				420	71	103	19	317	52
Kirkcaldy, Glenrothes and Central Fife Housing Market Area										
Burntisland										
KIR242	Ferguson Place Fife Council	Brownfield Affordable	N/A	0.63 ha	27	27	27	27	0	0
Dysart										
KIR241	Quality Street Fife Council	Greenfield Affordable	N/A	0.27 ha	21	21	21	21	0	0
Glenrothes										
GLE129	Happer Crescent Fife Council	Brownfield Affordable	N/A	0.43 ha	13	13	13	13	0	0
Kinghorn										
KIR229	Bruce Street Fife Council	Brownfield Affordable	N/A	0.23 ha	11	11	11	11	0	0
Thornton										
GLE134	Thornton Station Quale Homes	Brownfield Private	N/A	0.53 ha	9	9	0	0	9	9
Subtotals for	Kirkcaldy, Glenrothes and Central Fife Housing Market Area				81	81	72	72	9	9
SESplan totals					501	152	175	91	326	61

Schedule 4a: Completed Sites 2019 by SESplan Housing Market Area

Schedule 4b: Completed Sites 2019 by TAYplan Housing Market Area

Site Id	Site Name Developer/Owner	Site Type Tenure	LP Ref	Area	Capacity	Completions 2018/19
St Andrews and East Fife Housing Market Area						
Dunino						
STA056	Beley Bridge Carriden Homes	Brownfield Private	N/A	1.59 ha	8	6
St Andrews						
STA069	New Park School S Ewing & Son	Brownfield Private	STA 003	1.53 ha	22	2
Subtotals for St Andrews and East Fife Housing Market Area					30	8
Greater Dundee Housing Market Area						
Tayport						
TAY062	Elizabeth Street, 62 Kepranich Developments	Brownfield Private	N/A	0.11 ha	5	3
Subtotals for Greater Dundee Housing Market Area					5	3
Cupar and North West Fife Housing Market Area						
Cupar						
CUP107	Crossgate, 18 Drum Property Group	Brownfield Private	N/A	0.05 ha	6	2
CUP110	Pitscottie Road Kingdom HA	Greenfield Affordable	N/A	1.88 ha	49	18
Springfield						
CUP090	Crawford Park East Campion Homes	Greenfield Mixed tenure	SPF 002	1.79 ha	43	1
Subtotals for Cupar and North West Fife Housing Market Area					98	21
TAYplan totals					133	32