

Notice of meeting and agenda

Planning Committee

2.00 pm Wednesday, 2nd November, 2022

This is a public meeting and members of the public are welcome to attend or watch the webcast live on the Council's website.

Contacts

Email: lesley.birrell@edinburgh.gov.uk

1. Order of Business

- 1.1 Including any notices of motion and any other items of business submitted as urgent for consideration at the meeting.

2. Declaration of interests

- 2.1 Members should declare any financial and non-financial interests they have in the items of business for consideration, identifying the relevant agenda item and the nature of their interest.

3. Deputations

- 3.1 If any

4. Minutes

- 4.1 Minute of Planning Committee of 31 August 2022 – submitted for approval as a correct record 7 - 14

5. Business Bulletin

- 5.1 Planning Committee Business Bulletin 15 - 26

6. Development Plan

- 6.1 None.

7. Planning Policy

- 7.1 Housing Land Audit and Completions Programme 2022 – Report 27 - 74

by the Executive Director of Place

8. Planning Process

8.1 None.

9. Planning Performance

9.1 None.

10. Conservation

10.1 None.

11. Motions

11.1 Motion by Councillor Osler - Conservation and Adaptation

“Committee:

Acknowledges the impacts of the cost of living crisis and climate change being experienced by residents.

Understands the additional challenge those living within conservation areas face, when trying to adapt homes to make them more sustainable such as to improve energy efficiency or to mitigate flood risk.

Believes that to keep residents living in our conservation areas, consideration needs to be given as to the hurdles and costs that go with this and that these should be balanced against the desire to protect our built heritage.

Agrees that an on line consultation should be conducted to seek views as to what the challenges are for residents to adapt homes in such areas.

Agrees that responses to the consultation should inform a short term working group which shall be established between planning

officers and residents so that knowledge can be shared as to:

- What the challenges are for residents to adapt homes in such areas
- What can be done (presently) to alleviate these
- What needs to change to address those challenges, and
- The cost to our Built Heritage of any changes.

A report from the above should be to be presented to the Planning Committee in four cycles.”

Nick Smith

Service Director, Legal and Assurance

Committee Members

Councillor James Dalgleish (Convener), Councillor Alan Beal, Councillor Chas Booth, Councillor Lezley Marion Cameron, Councillor Neil Gardiner, Councillor Euan Hyslop, Councillor Tim Jones, Councillor Amy McNeese-Mechan, Councillor Joanna Mowat, Councillor Kayleigh O'Neill and Councillor Hal Osler

Information about the Planning Committee

The Planning Committee consists of 11 Councillors and is appointed by the City of Edinburgh Council. This meeting of the Planning Committee is being held in the Dean of Guild Court Room in the City Chambers on the High Street in Edinburgh and remotely by Microsoft Teams

Further information

If you have any questions about the agenda or meeting arrangements, please contact Lesley Birrell, Committee Services, City of Edinburgh Council, Business Centre 2.1, Waverley Court, 4 East Market Street, Edinburgh EH8 8BG, email lesley.birrell@edinburgh.gov.uk.

The agenda, minutes and public reports for this meeting and all the main Council committees can be viewed online by going to the Council's online [Committee Library](#). Live and archived webcasts for this meeting and all main Council committees can be viewed online by going to the Council's [Webcast Portal](#).

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Minutes

Planning Committee

2.00 pm, Wednesday 31 August 2022

Present

Councillors Dalgleish (Convener), Beal, Booth, Cameron, Gardiner, Hyslop, Jones, McNeese-Mechan, Mowat, O'Neill and Osler.

1. Minutes

Decision

To approve the minute of the Planning Committee of 8 June 2022 as a correct record.

2. Business Bulletin

The Planning Committee Business Bulletin for 31 August 2022 was submitted.

Decision

- 1) To note the Business Bulletin.
- 2) To note that the Chief Planning Officer would consider how the email newsletter issued to customers about Building Standards could be used as a tool to communicate what was being done around on-site visits. The Chief Planning Officer would also review the information on the website to assess whether further information could be added to make it clearer when inspections should take place and what the expectations were.
- 3) To note the Chief Planning Officer would advise Members by email when a response was received back from the Scottish Government with regard to the Scottish Government's consultation on changes to Permitted Development Rights.

(Reference – Business Bulletin 31 August 2022, submitted.)

3. City Plan 2030 – Development Plan Scheme

Approval was sought for a new Development Plan Scheme (DPS). Planning authorities had to publish a scheme at least once a year, to set out their programme for preparing their Local Development Plan (LDP). The last scheme was reported and published in September 2021. The DPS set out the work carried out so far for the main stages in the project to prepare a replacement LDP, entitled City Plan 2030, and set out a revised timetable for submission for Examination and for adoption.

Motion

- 1) To approve the new Development Plan Scheme (Appendix 1 of the report) for publication.
- 2) To further call for an update from Officers by 30 September on progress to completion of the City Plan 2030, with a view to bringing the following to the Planning Committee on 30th November 2022, namely: a finalised Proposed City Plan 2030 Submission, with consideration of the representations made, to be submitted to Scottish Ministers for Examination.

- moved by Councillor Dalgleish, seconded by Councillor Cameron.

Amendment

- 1) To note the report.
- 2) To request that the Development Plan Scheme contained in the report is amended so that a special Planning Committee in October 2022 considers any proposed updates to City Plan 2030, following detailed consideration of responses received during the City Plan 2030 Period of Representation, in order for City Plan 2030 to be submitted for Examination.

- moved by Councillor Gardiner, seconded by Councillor Hyslop

Voting

The voting was as follows:

For the Motion	-	6 votes
For the Amendment	-	5 votes

(For the Motion: Councillors Beal, Cameron, Dalgleish, Jones, Mowat and Osler.

For the Amendment: Councillors Booth, Gardiner, Hyslop, McNeese-Mechan and O'Neill.)

Decision

To approve the motion by Councillor Dalgleish.

(References – Housing and Economy Committee, 7 June 2018 (item 9); report by the Executive Director of Place, submitted.)

4. Affordable Housing Policy - Tenures Update

An assessment of the impact of affordable tenures including Low Cost Home Ownership (LCHO) and Below Market Rent (MMR and IR) delivered through the Affordable Housing Policy was provided.

Motion

- 1) To note the affordability of Mid Market Rent (MMR) and Intermediate Rent (IR) homes as set out at 4.10 and 4.11 of the report, and that the Golden Share (GS) tenure continued to assist households with average or below average household income to purchase homes.
- 2) To note that the affordability of GS homes would continue to be monitored as house price increases are outpacing increases in household income.

- 3) To agree the content of the report discharges the motion approved at Planning Committee on 1 December 2021 to report back in Summer 2022 with an assessment of the impact of Low Cost Home Ownership (LCHO) and Below Market Rent (MMR and IR).
- 4) To agree that an Affordable Housing Policy Update would be provided to Planning Committee in Spring 2023.
- 5) To refer the report to Housing, Homelessness and Fair Work Committee for information.

- moved by Councillor Dalgleish, seconded by Councillor Cameron.

Amendment

- 1) To note the contents report.
- 2) To note the affordability of Mid Market Rent (MMR) and Intermediate Rent (IR) homes as set out at 4.10 and 4.11 of this report, further notes the council's affordable housing guidance sets out the affordable housing tenures in priority order, with social rented housing as the highest priority need, further notes that MMR and IR are used to cross subsidise social rent, as set out in para 4.9 of the report; further notes that IR can sometimes be time-limited.
- 3) To note that the overwhelming need for affordable housing identified in both HoNDA2 and HoNDA3 is for affordable rented accommodation; notes the need for Low Cost Home Ownership (LCHO) is not addressed in HoNDA2; notes there are a number of other interventions, including the Scottish Government's Low-cost Initiative for First Time Buyers (LIFT) scheme, and the Access Ownership scheme by Horizon, to support LCHO.
- 4) To therefore agree to receive a further report within two cycles on whether it would be practicable to remove the time-limited aspect of Intermediate Rent.
- 5) To Further agrees that the Council's Affordable Housing Policy should focus on those tenures which contribute the most to meeting the housing demand of those on the lowest incomes; notes that PAN 2010 sets out the requirements on the council in amending its affordable housing policy, which must include a public consultation, and therefore agrees to receive a further report within 2 cycles setting out the terms of undertaking a public consultation on introducing a 2-year moratorium on the use of Golden Share to deliver a developer's obligation under the Affordable Housing Policy.
- 6) To agree the report discharges the motion approved by Planning Committee on 1 December 2021.
- 7) To agree that an Affordable Housing Policy Update would be provided to Planning Committee in Spring 2023.
- 8) To refer the report to Housing, Homelessness and Fair Work Committee for information.

- moved by Councillor Booth, seconded by Councillor O'Neill

Voting

The voting was as follows:

For the Motion - 6 votes
For the Amendment - 5 votes

(For the Motion: Councillors Beal, Cameron, Dalgleish, Jones, Mowat and Osler.

For the Amendment: Councillors Booth, Gardiner, Hyslop, McNeese-Mechan and O'Neill.)

Decision

To approve the motion by Councillor Dalgleish.

(References – Planning Committee, 1 December 2021 (item 4); report by the Executive Director of Place, submitted.)

5. Proposed Compulsory Purchase Order - Meadowbank Housing Development Site

Approval was sought to use the Council's compulsory purchase powers to promote a Compulsory Purchase Order (CPO) for two small parcels of land extending to 750 sqm within the Meadowbank housing-led development site. The CPO would be progressed using the provisions of and the powers available to the Council under Section 189 of the Town and Country Planning (Scotland) Act 1997.

The purchase of the land was required for the development of the site surrounding the new Meadowbank Sports Centre in accordance with the consented masterplan and agreed delivery strategy.

Decision

- 1) To agree to pursue a Compulsory Purchase Order (CPO) for two parcels of land within the Meadowbank housing-led development site and instructs the Council Solicitor to commence proceedings.
- 2) To note that it was intended to submit a draft CPO to the next available meeting of the City of Edinburgh Council for authority to exercise compulsory purchase powers.
- 3) To note that the Council would continue to seek a negotiated purchase of the land in parallel with the CPO process.

(References – Finance and Resources Committee, 3 March 2022 (item 17); report by the Executive Director of Place, submitted.)

6. Edinburgh Urban Design Panel - Annual Review - Update

Committee considered and approved the Edinburgh Urban Design Panel - Annual Review Report on 23 February 2022. In addition, Committee requested that it was relayed to the Panel that issues of inclusivity and women's safety were embedded in the work of the panel. Committee also agreed that an update on the Panel's remit and membership would be brought forward to the Committee.

An update to the Panel's remit to ensure that equality was clearly included as a factor which the Panel would consider when providing advice on new developments was recommended.

Motion

- 1) To agree the revised Remit, Function, Roles and Procedures of the Panel as set out in Appendix 2 of the report.
- 2) To note the proposed operational improvements.
- 3) To note that consideration would be given to what further engagement there could be between Committee and the Panel, and that consideration would be given to having a workshop with the Edinburgh Urban Design Panel.
- 4) To note that if the Atkins report was available and it was possible to share with the Panel, then this would be looked at during the Panel's review of its own operations in December and that a report would come back to Committee with the results of this.

- moved by Councillor Dalgleish, seconded by Councillor Cameron.

Amendment

- 1) To agree the revised Remit, Function, Roles and Procedures of the Panel as set out in Appendix 2 of the report.
- 2) To note the proposed operational improvements.
- 3) To note that consideration would be given to what further engagement there could be between Committee and the Panel, and that consideration would be given to having a workshop with the Edinburgh Urban Design Panel.
- 4) To note that if the Atkins report was available and it was possible to share with the Panel, then this would be looked at during the Panel's review of its own operations in December and that a report would come back to Committee with the results of this.
- 5) To request a further update in 3 cycles of the mainstreaming of equalities with particular attention to women's safety.

- moved by Councillor O'Neill, seconded by Councillor Booth

In accordance with Standing Order 22(12), the Amendment was accepted as addendum to the motion.

Decision

To approve following adjusted motion by Councillor Dalgleish.

- 1) To agree the revised Remit, Function, Roles and Procedures of the Panel as set out in Appendix 2 of the report.
- 2) To note the proposed operational improvements.

- 3) To note that consideration would be given to what further engagement there could be between Committee and the Panel, and that consideration would be given to having a workshop with the Edinburgh Urban Design Panel.
- 4) To note that if the Atkins report was available and it was possible to share with the Panel, then this would be looked at during the Panel's review of its own operations in December and that a report would come back to Committee with the results of this.
- 5) To request a further update in 3 cycles of the mainstreaming of equalities with particular attention to women's safety.

(References – Planning Committee, 23 February 2022 (item 8); report by the Executive Director of Place, submitted.)

7. Proposed Changes to Short-Term Let Guidance

Approval was sought for changes to the existing Guidance for Business to augment and further clarify the guidance with respect to Short-Term Lets (STL) following approval of the Edinburgh Short-Term Let Control Area by Scottish Ministers recommended.

As part of these changes, guidance required to have regard to legislative changes brought about by the introduction of a city wide STL control area.

Decision

- 1) To agree proposed changes to the non-statutory Guidance for Businesses set out in paragraph 4.3 of the report with respect to Short-Term Lets (STL) be consulted on for the minimum period recommended by the Consultation Advisory Panel and that following this a report would be brought to Committee setting the outcome of the consultation and any necessary changes arising as a result.
- 2) To agree that proposed changes to the Guidance for Businesses set out in paragraph 4.2 of the report are published on the Council's website while the consultation of recommendation 1.1.1 was being carried out and that these changes would be incorporated into the Guidance for Businesses following the Committee report on the outcome of that consultation.
- 3) To note the Edinburgh Short-Term Let Control Area designation had been approved by Scottish Ministers, a notice of the designation was published by the Council on 5 August 2022 and the Control Area would come into effect on 5 September 2022.
- 4) To agree to schedule an additional Planning Committee to consider the outcome of the consultation and any necessary changes arising as a result of the consultation.

(References – Planning Committee, 23 February 2022 (item 6); report by the Executive Director of Place, submitted.)

8. Changes to Planning Fees

Details were provided of the discretionary fees introduced in the Town and Country Planning (Fees for Applications) (Scotland) Regulations 2022 (the Regulations), which came into force on 1 April 2022.

Decision

- 1) To note the content of the report in respect of changes to fees set by Scottish Government.
- 2) To agree the proposed changes to the Council's discretionary charging regime. (References – Planning Committee, 3 February 2021 (item 6); report by the Executive Director of Place, submitted.)

9. Training and Awareness Raising Programme

Details were provided of the proposed themes and dates for the training and awareness programme for Planning Committee members, and where relevant, members from other Council Committees.

Decision

To agree the themes for the training and awareness raising workshops for 2022/2023. (Reference – report by the Executive Director of Place, submitted.)


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Business Bulletin

Planning Committee

2.00pm, Wednesday, 2 November 2022

Planning Committee

Convener:	Members:	Contacts:
<p>Councillor James Dalgleish</p> 	<p>Councillor Alan Beal Councillor Chas Booth Councillor Neil Gardiner Councillor Euan Hyslop Councillor Tim Jones Councillor Amy McNeese-Mechan Councillor Joanna Mowat Councillor Kayleigh O'Neill Councillor Hal Osler</p>	<p>Martin Scott Committee Services martin.scott@edinburgh.gov.uk</p> <p>David Givan Chief Planning Officer and Head of Building Standards david.givan@edinburgh.gov.uk</p>

Building Standards Time Performance Information

The Building Standards service continues to develop to meet service demands.

In the last quarter (Q2) there has been a slight improvement in the time performance on the percentage of first reports issued within the 20 working day target along and the number of building warrants granted within the 10 working day target once satisfactory information has been received.

The service continues to have good overall times for granting a building warrant. This is now at an average of 74 days for Q2. This compares with 76 days reported at Q1.

	2021/22	2022/23			
	Q4	Q1	Q2	Q3	Q4
Number of first reports	1,022	1,295	1,005		
% issued within 20 day target	94%	90%	91%		
Number of warrants granted	1,076	1,374	1,144		
% issued within 10 day target	95%	91%	92%		

Planning Time Performance Information

Appendix 1 sets out planning time performance for Q2 2022/23 for the Planning service.

There has been improvement to the average timescales for determining householder applications, advertisements and listed building consents. The average timescale for determining local non-householder applications has increased in Q2. This is being monitored closely. Partly this is due to the numbers of short-term let applications that have been received. As a result of this, new management arrangements are being put in place which should help improve the overall picture over coming quarters.

In relation to applications for tree works, there is an improvement to timescales for works to trees that have tree preservation orders. The average timescale for determining

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Building Standards Operations
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David Givan
Chief Planning Officer and Head
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applications for tree works to those trees that are in conservation areas has returned this quarter to very good average timescales. This follows the spike during Q1 when legacy cases were being cleared.

There continues to be high numbers of enforcement enquiries being received. The service has closed 198 cases within the last quarter and has issued 20 enforcement notices which remains a relatively high number.

Seafield

Officers have been working with the community jointly to appoint a consultancy team to take forward masterplan work for the Seafield area, as identified in City Plan 2030 for housing led, mixed use development. The team are at the final stage of the procurement process and will announce the preferred partner shortly. Place Policy 15 of the Proposed Plan sets out Development Principles which will inform the masterplan work.

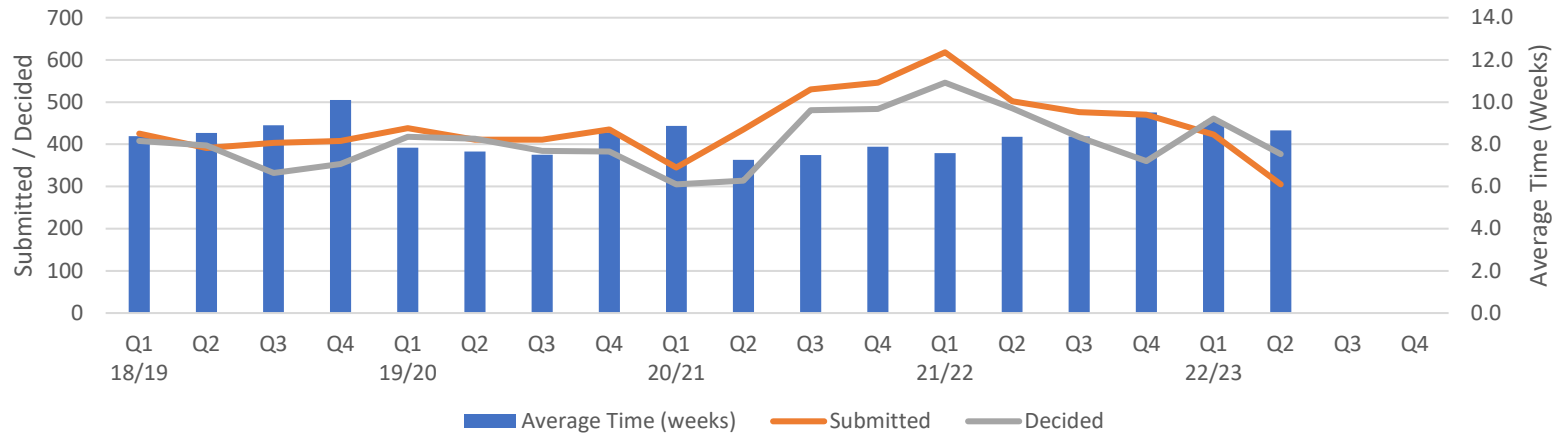
The Seafield Sounding Board has been established and will be the key forum for engagement between community councils, elected members and other stakeholders working towards the development of the masterplan.

Committee will be kept informed of progress and is the decision-making body that considers the outputs of the above work and ultimately approval of the masterplan for the area.

Iain McFarlane
City Plan Programme Director
iain.mcfarlane@edinburgh.gov.uk

Appendix 1 - Planning Time Performance Quarterly Bulletin - Q2 2022/23

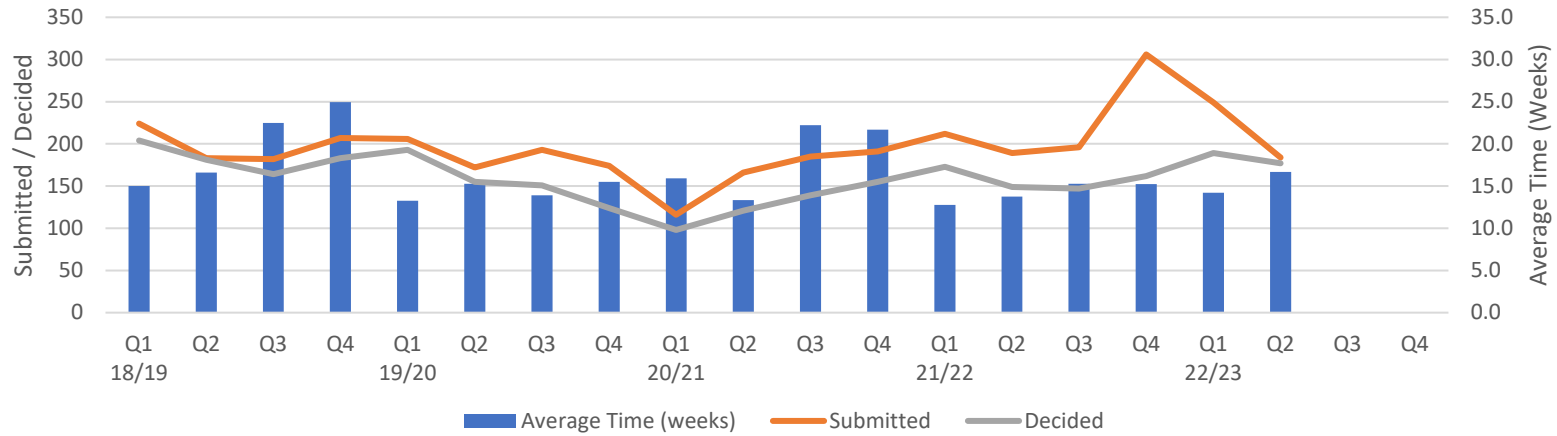
Householder																				
	Q1 18/19	Q2	Q3	Q4	Q1 19/20	Q2	Q3	Q4	Q1 20/21	Q2	Q3	Q4	Q1 21/22	Q2	Q3	Q4	Q1 22/23	Q2	Q3	Q4
Average Time (weeks)	8.4	8.5	8.9	10.1	7.8	7.6	7.5	8.6	8.9	7.3	7.5	7.9	7.6	8.4	8.4	9.5	9.1	8.7		
Submitted	425	391	403	408	438	411	411	435	345	435	530	546	618	502	476	470	423	305		
Decided	408	397	332	353	418	413	384	383	305	314	481	484	546	485	417	360	461	377		
12 Month Totals:	Sub: 1627 Dec: 1490				Sub: 1695 Dec: 1598				Sub: 1856 Dec: 1584				Sub: 2066 Dec: 1808				Sub: 728 Dec: 838			
Decided over 2 months (no agreements / extensions)	86	84	69	103	76	41	26	43	133	51	70	74	78	126	111	155	204	115		
Appears against non determination									0	0	0	0	0	1	2	0	0	1		



Commentary:

There has been an improvement in Householder performance in the last quarter (Q2 22/23) while the average number of weeks for determination of those applications that do not have an agreed extension of time falling in comparison with Q1 22/23.

Local (Non-Householder)																				
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
	18/19	19/20	20/21	21/22	22/23	18/19	19/20	20/21	21/22	22/23	18/19	19/20	20/21	21/22	22/23	18/19	19/20	20/21	21/22	22/23
Average Time (weeks)	15.0	16.6	22.5	25.0	13.3	15.3	13.9	15.5	15.9	13.3	22.2	21.7	12.7	13.8	15.3	15.2	14.2	16.7		
Submitted	224	183	182	207	206	172	193	174	116	166	185	191	212	189	196	306	249	184		
Decided	204	181	164	183	193	155	151	124	98	121	139	155	173	149	147	162	189	177		
12 Month Totals:	Sub: 796 Dec: 732				Sub: 745 Dec: 623				Sub: 658 Dec: 513				Sub: 903 Dec: 631				Sub: 433 Dec: 366			
Decided over 2 months (no agreements / extensions)	103	108	82	116	86	64	48	61	61	54	68	64	76	77	93	106	117	126		
Appears against non determination									0	0	0	0	3	0	0	0	3	4		

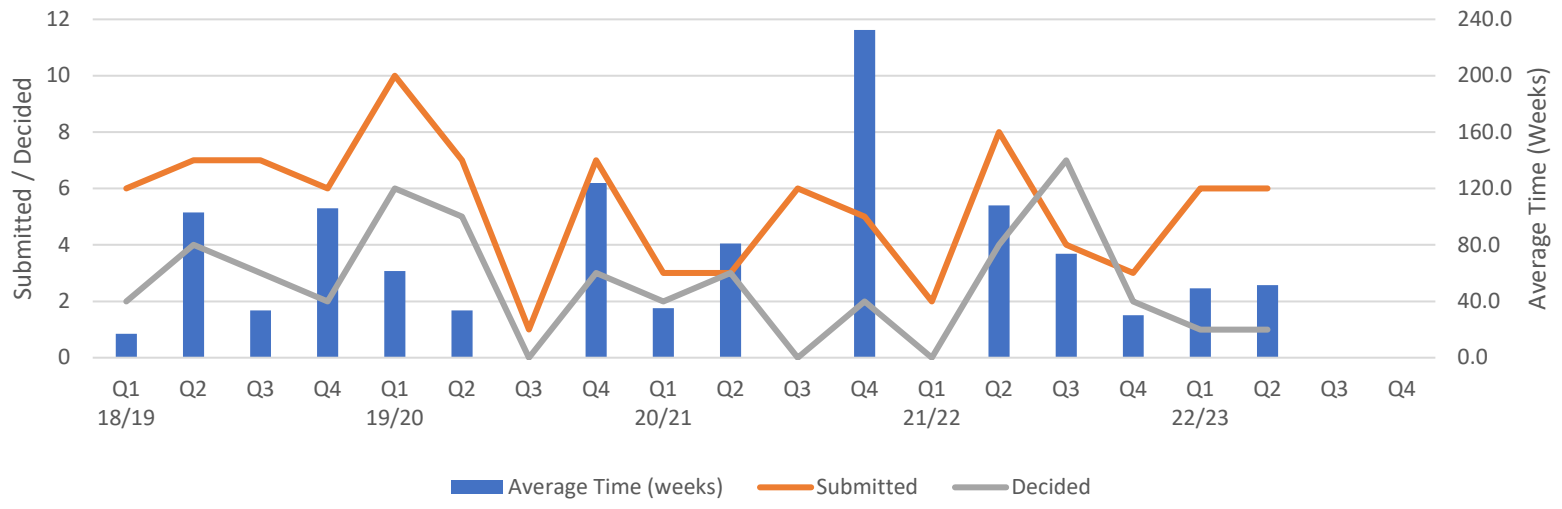


Commentary:

There has been an increase in average decision making times for Q2. There has been a rise in applications for changes of use to short-term lets which has contributed to this. New management arrangements are being put in place to address this. This should help improve performance in coming quarters. Additionally 13 cases were legacy cases (longer than 1 year) were determined.

Major																				
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
	18/19	19/20	20/21	21/22	22/23	18/19	19/20	20/21	21/22	22/23	18/19	19/20	20/21	21/22	22/23	18/19	19/20	20/21	21/22	22/23
Average Time (weeks)	16.9	103.0	33.4	106.1	61.5	33.4		124.0	35.1	81.0		232.5		107.9	73.8	30.1	49.1	51.4		
Submitted	6	7	7	6	10	7	1	7	3	3	6	5	2	8	4	3	6	6		
Decided	2	4	3	2	6	5	0	3	2	3	0	2	0	4	7	2	1	1		
12 Month Totals:									Sub: 17 Dec: 7				Sub: 17 Dec: 13				Sub: 12 Dec: 2			
Decided over 2 months (no agreements / extensions)	2	3	2	2	6	3	0	3	2	3	0	2	0	4	6	2	1	1		
Appears against non determination										0	0	1	0	1	0	1	0	1		

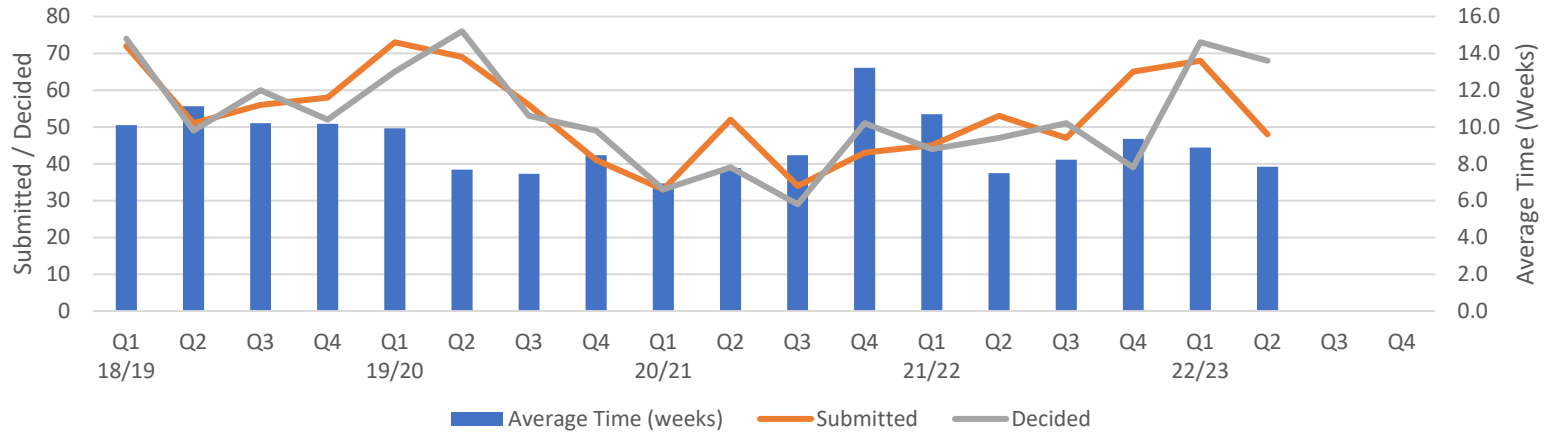
Total Time (excluding EOT / PPA) = 412 100 212 369 167 0 372 70 243 0 465 0 432 516 60 49 51 0 0



Page 21

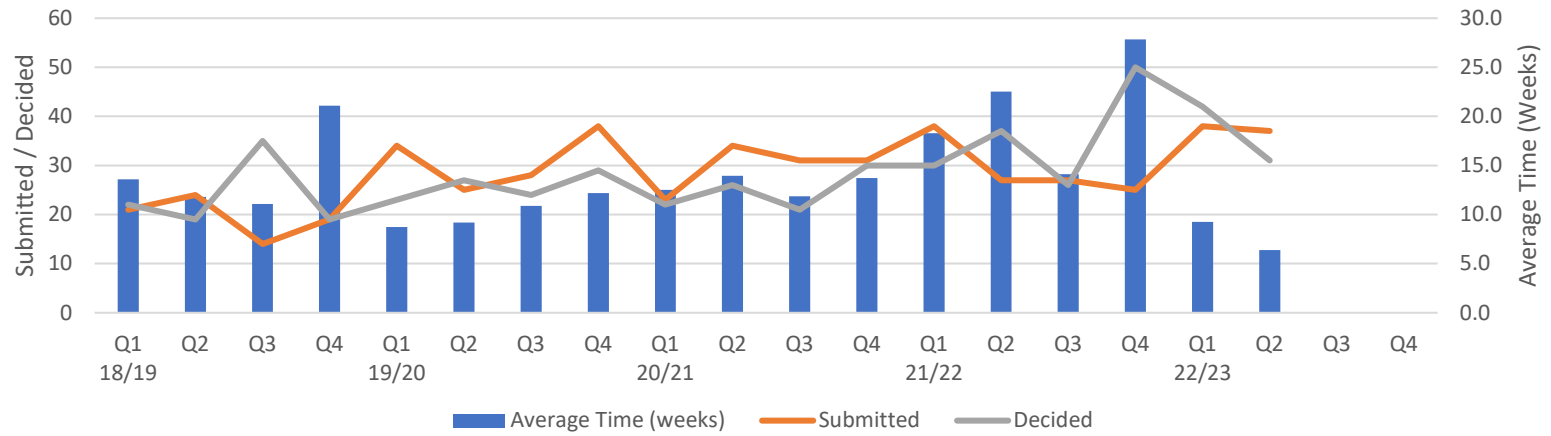
Commentary:
 The application that was determined in Q2 that did not have an extension or processing agreement, was decided by Committee within a 6 month period. The legal agreement was complex and as a result, took several months to resolve.

Advertisements																				
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
	18/19				19/20				20/21				21/22				22/23			
Average Time (weeks)	10.1	11.1	10.2	10.2	9.9	7.7	7.5	8.5	6.9	7.8	8.5	13.2	10.7	7.5	8.2	9.4	8.9	7.8		
Submitted	72	51	56	58	73	69	56	41	33	52	34	43	45	53	47	65	68	48		
Decided	74	49	60	52	65	76	53	49	33	39	29	51	44	47	51	39	73	68		
12 Month Totals:	Sub: 237 Dec: 235				Sub: 239 Dec: 243				Sub: 162 Dec: 152				Sub: 210 Dec: 181				Sub: 116 Dec: 141			
Decided over 2 months (no agreements / extensions)	34	19	20	15	17	15	7	7	4	8	4	22	14	13	12	19	21	16		



Commentary:
 There has been a continued improvement in performance for adverts with continued high numbers being determined.

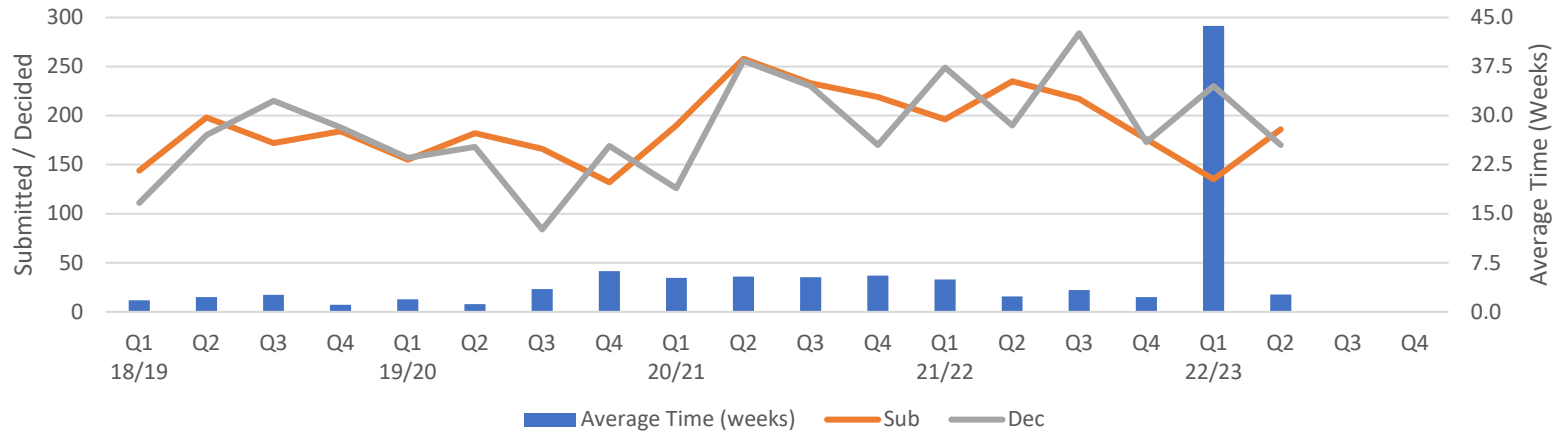
Tree works to Tree Preservation Order Tree																				
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
	18/19	19/20	20/21	21/22	22/23	18/19	19/20	20/21	21/22	22/23	18/19	19/20	20/21	21/22	22/23	18/19	19/20	20/21	21/22	22/23
Average Time (weeks)	13.6	11.8	11.1	21.1	8.7	9.2	10.9	12.2	12.5	14.0	11.9	13.7	18.3	22.5	14.1	27.8	9.2	6.4		
Submitted	21	24	14	19	34	25	28	38	23	34	31	31	38	27	27	25	38	37		
Decided	22	19	35	19	23	27	24	29	22	26	21	30	30	37	26	50	42	31		
12 Month Totals:	Sub: 78 Dec: 95				Sub: 125 Dec: 103				Sub: 119 Dec: 99				Sub: 117 Dec: 143				Sub: 75 Dec: 73			



Commentary:

There continues to be an improvement in the time taken to determine applications for tree works for those trees that have a tree preservation order this quarter.

Tree works to Conservation Area Tree																				
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
	18/19	19/20	20/21	21/22	22/23	18/19	19/20	20/21	21/22	22/23	18/19	19/20	20/21	21/22	22/23	18/19	19/20	20/21	21/22	22/23
Average Time (weeks)	1.8	2.2	2.6	1.1	1.9	1.2	3.5	6.2	5.2	5.4	5.3	5.5	4.9	2.4	3.4	2.3	43.7	2.7		
Sub	144	198	172	184	155	182	166	132	190	258	233	219	196	235	217	176	135	186		
Dec	111	180	215	188	157	168	84	169	126	256	230	170	249	190	284	173	230	170		
12 Month Totals:	Sub: 698 Dec: 694				Sub: 635 Dec: 578				Sub: 900 Dec: 782				Sub: 824 Dec: 896				Sub: 321 Dec: 400			



Commentary:

Applications for tree works to those trees in conservation areas has returned this quarter to very good average timescales. This follows the spike in the previous quarter where legacy classes were being cleared.

Enforcement Overall																				
	Q1 18/19	Q2	Q3	Q4	Q1 19/20	Q2	Q3	Q4	Q1 20/21	Q2	Q3	Q4	Q1 21/22	Q2	Q3	Q4	Q1 22/23	Q2	Q3	Q4
Received	157	202	164	222	258	286	195	195	116	267	188	160	260	225	169	156	198	236		
Closed	158	162	71	69	62	116	86	88	39	69	94	57	136	108	198	176	174	198		
Notices served	34	10	16	22	13	17	31	23	0	0	3	0	14	10	14	27	24	20		
Served within target time	14	2	7	4	8	11	13	15	0	0	3	0	10	7	1	10	19	6		
% in target time	41%	20%	44%	18%	62%	65%	42%	65%			100%		71%	70%	7%	37%	79%	30%		

Enforcement Short-term Lets																				
	Q1 18/19	Q2	Q3	Q4	Q1 19/20	Q2	Q3	Q4	Q1 20/21	Q2	Q3	Q4	Q1 21/22	Q2	Q3	Q4	Q1 22/23	Q2	Q3	Q4
Received	13	39	40	42	68	67	52	44	6	64	19	6	26	52	19	13	31	66		
Closed	10	14	10	13	6	20	29	17	16	5	19	6	5	12	26	38	12	26		
Notces served	7	0	6	7	5	9	12	15	0	0	3	0	11	10	0	18	13	4		
Served in 6 month target	7	0	3	4	3	9	6	13	0	0	3	0	9	7	0	9	13	3		
% in target time	100%		50%	57%	60%	100%	50%	87%			100%		82%	70%		50%	100%	75%		

Enforcement Other cases - not short-term lets																				
	Q1 18/19	Q2	Q3	Q4	Q1 19/20	Q2	Q3	Q4	Q1 20/21	Q2	Q3	Q4	Q1 21/22	Q2	Q3	Q4	Q1 22/23	Q2	Q3	Q4
Received	144	163	124	180	190	219	143	151	110	203	169	154	234	173	150	143	167	170		
Closed	148	148	61	56	56	96	57	71	23	64	75	51	131	96	172	138	162	172		
Notices served	27	10	10	15	8	8	19	8	0	0	0	0	3	0	14	9	11	16		
Served in 3 month target	7	2	4	0	5	2	7	2	0	0	0	0	1	0	1	1	6	3		
% in target time	26%	20%	40%	0%	63%	25%	37%	25%					33%		7%	11%	55%	19%		

Page 26

Commentary:

There were high numbers of enforcement cases closed in Q2 compared with the previous 2 quarter. This is against a backdrop of high numbers of enforcement enquires received including short-term let cases which continue to be a significant feature of the workload.

Planning Committee

2.00pm, Wednesday, 2 November 2022

Housing Land Audit and Completions Programme 2022

Executive/routine Wards Council Commitments	Executive All
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1. Recommendations

- 1.1 It is recommended that Planning Committee:
 - 1.1.1 Notes the findings of this report including Appendix 1, The Housing Land Audit and Completions Programme 2022;
 - 1.1.2 Agrees to refer this report to the Scottish Government for information; and
 - 1.1.3 Refers this report to the Housing, Homelessness and Fair Work Committee for information.

Paul Lawrence

Executive Director of Place

Contact: Iain McFarlane, Programme Director City Plan

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Housing Land Audit and Completions Programme 2022

2. Executive Summary

- 2.1 The purpose of this report is to summarise the findings of the 2022 annual Housing Land Audit and Completions Programme (HLACP).
- 2.2 The HLACP is used to assess the supply of land for housing and the delivery of new homes within the City of Edinburgh Council area. It records the amount of land available for house building; identifies any constraints affecting development; and assesses the land supply against the housing supply target and housing land requirement set by the Strategic Development Plan (SDP) for South East Scotland.
- 2.3 The audit demonstrates that there is more than enough unconstrained housing land to meet the remaining housing land requirement in full and that the programmed completions up to 2026 is enough to meet the housing supply target for the remainder of the development plan period.
- 2.4 Delivery rates are the highest ever recorded and should these rates continue, there is enough effective land for housing to last for eight years.

3. Background

- 3.1 The SDP for Edinburgh and South East Scotland was approved by Scottish Ministers in June 2013. Supplementary guidance on housing land was approved in 2014 and sets the Housing Supply Target for the City of Edinburgh Council area for the period to 2024. The adopted Edinburgh Local Development Plan (2016) extended the target to 2026.
- 3.2 Scottish Planning Policy (SPP) requires local authorities to maintain a five year supply of effective housing land at all times to ensure that the housing land requirement is met. The annual HLACP is used to monitor the effective housing land supply. It will also be used to inform infrastructure decisions through the Local Development Plan (LDP) Action Programme.
- 3.3 On [6 October 2016](#), the Planning Committee considered a report on the Housing Land Audit and Delivery Programme 2016 that utilised a new approach to auditing land for housing and housing delivery. Previously, the housing land supply was measured in terms of the anticipated output or completions programme.

- 3.4 The conclusion was that, although there was sufficient effective housing land to meet the housing land requirement set by the SDP, the anticipated delivery of new homes was below the five year completions target. The report acknowledged that there was a need to increase delivery of new homes in the short term and set out several ways that the Council was seeking to do so.
- 3.5 On [12 October 2017](#), Planning Committee considered a report on the Housing Land Audit and Delivery Programme 2017 which further enhanced the audit process by identifying the steps needed to increase housing delivery on a site by site basis.
- 3.6 The approach to assessing the amount of land available for housing and the rate of delivery of new homes as separate issues has been consistently applied since Committee approval in 2016.

4. Main report

- 4.1 For a housing site to be considered 'effective', it must be free of all constraints that would prevent development. Sites are considered against a range of criteria set out in Planning Advice Note 2/2010 "Affordable Housing and Housing Land Audits" (PAN 2/2010). These include ownership, physical (e.g. slope, aspect, stability, flood risk, access), contamination, deficit funding, marketability, infrastructure and land use. PAN 2/2010 also states that "The contribution of any site to the effective land supply is that portion of the expected output from the site which can be completed within the five year period".
- 4.2 The alternative approach to measuring housing land supply and delivery, approved by Planning Committee, recognised that delivery of new homes can be affected by many economic and demand factors unrelated to the land supply. As well as the anticipated completions programme, the Council also considers the capacity of unconstrained land available for development.
- 4.3 The schedules within the 2022 HLACP have been discussed and agreed as reasonable with Homes for Scotland.

Housing Land Supply

- 4.4 As at 31 March 2022, there was enough land free of planning constraints and available for development for 22,679 houses. There was also land for a further 7,358 houses on sites where there was a constraint as set out in schedule 4 of Appendix 1.
- 4.5 The effective land supply is varied in type, size and location. It is spread over a range of locations and includes brownfield (52%) and greenfield (48%) sites as shown on the map attached as Appendix 2.

Housing Supply Target and Housing Land Requirement

- 4.6 The housing supply target is the policy view of the number of homes that will be delivered over the LDP period. For the City of Edinburgh, this was set by the South East Scotland SDP and its supplementary guidance. To ensure that the housing supply target can be met, additional land must be made available to allow for flexibility of range and choice.

- 4.7 On [29 September 2021](#), Planning Committee approved a new proposed LDP, City Plan 2030, for its statutory period of representation. The plan includes new housing supply targets and housing land requirements along with proposals for a generous supply of land to meet the targets. Once adopted, the housing targets and land requirements will replace those in the LDP (2016) set by the SDP. New proposals in Proposed City Plan 2030 do not count towards the current targets and housing land requirements and are not contained in HLACP 2022. However, some of the sites that were allocated in LDP (2016), and have not yet been delivered, have been carried over as proposals into the new proposed plan.

Housing Delivery

- 4.8 Delivery of new homes is influenced by a range of factors including economic fluctuations, supply of skills and materials, movement in the local and national housing market and other commercial considerations.
- 4.9 Following the recession from 2008, the market recovered and completions increased from 1,191 in 2012/13 to 2,967 in 2019/20. The Covid-19 pandemic and national lockdown in the second quarter of 2020 caused a fall in completions to 1,700 for the year to April 2021. However, the fall in housebuilding activity was temporary and completions in 2021/22 increased again to 2,786 – the second highest annual completion total recorded over the last 20 years. The programme of completions over the next five years is the highest ever recorded in over 30 years of housing land audits.
- 4.10 Emerging from the 2008 recession, the delivery of new housing was helped by an increase in the building of affordable homes. Prior to that, affordable tenures accounted for around 17% of all houses built in the city but nearly 50% for 2011-2015. Recovery in the mainstream housing market, along with continued high affordable completions, have resulted in the all-tenure completion rate now being above the pre-recession level. The rate of delivery of new homes will also be influenced by the impact of Build to Rent developments, where the pace of delivery seeks to meet strong rental demand and is not constrained by the mortgage market and potentially also by improvements in construction methods.
- 4.11 Table 1 compares the supply of available effective housing land against the remaining development plan housing land requirement and anticipated completions for the period up to 2026 against the remaining development plan housing supply target. Previous HLACPs have compared anticipated completions to a five year completions target but this is no longer possible as the development plan target only extends to 2026. The table also shows the number of years that the effective land supply will last at current rates of development.

Table 1. Housing Land Supply and Anticipated Completions Programme

Housing Supply Target 2009 to 2019	22,300
Housing supply Target 2019 to 2024	7,210
Housing Supply Target 2024 to 2026	2,884
Housing Supply Target 2009 to 2026	32,394
<i>Average 5 year supply target 2009 to 2026</i>	<i>9,528</i>
Housing Land Requirement 2009 to 2026	35,633
Completions 2009 to 2022	26,437
Housing Supply Target 2022 to 2026	
5,957	
Supply	Output
Remaining Housing Land Requirement 9,196	Supply Target 2022 to 2026 5,957
Effective Housing Land Supply 22,679	Completions Programme 2022 to 2026 11,683
Years Supply at current delivery rate 8.0	5 year completions programme* 14,202

* Previously referred to as the five year effective land supply

4.12 Table 1 demonstrates that the capacity of effective housing land (22,679) is significantly above the remaining development plan housing land requirement (9,196) and programmed completions up to 2026 (11,683) is more than sufficient to meet the remaining development plan housing supply target (5,957). Anticipated completion rates in Edinburgh are at the highest level ever recorded and based upon these rates, there is enough effective housing land to last for a further eight years. The five year completions programme (14,202) is 50% higher than the average five year housing supply target set by the development plan for the entire plan period 2009 to 2026.

Windfall sites

4.13 These are sites that are not specifically allocated for housing in the LDP but come through the planning system as planning applications. The LDP assumed that a certain amount of development would occur on windfall sites (4,656 units) contributing to meeting the housing supply target. Since April 2015, 10,448 homes have been granted planning permission on such sites and of those, 2,842 are for affordable homes. Some 76% are on brownfield land.

National Planning Framework 4

4.14 Scottish Government is currently preparing National Planning Framework 4 (NPF4) – the long-term plan for development and investment across Scotland which will set out national planning policies, national developments and strategy. In November

2020, Scottish Government published a [position statement](#) which detailed potential changes that are being considered to national planning policies.

- 4.15 A key change being considered is to replace the current focus on maintaining a five year supply of effective housing land with a longer term perspective to enable future plans to promote immediate deliverability and viability, and steer development to appropriate locations in line with LDP spatial strategy, informed by an infrastructure-first approach. Land take-up would be monitored through completions with additional land releases triggered in line with the development plan, when the need for additional capacity is demonstrated.
- 4.16 The Council's approach to monitoring land supply and delivery of homes is closely aligned with the Scottish Government's considered policy change with a focus on the factors that are affecting delivery on individual sites alongside the anticipated rates of delivery. This helps to identify where there is potential to increase delivery of homes on the current land supply and when additional land releases may be required to maintain current rates of delivery.
- 4.17 Homes for Scotland are consulted during the preparation of the HLACP and advise on the likely delivery rates for each site. The 2017 HLACP was the first audit to include an assessment of factors that could accelerate delivery and this approach has been continued. Twelve different actions were identified and applied on an individual site by site basis broadly grouped as relating to ownership or control of a site, the planning system and other regulatory processes and the development industry. Details of these are on pages 12 to 14 of Appendix 1.

Increasing Housing Delivery

- 4.18 On [24 August 2017](#), Council approved its five year business plan including an objective to build 20,000 new affordable homes over the next ten years. The Strategic Housing Investment Plan (SHIP) sets out the delivery plan for new affordable homes and is reported to the Housing, Homelessness and Fair Work Committee each year. The latest SHIP, covering the period 2022/27, was approved by Housing, Homelessness and Fair Work Committee on [4 November 2021](#). It identifies a pipeline of 11,188 affordable homes that could be approved for site start and 10,124 potential completions delivered over the next five years through a through a mix of grant funding, Registered Social Landlords (RSLs) own finance, finance raised by private developers, institutional investment, developer contributions and Housing Revenue Account (HRA) funding. The report identifies the challenges to delivering affordable housing at scale as construction industry capacity, availability of grant funding for social rented homes and control of sites for development.
- 4.19 In [March 2018](#), a report was presented to the then Housing and Economy Committee on Delivering Land for Affordable Housing. This report set out a series of actions that should be taken to secure land and increase control over the pace of housing development. The actions include increased engagement with private land owners, exploring the potential for re-provisioning industrial estates, a review of the

Affordable Housing Policy (AHP) and establishing a public sector land and property group.

- 4.20 In [January 2021](#), the Housing, Homelessness and Fair Work Committee considered a report on the land strategy to support delivery of affordable housing and brownfield regeneration. The report recognised that building on brownfield land maximises the use of existing infrastructure and mitigates the sizeable financial impact on the Council of delivering infrastructure. Council owned land supply is becoming increasingly limited as is the potential to acquire sites on the open market. Therefore, alternative models to deliver regeneration and affordable housing on private sector sites needs to be explored. The strategy set out in the report is intended to support the delivery of place-based area regeneration in partnership with local communities with the Council acting as enabling developer, de-risking Planning and infrastructure requirements. A strategy that prioritises brownfield land for development will require significant and active intervention by the Council, potentially using compulsory purchase powers. Private and public sector partnerships are identified as key mechanisms for securing investment and developing sites that cannot be acquired and developed by the Council. The HRA Business Plan includes £125m for land acquisition over the next ten years.

Conclusions

- 4.21 There is more than enough effective land available for development in the city for Edinburgh to meet the current housing land requirement set by the Strategic Development Plan for South East Scotland.
- 4.22 Programmed completions over the next four years is more than sufficient to meet the remainder of the development plan housing supply target to 2026.
- 4.23 Current rates of delivery are the highest ever recorded and at these rates of delivery, there is enough effective land in Edinburgh to last for a further eight years.

5. Next Steps

- 5.1 The next annual Housing Land Audit and Completions Programme will be carried out in Spring 2023 and reported to Planning Committee in Autumn 2023.

6. Financial impact

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

7. Stakeholder/Community Impact

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

- 7.2 There is no equalities impact arising as a result of this report's analysis and recommendations. Therefore, it was not considered necessary to carry out a full Integrated Impact Assessment.
- 7.3 There are no direct sustainability impacts arising from this report.

8. Background reading/external references

- 8.1 Planning Committee, [6 October 2016](#) - Housing Land Audit and delivery programme 2016.
- 8.2 Planning Committee, [12 October 2017](#) - Housing Land Audit and Delivery Programme 2017.
- 8.3 Planning Committee, [29 September 2021](#) - City Plan 2030 – Approval of Proposed Plan for statutory representation period.
- 8.4 Housing and Economy Committee, [22 March 2018](#) - Delivering land for affordable housing.
- 8.6 Housing, Homelessness and Fair Work Committee, [14 January 2021](#) - Land Strategy to Support Delivery of Affordable Housing and Brownfield Regeneration.
- 8.7 Housing, Homelessness and Fair Work Committee, [4 November 2021](#) - Strategic Housing Investment Plan (SHIP) 2022-2027.
- 8.8 Planning Committee, [7 August 2019](#) - Affordable Housing Policy Delivery.
- 8.9 [Fourth National Planning Framework: Position Statement](#)
- 8.10 [Local Development Plan](#)
- 8.11 [Scotland 2045 – fourth National Planning Framework – draft: consultation](#)
- 8.12 Housing and Economy Committee: [2 November 2017](#) - City Housing strategy

9. Appendices

- 9.1 Appendix 1 – Housing Land Audit and Completions Programme 2022.
- 9.2 Appendix 2 – Map of the established land supply in City of Edinburgh.

Appendix 1

Housing Land Audit & Completions Programme 2022



Housing Land Audit and Completions Programme 2022

1. Introduction

2. Housing Land Supply

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

3. Housing Delivery

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

4. Housing Land Requirement and Housing Supply Target

5. Schedules

1. INTRODUCTION

The Housing Land Audit and Completions Programme (HLACP) 2022 is an assessment of the housing land supply in the City of Edinburgh Council area as at 31 March 2022. The audit attempts to programme expected housing completions over the audit period, April 2022 to March 2027 and details completions that took place over the year April 2021 to March 2022.

Sites included in the HLACP are housing sites under construction, sites with planning consent for housing, sites in adopted or finalised Local development plans and, as appropriate, other buildings and land with agreed potential for housing development. The audit does not include new proposals from the proposed City Plan 2030. All new development, redevelopment, conversion and subdivision of both houses and flats are included but rehabilitation of existing housing is excluded. The HLACP gives a detailed picture of the supply of housing land in terms of the number of housing units that the land can accommodate. It also sets out a programme of expected completions over the next 5 years and in the longer term.

The HLACP comprises schedules for each housing site with four or more units. Smaller sites are not detailed individually but are included as an aggregate figure only. Based upon past completion rates, the audit assumes that 75% of small sites will be developed over the five year period but does not attempt to identify which ones. The estimates of programmed completions are prepared by the City of Edinburgh Council in consultation with Homes for

Scotland and other house builders. A summary of the housing land supply, site details including completions programme, details of units completed over the previous 12 months and a list of constrained sites are contained in schedules 1 to 4 at the end of this report.

2. HOUSING LAND SUPPLY

Established Land Supply

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

On 31 March 2022, the established land supply in the City of Edinburgh Council area was 30,037. This included land free of all planning constraints for 22,679 dwellings and land for a further 7,358 dwellings on sites that are currently considered constrained.

Effective land supply

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

When assessed against the criteria contained in PAN 2/2010, there is land free of planning constraints for 22,679 dwellings in the City of Edinburgh Council. This includes 7,051 dwellings on sites currently under construction, 12,154 dwellings on sites with planning consent but where development has not yet started and a further 3,181 dwellings on sites that have not yet received planning consent – mostly sites allocated in the Local Development Plan. The remaining 293 dwellings are on small sites that are not listed separately within the audit.

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

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

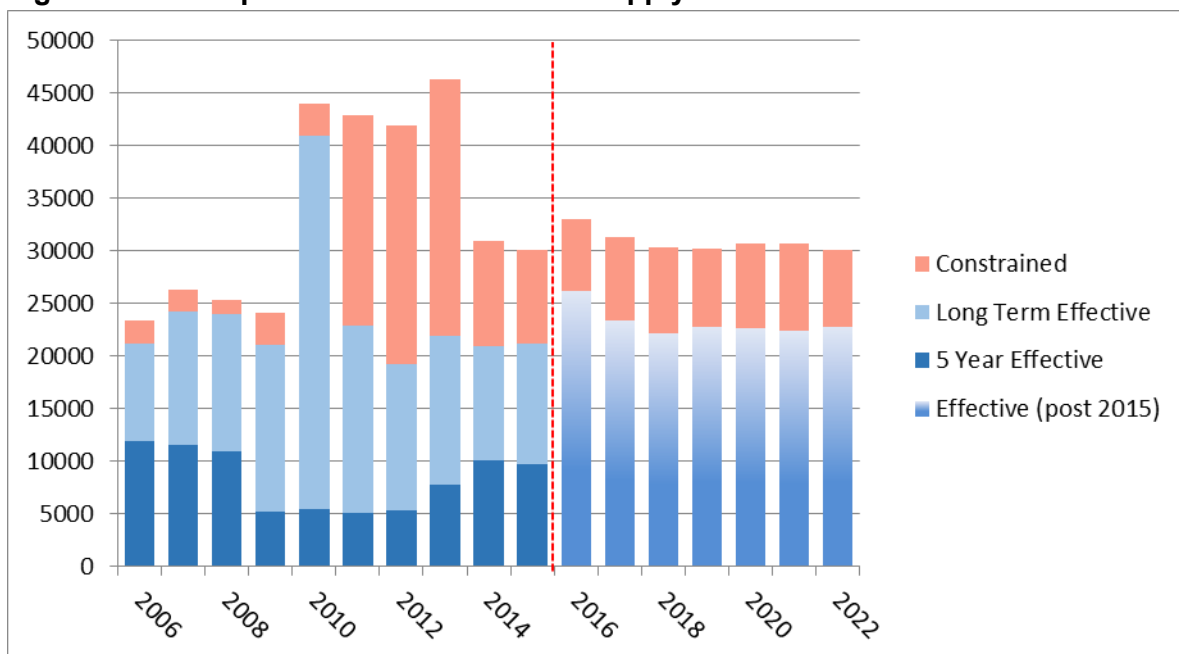
‘Constrained.’ Land on which development cannot currently take place without remedial action.

The chart, therefore, shows three categories of land up to 2015 - the effective land supply programmed for development over the next five years, effective land supply programmed in

the longer term and constrained land. From 2016, only two categories of land are shown – effective and constrained.

The five year effective land supply fell dramatically following the credit crunch and subsequent recession in 2008/09. As reduced credit availability affected both the development industry and house buyers, the rate of development slowed, reducing the five-year programme of development intentions. Fewer new applications were submitted on windfall land, resulting in the reduction of the overall land supply as completions on land already partially developed outstripped new land entering the supply. Between 2009 and 2012, the five-year effective supply fell to around 5,200 (1,050 per year) – around half the level of the previous three years. Following the adoption of the current Local Development Plan in 2016, the effective land supply increased to over 25,000 units – the highest it has been since the early 2000s. The exception to this was of 2010 where there was a spike in effective eland supply caused by a local plan allocation and an application for around 18,000 units at Leith Docks. As consent was not issued, the site was moved from the long-term effective supply into constrained in 2011. Following a change in Forth Ports’ intentions to concentrate on port-related activities and changes to the national and local planning policy context, a large part of the area around Leith Docks was removed from the housing land supply entirely in 2014, reducing the capacity from 18,000 to around 5,600. This has been reduced further in 2016 to 2,700 following the publication of the LDP report of examination. Over the last 5 years the effective and established land supply have remained stable suggesting that new land coming forward as windfall is at a similar rate to the number of units completed each year.

Figure 1: Make-up of the established land supply



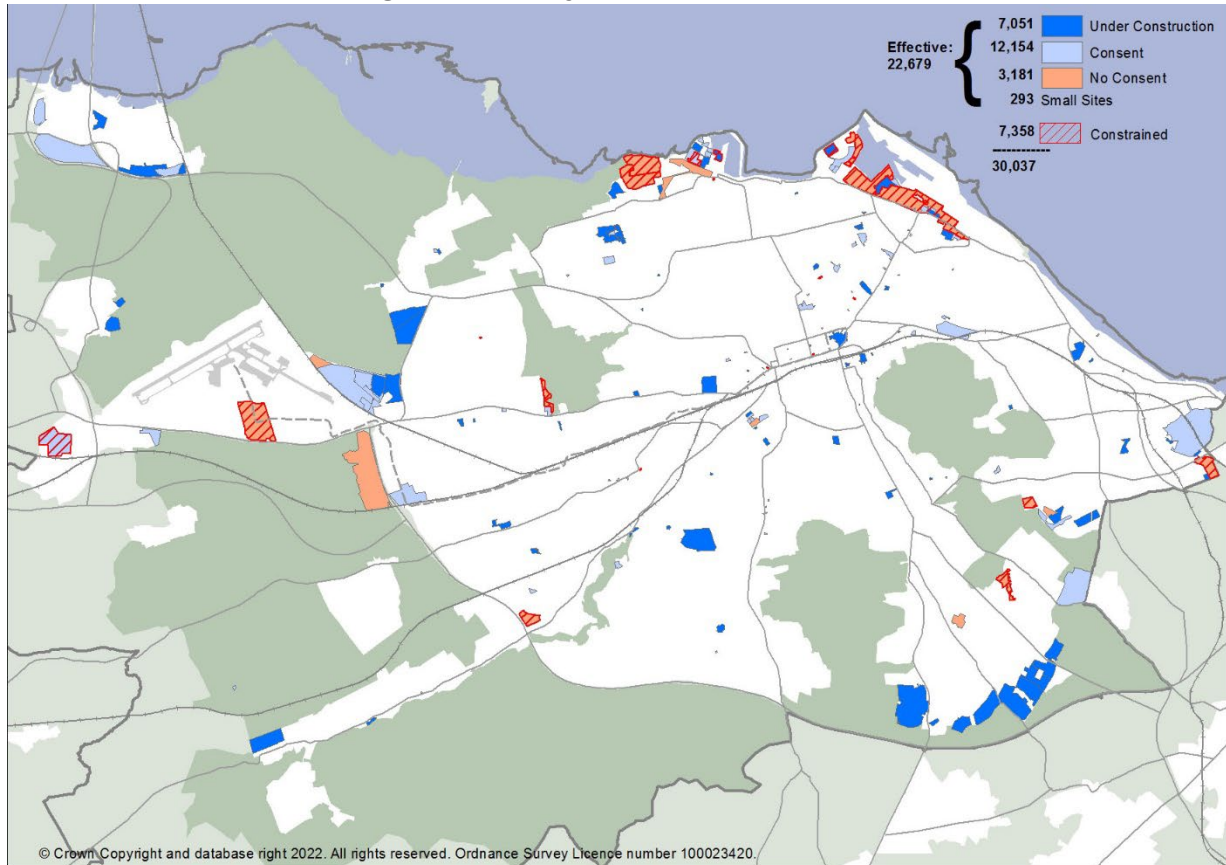
Constrained Land

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

- Ownership: the site is in the ownership or control of a party which can be expected to develop it or to release it for development. Where a site is in the ownership of a local authority or other public body, it should be included only where it is part of a programme of land disposal;
- Physical: the site, or relevant part of it, is free from constraints related to slope, aspect, flood risk, ground stability or vehicular access which would preclude its development. Where there is a solid commitment to removing the constraints in time to allow development in the period under consideration, or the market is strong enough to fund the remedial work required, the site can be included in the effective land supply;
- Contamination: previous use has not resulted in contamination of the site or, if it has, commitments have been made which would allow it to be developed to provide marketable housing;
- Deficit funding: any public funding required to make residential development economically viable is committed by the public bodies concerned;
- Marketability: the site, or a relevant part of it, can be developed in the period under consideration;
- infrastructure: the site is either free of infrastructure constraints, or any required infrastructure can be provided realistically by the developer or is committed to by another party to allow development;
- Land use: housing is the preferred use of the land in planning terms, or if housing is one of a range of possible uses, other factors such as ownership and marketability point to housing being a realistic option.

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

Map 1. Established Housing Land Supply 2022



Greenfield / Brownfield analysis

Excluding small sites, 10,922 units of the remaining capacity of effective sites (22,386) are categorised as being on greenfield land. This represents 49% of the total. In the early 2000s, less than 10% of the effective land supply was greenfield. The Local Development Plan allocated over 8,500 units on greenfield land and this has been a major factor in increasing the overall proportion of greenfield sites in the city. It is expected that the proportion of greenfield land will decrease in future years as the current greenfield sites are built out and future windfall sites are likely to be mainly brownfield land.

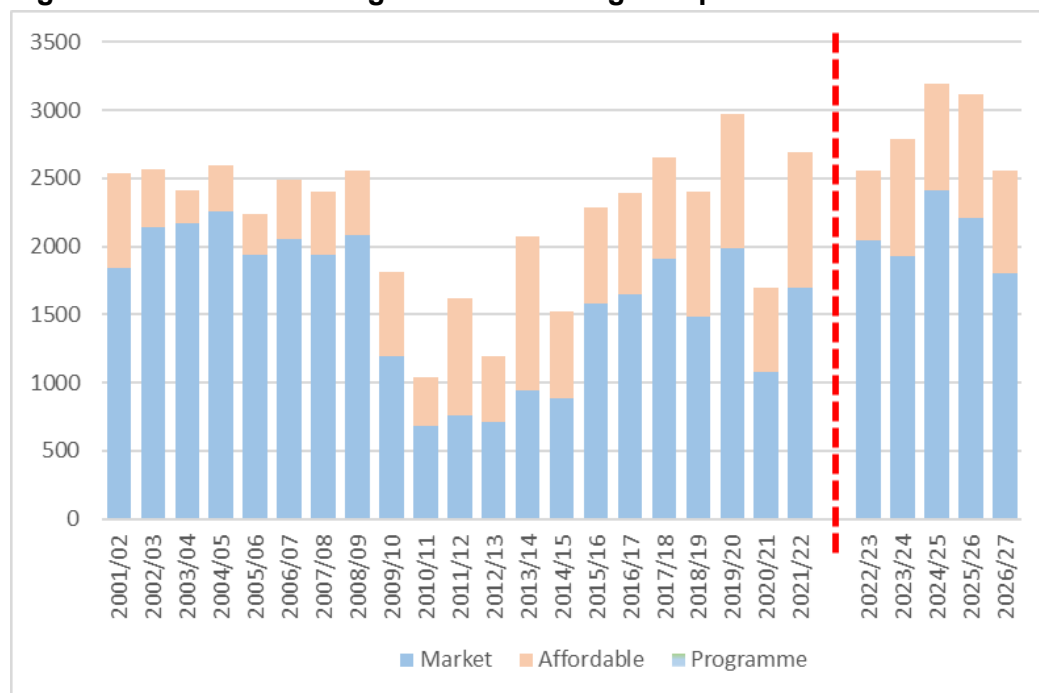
3. HOUSING DELIVERY

Completions

Mirroring the situation with the changes to the effective land supply, the effect of the credit crunch and subsequent recession was followed by a steep decline in the annual number of completed dwellings. Completions have been increasing since 2013 with the number of completions in 2019/20 being the highest recorded since 1998. The national lockdown in response to the Covid-19 pandemic in March 2020 has resulted in a considerable reduction in completions over the year to March 2021. Development activity quickly returned to pre-pandemic levels and the number of completions over the last year increased to 2,786.

The actual number of completions in the future could be higher than programmed as it is likely that some additional housing completions will take place on windfall sites that are not yet in the land supply. Figure 2 below charts historic housing completions and programmed completions for the next 5 years.

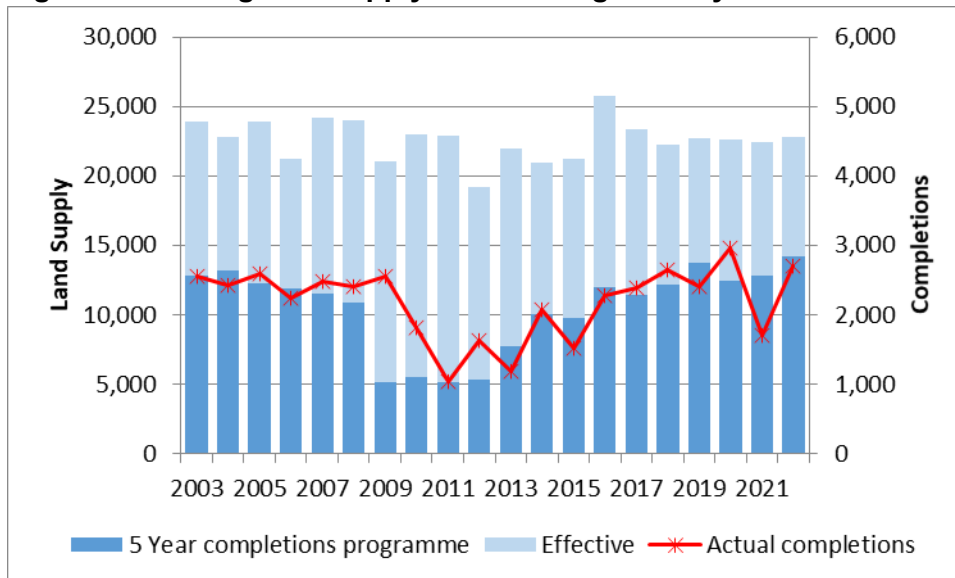
Figure 2. Historic and Programmed Housing Completions



Factors Effecting Housing Delivery

Delivery of new homes is not solely dependent on the supply of effective land. The housing market will react to both local and national changes in the economy causing completions rates to increase and decrease. This was particularly noticeable following the credit crunch in the late 2000s and again, for a shorter period in 2020, when the national lockdown in response to the Covid-19 pandemic caused development to temporarily halt resulting in a reduction of completions from nearly 3,000 in 2019/20 to 1,700 over the year to March 2021. Figure 3 below shows the effective land supply, the five year completions programme (previously referred to as the five year effective land supply) and the number of completions that actually took place over the period 2003 to 2021. As the land supply and five year completions programme relate to a period of five years and the number of completions refers to a single year, they are shown against different scales on the chart.

Figure 3. Housing land supply and housing delivery



Affordable Housing

Affordable housing tenures account for around 25% of the current effective land supply (5,783 units). Between 2001 and 2011, affordable tenures accounted for 19% of all dwellings completed in Edinburgh. Over the last few years, affordable completions have accounted for a much higher proportion, averaging over 38% of all dwellings completed since 2011. Numerically, affordable housing completions have increased in recent years but the large proportional shift is more a consequence of a reduction in market completions following the credit crunch. The number of market completions has increased again markedly over the last few years, from 890 in 2014/15 to an average of 1,630 per year since.

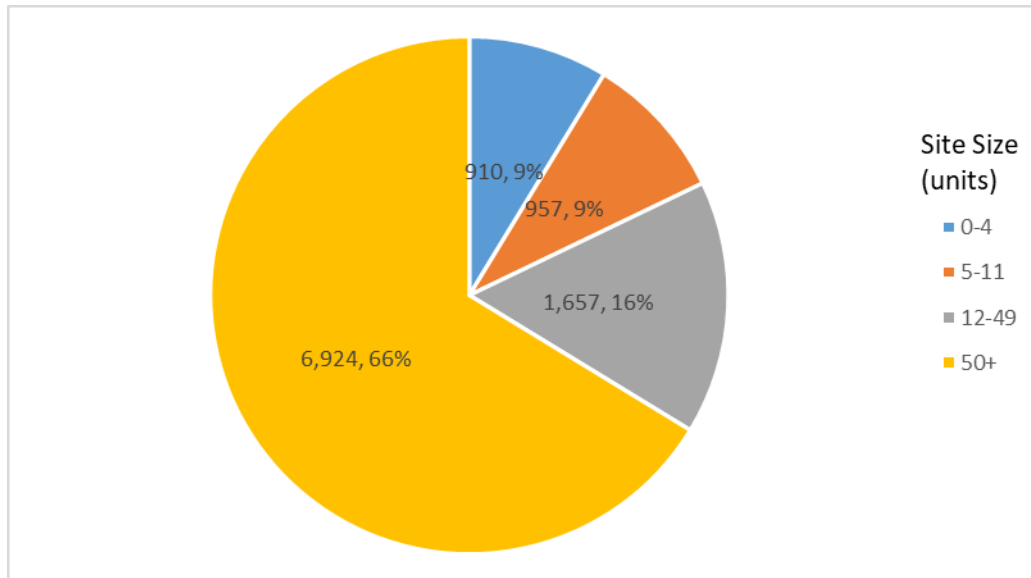
Windfall Development

To avoid over allocating housing land, the Local Development Plan assumed a certain amount of development would occur on unplanned sites that would come through the planning system. Development on these unallocated sites would still contribute to meeting the housing supply target set by the Strategic Development Plan. The adopted LDP assumed a contribution of 4,656 units from windfall sites – 1,694 to be delivered by 2019 with the remaining 2,962 between 2019 and 2026.

Since April 2015, 10,448 homes have received planning consent on windfall sites. Of these 2,842 units will be affordable.

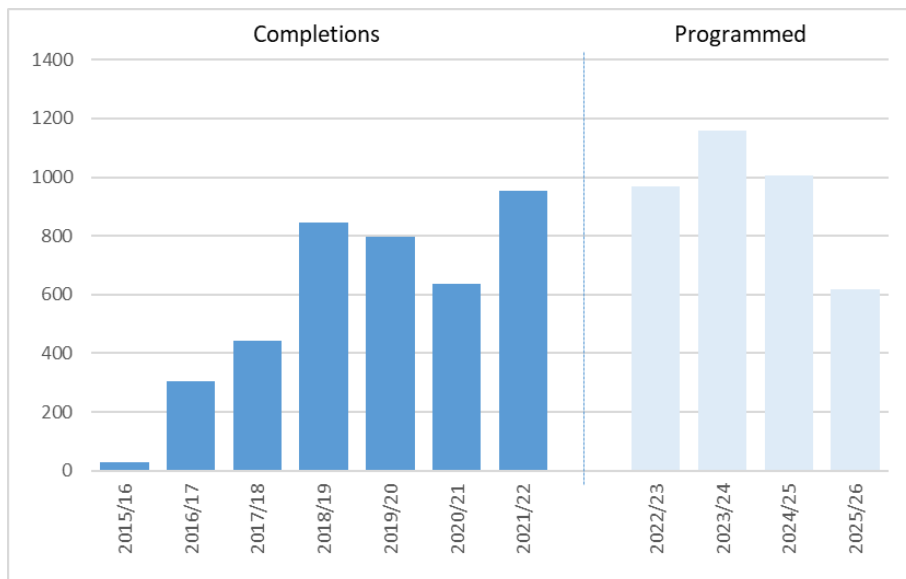
The windfall sites cover a range of sizes with over half the consented units being major developments (sites of over 50 units). The size distribution of windfall sites is show in figure 4 below.

Figure 4 Housing units consented on windfall sites since 2015 by size of site



Between 2015 and 2019, there were 1,621 units completed on windfall sites – slightly below the target of 1,690. There has been a further 2,387 windfall homes completed since 2019 meaning the remaining target set by the LDP is 648 units over the next 4 year. With 3,751 windfall homes programmed over the next 4 years the remaining LDP target is likely to be significantly surpassed. The actual number of windfall completions is likely to be higher still as additional windfall sites receive planning consent. The number of units completed since 2015 and units programmed over the next four years (to the end of the development plan period) are shown in Figure 5. The number of units completed starts very low and rises each year. This is to be expected as there is a lead in time between consent and completions and only sites gaining consent after 2015 are regarded as windfall.

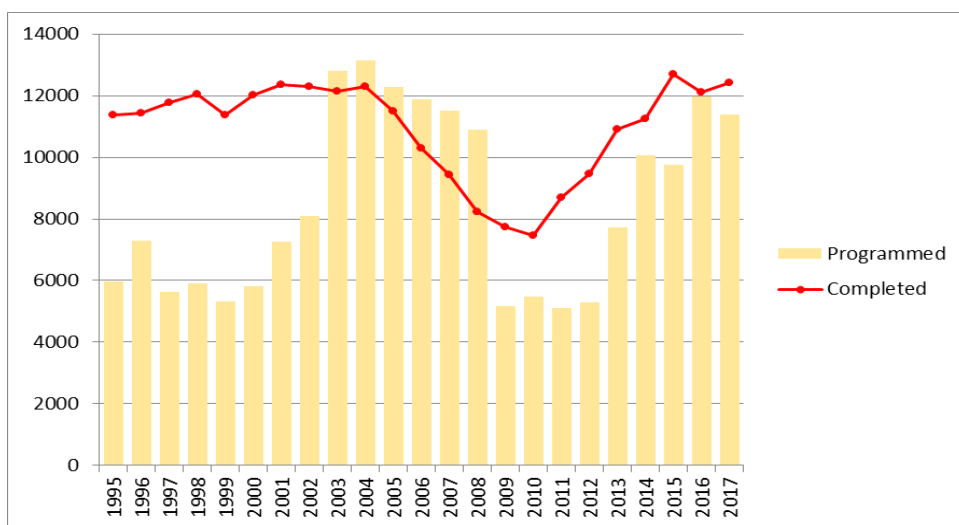
Figure 5 Units completed and programmed on windfall sites



Accuracy of Completions Programme

Estimating future completions for the delivery programme is not an exact science – some sites will be built out faster than anticipated and some slower. Further, some sites may not be developed at all or be developed for uses other than housing and additional windfall sites will provide completions not anticipated at the base date of the audit. Figure 6 below compares the number of completions programmed over a five year period to the number of completions that actually occurred over the same five year period for each housing audit since 1995.

Figure 6: 5 Year completions programme and actual completions over the five year period



During the mid 1990s to early 2000s, far fewer units were programmed than the number of completions that actually took place. This may be due to development taking place at a faster pace with many windfall sites gaining consent and being built out in the five year period in question. From 2003 until 2008, the audit programme was much closer to actual completions. The programme was actually slightly higher than actual completions, the difference increasing up to 2008. This period of time included the credit crunch which caused a steep decline in completions which wasn't anticipated when the audits were programmed. The opposite effect can be seen for 2009 to 2012 when anticipated completions were low, but as recent completion rates have started to increase once more, the five year completions count has been higher than was anticipated at the base date of the audits. It should also be noted that only land allocated for housing at any given year is programmed in the above figures – the actual completions figures will include additional windfall sites that come forward in future years.

4. HOUSING SUPPLY TARGET AND HOUSING LAND REQUIREMENT

SPP defines the Housing Supply Target as “*a policy view of the number of homes the authority has agreed will be delivered in each housing market area over the periods of the development plan and local housing strategy, taking into account wider economic, social and environmental factors, issues of capacity, resource and deliverability, and other important requirements ...*”

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

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

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

Table 1 below compares the supply of effective land available for housing in the City of Edinburgh to the remaining housing land requirement. The table also shows the programme of completions for the next four years compared to the remaining development plan housing supply target. As there are only 4 years remaining in the development plan period, it is not possible to show the five year completions programme against a five year completions target accounting for completions to date. However the table shows the average five year

completions target for the entire development plan period. Finally, the table shows the number of years that the effective land supply will last at current rates of development.

Table 1: Effective housing land supply against requirement by period

Housing Supply Target 2009 to 2019	22,300
Housing supply Target 2019 to 2024	7,210
Housing Supply Target 2024 to 2026	2,884
Housing Supply Target 2009 to 2026	32,394
Average 5 year Supply Target 2009 to 2026	9,528
Housing Land Requirement 2009 to 2026	35,633
Completions 2009 to 2022	26,437
Housing Supply Target 2022 to 2026	
5,957	
Supply	Output
Remaining Housing Land Requirement 9,196	Supply Target 2022 to 2026 5,957
Effective Housing Land Supply 22,679	Completions Programme 2022 to 2026 11,683
Years Supply at current delivery rate 8.0	5 year completions programme 14,202

* Previously referred to as the 5 year effective land supply

The table demonstrates that there is more than enough land, free from development constraints, to meet the remaining development plan housing land requirement. The table further demonstrates that programmed delivery to 2026 will result in the entire development plan housing supply target being exceeded. Whilst there is no longer a 5 year supply target, the current 5 year completions programme is almost 50% above the average 5 year target for the entire development plan period (2009 – 2026). At current rates of delivery, there is enough effective land for housing to last for eight years.

Increasing Housing Delivery

Further to identifying constraints that prevent delivery of new homes, HLACP2021 also attempts to identify the actions required to increase the delivery rates on effective sites. These factors affecting delivery were discussed and agreed with Homes for Scotland alongside the programmed delivery rate. These factors are not intended to be viewed as solutions in themselves to increasing delivery, rather they should be viewed as identifying the steps that would need to be taken in order for the agreed delivery rates to be accelerated. In many cases, the site may already be being developed at an acceptable rate. Twelve different actions were

identified and applied on an individual site by site basis. The twelve factors can be broadly grouped as;

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

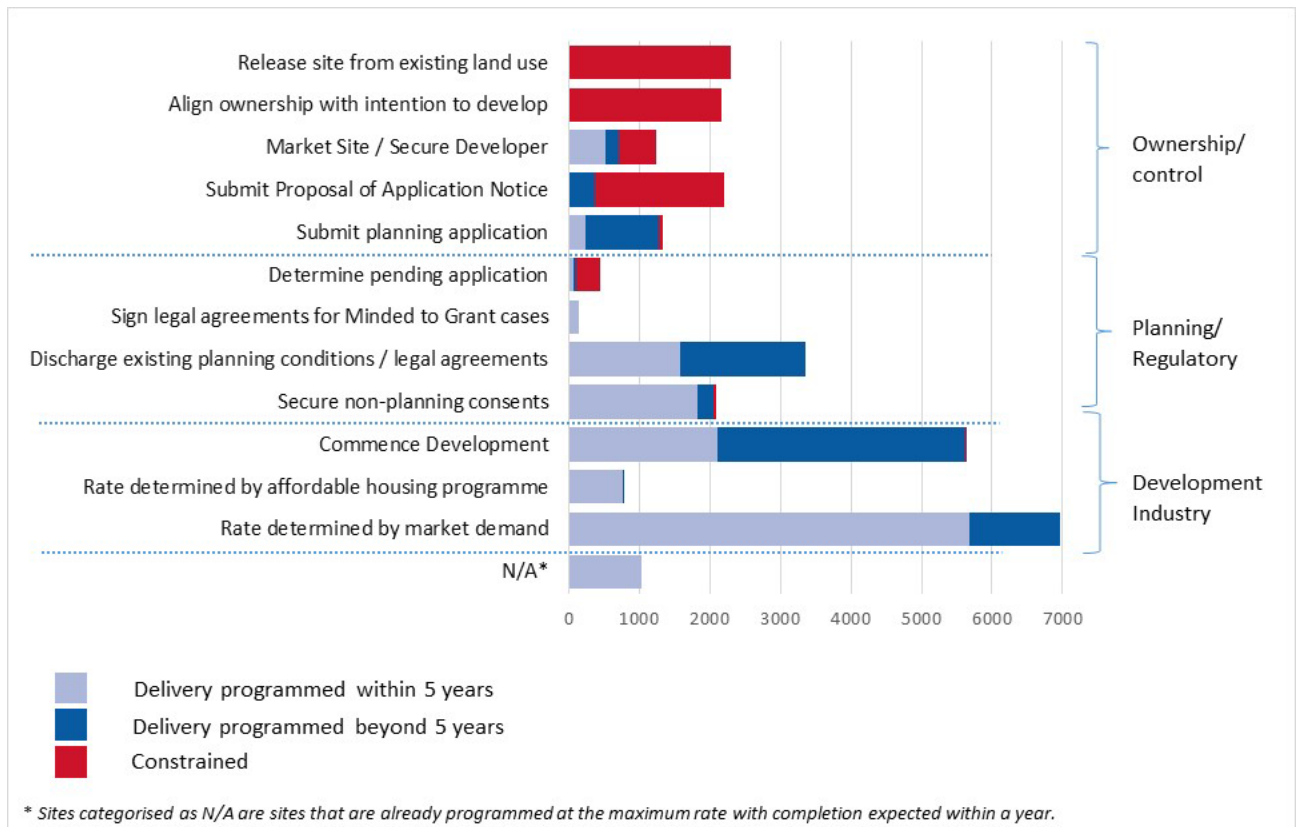
Figure 7 below shows the numbers of units (excluding small sites) affected by each of the 12 delivery factors. For each factor, the graph shows the number of units programmed for completion within 5 years as a lighter shade and units programmed beyond 5 years as a darker shade.

Sites categorised as affected by factors related to the development industry have a greater proportion of units programmed within the next 5 years than sites affected by other factors. These sites are already in the control of house builders with planning consent secured and in many cases are already under construction.

Sites affected by factors related to the planning system are fewer in number than those affected by development industry factors but, due to uncertainty around the issuing of planning permission/legal agreements, have a higher proportion of units programmed beyond the five year period. In total, there are 2,028 units programmed beyond the five year period on effective sites affected by factors related to the planning system.

Finally, there are 1,625 units programmed beyond the five year period on effective sites affected by factors related to ownership or control. These are largely allocated sites that are not yet in the control of a house builder or sites for which a planning application has yet to be submitted. The majority of constrained sites are constrained by factors relating to ownership or control of the site, especially sites that are still in use for other purposes and sites that are not being promoted for housing development by the land owner.

Figure 7. Factors affecting the delivery of homes



5. SCHEDULES

The following schedules give further details of the housing land supply in the City of Edinburgh Council area including:

1. Summary of the housing land supply and completions programme
2. Completions programme on site by site basis
3. Actual housing completions 2021/22 by site
4. Schedule of constrained sites
5. Housing sites broken down by factors affecting delivery rates
6. List of sites removed from the audit since HLACP 2021. This list includes all sites that are no longer regarded as housing sites. It does not include sites which have been completed. These sites will be included in Schedule 3 – Housing Completions.

Schedule 1 – Established Land Supply

Housing Land Audit and Completions Programme 2022

Schedule 1. Land supply and delivery summary

Status	Housing Land Supply				Completions Programme								
	Total site capacity	Total affordable units	All completions by 31/3/22	Total dwellings remaining	Programmed Completions					Total 22/27	27/28	28/29	Post 2029
					22/23	23/24	24/25	25/26	26/27				
Under Construction	10,444	3,260	3,393	7,051	2,467	2,155	1,172	715	362	6,821	230	0	0
Consent	12,154	2,815	0	12,154	58	571	1,967	2,243	1,871	6,710	1,179	1,146	3,119
No Consent	3,181	757	0	3,181	0	0	0	100	278	378	404	550	1,849
Small Sites	297	0	4	293	58	59	59	59	58	293	0	0	0
Total Effective Supply	26,076	6,832	3,397	22,679	2,583	2,785	3,198	3,117	2,569	14,202	1,813	1,696	4,968
<i>Market</i>	19,244	0	2,348	16,896	2,041	1,937	2,421	2,210	1,835	10,394	1,337	1,414	3,751
<i>Affordable</i>	6,832	6,832	1,049	5,783	542	848	777	907	734	3,808	476	282	1,217
Constrained	7,717	2,170	359	7,358									
Total Established Supply in City of Edinburgh	33,793	9,002	3,756	30,037									

Schedule 2 – Site Details

Housing Land Audit and Completions Programme 2022

Schedule 2: Site Details

Site Ref	Site Name /Address	Developer (Or Owner)	Area	Brf/ Grf	Consent			Housing Land Supply					Completions Programme									
					/ha	Type	Date	U/C	Total Dwellings	Houses	Flats	Total affordable units	Complete Remaining		Expected Completions							
													by 04/22	as at 04/22	22/23	23/24	24/25	25/26	26/27	Total 22-27	27/28	28/29
LDP Allocations																						
3825	LDP CC2: New Street	Artesan	0.8	B	FULL	Dec-16	Sep-19	167	10	157	0	52	115	14	0	50	51	0	115	0	0	0
4338.6	LDP CC3: Fountainbridge	Moda Living (Springside) Ltd.	0.6	B	FULL	Nov-18	Mar-21	205	0	205	0	0	205	100	105	0	0	0	205	0	0	0
4338.7	LDP CC3: Fountainbridge	Moda Living (Springside)	1.1	B	FULL	Sep-21		140	0	140	0	0	140	0	0	70	70	0	140	0	0	0
4900.1	LDP CC3: Fountainbridge (Phase 1)	City Of Edinburgh Council	3.7	B	NONE			258	0	258	0	0	258	0	0	0	0	78	78	90	90	0
4900.1B	LDP CC3: Fountainbridge (Phase 1.1)	City Of Edinburgh Council.	0.4	B	FULL	Oct-19		113	0	113	113	0	113	0	0	0	50	63	113	0	0	0
4900.1A	LDP CC3: Fountainbridge (Phase 1.1)	City Of Edinburgh Council	0.5	B	FULL	May-19		64	0	64	32	0	64	0	0	64	0	0	64	0	0	0
	Market							32			0	0	32	0	0	32	0	0	32	0	0	0
	Affordable							32			32	0	32	0	0	32	0	0	32	0	0	0
4900.2	LDP CC3: Fountainbridge (Vastint)	Vastint	1.2	B	FULL	Mar-21		234	11	223	58	0	234	0	0	50	50	50	150	50	34	0
	Market							176			0	0	176	0	0	50	50	20	120	22	34	0
	Affordable							58			58	0	58	0	0	0	0	30	30	28	0	0
5245.2	LDP Del 4: Edinburgh Park / South Gyle	Parabola	15.0	G	FULL	Jan-22		1737	0	1737	434	0	1737	0	0	0	100	100	200	200	200	1137
	Market							1,303			0	0	1,303	0	0	0	75	75	150	150	150	853
	Affordable							434			434	0	434	0	0	0	25	25	50	50	50	284
3424.11	LDP EW 1A: Western Harbour	Forth Properties Limited.	17.6	B	FULL	Jun-20		800	0	800	0	0	800	0	0	50	100	100	250	100	100	350
N 3424.11A	LDP EW 1A: Western Harbour	Edinburgh Forthside Developments Limit	0.9	B	FULL	Sep-21		205	0	205	0	0	205	0	50	100	55	0	205	0	0	0
4894.1D	LDP EW 1C: Salamander Place Phase 5	Teague Homes (UK), Miller Homes & Cruden	2.7	B	FULL	Sep-19	Mar-21	155	44	111	0	117	38	38	0	0	0	0	38	0	0	0
4894.1E	LDP EW 1C: Salamander Place Phase 6 and 7	Cruden Homes (East) Ltd / Teague Homes	1.1	B	FULL	Nov-19		151	0	151	151	0	151	0	0	50	50	51	151	0	0	0
4905A	LDP EW 2A: West Shore Road - Forth Quarter	City of Edinburgh Council	4.3	B	FULL	Oct-21	Mar-22	444	0	444	257	0	444	0	50	100	100	100	350	94	0	0
	Market							187			0	0	187	0	20	40	40	40	140	47	0	0
	Affordable							257			257	0	257	0	30	60	60	60	210	47	0	0
3733A.8	LDP EW 2B: Waterfront WEL - Waterfront Avenue	CEC		B	FULL	Mar-22	Mar-22	75	0	75	63	0	75	0	25	50	0	0	75	0	0	0
	Market							12			0	0	12	0	0	12	0	0	12	0	0	0
	Affordable							63			63	0	63	0	25	38	0	0	63	0	0	0
3733A	LDP EW 2B: Waterfront WEL - Central Dev Area	Various	7.1	B	NONE	Jul-03		1074	0	0	327	0	1074	0	0	0	50	100	150	100	100	724
	Market							747			0	0	747	0	0	0	38	75	113	75	75	484
	Affordable							327			327	0	327	0	0	0	12	25	37	25	25	240
3744A.4	LDP EW 2C: Granton Harbour - Plot 31	Granton Central Developments Ltd.	0.6	B	OUT	May-21		97	0	97	0	0	97	0	0	0	0	97	97	0	0	0
3744A.6	LDP EW 2C: Granton Harbour - Plot 29	Granton Central Developments Ltd.	0.7	B	FULL	Sep-19		100	100	100	0	0	100	0	0	0	50	50	100	0	0	0
3744A.7	LDP EW 2C: Granton Harbour Plots 26 and 27	Link	1.9	B	FULL	Jun-06	Mar-18	264	0	264	264	132	132	0	0	0	0	0	0	132	0	0
3744A.9	LDP EW 2C: Granton Harbour Plots 9a/9b	Granton Central Developments Ltd.	0.8	B	FULL	Mar-20		104	0	104	0	0	104	0	0	50	54	0	104	0	0	0
3744A.8	LDP EW 2C: Granton Harbour Plots S1 and S2	Port Of Leith Housing Association.	2.2	B	FULL	Aug-17	Mar-21	302	0	302	302	0	302	0	50	50	100	102	302	0	0	0
3744A.10	LDP EW 2C: Granton Harbour	GCD Ltd.	8.3	B	FULL	May-20		171	18	153	0	0	171	0	0	21	40	40	101	40	30	0
3744A.11	LDP EW 2C: Granton Harbour	GCD Ltd.	8.3	B	FULL	May-20		98	0	98	0	0	98	0	0	0	38	60	98	0	0	0
4893A	LDP EW1B: CLW - Ocean Drive	CALA Management Ltd.	5.2	B	FULL	Aug-18	Mar-19	390	33	357	97	145	245	120	119	6	0	0	245	0	0	0
	Market							293			0	145	148	79	69	0	0	0	148	0	0	0
	Affordable							97			97	0	97	41	50	6	0	0	97	0	0	0
N 4893D	LDP EW1B: CLW - Baltic Street	Sundial Properties Ltd.	1.1	B	FULL	Aug-21		18	0	18	18	0	18	0	18	0	0	0	18	0	0	0
4893B	LDP EW1B: CLW - Bath Road	BDW Trading Ltd.	1.7	B	FULL	Aug-19	Mar-21	212	0	212	53	0	212	55	74	64	19	0	212	0	0	0
	Market							159			0	0	159	29	47	64	19	0	159	0	0	0
	Affordable							53			53	0	53	26	27	0	0	0	53	0	0	0
N 4893C	LDP EW1B: CLW - Bath Road	BDW Trading Ltd.	0.8	B	FULL	Sep-21		95	0	95	23	0	95	0	0	45	50	0	95	0	0	0
	Market							72			0	0	72	0	0	45	27	0	72	0	0	0
	Affordable							23			23	0	23	0	0	0	23	0	23	0	0	0
3760	LDP HSG 1: Springfield	Cala	12.0	G	FULL	Nov-21		176	89	87	44	0	176	0	28	69	79	0	176	0	0	0
	Market							132			0	0	132	0	28	50	54	0	132	0	0	0
	Affordable							44			44	0	44	0	0	19	25	0	44	0	0	0

Housing Land Audit and Completions Programme 2022

Schedule 2: Site Details

Site Ref	Site Name /Address	Developer (Or Owner)	Area /ha	Brf/Grf	Consent			Housing Land Supply					Completions Programme													
					Type	Date	U/C	Total Dwellings	Houses		Flats	Total affdble units	Complete		Remaining		Expected Completions									
									by 04/22	as at 04/22			22/23	23/24	24/25	25/26	26/27	Total 22-27	27/28	28/29	Post 2029					
3747	LDP HSG 5: Hillwood Rd <i>Market Affordable</i>	Taylor Wimpey	4.9	G	FULL	Dec-21		132	96	36	33	0	132	0	20	49	63	0	132	0	0	0				
								99			0	0	99	0	20	34	45	0	99	0	0	0				
								33			33	0	33	0	0	15	18	0	33	0	0	0				
4773	LDP HSG 11: Shrub Place <i>Market Affordable</i>	Places For People (Shrubhill) Ltd.	2.1	B	FULL	May-16	Mar-17	342	0	342	225	219	123	53	70	0	0	0	123	0	0	0				
								117			0	49	68	35	33	0	0	0	68	0	0	0				
								225			225	170	55	18	37	0	0	0	55	0	0	0				
4773A	LDP HSG 11: Shrub Place - Tramway WkShop	The Engine Yaerd Ltd.	0.1	B	FULL	Oct-21	Mar-22	43	0	43	0	0	43	0	43	0	0	0	43	0	0	0				
3754	LDP HSG 17: Greendykes (areas K and L) LDP HSG 17: Greendykes Road (areas N,Q,P,R)	Craigmillar JVC	15.8	B	NONE			129	0		0	0	129	0	0	0	0	0	0	29	50	50				
3754.6	LDP HSG 18: New Greendykes Areas A,E	Taylor Wimpey	3.9	B	FULL	Sep-18	Mar-20	169	111	58	0	38	131	50	50	31	0	0	131	0	0	0				
3753.6	LDP HSG 18: New Greendykes Areas H/AH1	Persimmon Homes.	4.0	G	FULL	May-21	Mar-22	165	114	51	0	0	165	100	65	0	0	0	165	0	0	0				
3753.7	LDP HSG 18: New Greendykes Areas H/AH1 <i>Market Affordable</i>	Persimmon Homes.	4.8	G	OUT	Jul-10		128	110	18	25	0	128	0	33	60	35	0	128	0	0	0				
								103			0	0	103	0	33	60	10	0	103	0	0	0				
								25			25	0	25	0	0	0	25	0	25	0	0	0				
5246.1	LDP HSG 19: Maybury East <i>Market Affordable</i>	Taylor Wimpey UK Limited.	13.0	G	FULL	May-20	Mar-22	250	205	45	63	0	250	79	70	75	26	0	250	0	0	0				
								187			0	0	187	59	55	60	13	0	187	0	0	0				
								63			63	0	63	20	15	15	13	0	63	0	0	0				
5246.2.1	LDP HSG 19: Maybury Central - 1	West Craigs Ltd & Dunedin Canmore.	0.1	B	FULL	May-20		5	5	0	0	0	5	0	5	0	0	0	5	0	0	0				
5246.2.2	LDP HSG 19: Maybury Central - 2	Dunedin Canmore.	2.8	G	FULL	Dec-20		158	35	123	158	0	158	0	0	58	100	0	158	0	0	0				
5246.2.3	LDP HSG 19: Maybury Central - 3	Dunedin Canmore.	2.6	G	FULL	Dec-20		142	43	99	142	0	142	42	100	0	0	0	142	0	0	0				
5246.2.4	LDP HSG 19: Maybury Central - 4	Miller Homes Limited & West Craigs Lim	7.4	G	FULL	Sep-21	Mar-22	213	198	15	0	0	213	50	50	50	63	0	213	0	0	0				
5246.2.5	LDP HSG 19: Maybury Central - 5	BDW Trading Ltd & West Craigs Limited.	7.6	G	FULL	Dec-21		269	210	59	0	0	269	16	50	50	50	50	216	53	0	0				
5246.2	LDP HSG 19: Maybury Central - Remainder <i>Market Affordable</i>	West Craigs Ltd.	58.8	G	OUT	Sep-19		899	0	0	125	0	899	0	27	102	192	238	559	225	115	0				
								774			0	0	774	0	27	102	142	163	434	225	115	0				
								125			125	0	125	0	0	0	50	75	125	0	0	0				
5246.3	LDP HSG 19: Maybury West <i>Market Affordable</i>	Roseberry Estates	4.5	G	NONE			130	0	0	33	0	130	0	0	0	0	0	0	25	50	55				
								97			0	0	97	0	0	0	0	0	0	15	40	42				
								33			33	0	33	0	0	0	0	0	0	10	10	13				
5247A	LDP HSG 20: Cammo	CALA Management Ltd	28.2	G	FULL	Jan-20	Mar-20	197	83	114	0	44	153	66	76	11	0	0	153	0	0	0				
5247B	LDP HSG 20: Cammo <i>Market Affordable</i>	BDW Trading Ltd	28.2	G	FULL	Jan-20	Mar-20	458	185	273	164	32	426	80	120	90	90	46	426	0	0	0				
								294			0	32	262	80	70	50	50	12	262	0	0	0				
								164			164	0	164	0	50	40	40	34	164	0	0	0				
5248	LDP HSG 21: Broomhills <i>Market Affordable</i>	BDW Trading Ltd.	24.6	G	FULL	May-17	Mar-18	671	572	99	158	559	112	82	30	0	0	0	112	0	0	0				
								513			0	401	112	82	30	0	0	0	112	0	0	0				
								158			158	158	0	0	0	0	0	0	0	0	0	0				
5251.1	LDP HSG 24: Gilmerton Station Road	Miller Homes Ltd	7.9	G	FULL	Mar-17	Mar-18	198	151	47	0	177	21	21	0	0	0	0	21	0	0	0				
5251.2	LDP HSG 24: Gilmerton Station Road <i>Market Affordable</i>	Persimmon Homes	9.7	G	FULL	Aug-21	Mar-20	302	245	57	77	99	203	150	53	0	0	0	203	0	0	0				
								225			0	64	161	108	53	0	0	0	161	0	0	0				
								77			77	35	42	42	0	0	0	0	42	0	0	0				
5251.3	LDP HSG 24: Gilmerton Station Road <i>Market Affordable</i>	BDW	12.4	G	FULL	Jun-18	Dec-19	315	270	45	78	138	177	45	45	45	42	0	177	0	0	0				
								237			0	71	166	34	45	45	42	0	166	0	0	0				
								78			78	67	11	11	0	0	0	0	11	0	0	0				
5252	LDP HSG 25: Candlemaker's Park <i>Market Affordable</i>	Taylor Wimpey / South East Edinburgh D	6.9	G	FULL	May-18	Mar-19	149	125	24	37	109	40	40	0	0	0	0	40	0	0	0				
								112			0	107	5	5	0	0	0	0	5	0	0	0				
								37			37	2	35	35	0	0	0	0	35	0	0	0				
5254.3	LDP HSG 27: Newcraighall East Phase 5 <i>Market Affordable</i>	Avant Homes	17.0	G	FULL	Mar-21	Mar-22	29	29	0	6	0	29	29	0	0	0	0	29	0	0	0				
								23			0	0	23	23	0	0	0	0	23	0	0	0				
								6			6	0	6	6	0	0	0	0	6	0	0	0				
5710	LDP HSG 28: Ellens Glen Road <i>Market Affordable</i>	LDP site	4.0	B	NONE			240	0	0	60	0	240	0	0	0	0	0	0	60	60	120				
								180			0	0	180	0	0	0	0	0	0	45	45	90				
								60			60	0	60	0	0	0	0	0	0	15	15	30				

Page 54

Housing Land Audit and Completions Programme 2022

Schedule 2: Site Details

Site Ref	Site Name /Address	Developer (Or Owner)	Area /ha	Brf/Grf	Consent			Housing Land Supply					Completions Programme									
					Type	Date	U/C	Total Dwellings	Houses	Flats	Total affordable units	Complete		Expected Completions								
												by 04/22	Remaining as at 04/22	22/23	23/24	24/25	25/26	26/27	Total 22-27	27/28	28/29	Post 2029
5711	LDP HSG 29: Brunstane <i>Market</i> <i>Affordable</i>	Dandara	48.3	G	OUT	Nov-20		1330	0	0	332	0	1330	0	40	120	120	100	380	75	75	800
								998			0	0	998	0	30	90	90	75	285	55	55	603
								332			332	0	332	0	10	30	30	25	95	20	20	197
5712	LDP HSG 32: Buileyon Road <i>Market</i> <i>Affordable</i>	CALA	38.4	G	FULL	Feb-22		980	490	490	245	0	980	0	66	136	152	154	508	153	154	165
								735			0	0	735	0	50	102	114	115	381	114	115	125
								245			245	0	245	0	16	34	38	39	127	39	39	40
5713	LDP HSG 33: South Scotstoun <i>Market</i> <i>Affordable</i>	Taylor Wimpey East Scotland.	18.8	G	FULL	Jun-19	Mar-20	306	214	92	69	51	255	50	50	50	50	55	255	0	0	0
								237			0	51	186	50	20	20	41	55	186	0	0	0
								69			69	0	69	0	30	30	9	0	69	0	0	0
N 5713.1	LDP HSG 33: South Scotstoun (Dimma Park)	Taylor Wimpey East Scotland.	5.6	G	FULL	Jun-21		72	72	0	0	0	72	0	0	32	40	0	72	0	0	0
5706	LDP HSG 38: Ravelrig Road <i>Market</i> <i>Affordable</i>	CALA Management Ltd.	14.0	G	FULL	Apr-17	Mar-18	140	116	24	36	127	13	13	0	0	0	0	13	0	0	0
								104			0	91	13	13	0	0	0	0	13	0	0	0
								36			36	36	0	0	0	0	0	0	0	0	0	0
5717	LDP HSG 39: Lasswade Road <i>Market</i> <i>Affordable</i>	Persimmon / Miller	14.2	G	FULL	Jan-18	Mar-19	260	227	33	65	227	33	33	0	0	0	0	33	0	0	0
								195			0	162	33	33	0	0	0	0	33	0	0	0
								65			65	65	0	0	0	0	0	0	0	0	0	0
5704	LDP HSG 40: SE Wedge South - Edmonstone <i>Market</i> <i>Affordable</i>	Snaefell Holdings (UK) Ltd.	27.2	G	FULL	Oct-21		696	298	398	174	0	696	0	0	50	50	50	150	100	100	346
								522			0	0	522	0	0	38	38	38	114	88	88	232
								174			174	0	174	0	0	12	12	12	36	12	12	114
Other Housing Sites																						
N 6143	Abbey Lane	Artisan Abbeyhill Ltd And Unite Group	0.5	B	FULL	Sep-21		66	0	66	0	0	66	0	0	33	33	0	66	0	0	0
5720	Abbey Mount	Abbey Mount Estates Ltd C/O Agent	0.0	B	FULL	May-19	Mar-21	11	0	11	0	0	11	11	0	0	0	0	11	0	0	0
N 6475	Abercorn Terrace	Abercorn Care Ltd.	0.1	B	FULL	Aug-21		8	0	8	0	0	8	0	8	0	0	0	8	0	0	0
N 6453	Abercromby Place	Mr Fursman	0.0	B	FULL	Nov-21		5	0	5	0	0	5	0	0	5	0	0	5	0	0	0
6028	Almondhill	Almond Hill Kirkliston Ltd.	1.7	G	FULL	Dec-19	Mar-22	11	11	0	0	0	11	11	0	0	0	0	11	0	0	0
6294	Alva Street	Phoenix Developments.	0.0	B	FULL	Apr-20	Mar-21	6	0	6	0	0	6	6	0	0	0	0	6	0	0	0
5882	Ashley Place <i>Market</i> <i>Affordable</i>	Cornhill Building Services Limited.	0.5	B	FULL	Oct-21		58	0	58	13	0	58	0	0	28	30	0	58	0	0	0
								45			0	0	45	0	0	15	30	0	45	0	0	0
								13			13	0	13	0	0	13	0	0	13	0	0	0
6271	Barnton Avenue West	New Age Developers.	0.4	B	FULL	Jan-20	Mar-22	15	0	15	0	0	15	15	0	0	0	0	15	0	0	0
6297	Barnton Brae	Mr L Rennie.	0.3	B	FULL	Apr-20		11	0	11	0	0	11	0	0	11	0	0	11	0	0	0
5888	Belford Road	AMA (Belford) Ltd.	0.3	B	FULL	Jan-22		50	0	50	0	0	50	0	0	50	0	0	50	0	0	0
6299	Bell's Brae	Sundial Properties.	0.0	B	FULL	Jun-21	Mar-22	10	0	10	0	0	10	10	0	0	0	0	10	0	0	0
6282	Bonnington Road Lane <i>Market</i> <i>Affordable</i>	Platform	1.9	B	FULL	Oct-21		464	0	464	130	0	464	0	0	99	0	176	275	0	189	0
								334			0	0	334	0	0	74	0	132	206	0	128	0
								130			130	0	130	0	0	25	0	44	69	0	61	0
6211	Braid Road	Pentland Investments Ltd.	0.2	B	FULL	Jun-20		7	0	7	0	0	7	0	7	0	0	0	7	0	0	0
N 6423	Broughton Road	City Of Edinburgh Council.	1.2	G	FULL	Nov-21		27	0	27	27	0	27	0	0	13	14	0	27	0	0	0
4402	Brunstane Road South	South Castle Properties Limited.	0.5	B	FULL	May-14	Mar-12	12	12	0	0	11	1	1	0	0	0	0	1	0	0	0
6307	Burdiehouse Road <i>Market</i> <i>Affordable</i>	BDW and Hallam land management	7.5	G	FULL	May-20	Mar-21	116	95	21	30	32	84	45	39	0	0	0	84	0	0	0
								86			0	32	54	30	24	0	0	0	54	0	0	0
								30			30	0	30	15	15	0	0	0	30	0	0	0
4917A	Calder Road	The City Of Edinburgh Council.	2.6	B	FULL	Nov-15	Mar-18	184	35	149	184	124	60	60	0	0	0	0	60	0	0	0
6308	Calton Road <i>Market</i> <i>Affordable</i>	Square & Crescent Ltd Square & Crescen	0.1	B	FULL	Jul-20	Mar-22	22	0	22	5	0	22	22	0	0	0	0	22	0	0	0
								17			0	0	17	17	0	0	0	0	17	0	0	0
								5			5	0	5	5	0	0	0	0	5	0	0	0
6309	Cammo Road	Mr Terry Heneaghan	0.3	B	FULL	Oct-20	Mar-21	6	6	0	0	0	6	6	0	0	0	0	6	0	0	0
6080	Canaan Lane	Mr Phillip Sunderland	0.0	B	FULL	Nov-18	Mar-22	10	0	10	0	0	10	10	0	0	0	0	10	0	0	0
6122	Canon Street	Thistle Property Group.	0.0	B	FULL	Dec-18	Mar-22	11	0	11	0	0	11	11	0	0	0	0	11	0	0	0
6311	Castle Street	Middlebrook Properties Ltd.	0.0	B	FULL	Apr-20	Mar-22	9	0	9	0	0	9	9	0	0	0	0	9	0	0	0
5574	Clearburn Crescent	Mr David Rae	0.2	B	FULL	Nov-21	Mar-22	10	0	10	0	0	10	10	0	0	0	0	10	0	0	0
6313	Clovenstone Gardens	J Smart & Co (Contractors) PLC.	0.6	G	FULL	Jan-21		69	0	69	69	0	69	0	0	30	39	0	69	0	0	0

Housing Land Audit and Completions Programme 2022

Schedule 2: Site Details

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					/ha	Type	Date	U/C	Total Dwellings	Houses	Flats	Total affdble units	Complete		Expected Completions					Post 2029				
													by 04/22	as at 04/22	22/23	23/24	24/25	25/26	26/27		Total 22-27	27/28	28/29	
6135	Colinton Road	Rutherford Colinton.	0.0	B	FULL	Oct-19	Mar-20	5	0	5	0	0	5	5	0	0	0	0	0	0	0	0	0	0
6314	Colinton Road	Eastern Properties Ltd & Westerwood Lt	0.4	B	FULL	Jun-20	Mar-21	19	0	19	0	0	19	9	10	0	0	0	0	19	0	0	0	0
5898	Constitution Street	GA Group Ltd.	0.1	B	FULL	Oct-19	Mar-22	9	0	9	0	0	9	0	9	0	0	0	0	9	0	0	0	0
6315	Corbiehill Road	Mr Rupinder Bal.	0.1	B	FULL	May-20		5	0	5	0	0	5	0	0	5	0	0	0	5	0	0	0	0
6316	Corbieshot	Robertson Living Ltd.	2.3	G	FULL	Nov-20	Mar-21	54	50	4	13	23	31	18	13	0	0	0	0	31	0	0	0	0
	Market Affordable							41			0	23	18	18	0	0	0	0	18	0	0	0	0	0
								13			13	0	13	0	13	0	0	0	13	0	0	0	0	0
6318	Corstorphine Road	AMA (New Town) Ltd.	0.8	B	FULL	Aug-20	Mar-21	28	5	23	7	0	28	14	14	0	0	0	0	28	0	0	0	0
	Market Affordable							21			0	0	21	14	7	0	0	0	0	21	0	0	0	0
								7			7	0	7	0	7	0	0	0	7	0	0	0	0	0
6317	Corstorphine Road	Sundial Dundas (Corstorphine) Ltd.	1.6	B	FULL	Sep-20		76	0	76	0	0	76	0	0	16	30	30	0	76	0	0	0	0
5423	Craighouse Road	Quartermile Developments	19.8	B	FULL	Nov-14	Mar-17	145	43	102	0	55	90	30	30	30	0	0	0	90	0	0	0	0
6320	Craigmillar Park	Cala Management Ltd	1.4	B	FULL	Nov-20	Mar-21	48	27	21	0	0	48	13	35	0	0	0	0	48	0	0	0	0
6323	Dickson Street	Dickson Street Limited	0.0	B	FULL	Dec-20		7	0	7	0	0	7	0	0	7	0	0	0	7	0	0	0	0
6280	Duddingston Road West	KLN Properties.	0.8	B	FULL	Feb-22		131	0	131	0	0	131	0	30	30	30	41	131	0	0	0	0	0
6325	Duddingston Road West	Stone Acre Projects Ltd	0.4	B	FULL	Jun-20	Mar-21	8	8	0	0	0	8	8	0	0	0	0	0	8	0	0	0	0
6177	Dumbiedykes Road	Mr F Martone	0.0	B	FULL	Aug-20		11	0	11	0	0	11	0	0	11	0	0	0	11	0	0	0	0
6249	Dumbryden Drive	Robertson Partnership Homes	1.0	B	FULL	Nov-19	Mar-22	49	14	35	49	0	49	15	34	0	0	0	0	49	0	0	0	0
N 6451	Dumbryden Gardens	Robertson Construction Group	0.1	B	FULL	Nov-21		8	0	8	0	0	8	0	0	8	0	0	0	8	0	0	0	0
N 6459	East of Milburn Tower	Murray Estates Lothian Limited	55.9	G	NONE			1350	0	0	337	0	1350	0	0	0	50	100	150	100	200	900	650	
	Market Affordable							1,013			0	0	1,013	0	0	0	38	75	113	75	175	250	650	
								337			337	0	337	0	0	12	25	37	37	25	25	250	650	
6328	Edinburgh Road	PANACEA Property.	0.0	B	FULL	Jan-21		5	0	5	0	0	5	0	5	0	0	0	5	0	0	0	0	0
6329	Eyre Place	Mr Lindsay McArthur.	0.0	B	OUT	May-20		7	0	7	0	0	7	0	0	0	7	0	0	7	0	0	0	0
6331	Falcon Road West	AMA (New Town) Ltd.	0.1	B	FULL	Dec-20		11	0	11	0	0	11	0	11	0	0	0	0	11	0	0	0	0
6335	Fishwives Causeway	Barrat	4.9	B	FULL	Apr-18	Mar-19	435	76	359	108	227	208	80	80	48	0	0	0	208	0	0	0	0
	Market Affordable							327			0	148	179	76	55	48	0	0	0	179	0	0	0	0
								108			108	79	29	4	25	0	0	0	0	29	0	0	0	0
4946	Gayfield Square	MacTaggart and Mikel	0.0	B	FULL	Nov-21		11	0	11	0	0	11	0	11	0	0	0	0	11	0	0	0	0
N 6422	George Street	Mitchells And Butlers Plc.	0.1	B	FULL	May-21		6	0	6	0	0	6	0	6	0	0	0	0	6	0	0	0	0
N 6396	Gorgie Road	Spindlehawk Ltd.	0.2	B	FULL	Apr-21		35	0	35	8	0	35	0	0	15	20	0	0	35	0	0	0	0
	Market Affordable							27			0	0	27	0	0	15	12	0	0	27	0	0	0	0
								8			8	0	8	0	0	0	8	0	0	8	0	0	0	0
N 6470	Gorgie Road	Chesser Homes Ltd.	0.1	B	FULL	Feb-22		8	0	8	0	0	8	0	0	8	0	0	0	8	0	0	0	0
4728	Groathill Road South	Beaufort Property Company Ltd.	0.1	B	FULL	Apr-21	Mar-19	12	0	12	0	0	12	12	0	0	0	0	0	12	0	0	0	0
N 6399	Gylemuir Road	Artisan Edinburgh Corstorphine.	1.0	B	FULL	Apr-21	Mar-22	126	0	126	31	0	126	0	26	50	50	0	0	126	0	0	0	0
	Market Affordable							95			0	0	95	0	26	35	34	0	0	95	0	0	0	0
								31			31	0	31	0	0	15	16	0	0	31	0	0	0	0
N 6404	Fettes Row	Izar V Lux S. A R. L (c/o Turley).	2.4	B	FULL	Sep-21		349	0	349	88	0	349	0	0	50	50	100	200	100	49	49	0	
	Market Affordable							261			0	0	261	0	0	50	50	56	156	56	49	49	0	
								88			88	0	88	0	0	0	0	44	44	44	0	0	0	
5919	Ford's Road	AMA (New Town) Ltd.	0.1	B	FULL	Apr-18	Mar-22	9	0	9	0	0	9	0	9	0	0	0	0	9	0	0	0	0
N 6496	Hopetoun Street	Bield Housing & Care.	0.0	B	FULL	Oct-21		5	0	5	0	0	5	0	0	5	0	0	0	5	0	0	0	0
N 6518	Iona Street	Iona Street Edinburgh Ltd.	0.5	B	full	Jan-22	Mar-22	80	0	80	20	0	80	20	20	40	0	0	0	80	0	0	0	0
	Market Affordable							60			0	0	60	10	10	40	0	0	0	60	0	0	0	0
								20			20	0	20	10	10	0	0	0	0	20	0	0	0	0
6350	Jeffrey Street	Leonardo John Dalton House Ltd.	0.3	B	FULL	Oct-20	Mar-22	31	0	31	8	0	31	0	31	0	0	0	0	31	0	0	0	0
	Market Affordable							23			0	0	23	0	23	0	0	0	0	23	0	0	0	0
								8			8	0	8	0	8	0	0	0	0	8	0	0	0	0
6285	Lanark Road	Abbotswell Developments	0.4	B	FULL	Feb-20	Mar-22	57	0	57	12	0	57	0	57	0	0	0	0	57	0	0	0	0
	Market Affordable							45			0	0	45	0	45	0	0	0	0	45	0	0	0	0
								12			12	0	12	0	12	0	0	0	0	12	0	0	0	0
N 6514	Lanark Road	Thistle Residential.	0.2	B	FULL	Oct-19	Mar-22	25	0	25	0	0	25	0	0	25	0	0	0	25	0	0	0	0
5947	Lanark Road West	George Dunbar And Sons Builders Ltd.	1.0	B	FULL	Jun-17	Mar-19	53	0	53	12	29	24	24	0	0	0	0	0	24	0	0	0	0
	Market							41			0	17	24	24	0	0	0	0	0	24	0	0	0	0

Housing Land Audit and Completions Programme 2022

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					/ha	Type	Date	U/C	Total Dwellings	Houses	Flats	Total affdble units	Complete by 04/22	Remaining as at 04/22	Expected Completions										
															22/23	23/24	24/25	25/26	26/27	Total 22-27	27/28	28/29	Post 2029		
	<i>Affordable</i>							12			12	12	0	0	0	0	0	0	0	0	0	0	0	0	
N 6434	Lanark Road West	Whyalla Investments Ltd.	0.1	B	FULL	Nov-21		6	0	6	0	0	6	0	6	0	6	0	0	0	0	6	0	0	0
6178	Lasswade Road	Bellway / Miller	18.6	G	FULL	Mar-19	Sep-19	335	299	36	83	187	148	74	74	0	0	0	0	0	148	0	0	0	0
	<i>Market</i>							252			0	146	106	74	32	0	0	0	0	0	106	0	0	0	0
	<i>Affordable</i>							83			83	41	42	0	42	0	0	0	0	0	42	0	0	0	0
N 6527	Laverockbank Road	Mackenzie And Mackenzie LLP.	0.0	B	FULL	Mar-21	Mar-22	7	7	0	0	0	7	0	7	0	0	0	0	0	7	0	0	0	0
6354	Leith Walk	Mr George Duff.	0.1	B	FULL	Dec-20		10	0	10	0	0	10	0	0	0	10	0	0	0	10	0	0	0	0
N 6415	Leith Walk	Drum (Steads Place) Ltd & CAMVO 123 L	1.2	B	FULL	Oct-21		152	0	152	38	0	152	0	0	52	50	50	0	0	152	0	0	0	0
	<i>Market</i>							114			0	0	114	0	0	33	31	50	0	0	114	0	0	0	0
	<i>Affordable</i>							38			38	0	38	0	0	19	19	0	0	0	38	0	0	0	0
6067	London Road	Place Development, City Of Edinburgh C	11.6	B	FULL	Oct-20		596	0	596	149	0	596	0	0	25	50	50	0	0	125	50	100	321	
	<i>Market</i>							447			0	0	447	0	0	25	25	25	0	0	75	25	75	272	
	<i>Affordable</i>							149			149	0	149	0	0	25	25	25	0	0	50	25	25	49	
5027	London Road	Drum Property Group.	0.8	B	FULL	Aug-20		116	0	116	29	0	116	0	0	56	60	0	0	0	116	0	0	0	
	<i>Market</i>							87			0	0	87	0	0	56	31	0	0	0	87	0	0	0	
	<i>Affordable</i>							29			29	0	29	0	0	0	29	0	0	0	29	0	0	0	
N 6411	Long Dalmahoy Road	Mr C Hardy	0.3	B	FULL	Jun-21		8	8	0	0	0	8	0	0	8	0	0	0	0	8	0	0	0	
	Madeira Street	Port Of Leith Housing Association.	0.1	B	FULL	May-16	Mar-17	12	0	12	12	8	4	0	0	0	0	0	0	0	0	4	0	0	0
	Manor Place	Manor Developments Edinburgh Ltd.	0.0	B	FULL	Jul-21	Mar-22	6	0	6	0	0	6	6	0	0	0	0	0	0	6	0	0	0	
N 6444	Marionville Road	Dandara Limited.	0.5	B	FULL	Jan-21		113	10	103	28	0	113	0	0	72	41	0	0	0	113	0	0	0	
	<i>Market</i>							85			0	0	85	0	0	50	35	0	0	0	85	0	0	0	
	<i>Affordable</i>							28			28	0	28	0	0	22	6	0	0	0	28	0	0	0	
N 6415	Meadowbank	City Development Office Ltd.	0.0	B	FULL	Mar-19	Mar-22	11	0	11	0	0	11	0	11	0	0	0	0	0	11	0	0	0	
	Meadow Place Road	Westpoint Homes Ltd.	0.2	B	FULL	Nov-21	Mar-22	24	0	24	6	0	24	0	12	12	0	0	0	0	24	0	0	0	
	<i>Market</i>							18			0	0	18	0	6	12	0	0	0	0	18	0	0	0	
	<i>Affordable</i>							6			6	0	6	0	6	0	0	0	0	0	6	0	0	0	
6359	Melville Street	MSC Development LLP.	0.1	B	FULL	Aug-20	Mar-21	11	0	11	0	0	11	11	0	0	0	0	0	0	11	0	0	0	
N 6481	Morningside Road	83S Ltd.	0.0	B	FULL	Jan-22		10	0	10	0	0	10	0	0	0	10	0	0	0	10	0	0	0	
N 6482	Morningside Road	83S Ltd.	0.1	B	FULL	Jan-22		11	0	11	0	0	11	0	0	0	11	0	0	0	11	0	0	0	
N 6555	Newcraighall Road	Panacea (Scotland) Limited.	0.0	B	FULL	Mar-22	Mar-22	10	10	0	0	0	10	10	0	0	0	0	0	0	10	0	0	0	
6369	North Castle Street	Ms Dawn Shan.	0.0	B	FULL	Nov-20	Mar-21	6	0	6	0	0	6	6	0	0	0	0	0	0	6	0	0	0	
3623	Ocean Drive	S1 Developments Ltd.	1.1	B	FULL	Nov-20		338	0	338	85	0	338	0	0	50	100	188	0	0	338	0	0	0	
	<i>Market</i>							253			0	0	253	0	0	38	75	140	0	0	253	0	0	0	
	<i>Affordable</i>							85			85	0	85	0	0	12	25	48	0	0	85	0	0	0	
N 6416	Oxgangs Green	Hopefield Partnership Ltd.	1.5	B	FULL	May-19	Mar-20	85	6	79	85	34	51	51	0	0	0	0	0	0	51	0	0	0	
5159.2	Oxgangs Path	New Age Developers Ltd.	0.1	B	FULL	Dec-21		11	2	9	0	0	11	0	11	0	0	0	0	0	11	0	0	0	
5159.3	Pennywell Road	City Of Edinburgh Council.	3.2	B	FULL	Dec-17	Sep-19	136	0	136	136	12	124	24	50	50	0	0	0	0	124	0	0	0	
	<i>Market</i>							315	140	175	181	106	209	50	50	50	50	59	0	0	209	0	0	0	
	<i>Affordable</i>							134			0	32	102	25	25	25	25	52	0	0	102	0	0	0	
								181			181	74	107	25	25	25	25	7	0	0	107	0	0	0	
N 5159.2B	Pennywell Road	CEC	2.2	B	OUT	Sep-13		99	99	0	0	0	99	0	0	0	33	33	0	0	66	33	0	0	
6374	Pennywell Road	City Of Edinburgh Council & North Edin	0.6	B	FULL	Nov-21		6	0	6	0	0	6	0	6	0	0	0	0	0	6	0	0	0	
	Pinkhill	Dandara.	0.4	B	FULL	Jun-20	Mar-22	46	0	46	11	0	46	23	23	0	0	0	0	0	46	0	0	0	
	<i>Market</i>							35			0	0	35	23	12	0	0	0	0	0	35	0	0	0	
	<i>Affordable</i>							11			11	0	11	0	11	0	0	0	0	0	11	0	0	0	
N 6459	Pipe Lane	Portobello Sands Ltd C/o Agent.	0.1	B	FULL	Sep-21		10	0	10	0	0	10	0	0	0	10	0	0	0	10	0	0	0	
6113	Pitt Street	Buckley Building UK Ltd.	0.0	B	FULL	Oct-21		8	0	8	0	0	8	0	8	0	0	0	0	0	8	0	0	0	
N 6454	Polwarth Terrace	Canal View Care Ltd.	0.2	B	FULL	Nov-21	Mar-22	6	0	6	0	0	6	6	0	0	0	0	0	0	6	0	0	0	
6039	Prestonfield Avenue	First Construction Ltd.	0.1	B	FULL	Aug-21		9	0	9	0	0	9	0	9	0	0	0	0	0	9	0	0	0	
N 6520	Redhall House Drive	Mr Dildar Singh Gold	0.0	B	FULL	Mar-22		8	2	6	0	0	8	0	0	2	6	0	0	0	8	0	0	0	
5834	Restalrig Road	A'ila Modaraba.	0.0	B	FULL	Sep-20	Mar-21	6	0	6	0	0	6	6	0	0	0	0	0	0	6	0	0	0	
5836	Rosefield Place	Badenoch Homes Ltd.	0.1	B	FULL	Jul-20	Mar-18	6	0	6	0	0	6	6	0	0	0	0	0	0	6	0	0	0	
3762	RWELP HSG : Ferrymuir Gait	Ambassador Living	4.7	B	FULL	Oct-20	Mar-21	124	89	36	31	0	124	0	50	50	24	0	0	0	124	0	0	0	
	<i>Market</i>							93			0	0	93	0	19	50	24	0	0	0	93	0	0	0	

Schedule 3 – Completions 2021/22

Housing Land Audit and Completions Programme 2022

Schedule 3: Completions 2021/22

Site Ref Site completed during 2021/22)	Site Name	Developer	Brf/ Grf	Total				Completions up to 03/21			Completions 04/21 to 03/22			Units Remaining		
				Dwellings	Houses	Flats affordable units		Total	Market	Affordable	Total	Market	Affordable	Total	Market	Affordable
LDP Allocations																
	3825 LDP CC2: New Street	Artesan	B	167	10	157	0	0	0	0	52	52	0	115	115	0
C	4338.5 LDP CC3: Fountainbridge	Fountain North Ltd.	B	125	0	125	0	0	0	0	125	125	0	0	0	0
C	3424.10 LDP EW 1A: Western Harbour- Sandpiper Drive	Robertson Living.	B	40	0	40	40	0	0	0	40	0	40	0	0	0
C	4894.1C LDP EW 1C: Salamander Place phase 3 and 4	Crudden and Teague	B	199	0	199	199	0	0	0	199	0	199	0	0	0
	4894.1D LDP EW 1C: Salamander Place Phase 5	Teague Homes (UK), Miller Homes & Cruden	B	155	44	111	0	0	0	0	117	117	0	38	38	0
C	3733A.5 LDP EW 2B: Upper Strand Phs 3	Places for People	B	89	0	89	33	0	0	0	89	56	33	0	0	0
C	3744A.3 LDP EW 2C: Granton Harbour - Plot 3	Port Of Leith Housing Association.	B	104	0	104	104	0	0	0	104	0	104	0	0	0
	4893A LDP EW1B: CLW - Ocean Drive	CALA Management Ltd.	B	390	33	357	97	60	60	0	85	85	0	245	148	97
	4773 LDP HSG 11: Shrub Place	Places For People (Shrubhill) Ltd.	B	342	0	342	225	201	49	152	18	0	18	123	68	55
C	3965 LDP HSG 12: Albion Road	Places for People	B	205	48	157	0	175	175	0	30	30	0	0	0	0
	3754.6 LDP HSG 17: Greendykes Road (areas N,Q,P,R)	Taylor Wimpey	B	169	111	58	0	0	0	0	38	38	0	131	131	0
	3753.5 LDP HSG 18: New Greendykes Areas C & D	Sheratan Ltd + Persimmon Homes (East S)	G	145	115	30	0	81	81	0	64	64	0	0	0	0
	5247A LDP HSG 20: Cammo	CALA Management Ltd	G	197	83	114	0	0	0	0	44	44	0	153	153	0
	5247B LDP HSG 20: Cammo	BDW Trading Ltd	G	458	185	273	164	0	0	0	32	32	0	426	262	164
	5248 LDP HSG 21: Broomhills	BDW Trading Ltd.	G	671	572	99	158	429	323	106	130	78	52	112	112	0
	5251.1 LDP HSG 24: Gilmerton Station Road	Miller Homes Ltd	G	198	151	47	0	151	151	0	26	26	0	21	21	0
	5251.2 LDP HSG 24: Gilmerton Station Road	Persimmon Homes	G	302	245	57	77	26	16	10	73	48	25	203	161	42
	5251.3 LDP HSG 24: Gilmerton Station Road	BDW	G	315	270	45	78	23	23	0	115	48	67	177	166	11
	5252 LDP HSG 25: Candlemaker's Park	Taylor Wimpey / South East Edinburgh D	G	149	125	24	37	67	67	0	42	40	2	40	5	35
C	5254.2 LDP HSG 27: Newcraighall East Phase 4	Avant Homes	G	37	37	0	10	0	0	0	37	27	10	0	0	0
	5713 LDP HSG 33: South Scotstoun	Taylor Wimpey East Scotland.	G	306	214	92	69	11	11	0	40	40	0	255	186	69
C	5716 LDP HSG 37: Newmills Road	Cala Management Ltd.	G	206	91	115	51	178	154	24	28	1	27	0	0	0
	5706 LDP HSG 38: Ravelrig Road	CALA Management Ltd.	G	140	116	24	36	101	65	36	26	26	0	13	13	0
	5717 LDP HSG 39: Lasswade Road	Persimmon / Miller	G	260	227	33	65	150	85	65	77	77	0	33	33	0
Other Sites																
C	5993 Bernard Street	J & M Cameron Properties Ltd	B	11	0	11	0	0	0	0	11	11	0	0	0	0
	6307 Burdiehouse Road	BDW and Hallam land management	G	116	95	21	30	0	0	0	32	32	0	84	54	30
	4917A Calder Road	The City Of Edinburgh Council.	B	184	35	149	184	64	0	64	60	0	60	60	0	60
	6316 Corbieshot	Robertson Living Ltd.	G	54	50	4	13	0	0	0	23	23	0	31	18	13
	5423 Craighouse Road	Edinburgh Napier University And Craigh	B	145	43	102	0	30	30	0	25	25	0	90	90	0
C	6205 Duddingston Row	21st Century Homes.	B	40	2	38	40	0	0	0	40	0	40	0	0	0
C	5918 Figgate Street	Figgate Street Developments	B	6	0	6	0	0	0	0	6	6	0	0	0	0
	6025 Fishwives Causeway	Barrat	B	435	76	359	108	108	108	0	119	40	79	208	179	29
C	6190 George Street	Lightstorm Estates Ltd.	B	6	0	6	0	0	0	0	6	6	0	0	0	0
C	6061 Gorgie Road	AMA (New Town) Ltd.	B	48	9	39	0	0	0	0	48	48	0	0	0	0
C	6040 Great Junction Street	Glenprop2.	B	37	0	37	0	0	0	0	37	37	0	0	0	0
	5947 Lanark Road West	George Dunbar And Sons Builders Ltd.	B	53	0	53	12	12	0	12	17	17	0	24	24	0
	6178 Lasswade Road	Bellway / Miller	G	335	299	36	83	67	51	16	120	95	25	148	106	42

Housing Land Audit and Completions Programme 2022

Schedule 3: Completions 2021/22

Site Ref	Site Name	Developer	Brf/ Grf	Total				Completions up to 03/21			Completions 04/21 to 03/22			Units Remaining		
				Dwellings	Houses	Flats affordable units		Total	Market	Affordable	Total	Market	Affordable	Total	Market	Affordable
C	5800 Longstone Road	Castle Rock Edinvar Housing Associatio	G	157	50	107	38	153	115	38	4	4	0	0	0	0
C	5803 Maritime Lane	Zonal Retail Data System Ltd.	B	8	0	8	0	0	0	0	8	8	0	0	0	0
C	6233 Melville Street	Dragon Development Edinburgh.	B	11	0	11	0	0	0	0	11	11	0	0	0	0
C	6029 Newhaven Road	Queensberry Properties	B	52	0	52	13	15	15	0	37	24	13	0	0	0
C	6276 Niddrie Mains Road	CCG (Scotland) Ltd.	B	136	0	136	136	0	0	0	136	0	136	0	0	0
C	6290 Ocean Drive	Abercastle Developments Ltd.	B	5	0	5	0	0	0	0	5	5	0	0	0	0
C	6184 Oxfangs Green	Hopefield Partnership Ltd.	B	85	6	79	85	0	0	0	34	0	34	51	0	51
C	6046 Peffermill Road	21st Century Homes.	B	30	0	30	30	0	0	0	30	0	30	0	0	0
C	5159.3 Pennywell Road	Urban Union	B	315	140	175	181	12	12	0	94	20	74	209	102	107
C	6050 Randolph Crescent	Randolph Development LLP.	B	8	0	8	0	0	0	0	8	8	0	0	0	0
C	6166 Randolph Crescent	Square & Crescent Ltd	B	8	0	8	0	0	0	0	8	8	0	0	0	0
C	6207 Randolph Crescent		B	7	0	7	0	0	0	0	7	7	0	0	0	0
C	6160 Viewforth	CALA Management Ltd.	B	104	0	104	17	20	20	0	48	48	0	36	19	17
C	5546 Warriston Road	Canonmills No. 5 LTD.	B	11	0	11	0	0	0	0	11	11	0	0	0	0
C	5983 Warriston Road	Artisan Cannonmills	B	180	0	180	45	0	0	0	32	32	0	148	103	45
C	5866 West Bowling Green Street	HB Villages Developments Limited.	B	24	0	24	0	0	0	0	24	24	0	0	0	0
C	4502 West Coates	Cala Evans Restoration Ltd And City &	B	203	0	203	0	157	157	0	22	22	0	24	24	0
	Small Sites										92	90	2			
Total Completions 2021/2022											2786	1716	1070			

Schedule 4 – Constrained Sites

Housing Land Audit and Completions Programme 2022

Schedule 4: Constrained Sites

Ref	Address	Developer/applicant	Total	Housing Units			Last Consent		Constraint
				Afford.	Comp.	Remain	Type	Date	
5244	LDP Emp 6 IBG	LDP Site	350	88	0	350			No housing use established
3424	LDP EW 1A: Western Harbour	Forth Ports	669	0	0	669	Jul-02	OUT	Consent expired - flood risk
3424.1	LDP EW 1A: Western Harbour - Platinum Point	Gregor Shore Plc.	452	0	226	226	Apr-04	FULL	Owner not ready to market
3424.6	LDP EW 1A: Western Harbour View	AB Leith Ltd.	258	0	0	258	May-13	FULL	Owner not ready to market
4893	LDP EW 1B: Central Leith waterfront	Forth Ports	1444	361	0	1444			Multiple ownership - Site mostly in use
4894	LDP EW 1C: Leith Waterfront -Salamander Place		719	180	0	719			Much of site in use (Commercial)
3105B	LDP EW 2A: West Shore Road - Forth Quarter	City of Edinburgh Council	779	273	0	779	Oct-03	OUT	Some land contamination - no consent
3744A.2	LDP EW 2C: Granton Harbour	Gregor Shore PLC.	288	0	133	155	Jul-05	FULL	Owner not ready to market
3744B	LDP EW 2C: Granton Harbour	Various	347	190	0	347	May-21	OUT	Site in use (commercial)
3733B	LDP EW 2D: Waterfront - WEL - North Shore	Various	988	346	0	988			Site in use (commercial)
4157	LDP HSG 15: Castlebrae	LP site	145	0	0	145			Lp site. No consent
5254	LDP HSG 27: Newcraighall East (East Part)	LDP Site	88	22	0	88	Sep-15	OUT	Railway line/ Electricity pylons
5257	LDP HSG 30: Moredunvale Road	LDP Site	200	200	0	200			Not currently in Council's disposal plan
5256	LDP HSG 31: Curriemurend	CEC	188	188	0	188			Not currently in Council's disposal plan
5132	LDP HSG 4: West Newbridge	FAO Mr Campbell Black	490	245	0	490	May-20	FULL	Not marketed
4897	LDP HSG 7: Edinburgh Zoo		80	20	0	80			Site in alternative use
6248	Ardshiel Avenue	Southside Company Services Ltd	6	0	0	6	Nov-19	FULL	Site not progressed.
6210	Bath Road	Kindplease Ltd.	6	0	0	6	Jul-19	FULL	Consent now expired
5727	Beaverbank Place	Tourist Services Edin Ltd.	8	0	0	8	Feb-21	FULL	New application for change of use to leisure
5928	Gorgie Road	Caledonian Heritable	11	0	0	11	Dec-19	FULL	Site In use as public bar
6200	Hopetoun Crescent	K & S Mir Ltd.	6	0	0	6	Jun-19	FULL	Consent now expired
6011	Ocean Drive	Port of Leith HA	57	57	0	57	Jan-18	FULL	Consent Expired (Jan 2021)
6228	Princes Street	ECF Edinburgh Retail.	17	0	0	17	Aug-19	FULL	No Progress - viability
5011	Shandwick Place	Mr Tom Diresta c/o Agent	11	0	0	11	Apr-19	FULL	No Progress - viability
6076	West Granton Road	ED Consilium Ltd.	11	0	0	11	Jun-19	FULL	Consent expired
	Small sites		99	0	0	99			
	Total Constarined		7717	2170	359	7358			

Schedule 5 – Delivery Factors

Housing Land Audit and Completions Programme 2022

Schedule 5: Factors affecting delivery

Ref	Site Name	Developer/applicant	Capacity	Affordable	Complete	Remaining	Delivery in 5 years	Delivery beyond year 5
Completion rates at maximum								
5720	Abbey Mount	Abbey Mount Estates Ltd C/O Agent	11	0	0	11	11	0
6028	Almondhill	Almond Hill Kirkliston Ltd.	11	0	0	11	11	0
6294	Alva Street	Phoenix Developments.	6	0	0	6	6	0
6271	Barnton Avenue West	New Age Developers.	15	0	0	15	15	0
6299	Bell's Brae	Sundial Properties.	10	0	0	10	10	0
4402	Brunstane Road South	South Castle Properties Limited.	12	0	11	1	1	0
4917A	Calder Road	The City Of Edinburgh Council.	184	184	124	60	60	0
6308	Calton Road	Square & Crescent Ltd Square & Crescen	22	5	0	22	22	0
6309	Cammo Road	Mr Terry Heneaghan	6	0	0	6	6	0
6080	Canaan Lane	Mr Phillip Sunderland	10	0	0	10	10	0
6122	Canon Street	Thistle Property Group.	11	0	0	11	11	0
6311	Castle Street	Middlebrook Properties Ltd.	9	0	0	9	9	0
5574	Clearburn Crescent	Mr David Rae	10	0	0	10	10	0
6135	Colinton Road	Rutherford Colinton.	5	0	0	5	5	0
5898	Constitution Street	GA Group Ltd.	9	0	0	9	9	0
6325	Duddingston Road West	Stone Acre Projects Ltd	8	0	0	8	8	0
5919	Ford's Road	AMA (New Town) Ltd.	9	0	0	9	9	0
4728	Groathill Road South	Beaufort Property Company Ltd.	12	0	0	12	12	0
6350	Jeffrey Street	Leonardo John Dalton House Ltd.	31	8	0	31	31	0
6285	Lanark Road	Abbotswell Developments	57	12	0	57	57	0
5947	Lanark Road West	George Dunbar And Sons Builders Ltd.	53	12	29	24	24	0
6527	Laverockbank Road	Mackenzie And Mackenzie LLP.	7	0	0	7	7	0
4894.1D	LDP EW 1C: Salamander Place Phase 5	Teague Homes (UK), Miller Homes & Crud	155	0	117	38	38	0
4773A	LDP HSG 11: Shrub Place - Tramway Wshop	The Engine Yaerd Ltd.	43	0	0	43	43	0
5248	LDP HSG 21: Broomhills	BDW Trading Ltd.	671	158	559	112	112	0
5251.1	LDP HSG 24: Gilmerton Station Road	Miller Homes Ltd	198	0	177	21	21	0
5252	LDP HSG 25: Candlemaker's Park	Taylor Wimpey / South East Edinburgh D	149	37	109	40	40	0
5254.3	LDP HSG 27: Newcraighall East Phase 5	Avant Homes	29	6	0	29	29	0
5706	LDP HSG 38: Ravelrig Road	CALA Management Ltd.	140	36	127	13	13	0
5717	LDP HSG 39: Lasswade Road	Persimmon / Miller	260	65	227	33	33	0
6411	Manor Place	Manor Developments Edinburgh Ltd.	6	0	0	6	6	0
6161	Meadowbank	City Development Office Ltd.	11	0	0	11	11	0
6359	Melville Street	MSC Development LLP.	11	0	0	11	11	0

Housing Land Audit and Completions Programme 2022

Schedule 5: Factors affecting delivery

Ref	Site Name	Developer/applicant	Capacity	Affordable	Complete	Remaining	Delivery in 5 years	Delivery beyond year 5
6555	Newcraighall Road	Panacea (Scotland) Limited.	10	0	0	10	10	0
6369	North Castle Street	Ms Dawn Shan.	6	0	0	6	6	0
6184	Oxgangs Green	Hopefield Partnership Ltd.	85	85	34	51	51	0
5159.2B	Pennywell Road	City Of Edinburgh Council & North Edin	6	0	0	6	6	0
6374	Pinkhill	Dandara.	46	11	0	46	46	0
6454	Polwarth Terrace	Canal View Care Ltd.	6	0	0	6	6	0
5834	Restalrig Road	A'ila Modaraba.	6	0	0	6	6	0
5836	Rosefield Place	Badenoch Homes Ltd.	6	0	0	6	6	0
6254	Simon Square	Seven Hills Property Ltd.	6	0	0	6	6	0
4793	St James Centre	TIAA Henderson Real Estate.	150	0	0	150	150	0
6486	Telford Drive	Cullross Ltd/Port Of Leith Housing Ass	11	11	0	11	11	0
4502	West Coates	Cala Evans Restoration Ltd And City &	203	0	179	24	24	0
Rate Determined by Market Demand								
6307	Burdiehouse Road	BDW and Hallam land management	116	30	32	84	84	0
6314	Colinton Road	Eastern Properties Ltd & Westerwood Lt	19	0	0	19	19	0
6316	Corbieshot	Robertson Living Ltd.	54	13	23	31	31	0
6318	Corstorphine Road	AMA (New Town) Ltd.	28	7	0	28	28	0
5423	Craighouse Road	Quartermile Developments	145	0	55	90	90	0
6320	Craigmillar Park	Cala Management Ltd	48	0	0	48	48	0
6519	East of Milburn Tower	Murray Estates Lothian Limited	1350	337	0	1350	150	1200
6025	Fishwives Causeway	Barrat	435	108	227	208	208	0
6399	Gylemuir Road	Artisan Edinburgh Corstorphine.	126	31	0	126	126	0
6518	Iona Street	Iona Street Edinburgh Ltd.	80	20	0	80	80	0
6514	Lanark Road	Thistle Residential.	25	0	0	25	25	0
6178	Lasswade Road	Bellway / Miller	335	83	187	148	148	0
4338.6	LDP CC3: Fountainbridge	Moda Living (Springside) Ltd.	205	0	0	205	205	0
3105A	LDP EW 2A: West Shore Road - Forth Quarter	City of Edinburgh Council	444	257	0	444	350	94
3744A.9	LDP EW 2C: Granton Harbour Plots 9a/9b	Granton Central Developments Ltd.	104	0	0	104	104	0
4893B	LDP EW1B: CLW - Bath Road	BDW Trading Ltd.	212	53	0	212	212	0
4893C	LDP EW1B: CLW - Bath Road	BDW Trading Ltd.	95	23	0	95	95	0
4893A	LDP EW1B: CLW - Ocean Drive	CALA Management Ltd.	390	97	145	245	245	0
4773	LDP HSG 11: Shrub Place	Places For People (Shrubhill) Ltd.	342	225	219	123	123	0
3754.6	LDP HSG 17: Greendykes Road (areas N,Q,P,R)	Taylor Wimpey	169	0	38	131	131	0

Housing Land Audit and Completions Programme 2022

Schedule 5: Factors affecting delivery

Ref	Site Name	Developer/applicant	Capacity	Affordable	Complete	Remaining	Delivery in 5 years	Delivery beyond year 5
3753.6	LDP HSG 18: New Greendykes Areas A,B	Persimmon Homes.	165	0	0	165	165	0
5246.2.4	LDP HSG 19: Maybury Central - 4	Miller Homes Limited & West Craigs Lim	213	0	0	213	213	0
5246.1	LDP HSG 19: Maybury East	Taylor Wimpey UK Limited.	250	63	0	250	250	0
5247B	LDP HSG 20: Cammo	BDW Trading Ltd	458	164	32	426	426	0
5247A	LDP HSG 20: Cammo	CALA Management Ltd	197	0	44	153	153	0
5251.3	LDP HSG 24: Gilmerton Station Road	BDW	315	78	138	177	177	0
5251.2	LDP HSG 24: Gilmerton Station Road	Persimmon Homes	302	77	99	203	203	0
5713	LDP HSG 33: South Scotstoun	Taylor Wimpey East Scotland.	306	69	51	255	255	0
5713.1	LDP HSG 33: South Scotstoun (Dimma Park)	Taylor Wimpey East Scotland.	72	0	0	72	72	0
6405	Meadow Place Road	Westpoint Homes Ltd.	24	6	0	24	24	0
5159.2	Pennywell Road	City Of Edinburgh Council.	136	136	12	124	124	0
5159.3	Pennywell Road	Urban Union	315	181	106	209	209	0
3762	RWELP HSG : Ferrymuir Gait		124	31	0	124	124	0
6382	Sciennes Road	Downing Students (Meadows) LP Inc.	126	31	0	126	126	0
6191	South Fort Street	Blake Property Company LLP & BDW Tradi	115	28	0	115	115	0
6398	St Peter's Place	LAR Housing Trust.	16	16	0	16	16	0
6022	The Wisp	Springfield Properties PLC	139	35	0	139	139	0
6160	Viewforth	CALA Management Ltd.	104	17	68	36	36	0
5983	Warriston Road	Artisan Cannonmills	180	45	32	148	148	0
6244	Wellflats Road	Dandara Limited.	124	31	0	124	124	0
6021	West Bowling Green Street	WBG Partnership.	77	19	0	77	77	0
Rate determined by affordable housing programme								
6249	Dumbryden Drive	Robertson Partnership Homes	49	49	0	49	49	0
4900.1B	LDP CC3: Fountainbridge (Phase 1.1)	City Of Edinburgh Council.	113	113	0	113	113	0
3744A.8	LDP EW 2C: Granton Harbour Plots S1 and S2	Port Of Leith Housing Association.	302	302	0	302	302	0
5246.2.2	LDP HSG 19: Maybury Central - 2	Dunedin Canmore.	158	158	0	158	158	0
5246.2.3	LDP HSG 19: Maybury Central - 3	Dunedin Canmore.	142	142	0	142	142	0
5801	Madeira Street	Port Of Leith Housing Association.	12	12	8	4	0	4
Commence Development								

Housing Land Audit and Completions Programme 2022

Schedule 5: Factors affecting delivery

Ref	Site Name	Developer/applicant	Capacity	Affordable	Complete	Remaining	Delivery in 5 years	Delivery beyond year 5	
6475	Abercorn Terrace	Abercorn Care Ltd.	8	0	0	8	8	0	
5888	Belford Road	AMA (Belford) Ltd.	50	0	0	50	50	0	
6282	Bonnington Road Lane	Platform	464	130	0	464	275	189	
6211	Braid Road	Pentland Investments Ltd.	7	0	0	7	7	0	
6317	Corstorphine Road	Sundial Dundas (Corstorphine) Ltd.	76	0	0	76	76	0	
6328	Edinburgh Road	PANACEA Property.	5	0	0	5	5	0	
6331	Falcon Road West	AMA (New Town) Ltd.	11	0	0	11	11	0	
4946	Gayfield Square	MacTaggart and Mikel	11	0	0	11	11	0	
6434	Lanark Road West	Whyalla Investments Ltd.	6	0	0	6	6	0	
4900.1	LDP CC3: Fountainbridge (Phase 1)	City Of Edinburgh Council	258	0	0	258	78	180	
4900.1.1	LDP CC3: Fountainbridge (Phase 1.1)	City Of Edinburgh Council	64	32	0	64	64	0	
5245.1	LDP Del 4: Edinburgh Park / South Gyle	LDP Site	1737	434	0	1737	200	1537	
3424.1A	LDP EW 1A: Western Harbour	Edinburgh Forthside Developments Limit	205	0	0	205	205	0	
3424.1.1	LDP EW 1A: Western Harbour	Forth Properties Limited.	800	0	0	800	250	550	
4894.1	LDP EW 1C: Salamander Place Phase 6 and 7	Cruden Homes (East) Ltd / Teague Homes	151	151	0	151	151	0	
5246.2.1	LDP HSG 19: Maybury Central - 1	West Craigs Ltd & Dunedin Canmore.	5	0	0	5	5	0	
5246.2.5	LDP HSG 19: Maybury Central - 5	BDW Trading Ltd & West Craigs Limited.	269	0	0	269	216	53	
5704	LDP HSG 40: SE Wedge South - Edmonstone	Snaefell Holdings (UK) Ltd.	696	174	0	696	150	546	
6415	Leith Walk	Drum (Steads Place) Ltd & CAMVO 123 Lt	152	38	0	152	152	0	
6067	London Road	Place Development, City Of Edinburgh C	596	149	0	596	125	471	
6001	Long Dalmahoy Road	Mr C Hardy	8	0	0	8	8	0	
6387	Timber Bush	Office Suites UK Ltd & James Hay Pensi	5	0	0	5	5	0	
6433	Torphichen Street	ADM Edinburgh.	7	0	0	7	7	0	
5984	Wellington Place	Port of Leith HA	35	35	0	35	35	0	
6076	West Granton Road	ED Consilium Ltd.	11	0	0	11	0	11	Constrained
Market Site / Secure Developer									
6248	Ardshiel Avenue	Southside Company Services Ltd & Rothe	6	0	0	6	0	6	Constrained
6210	Bath Road	Kindplease Ltd.	6	0	0	6	0	6	Constrained
3825	LDP CC2: New Street	Artesan	167	0	52	115	115	0	
3744A.11	LDP EW 2C: Granton Harbour	GCD Ltd.	98	0	0	98	98	0	
3744A.10	LDP EW 2C: Granton Harbour	GCD Ltd.	171	0	0	171	101	70	
3744A.6	LDP EW 2C: Granton Harbour - Plot 29	Granton Central Developments Ltd.	100	0	0	100	100	0	
3744A.4	LDP EW 2C: Granton Harbour - Plot 31	Granton Central Developments Ltd.	97	0	0	97	97	0	

Housing Land Audit and Completions Programme 2022

Schedule 5: Factors affecting delivery

Ref	Site Name	Developer/applicant	Capacity	Affordable	Complete	Remaining	Delivery in 5 years	Delivery beyond year 5	
3744A.7	LDP EW 2C: Granton Harbour Plots 26 and 27	Link	264	264	132	132	0	132	
5132	LDP HSG 4: West Newbridge	FAO Mr Campbell Black	490	245	0	490	0	490	Constrained
5011	Shandwick Place	Mr Tom Diresta c/o Agent	11	0	0	11	0	11	Constrained
Secure non-planning consents									
6403	Abbey Lane	Artisan Abbeyhill Ltd And Unite Group	66	0	0	66	66	0	
6453	Abercromby Place	Mr Fursman	5	0	0	5	5	0	
5882	Ashley Place	Cornhill Building Services Limited.	58	13	0	58	58	0	
6297	Barnton Brae	Mr L Rennie.	11	0	0	11	11	0	
5727	Beaverbank Place	Tourist Services Edin Ltd.	8	0	0	8	0	8	Constrained
6423	Broughton Road	City Of Edinburgh Council.	27	27	0	27	27	0	
6313	Clovenstone Gardens	J Smart & Co (Contractors) PLC.	69	69	0	69	69	0	
6315	Corbiehill Road	Mr Rupinder Bal.	5	0	0	5	5	0	
6323	Dickson Street	Dickson Street Limited	7	0	0	7	7	0	
6280	Duddingston Road West	KLN Properties.	131	0	0	131	131	0	
6177	Dumbiedykes Road	Mr F Martone	11	0	0	11	11	0	
6451	Dumbryden Gardens	Robertson Construction Group	8	0	0	8	8	0	
6404	Fettes Row	Izar V Lux S. A R. L (c/o Turley).	349	88	0	349	200	149	
6422	George Street	Mitchells And Butlers Plc.	6	0	0	6	6	0	
6470	Gorgie Road	Chesser Homes Ltd.	8	0	0	8	8	0	
6396	Gorgie Road	Spindlehawk Ltd.	35	8	0	35	35	0	
6200	Hopetoun Crescent	K & S Mir Ltd.	6	0	0	6	0	6	Constrained
6496	Hopetoun Street	Bield Housing & Care.	5	0	0	5	5	0	
4900.2	LDP CC3: Fountainbridge (Vastint)	Vastint	234	58	0	234	150	84	
4893D	LDP EW1B: CLW - Baltic Street	Sundial Properties Ltd.	18	18	0	18	18	0	
3760	LDP HSG 1: Springfield	Cala	176	44	0	176	176	0	
3747	LDP HSG 5: Hillwood Rd	Taylor Wimpey	132	33	0	132	132	0	
6354	Leith Walk	Mr George Duff.	10	0	0	10	10	0	
5027	London Road	Drum Property Group.	116	29	0	116	116	0	
5544	Marionville Road	Dandara Limited.	113	28	0	113	113	0	
6482	Morningside Road	83S Ltd.	11	0	0	11	11	0	
6481	Morningside Road	83S Ltd.	10	0	0	10	10	0	
3623	Ocean Drive	S1 Developments Ltd.	338	85	0	338	338	0	
6416	Oxgangs Path	New Age Developers Ltd.	11	0	0	11	11	0	

Housing Land Audit and Completions Programme 2022

Schedule 5: Factors affecting delivery

Ref	Site Name	Developer/applicant	Capacity	Affordable	Complete	Remaining	Delivery in 5 years	Delivery beyond year 5	
6459	Pipe Lane	Portobello Sands Ltd C/o Agent.	10	0	0	10	10	0	
6113	Pitt Street	Buckley Building UK Ltd.	8	0	0	8	8	0	
6039	Prestonfield Avenue	First Construction Ltd.	9	0	0	9	9	0	
6228	Princes Street	ECF Edinburgh Retail.	17	0	0	17	0	17	Constrained
6520	Redhall House Drive	Mr Dildar Singh Gold	8	0	0	8	8	0	
6526	Shandwick Place	DS Landsburgh Limited.	6	0	0	6	6	0	
6289	St John's Road	Mactaggart And Mickel Commercial Devel	36	9	0	36	36	0	
Discharge existing planning conditions / legal agreements									
6329	Eyre Place	Mr Lindsay McArthur.	7	0	0	7	7	0	
3753	LDP HSG 18: New Greendykes Areas H/AH1	Persimmon Homes.	128	25	0	128	128	0	
5246.2	LDP HSG 19: Maybury Central	West Craigs Ltd.	899	125	0	899	559	340	
5711	LDP HSG 29: Brunstane	EDI	1330	332	0	1330	380	950	
5712	LDP HSG 32: Buileyon Road	CALA	980	0	0	980	508	472	
Sign legal agreements for Minded to Grant cases									
4338.7	LDP CC3: Fountainbridge	Moda Living (Springside)	140	0	0	140	140	0	
Determine pending application									
5244	LDP Emp 6 IBG	LDP Site	350	88	0	350	0	350	Constrained
4996.4	Pennywell Road	CEC	99	0	0	99	66	33	
Submit planning application (if PAN period concluded for major applications)									
3733A.8	LDP EW 2B: Waterfront - Waterfront Avenue	CEC	75	63	0	75	75	0	
3733A	LDP EW 2B: Waterfront WEL - Central Dev Area	Various	1074	327	0	1074	150	924	
3754	LDP HSG 17: Greendykes (areas K and L)	Craigmillar JVC	129	0	0	129	0	129	
6011	Ocean Drive	Port of Leith HA	57	57	0	57	0	57	Constrained

Housing Land Audit and Completions Programme 2022

Schedule 5: Factors affecting delivery

Ref	Site Name	Developer/applicant	Capacity	Affordable	Complete	Remaining	Delivery in 5 years	Delivery beyond year 5	
Submit Proposal of Application Notice (major applications)									
3424	LDP EW 1A: Western Harbour	Forth Ports	669	0	0	669	0	669	Constrained
3105B	LDP EW 2A: West Shore Road - Forth Quarter	City of Edinburgh Council	779	273	0	779	0	779	Constrained
5246.3	LDP HSG 19: Maybury West	Roseberry Estates	130	33	0	130	0	130	
5710	LDP HSG 28: Ellens Glen Road	LDP site	240	60	0	240	60	180	
5257	LDP HSG 30: Moredunvale Road	LDP Site	200	200	0	200	0	200	Constrained
5256	LDP HSG 31: Curriemurend	CEC	188	188	0	188	0	188	Constrained
Align ownership with intention to develop									
3424	LDP EW 1A: Western Harbour - Platinum Point	Gregor Shore Plc.	452	0	226	226	0	226	Constrained
3424.6	LDP EW 1A: Western Harbour View	AB Leith Ltd.	258	0	0	258	0	258	Constrained
4893	LDP EW 1B: Central Leith waterfront	Forth Ports	1444	361	0	1444	0	1444	Constrained
3744A.2	LDP EW 2C: Granton Harbour	Gregor Shore PLC.	288	0	133	155	0	155	Constrained
5254	LDP HSG 27: Newcraighall East (East Part)	LDP Site	88	22	0	88	0	88	Constrained
Release site from existing land use									
5928	Gorgie Road	Caledonian Heritable	11	0	0	11	0	11	Constrained
4894	LDP EW 1C: Leith Waterfront -Salamanca Place		719	180	0	719	0	719	Constrained
3744B	LDP EW 2C: Granton Harbour	Various	347	190	0	347	0	347	Constrained
3733B	LDP EW 2D: Waterfront - WEL - North Shore	Various	988	346	0	988	0	988	Constrained
4157	LDP HSG 15: Castlebrae	LP site	145	0	0	145	0	145	Constrained
4897	LDP HSG 7: Edinburgh Zoo		80	20	0	80	0	80	Constrained

Schedule 6 – Deleted Sites

Housing Land Audit and Completions Programme 2022

Schedule 6: Sites deleted since Housing Land Audit and Completions Programme 2021

Ref	Site Name /Address	Developer (Or Owner)	Capacity 2020	Reason for deletion
6152	Barnton Avenue West	Barnton Avenue West Ltd.	7	Consent Lapsed
6330	Eyre Terrace	The Royal Bank Of Scotland	70	Superceded by other application
6187	Frederick Street	Plumbing Pensions UK Ltd.	5	Consent Lapsed
3754.3	LDP HSG 17: Greendykes Road	Craigmillar Eco Housing Co-op	10	Consent lapsed
6017	London Road	Murascot Ltd.	30	Developed for student housing
6515	Lower Gilmore Place	Glencairn Properties C/o Agent.	20	Developed for student housing
6158	Mitchell Street	J.N.L Property Investments.	9	Consent Lapsed
6157	Stead's Place	McGregor MOT Centre.	11	Consent Lapsed

Appendix 2 – Established Housing Land Supply 2022

