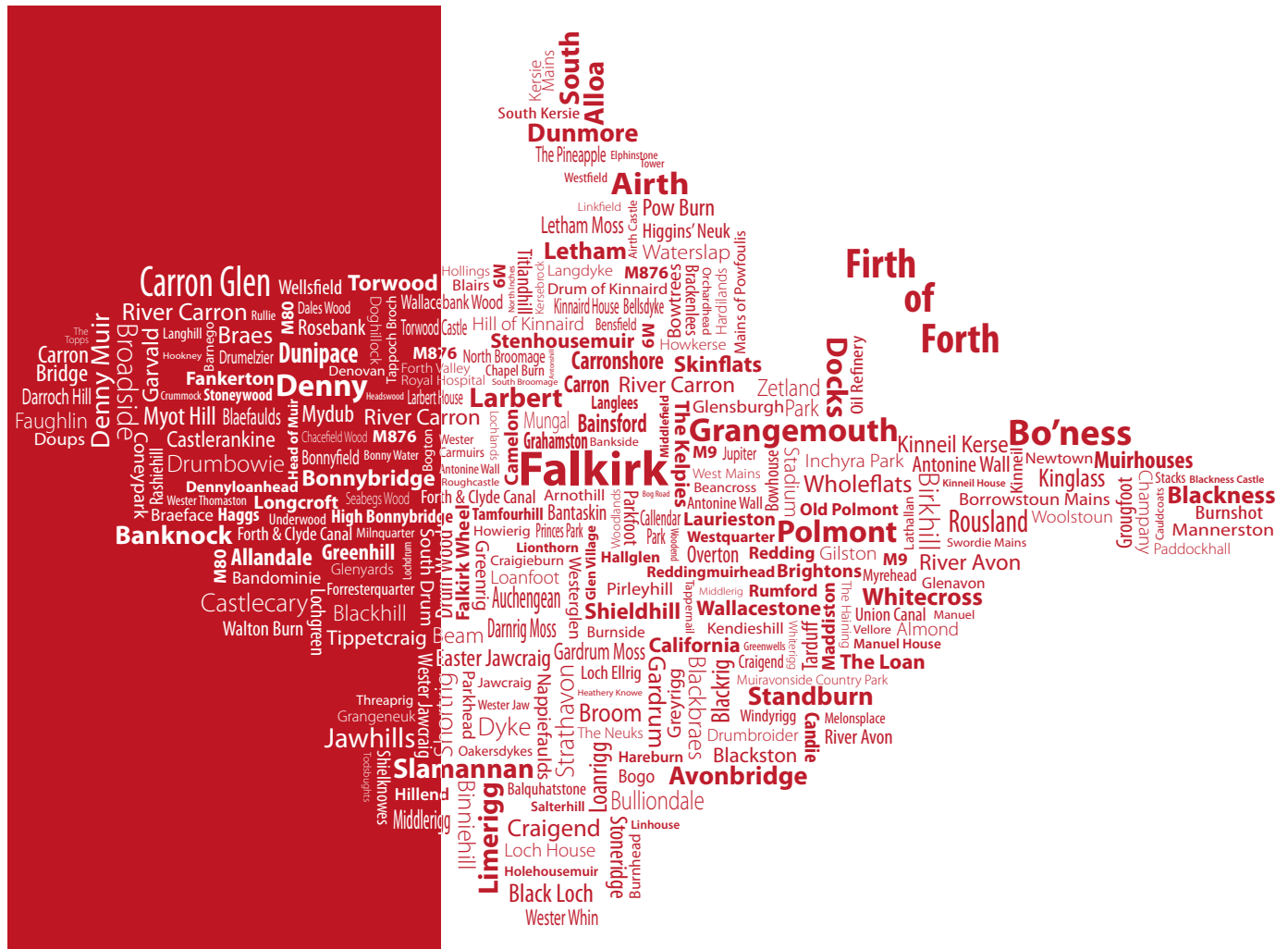


Local Development Plan2

Technical Report 3 (Revised):

Housing and Settlement Growth Options

September 2018



Falkirk Council

Falkirk Local Development Plan 2

Technical Report 3: Housing and Settlement Growth Options

1. Introduction

- 1.1 The scale and location of land for new housing is one of the main issues which the Falkirk Local Development Plan (LDP2) will have to deal with. The Main Issues Report (MIR) for LDP2 considered what overall housing supply target should be set, what amount of land should be allocated to meet this target, what contribution the existing land supply made to meeting this requirement and what new sites could be allocated to meet any shortfall. It set out a number of options for housing growth in the Falkirk Council area over the ten year period 2020-2030, and indicated which were preferred and which non-preferred. In general terms, the MIR sought to support the continued population and household growth in the area with the provision of housing in sustainable locations and with adequate infrastructure to accommodate new housing.
- 1.2 This Technical Report provides the background to the selection of the housing supply target and the housing land requirement, and how the requirement could be met through existing supply, new allocations and windfall/small sites. It considers the requirements identified in the 2016 Housing Need and Demand Assessment (HNDA) for both affordable and private sector housing and, taking into account a number of factors such as local economic activity, local build rates and the availability of resources, it identifies a housing supply target for the LDP period. The target is then split to indicate the affordable and private sector elements. A housing land requirement is then established with a generosity allowance to enable the target to be met over the LDP ten year time period.
- 1.3 In terms of meeting the requirement, the delivery of units from the existing land supply is estimated through the Housing Land Audit 2016/17. The basis for an annual windfall and small sites allowance is explained. Finally, consideration is given to the potential new allocations with reference to an assessment of settlement growth options.

2. Scottish Planning Policy/National Planning Framework 3

- 2.1 The National Planning Framework (NPF3) addresses national developments and priority areas such as the city regions and rural areas and identifies the need to increase house building to meet housing requirements across Scotland.
- 2.2 Scottish Planning Policy (SPP) identifies the guiding principle that a generous supply of housing land should be provided to support the achievement of the housing land requirement across all tenures and that a 5 year effective land supply should be maintained at all times.
- 2.3 The production of the HNDA, LDP and Local Housing Strategy (LHS) should be closely aligned with joint working between housing and planning teams. A housing market partnership was established to consider the HNDA and other housing matters and the 2016 HNDA has been produced and declared “robust and credible” by the

CHMA (Centre for Housing Market Analysis). SPP states that the LDP should set out the housing supply target separated into the affordable and social sectors based on evidence from the HNDA. It is a policy view taking into account a number of factors such as economic and social issues, capacity, resources and deliverability. The target should be reasonable and should also be reflected in the LHS.

- 2.4 The housing supply target (HST) should be increased by a margin of 10-20% to establish the housing land requirement (HLR) and to ensure that there is a generous supply of housing land. The target and requirement should be set out up to year 10 of the LDP. A range of sites should be identified to meet the requirement and beyond year 10 an indication of the scale and location of the housing land requirement should be given.

3. Housing Needs and Demand Assessment (HNDA)

Population and Household Projections

- 3.1 The HNDA has been produced using the 2012 National Records of Scotland (NRS) population and household projections which are from 2012 to 2037 and are shown in Figure 1. These are mid-year based. For the purposes of the HNDA the figures have been projected further by 3 years following the same trend. This has been agreed with the Centre for Housing Market Analysis (CHMA). The 2012 projections also take into account a higher base population than the 2010 projections using updated information from the 2011 Census. It is a requirement to carry out a HNDA every 5 years and this updates the 2011 HNDA.
- 3.2 The household projections are based on the 2012 principal population projections. The 2012 population projections continue to show an increase in population from 2016– 2037 of 13371 (8%) from 159759 in 2016 to 173130 in 2037. The base year for the HNDA is 2016 and the time period for the LHS is 2017-22 and the LDP is 2020-2040.

Figure 1 Population and Household Projections 2016-2039

	2016	2037	2039	2016 - 2037	% increase	2016 – 2039 % increase
2012 Population projections	159,759	173130		13371	8%	
2012 Household Projections	70990	80209	80931	9219	13%	9941 14%
2014 Population Projections	158990		170870			11880 7%
2014 Household Projections	70963		80334			9371 13%

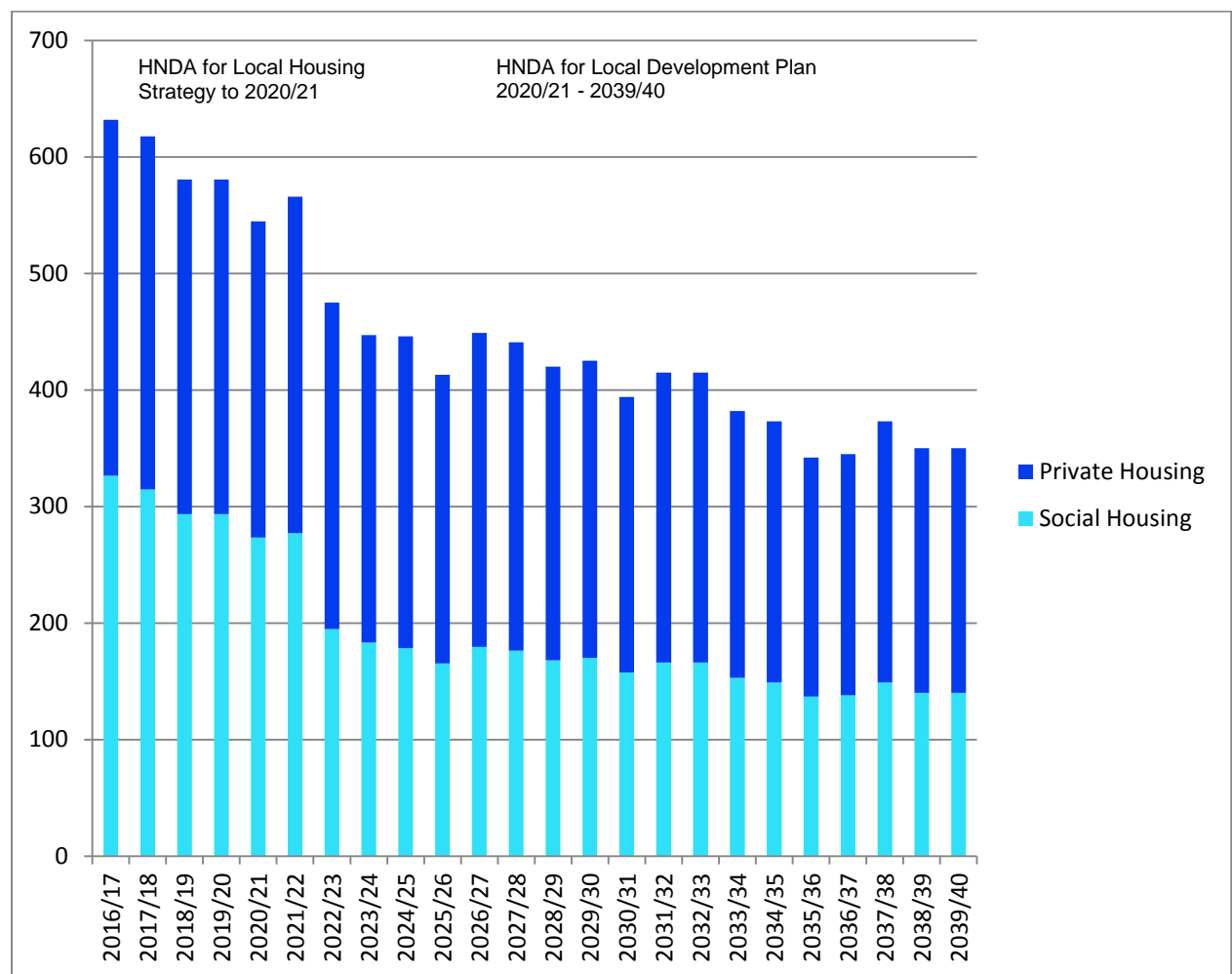
Source: NRS, Falkirk Council HNDA

- 3.3 The projections are based on past trends. The household projections show an increase in households from 2016/17 - 2039/40 of 9941 which averages out at 414/yr over 24 years. This is in contrast to the 2010 constrained housing variant used in the adopted LDP which predicted an increase in households of 14525 between 2010 and 2035 or 581/yr. The 2014 household projections (January 2018), derived from the 2014 population projections indicate a household figure of 80334 at 2039/40. This is slightly less than the projected figure used by the HNDA of 80931 at 2039/40. The HNDA therefore projects a higher household figure than the 2014 projections.
- 3.4 The previous 2010 household projections showed a larger number of adults living in one adult households. The current projections which also reflect more up to date information from the 2011 Census indicate that while there will still be an increase in the number of single person households there will also be a larger number of adults living in households of two or more adults with children and households with 3+ adults. Average household size is now projected to fall from 2.24 in 2012 to 2.12 by 2037. Previous expectations were that household size would drop to 2.0 by 2035 however this is not now the case. This has led to a slower growth in overall household numbers than in the previous projections although the population continues to grow. The 2014 household projections indicate the average household size in 2039 will be 2.10.

HNDA Housing Need Figures

- 3.5 The HNDA baseline figures for housing need are shown below in Figures 2, 3 and 4. The LHS is based on the first 5 years of the figures from 2016/17 to 2020/21. There is a slight overlap with the Local Development Plan which will cover 2020/21 – 2039/40. Both the LHS guidance and SPP assume that the LHS and Local Development Plan will be broadly in alignment. Although both documents are produced every 5 years they cover different timescales, for the LHS this is 5 years and for the LDP 10 – 20 years. Both documents go through a different consultation process. While there is a requirement to consult on the LHS it is not prescriptive. Falkirk Council carries out consultation before producing a draft and the Scottish Government is also consulted. The LHS is approved by the Local Authority. The LDP starts with the Call for Sites and then progresses through, with consultation at each stage, the Main Issues Report, Proposed Plan and Examination. Given these different timescales, it is almost inevitable that the LHS and the LDP will not be in alignment. However, the baseline figures for both documents are from the same source and reflect the appropriate time period from 2016 – 2040.
- 3.6 The LHS which has a much shorter timeframe and consultation process will therefore be based on the first 5 years of the HNDA. The LDP will be based on the HNDA from 2020/21 onwards.
- 3.7 The HNDA includes a backlog need of 767 which has been spread across the first 10 years of the model from 2012 – 2022. This backlog is therefore included in the totals below and is allocated to the affordable/below market rent sectors. The graph below shows that the trend is downwards for the number of households required every year reflecting the change in household formation. The figures are higher in the first six years of the model which also includes the backlog figure.

Figure 2 HNDA Identified Housing Need 2016/17 – 2039/40



Source: Falkirk Council HNDA

Figure 3. HNDA Identified Housing Need 2016/17 – 2039/40 (by sector)

LHS uses 2016/17 – 2020/21

LDP uses 2020/21 – 2039/40

	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	39/40	40/41
Households mid yr.	70990	71545	72086	72590	73094	73562	74051	74526	74973	75419	75832	76281	76722	77142	77567	77961	78376	78767	79149	79522	79864	80209	80582	80931	81282
Social Rent	232	228	218	213	203	209	128	121	120	112	121	119	113	119	110	116	116	107	104	96	97	104	98	98	98
Below Mkt. Rent	94	87	76	81	70	68	66	63	58	54	58	57	55	51	47	50	50	46	45	41	41	45	42	42	42
Private Rental Sector	110	112	109	109	105	114	110	104	108	101	109	107	102	103	97	102	102	94	92	84	85	92	86	86	86
Buyers	195	191	179	179	167	174	170	160	160	147	160	157	150	152	140	147	147	135	132	121	122	132	124	124	124
Total	632	618	581	581	545	566	475	447	446	413	449	441	420	425	394	415	415	382	373	342	345	373	350	350	350

Source: Falkirk Council HNDA

Figure 4. HNDA Identified Housing Need 2016/17 – 2039/40 as Annual Rate for LDP and LHS

HNDA Baseline figs		Yearly Rate	Yearly Rate Affordable (social rent and below market rent)	Yearly Rate Private (private rent and buyers)
2016-2021 LHS timeframe (2016/17 – 2020/21, 5 yrs)	2956	591/yr	300	291
2020-2040 LDP2 timeframe (2020/21 – 2039/40, 20 yrs)	8365	418/yr	173	245

Source: Falkirk Council HNDA

4. Housing Supply Target (HST)

- 4.1 SPP describes the HST 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'. The HST is identified through an analysis of the housing market in the Falkirk Council area and its ability to meet the identified demand. The HST is set out within the LHS and the LDP and is an estimate of the additional housing that can actually be delivered. It is a policy interpretation of the figures produced in the HNDA.
- 4.2 The starting point to establish the HST is therefore the HNDA. An assessment has been made of the ability of the housing market in Falkirk to meet the baseline HNDA need figure and whether there are any other factors which impact on the figure for the Falkirk area.
- 4.3 The HNDA figures are split into four categories: social rent, below market rent, private rent and buyers. For the purposes of the LDP these are grouped into two categories: Private and Affordable. The target will therefore be split across these two categories. An element of the social sector will be met by new build and will also incorporate better use of existing stock to meet the target.
- 4.4 The HNDA identifies that 8365 houses are required between 2020-2040. This is an average of 418/yr over the LDP time period. Of these 173 would be in the affordable sector and 245 would be in the private sector (see Figure 4 above).
- 4.5 The Draft Planning Delivery Advice Housing and Infrastructure reflects the existing LHS Guidance and HNDA Manager's Guidance on the factors to be considered in establishing the HST including economic factors, current completion rates, planned demolitions and the availability of resources.

Economic Factors

- 4.6 The HNDA identified an economic scenario for the Falkirk area which recognises that while the economy is recovering it is still fragile and subject to further pressures. The recently approved Falkirk Economic Strategy also reflects on this with the gross value added (GVA) measure for the Falkirk area lower than the Scottish average. The GVA per head of population has been lower than the rest of Scotland and the UK for the last 15 years. At the same time manufacturing continues to be a strength for the area contributing almost 25% of Falkirk's GVA in 2012 compared to 10% across Scotland. The area is also above average for contributions to GVA from the construction industry and distribution, transport, accommodation and food.
- 4.7 The 2016 ONS Annual Population Survey indicates that there were 78200 people in employment in 2016 in Falkirk which is 76.5% of those aged between 16-64 compared to 72.9% in Scotland. At the same time the number of self-employed individuals was lower than for Scotland as a whole. The unemployment rate for Falkirk was the same as for Scotland at 2.2% (benefit claimants) although with a higher level of male unemployment than female unemployment. The unemployment rate continues to fall in the Falkirk area. Of those in employment 39.1% were in managerial, professional or associate professional and technical occupations. Median gross weekly pay is slightly lower in Falkirk compared to Scotland as a whole.
- 4.8 The Council area has significant levels of commuting with 12500 more people commuting out of the area than coming in each day. The main areas for commuting out continue to be to Stirling, Edinburgh and Glasgow. The most recent figure for the average house price in Falkirk was £135961 (2016/Q2 Registers of Scotland) which was lower than the Scottish average. Lower house prices and easy commuting with good transport links suggest that Falkirk continues to be an attractive area for people to live and work.

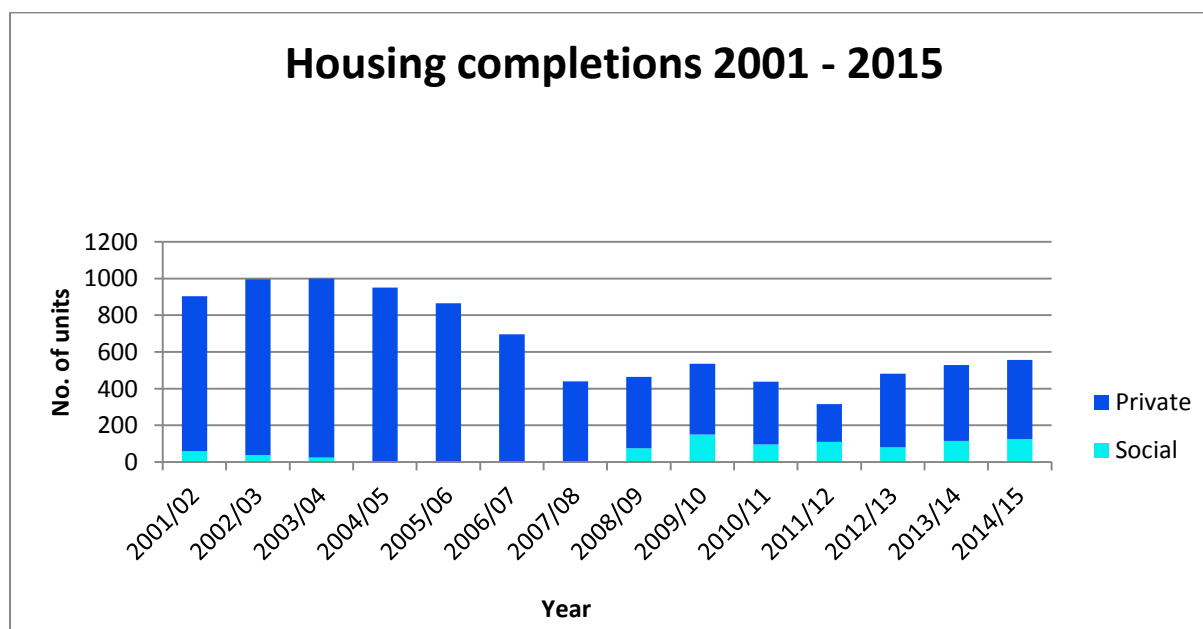
Infrastructure and Environmental Constraints

- 4.9 The Strategic Constraints Technical Report 4 identifies significant environmental and infrastructure constraints on development in the Council area. Topographic and landscape issues are locally significant, whilst the area is affected by a range of natural heritage designations. Flooding is recognised as constraining some areas, with coastal flooding highlighted in Grangemouth and parts of the rural north coastal zone. Elsewhere fluvial or river flooding is a potential constraint on development and flood risk assessments will be required where relevant to fully assess any potential risk.
- 4.10 The transport network has local and strategic capacity constraints. Although major infrastructure improvements on the strategic road network are targeted through the Tax Increment Finance Scheme this is only available in relation to enabling business land, not housing. Constrained areas include the west of the district where an upgrade is needed to the M80 Junction 7 and a Denny Eastern Access Road is required. Contributions to such transport upgrades place additional burdens on housing development. A Growth Deal bid is also being pursued for the Falkirk-Grangemouth Investment Zone to facilitate further infrastructure development.
- 4.11 The schools estate has some identified capacity issues and contributions may be required to address these issues. More recently birth rates have slowed slightly which will take some time to feed into school rolls. Areas such as Larbert and Stenhousemuir and Polmont which have seen sustained new housebuilding continue to be highly marketable. The school estate in these areas has at the same time been particularly pressured and continues to present challenges to development. Larbert High and some of the primary schools in both areas have capacity issues which need to be addressed. It is recognised that planning contributions should be reasonable and that the viability of sites should be considered as part of the planning application process.
- 4.12 Other pressing issues include drainage network issues and the effect of major hazard and pipeline consultation zones.

Housebuilding Rates in the Falkirk Council Area

- 4.13 Figure 5 shows that completion rates for the Council area peaked in 2003/04 and there was a significant drop in completions in 2007/08. Build rates have increased gradually in the last three years and since 2008/09 there has also been an increase in the number of affordable housing units being constructed.

Figure 5 Housing Completions in the Falkirk Council Area 2001-2015



4.14 Between 2001 and 2008 the average yearly build was around 835 units/yr. The average rate between 2008 and 2015 was 477 units/yr. Between 2001 and 2008 there was a much more even spread of housebuilding across the Council area with the highest proportion in the Falkirk area followed by Larbert/Stenhousemuir and Polmont as indicated in Fig.6. These three areas accounted for 59% of all units in the Council area. Between 2008 and 2015 Larbert/Stenhousemuir had the highest proportion of house building followed by Polmont and Falkirk (Fig.7). These three areas accounted for 78% of all units in the Council area. This reflects the buoyancy and attractiveness of these areas and past consents on a number of large sites (Bellsdyke/Hill of Kinnaird, Overton, Parkhall Farm). The market is dominated by larger sites in the central urban areas with less activity out with these areas. The majority of these sites will be built out by the time LDP2 is adopted. Completions have been increasing gradually and it is anticipated that there will continue to be demand for housing throughout the Falkirk Council area.

Figure 6 Housing Completions by Settlement Area 2001-2008

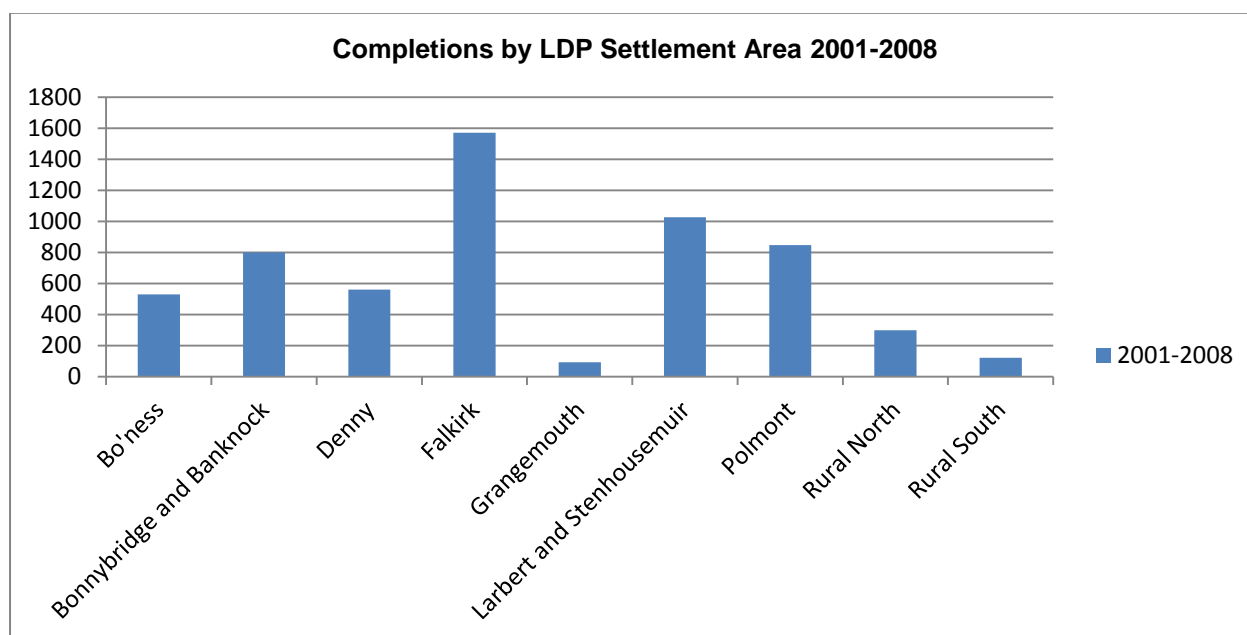
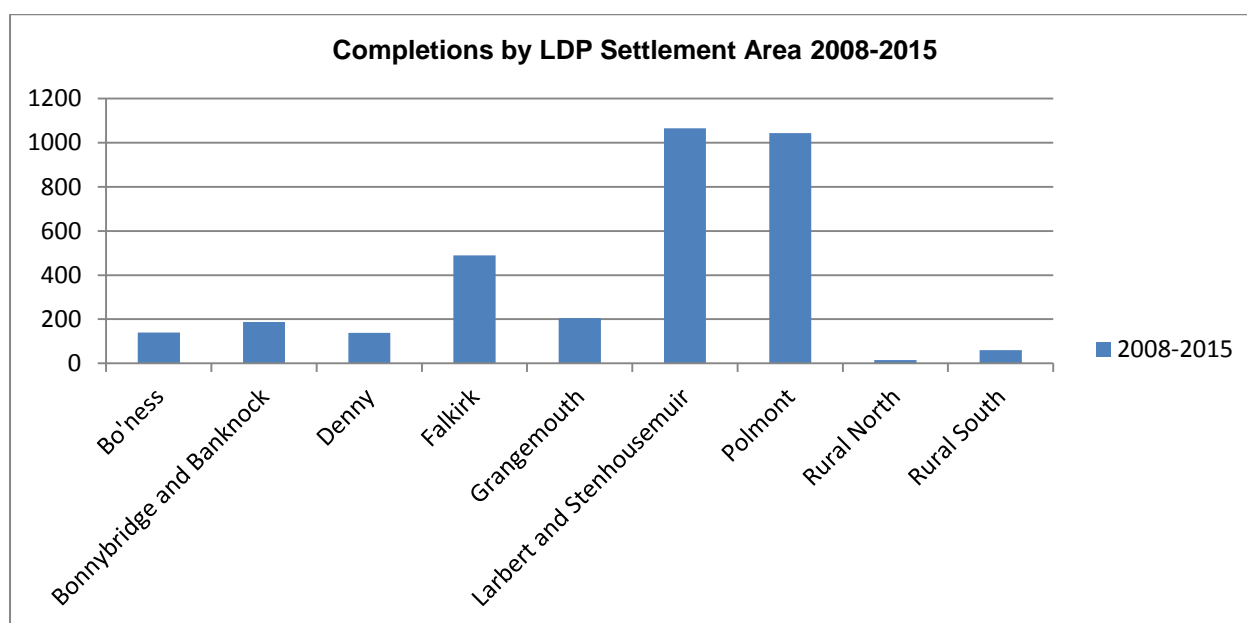


Figure 7 Housing Completions by Settlement Area 2008-2015



Source: Housing Land Audit/Building Standards

Pattern of Past Completions

- 4.15 The area has always had a range of different types of sites although in recent years there has been a focus on larger more established sites developed out by the larger housebuilders.
- 4.16 Figures 8 and 9 indicate that the proportion of HLA completions on differing site sizes has not changed dramatically before or after 2008 with the majority of completions continuing to come from sites of over 50 units in size. Figures 10 and 11 show completions in the different settlement areas between 2001 and 2015. For some areas such as Rural North and Rural South the majority of sites are below 50 units in size and this has continued to be the case. For Denny around 1/3 of all completions have continued to be from smaller sites over both time periods. For Bo'ness, Bonnybridge and Banknock and Falkirk there has been an increase in the percentage of completions coming from smaller sites below 50 units in size although overall completions have significantly reduced in these areas. Falkirk also has the highest number of completions from sites under 50 units with 27% of all sites under 50 units between 2001-08 and 34% between 2008-15. The number of completions on smaller sites in Falkirk has decreased slightly between the two periods but the number of completions on larger sites has fallen from 72% to 17% of the total for the settlement. Completions on the largest sites of 50 or more units do however continue to dominate the housing market with 73% of all completions between 2001-08 and 66% between 2008-15.
- 4.17 The larger sites are concentrated in Polmont and Larbert/Stenhousemuir with 80% of large site completions coming from these sites between 2008-15. The spread of these large sites was more even throughout the Council area between 01-08 with only 63% of large sites coming from the Falkirk, Polmont and Larbert/Stenhousemuir areas. Polmont, Larbert and Stenhousemuir and Grangemouth are the only areas where house completions have increased over the two time periods. Grangemouth had a number of council build and RSL sites which increased output in this area. Whereas in 2001-2008 large sites in Larbert/Stenhousemuir and Polmont accounted for 28% of completions between 2008-2015 they accounted for 53% of all completions.

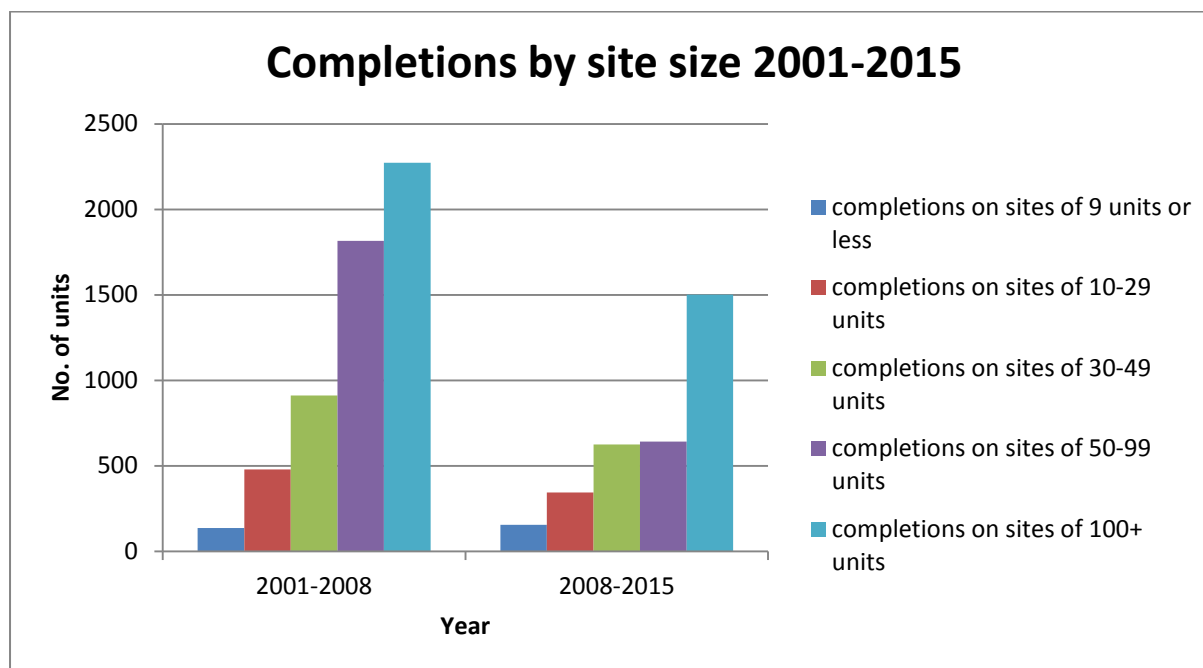
Figure 8 Completions by Site Size 2001-2008 and 2008-2015

Completions	1/7/01 - 30/6/08 Units		1/7/08 - 30/6/15 Units	
Sites of 4-9 units	138	2%	156	5%
10-29 units	479	9%	345	11%
30-50 units	912	16%	625	19%
50-100	1816	32%	642	20%
100+	2272	40%	1501	46%
Total	5617	(Rounded total 99)	3269	(Rounded total 101)

Source: Housing Land Audit/Building Standards

- 4.18 The strongest market demand continues to be in the core central settlement areas of Falkirk, Larbert and Stenhousemuir, Polmont and Lower Braes and there is a continuing need to support a range of site sizes throughout the Council area. The dominance of development on larger sites suggests that it may continue to be difficult for sites of under 50 units to come forward. These are predominantly developed by smaller more local housebuilders rather than the larger national housing chains. In allocating smaller sites the likelihood of them coming forward needs to be considered. Larger sites also carry potentially higher infrastructure costs which are more easily absorbed by the larger house builders.

Figure 9 Completions by Site Size 2001-2008 and 2008-2015



Source: Housing Land Audit/Building Standards

Figure 10 Completions by Site Size and Settlement Area 2001-2008

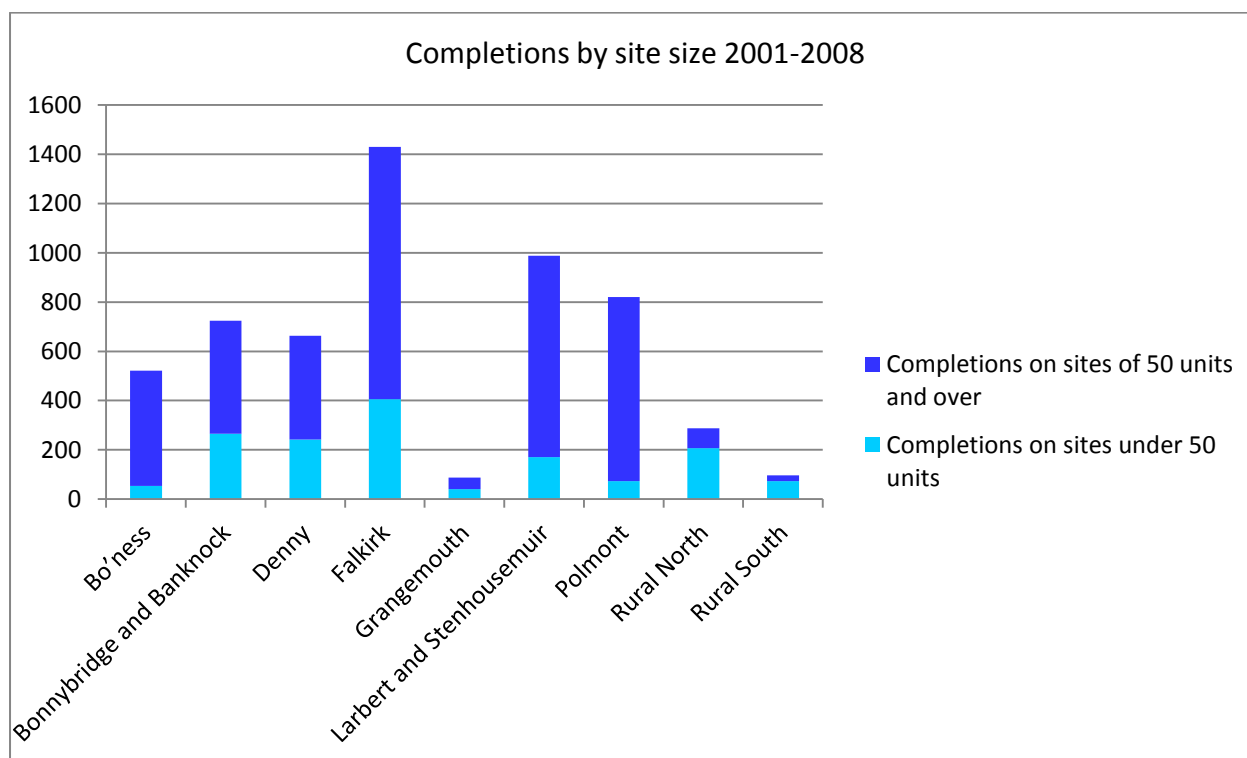
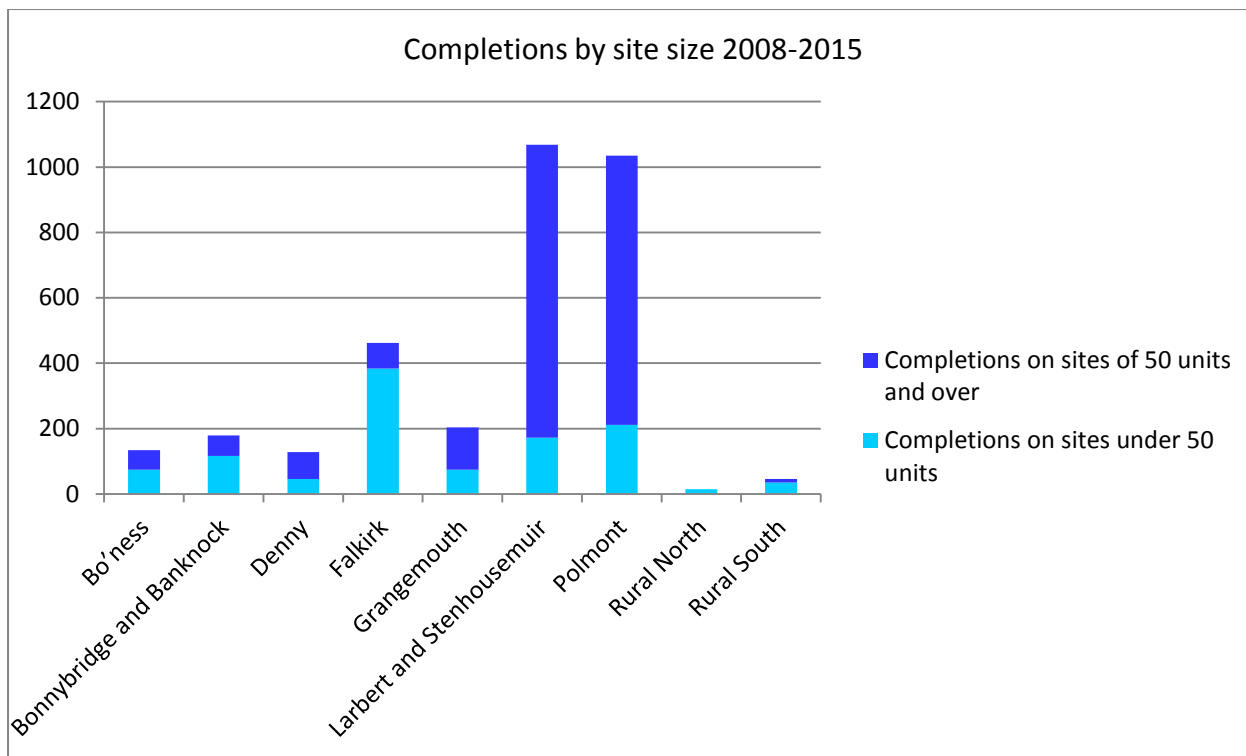


Figure 11 Completions by Site Size and Settlement Area 2008-2015



Affordable Housing

- 4.19 For the affordable housing sector, build rates for local authority and RSL's have dramatically increased over the two time periods. Between 2001-08 there were around 181 units completed and between 2008-15 this increased to 762 units (source HLA). This has reflected increased Government funding rather than sites coming through the affordable housing policy which has only been in place since 2007 as a draft policy, adopted in the Falkirk Council Local Plan 2010. This is also off set by demolitions in the mainly affordable housing sector between 2006 and 2009/10 of 438 units.
- 4.20 The delivery of affordable housing is affected by the availability of resources to the Council, RSL's and private sectors partners. Private housing sites are subject to the affordable housing policy which specifies the percentage requirement in the different settlement areas and the approaches to delivery of affordable housing which are acceptable. The majority of affordable housing to date has been delivered out with this policy however it is expected to deliver more housing in the future with over 700 units potentially being delivered before 2020. Even where units are consented through planning obligations they may be delayed due to funding constraints in the future. The Council's Strategic Housing Investment Programmes (SHIP) must be produced every two years but is constantly under review to take into account the availability of Government funding and slippage in the programme and site constraints. Sites coming forward are therefore subject to funding approval regimes out with the planning system. There continues to be flexibility within the SHIP to deal with approved sites as they come forward and are built into future programmes of work. Falkirk Council and the RSL's also continue to bring forward standalone sites.

Planned Demolitions

- 4.21 The Council has no planned demolitions scheduled however it has carried out targeted demolitions and rebuilds at specific sites in the past, most notably in Grangemouth and Falkirk. The Council has a range of aging stock so it is possible that additional demolitions could come forward in the future. It is anticipated that the majority of demolitions would be in the affordable housing sector and would lead to a net loss of units as replacements are likely to be of a lower density. It is therefore proposed to add in a small demolitions allowance of 625 units between 2020 – 2040 giving an average yearly rate of 31/yr. although it is unlikely there would be any significant demolitions before

2025. The majority of demolitions have been in the public sector and the additional allowance will be added to the affordable housing sector target.

Empty Homes Initiative/Better use of Existing Stock

- 4.22 The HNDA identifies that there are 1694 empty homes in the Council area. The Council has appointed an Empty Homes Officer and produced an Empty Homes Plan 2014-19 to reduce the number of private sector empty homes. In the last 4 years (2013-2016) 210 properties have been brought back into use.
- 4.23 It is anticipated that 500 units could be brought back into use between 2016/17-2020/21. This reflects the additional incentive for empty home owners of the imposition of a 200% Council Tax levy. Within the LDP plan period the total empty homes figure is therefore expected to have reduced by 400 units to 1294 by 2019/20. Thereafter a conservative estimate is made that a further 650 units could be brought back into use over the 20 years of the LDP. This recognises that it will take longer to bring some of the empty homes back into the market and that not all of them will be resolved. This means that of the 1294 empty units identified 650 are brought back into use and will therefore contribute to the housing need. The remainder of 644 units not brought back into use will increase the private sector target as the majority of empty homes stock is in the private sector.
- 4.24 In the delivery of affordable housing the Council also operates a buy back policy and has committed £6 million between 2016-2019 to buy back 90 ex-council or RSL properties/yr. It also has the option to reconfigure properties and buy in the market. It is estimated that around 80 new build affordable units and 80 units below market rent could be delivered annually with the remainder of the total target delivered through initiatives such as buybacks and better use of existing stock. As this policy has not been approved for later years no allowance for buybacks is made for the LDP period. Buybacks lead to a decrease in the new build element of the affordable housing target and an increase in the new build private housing target as private sector stock is brought back into the affordable sector. There is no net increase in the total target.

Housing Supply Target

- 4.25 The affordable element of the housing need is identified in the HNDA as 173 units/yr and for the private sector it is 245 units/yr for the LDP period giving a total of 418 units/yr. Consideration has been given to factors which may increase or decrease these figures. There are some uncertainties with the continuation of the buyback policy into the LDP period and there is also an expected slowing in the rate of success in the empty homes initiative. There will however continue to be new empty homes. A continuation of the buyback policy in later years would require additional stock in the private sector as stock would be brought back into Council ownership removing it from the private sector. The Council recently agreed to impose a 200% Council Tax rate on empty homes which may further incentivise owners to bring these properties back to the market however there may always be a number of empty homes which cannot easily be brought back into the market.
- 4.26 Housing demolitions which have been predominantly in the public sector are also difficult to predict. There are no planned demolitions at present however there are parts of the Council area with difficult to let and aging stock which could potentially be demolished in the future and for this reason an allowance has been added to reflect this potential.
- 4.27 The increase in affordable housing stock from buy backs has been taken into account only in the LHS time period and demolitions are only estimated from 2025 onwards. For the affordable housing element a proportion of the target will be met by new build and the remainder by better use of existing stock. Over 100 units/yr new build affordable housing has been delivered in the past 5 years and Housing Services have indicated that over 100 new build units/year could be delivered within the current grant regime in the next five years. Given the priority for delivering additional affordable housing nationally the target has not been further broken down into new build and other

delivery means. This allows flexibility in the delivery of the full affordable housing element of the target through a combination of new build and additional mechanisms such as reconfiguring existing stock and the potential continuation of the buyback policy in future years. As stated previously a continuation of the buyback policy would lead to an increase in the private housing element of the target but no change to the overall target.

- 4.28 Within the private sector completion rates have averaged at around 360 units/yr. between 2008 and 2015. The average between 2012 and 2017 is 429/yr. The HNDA identifies the private sector element of the housing need figure for 2020 – 2040 as 245 units/yr. A continuation of the buyback policy into the LDP period would potentially increase the private sector element of the housing target and any slowing in progress of the empty homes initiative could also increase the need for additional private housing stock. The outstanding empty homes not brought back into market use have been included in the figure for the LDP period. The market is currently building more per year than the identified housing need for 2020 onwards and the Falkirk Council area is considered to be in a reasonable economic position to sustain the levels of housebuilding required to satisfy the proposed target.
- 4.29 Reflecting on these uncertainties it is proposed to increase the housing target for the Local Development Plan period 2020-2040 to 9000 units or 450/yr from the HNDA base figure of 418/yr. The proposed housing supply target for 2020-2030 will be 4500 of which 2050 units will be affordable including mid-market rent and 2450 units will be private sector. This reflects the anticipated household growth identified in the HNDA and is allied to achievable build rates for the Council area. The figures are presented in Figures 12 and 13 and in Appendix 1.

Figure 12 LHS - Derivation of Housing Supply Target

LHS 2016/17 – 2020/21			Affordable Sector	Private Sector
HNDA	2956	591/yr	300	291
Buybacks	0	0	-72	+72
Demolitions	0	0	0	0
Empty homes initiative stock back into use	-500	-100	0	-100
Needs met in private sector			-105	+105
Note: buybacks decrease private stock and increase affordable stock. No net increase in total units.	Target	Annual Target		
Proposed	2456	491	123	368

Figure 13 LDP – Derivation of Housing Supply Target

LDP 2020/21– 2039/40			Affordable Sector	Private Sector
HNDA	8365	418/yr	173	245
Buybacks	0	0	0	0
Demolitions	+625	+31	+31	0
Empty homes initiative stock back into use	-650	-33		-33
Empty homes shortfall	+644	+32		+32
Note: buybacks decrease private stock and increase affordable stock. No net increase in total units.	Target	Annual Target		
	8984	449	204	245
Proposed	9000	450	205	245

Source: HNDA Falkirk Council

5. Affordable Housing

5.1 The Falkirk Council area is identified in the HNDA as a self-contained housing market area (HMA) with 72.7% of sales coming from people already living in the area. Within this HMA a number of sub areas have been identified which relate to settlement pattern and house sales. There is a strong relationship between Denny and Bonnybridge and parts of the Rural areas around these settlements. The Bo'ness sub HMA also includes Muirhouses. Falkirk and Grangemouth are self-contained. Larbert, Stenhousemuir and Rural North are grouped together as are Polmont and the Braes villages in Rural South.

5.2 Figure 14 indicates that Bo'ness and Grangemouth as in the previous LDP have the lowest identified need. Falkirk is identified as the area of greatest need and is also the area with the highest population. This is followed by Polmont and Rural South, Larbert and Stenhousemuir/ Rural North and Denny/Bonnybridge.

Figure 14 Affordable Housing Need by Sub Area

HNDA Housing Market Sub Area	Annual Housing Need		Total Affordable	Total Private	
	Total	Affordable			
2020-2040					Total 2020-2040
Bo'ness	42	17	344	492	836
Denny and Bonnybridge	68	28	559	809	1368
Falkirk	115	49	975	1321	2296
Grangemouth	51	21	418	606	1025
Larbert and Stenhousemuir, Rural North	69	28	564	821	1385
Polmont, Rural South	74	30	605	868	1473
Please note the HNDA model totals are subject to rounding.	419	173	3465	4918	8383

Source: HNDA

5.3 Over 80% of the affordable housing constructed between 2008 – 2015 has been in Falkirk, Grangemouth, Larbert and Stenhousemuir and Polmont (Figure 15). Of all affordable housing constructed during this period 42% was new council housing and 58% was by Registered Social Landlords (RSL's) such as Link Housing.

Figure 15 Affordable Housing Completions 2008-2015

	Total	Annual Rate
Bo'ness	24	3
Denny and Bonnybridge	73	10
Falkirk	217	31
Grangemouth	173	25
Larbert and Stenhousemuir, Rural North	128	18
Polmont, Rural South	147	21
Total	762	109

Source: Housing Land Audit/Building Standards

5.4 The overall affordable housing need is 173/yr in the HNDA. With a potential increase in demolitions over the lifetime of the plan this is increased to 205/yr. The majority of this is expected to be delivered by new build however there will be scope to use other mechanisms such as buybacks. The current LDP policy on affordable housing applies to sites with a capacity of 20 units or more with a 15% contribution in most of the Council area and 25% in Larbert and Stenhousemuir, Rural North and Polmont, Rural South.

- 5.5 The HNDA looks at sales between 2006-2013. It is expected that 50% of the population can satisfy their housing need by buying a property. There was a decrease in house sales of 48% in the period with the largest fall in the Falkirk area. Between 2010 - 2013 house sales have slowly been increasing although they continued to be significantly lower than in 2006. The majority of sales are in the 2nd hand market and the median price for resales has increased by 6% for the Council area but the lower quartile price has decreased by 3%. New build median and lower quartile prices have increased by 7% and 16% respectively. For all house sales between 2008 and 2012 there was a 17% fall in lower quartile prices and an 8% fall in median house prices. The HNDA also indicates that average, median and lower quartile incomes have increased between 2008 and 2014 and this trend is expected to continue. At the same time deposits of around 17% are required for first time buyers.
- 5.6 In the private rental sector a sample of around 2000 properties which is about one third of the total market indicates that private rents have increased by 3% between 2010 and 2014. Falkirk Council rents have increased by 11% between 2010 and 2015 and Registered Social Landlord rents have increased by 19% between 2009 and 2014.
- 5.7 Based on the 2016 mid-year estimates (NRS) Falkirk has the highest population followed by the two sub areas of Larbert, Stenhousemuir and Rural North and Polmont/Rural South which together account for 39% of the population of the Council area. New build completions in these two areas also accounted for 66% of all completions between 2008 and 2015. Although new build lower quartile prices in these areas have shown a fall of 12% between 2006 and 2013 these areas had significantly higher prices before the economic crash in 2007/08. The lower quartile new build price has been increasing since 2009 in Larbert, Stenhousemuir and Rural North and since 2010 in Polmont and Rural South. They remain the highest in the Council area at around £160000. The lower quartile prices for resales in these two areas are also the most expensive in the Council area at £86000 and £83000.
- 5.8 Larbert and Stenhousemuir, Rural North and Polmont, Rural South also contributed almost 60% of all new build sales between 2006 and 2013 and 36% of all sales in the Council area. These two areas have the lowest percentage of more affordable flatted developments in the Council area at the same time as being the areas with the most new build development. They also have the highest levels of owner occupancy at 73%.
- 5.9 While there has been a fall in lower quartile house prices and rising median incomes across the Council area the pattern of housing development and differences in prices mean that the sub areas Larbert, Stenhousemuir and Rural North and Polmont and Rural South continue to be areas where it is more difficult to meet affordable housing needs in the market. It is therefore proposed to continue the policy of requiring a 25% contribution from new build in these areas and 15% in other areas.
- 5.10 The Council will continue to take forward sites under the Strategic Housing Investment Programme and to seek the delivery of affordable units from private housing sites as well as stand-alone Council new build and RSL sites.
- 5.1 The housing land supply target has been split into affordable and private sectors as required by SPP and is indicated in Figure 16.

Figure 16 Housing Supply Target – Private/Affordable Split

	Total 2020-30	Annual rate
Affordable inc mid-market rent	2050	205
Private inc private rental sector	2450	245
Total	4500	450

6. Housing Land Requirement

- 6.1 SPP states that the HST should be increased by a margin of 10-20% to establish the housing land requirement (HLR), in order to ensure that a generous supply of land for housing is provided. It indicates that 'the exact extent of the margin will depend on local circumstances'.
- 6.2 This flexibility allowance is intended to cover uncertainty in the delivery timescales for sites, and to allow the HST to be met, even if there are delays in some sites coming forward, or sites are built out at a lower rate than anticipated. Flexibility needs to be set at a level reflecting the nature of the land supply and the level of uncertainty attached to allocated sites.
- 6.3 As discussed below, the current housing land supply has been subject to a thorough review, and sites subject to high levels of uncertainty have been removed or reprogrammed. Nonetheless there remains some uncertainty about the start date and rate of delivery of some large sites. It is therefore considered appropriate to add 14% flexibility to the housing supply target of 4500 to produce the housing land requirement of 5130 units between 2020 – 2030.

7. Existing Land Supply

- 7.1 The 2016/17 Housing Land Audit (HLA) identifies the existing land supply. The annual review of sites includes a survey of all landowners and developers and consultation with Homes for Scotland. In addition a further review was undertaken of constrained sites where little or no progress has been made in taking them forward for development. This sought to take a realistic view on the likelihood of development taking place within the LDP period. The HLA identifies a total of 144 sites which either have planning consent or are allocated LDP sites. The total housing land supply in the HLA could deliver 10490 units from 2016.
- 7.2 Responses were received from 40 (41%) developers and landowners on their site intentions. This provided information on 55 out of 144 sites although it accounted for 78% of the total housing units in the HLA. Out of the 144 sites identified in the HLA 29 were considered to be so constrained that it was not appropriate to indicate any housing delivery from these sites and they are shown in Figure 17. Of these, 24 are allocated sites in the adopted LDP and five are windfall sites. Of the five windfall sites three have live consents, one has lapsed and one application is pending.
- 7.3 There are a number of constrained sites across the Council area. Two sites in Slamannan for 400 units in total are in the Rural South area. This is an area where there is almost no market interest for private housing and the scale of the site proposed is unlikely to be taken forward by any major housebuilder. Another large site is adjacent to Bonnybridge and was allocated in the LDP in 2015. The site is severely constrained by two major hazard gas pipelines which run through the centre of the site making development on the scale proposed difficult to accommodate. An additional site in Bonnybridge for 98 units in the HLA is also constrained. This is a proposal for a flatted development adjacent to Bonnybridge town centre. The site at Bo'ness Foreshore for 750 units is also constrained. The remainder of sites are mainly in the Rural South area where there has been little market interest from major housebuilders at the same time as a reduction in small to medium housebuilder activity in the Council area.

Figure 17 HLA 2016/17 Constrained Sites

HLA Ref.	Constrained Sites	Capacity	Permission Status	LDP ref	MIR Ref.	LDP 2 Ref.
494	Bo'ness Foreshore, Bo'ness	750	LDP	M01	063	Deallocated
555	Commissioner Street, Bo'ness	15	LDP	H06	006	H06
80	Bankier Distillery 1, Banknock	81	LDP	H07	007	H08
176	Wellpark Road, Banknock	29	LDP	H07	007	H08
327	Garngrew, Banknock	20	LDP	H74	061	H12
578	Bridge St 2, Bonnybridge	20	LDP	M04	066	MU05
565	Bridge Street, Bonnybridge	98	pending	Windfall		
491	Falkirk Road, Bonnybridge	200	LDP	M15	077	MU20
423	Kilsyth Road 3, Longcroft	25	LDP	H10	009	Deallocated
250	Tamfourhill Road, Camelon	500	LDP	M06	068	MU11
805	90 Grahams Road, Falkirk	5	Detailed consent	Windfall		
411	Brown Street, Camelon	15	lapsed	Windfall		
735	Carronflats, Grangemouth	6	Detailed (extant)	Windfall		
470	Graham Terrace A, Airth	30	LDP	H53	040	Deallocated
439	Bridgehill, Avonbridge	15	LDP	H61	048	Deallocated
708	Bridgend Road, Avonbridge	30	LDP	H62	049	H22
121	Main Street B, Avonbridge	10	LDP	H58	045	Deallocated
723	Slamannan Rd 3 North, Avonbridge	10	LDP	H60	047	Deallocated
41	Slamannan Road, Avonbridge	15	LDP	H58	045	Deallocated
523	Slamannan Road 3, Avonbridge	60	LDP	H59	046	Deallocated
517	California Park 2, California	50	LDP	H64	051	Deallocated
522	Slamannan Road 2A, Limerigg	65	LDP	H66	053	Deallocated
642	Slamannan Road West 2, Limerigg	50	LDP	H67	054	H25
358	Hillend Farm 2, Slamannan	300	LDP	H70	057	Deallocated
710	Hillend West, Slamannan	100	LDP	H70	057	Deallocated
521	The Rumlie, Slamannan	25	LDP	H72	059	Deallocated
658	Main St Gatehouse, Standburn	30	LDP	H73	060	H28
678	Reddingmuirhead Road 1, Shieldhill	10	LDP	H68	055	Deallocated
421	Station Road 1, Whitecross	14	Detailed consent (extant)	Windfall		
	Total	2578				

- 7.4 Discounting these 29 sites from the HLA reduces the established supply by 2578 units. Within the HLA there are now 115 sites with 7912 units identified which are considered to be within the effective and established supply and which are capable of development. Of these units, 5801 were expected to be developed after 2020 and 4354 between 2020 and 2030. The MIR also identified the main stalled sites. In addition it noted that a number of sites required to be reprogrammed. These sites are being retained in the LDP with the exception of the Bo'ness Foreshore site but it is acknowledged that the timescale for the delivery of housing needs some adjustment. The estimated output from all sites is identified in Appendix 2.
- 7.5 LDP2 proposes to deallocate 14 of the constrained sites identified in Figure 17 and one additional site. These are shown in Figure 18. The remaining sites are carried forward but do not make any contribution to the existing land supply.

Figure 18 HLA 16/17 Constrained Sites Proposed for De-allocation

HLA Ref	Constrained Sites –	Capacity	Permission Status	LDP1 Ref	MIR Ref
494	Bo'ness Foreshore, Bo'ness	750	LDP	M01	063
423	Kilsyth Road 3, Longcroft	25	LDP	H10	009
439	Bridgehill, Avonbridge	15	LDP	H61	048
121	Main Street B, Avonbridge	10	LDP	H58	045
723	Slamannan Rd 3 North, Avonbridge	10	LDP	H60	047
41	Slamannan Road, Avonbridge	15	LDP	H58	045
523	Slamannan Road 3, Avonbridge	60	LDP	H59	046
517	California Park 2, California	50	LDP	H64	051
522	Slamannan Road 2A, Limerigg	65	LDP	H66	053
358	Hillend Farm 2, Slamannan	300	LDP	H70	057
710	Hillend West, Slamannan	100	LDP	H70	057
521	The Rumlie, Slamannan	25	LDP	H72	059
470	Graham Terrace A, Airth	30	LDP	H53	040
678	Reddingmuirhead Road 1, Shieldhill	10	LDP	H68	055
Additional sites proposed for deallocation					
515	Lathallan A	48	LDP	H51	029
	Total:	1513			

- 7.6 The 2016/17 HLA indicated that there were 7912 units within the established supply. Of these 4354 were considered to be deliverable within 2020-2030. A further review of housing sites in the 2016/17 HLA has reduced the supply between 2020 and 2030 to 4133 units. These changes and the phasing for sites between 2026 – 2030 are indicated below in Figures 19, 20 and 21 and reflect more up-to-date information on the sites and changes to existing sites proposed as part of LDP2 including the removal of 1300 units from the Whitecross site. The reduction in the delivery of units from constrained and stalled sites provides a robust housing land supply figure to enable LDP2 to address the housing land requirement. The rate of completions on existing sites and the pattern of

completions also indicate that development continues to be focussed on larger sites within the main urban settlements. This is reflected in the allocation of new sites to meet the housing land requirement.

Figure 19 HLA 2016/17 Site Phasing 2026+

Site Name	HLA 2026+	2026/27	2027/28	2028/29	2029/30	2030+
Drum Farm South	60	30	30			
CANNERTON BRICKWORKS	264	30	30	30	30	144
BROOMRIDGE 2	170	50	50	50	20	
Garngrew Road North	3	3				
DENNY HIGH SCHOOL	120	40	40	40		
Mydub 2	147	36	36	36	39	
Forth Valley College	50	30	20			
Mungal Farm 3	75	25	25	25		
Castle View North	14	14				
GLEN ROAD	2	2				
AVONBRIDGE ROAD 1	10	10				
Total:	915	270	231	181	89	144
				2026-2030	771	

Figure 20 2016/17 Housing Land Audit adjustments summary

	2020-2025	2025+	2025-30	2020-2030	2030+
MIR					
2015/16 HLA	3054	2895	1241	4025	1654
				-200 Portdownie, 50 Whitecross, 20 Banknock South	
	2020-2026	2026+	2026-30	2020-2030	2030+
LDP2					
Original 2016/17	3583	2218	771	4354	1447
Adjusted 2016/17	3362	915	771	4133	144
	Difference 221	Difference 1303		Difference 221	Difference 1303

Figure 21 Housing Land Audit 2016/17 Adjustments

HLA Ref.	Site Name	Adjusted output 2020-2030	2016/17 HLA	Total	Notes	LDP Ref	MIR Ref	LDP 2 Ref
274	Seabeggs Road	30	48	-18	Site in Strategic Housing Investment Programme (SHIP) for 30 units	H13	011	H11
641	Stirling St	0	18	-18	Changed to non-contributing.	H19	016	H34
697	Mydub 2	270	267	3	3 units post 2030 added in.	H16	014	H32
499	Falkirk High School (Blinkbonny Road)	15	0	15	Later site start 2019/20	H29	023	H40
722	Forth Valley College	200	150	50	Increased units proposed in LDP2	H32	025	H41
501	Firs Park	0	86	-86	New allocation for 40 units, not listed in existing supply. Previous development not being developed.	-	168	H44
254	Gas Works, Etna Road	95	74	21	Site units increased to 168 and phasing put back.	H26	020	H38
806	Avonhall	0	11	-11	New allocation for 11 units, not listed in existing supply.	-	-	H45
267	Hill of Kinnaird	107	177	-70	New allocation for 70 units, not listed in existing supply.	H37	026	H46
515	Lathallan A, Lathallan	0	48	-48	Deallocated	H51	029	-
688	Polmontside, Waggon Rd, Wallacestone	0	7	-7	Under construction	-	-	-
706	Parkhall Farm 3, Maddiston	60	0	60	Increased units proposed in LDP2 in north of site.	H45	034	H15
234	Toravon Manor 2, Maddiston	120	128	-8	Reduction in units	H48	037	H17
100	Church Road 1, California	0	15	-15	Changed to non-contributing HLA	-	-	-

HLA Ref.	Site Name	Adjusted output 2020-2030	2016/17 HLA	Total	Notes	LDP Ref	MIR Ref	LDP 2 Ref
739	Hillcrest 2, Shieldhill	60	70	-10	Site units total 91, start pre 2020	H69	056	H21
340	Whitecross	200	200	0	Site reduced to 200 units in total, -1300 units 2030+	M14	076	H29
333	The Glebe, Airth	30	40	-10	Reduction in units	H55	042	H50
258	Dunmore House, Dunmore	0	70	-70	Changed to non-contributing HLA	-	-	-
334	Glen Road, Torwood	10	5	5	Back to original proposal	H57	044	H52
355	Castle View, Airth	93	97	-4	Reduction based on current planning application	H52	039	H48
		Total adjusted		-221				

8. Contribution of Windfall/Small Sites

- 8.1 Windfall sites are sites which become available for development unexpectedly during the life of the local development plan and so are not identified individually in the plan. Small sites are less than 4 units, and are not accounted for in the HLA process.
- 8.2 A review of windfall and small sites over the last five years of completions indicates that there are still a substantial number of units being delivered through these sites. Looking at completions between 1/7/12 and 30/6/17 for sites of 4 or more units not in an approved Local Development Plan or Local Plan there were a total of 271 units completed on windfall sites across the Council area. There were no windfall sites in Grangemouth or Rural South (Upper Braes). The average over 5 years was 54 units/yr. Of these completions 59% were from local authority or RSL completions and 41% were from the private sector. The windfall split across settlement areas is shown in Appendix 3. A significant proportion of windfall sites continue to be from Council new build and RSL's. This reflects the Council's Strategic Housing Investment Programme which continues to develop new affordable housing sites supported by Scottish Government funding. The current SHIP includes approximately 100 units not in the adopted local development plan and not yet accounted for in the Housing Land Audit existing land supply or proposed sites in LDP2.
- 8.3 An analysis of sites of 3 or less units from 2010 to Oct 2016 showed that 204 units on small sites were granted consent (excluding conversions and change of use). There were also 77 units on small sites with a live consent between April 2015 – March 2016 and 20 units under construction at that time. Actual completions on small sites were 11/yr. between 2012 and 2017. This is a higher figure than the previous analysis and reflects a signing off of a number of long-term sites as complete. Small sites also have the potential to deliver more units subject to market conditions as a large number of units get consent. Windfall and small sites together averaged 65 units/yr. between 2012 and 2017 and a windfall/small sites allowance of 50 units/yr. is proposed. This rate is achievable based on past completion rates and improved market conditions could increase this output. The Council's review of its operational assets and open space which is potentially surplus to requirements is also likely to yield a number of opportunities for windfall housing over the coming years.

9. Settlement Growth Options

- 9.1 The housing land requirement 2020-30 (5130 houses) will be met mainly by existing housing sites (4133 houses) and a windfall allowance (500 houses). However, there remains a shortfall of around 1000 houses. New sites have been allocated to meet this and maintain the flexibility within the housing land requirement.
- 9.2 The Council invited landowners and developers to submit sites which they wished to be considered for inclusion in LDP2 (the 'Call for Sites'). In addition, an Urban Capacity Study was undertaken to assess the potential for sites within the urban area to accommodate residential development (Appendix 4). The MIR consultation also identified additional housing sites. All sites have been subject to assessment against a range of environmental and infrastructure criteria (Technical Report 2 Site Assessment).
- 9.3 The Settlement Growth Options Appraisal (Appendix 5) looks at the potential for further growth in the settlements throughout the Council area, based largely on the sites submitted through the 'Call for Sites'. It considered a number of factors in accordance with SPP including the use of brownfield land, infrastructure capacity, the sustainability of communities, accessibility, environmental impacts and the marketability of the area. These provided the basis for the options set out in the MIR and sites now taken forward into LDP2.
- 9.4 Proposed sites are listed in Figure 22. The majority are in Bo'ness, Falkirk and Polmont where there is adequate infrastructure to accommodate further growth. Larbert and Stenhousemuir and

Maddiston while still attracting high market interest for housing development continue to be constrained by schools capacity in particular. A total of 491 units are suggested across the Council area on 7 new sites and further expansion on 2 existing sites. Most units will be delivered on larger sites over 50 units in size reflecting the dominant pattern of development in the Council area. The total proposed housing land supply from existing and proposed sites is 5124 units as shown in Figure 23.

Figure 22 New Sites

New Sites by Settlement Area		Additional Housing 2020- 2030	Tenure
Bo'ness	Drum Farm South (expansion)	100	Private
Total		100	
Bonnybridge and Banknock	Cumbernauld Road	10	
Total		10	
Braes & Rural South	Parkhall Farm 5	70	Private
Total		70	
Falkirk	Woodend Farm	90	Affordable
	Firs Park	40	Private
	Carron Road	0	Private
	Falkirk Gateway	100	Private
Total		230	
Grangemouth	Avonhall	11	Private
Total		11	
Larbert & Stenhousemuir	Hill of Kinnaird	70	Private
Total		70	
Total		491	

Figure 23 Distribution of Housing Allocations by Settlement Area

Housing Land Supply by Settlement area	Existing housing supply	Additional housing	Total
Bo'ness	384	100	484
Bonnybridge & Banknock	939	10	949
Braes & Rural South	689	70	839
Denny & Dunipace	971	0	971
Falkirk	843	230	1073
Grangemouth	0	11	11
Larbert & Stenhousemuir	119	70	189
Rural North	188	0	188
Windfall Allowance		500	500
Total	4133	991	5124
Housing Land Requirement (+14%)			5130

Appendices

Appendix 1 Housing Supply Target Calculations

Appendix 2 Existing Housing Land Supply Sites

Appendix 3 Windfall Analysis 2012-2017

Appendix 4 Urban Capacity Study

Appendix 5 Settlement Growth Options Appraisal

Appendix 6 Housing Land Audit 2016/17 (amended)

Housing Supply Target Calculations

		2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40
1	HNDA social mkt	126	132	128	121	120	112	121	119	113	119	110	116	116	107	104	96	97	104	98	98
2	+ Backlog	77	77																		
3 = 1 + 2	= Social market need	203	209	128	121	120	112	121	119	113	119	110	116	116	107	104	96	97	104	98	98
4	+ HNDA Below mkt rent	70	68	66	63	58	54	58	57	55	51	47	50	50	46	45	41	41	45	42	42
5 = 3 + 4	= Affordable need	273	277	194	184	178	166	179	176	168	170	157	166	166	153	149	137	138	149	140	140
6	+ Demolitions						25	25	25	25	25	50	50	50	50	50	50	50	50	50	50
7	- Empty homes initiative	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8	- Buy back																				
9 = 5 + 6 - 7 - 8	= Affordable need for new build	273	277	194	184	178	191	204	201	193	195	207	216	216	203	199	187	188	199	190	190
10	HNDA Private rent	105	114	110	104	108	101	109	107	102	103	97	102	102	94	92	84	85	92	86	86
11	+ HNDA Buyers	167	174	170	160	160	147	160	157	150	152	140	147	147	135	132	121	122	132	124	124
12 = 10 + 11	= HNDA Private need	272	288	280	264	268	248	269	264	252	255	237	249	249	229	224	205	207	224	210	210
13	+ Buy back																				
13b	-empty homes initiative	100	50	50	50	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25
14 = 12 + 13-13b	= Private need for new build	172	238	230	214	243	223	244	239	227	230	212	224	224	204	199	180	182	199	185	185

Housing Supply Target - New Build LDP2

		2020/21- 2039/40
1	HNDA social mkt	2,257
2	+ Backlog	154
3 = 1 + 2	= Social market need	2,411
4	+ HNDA Below mkt rent	1,049
5 = 3 + 4	= Affordable need	3,460
6	+ Demolitions	625
7	-empty homes initiative	-
8	- Buy back	-
9 = 5 + 6 - 7 - 8	= Affordable need for new build	4,085
10	HNDA Private rent	1,983
11	+ HNDA Buyers	2,921
12 = 10 + 11	= HNDA Private need	4,904
13	+ Buy back	-
13b	-empty homes initiative	650
14 = 12 + 13-13b	= Private need for new build	4,254
	+empty homes stock not brought back into use 20 yrs 1694-400 (2016/17-2019/20)-650 (20120/21 - 2039/40)	644
		4,898
	Yearly rate of new build	2020/21- 2039/40
18 = 14/5 and 14/20	- private	244.90
19 = 9/5 and 9/20	- affordable	204
20 = 18 + 19	Total	449

The 2020-40 period takes into account that 400 empty units will be brought back into use between 2016/17 and 2019/20. Thereafter it is estimated that a further 650 units will be brought back into use which will increase the effective private sector housing stock. This leaves a further 644 empty homes still to be targeted from the total indicated in the HNDA of 1694 units. These empty units are not able to contribute to the private sector supply and are added in to the requirement for the private sector.

Existing Supply 2020-2030			Excludes sites completed pre 2020 and deallocations		
LDP2 Ref.	HLA Ref.	LDP1 Ref/ MIR2 Ref	Site	Estimated Output 2020-2030	Site Total
Bo'ness					
H01	390	H01/1	Drum Farm North	125	183
H02	720	H02/2	Kinglass Farm 1	47	167
H03	175	H03/3	Kinglass Farm 2	27	27
H04	646	H04/4	South Street	11	11
H05	63	H04/4	Main Street	31	31
MU02	695	M02/64	Drum Farm South	120	120
	665		Bridgeness Road 3	4	4
	796		Providence Brae	4	4
	56		Deanfield Road	7	7
	474		Fountainpark Crescent 1	8	8
MU01	494	M01/198	Links Road	0	50
H06	555	H06	Union Street	0	12
			Bo'ness	384	
Bonnybridge and Banknock					
H08	50/176/80/436	H07/07	Banknock South	100	200
H09	348	H08/08	Dennyloanhead	470	550
H10	597	H12/10	Broomhill Road 1	30	30
H11	274	H13/11	Seabeggs Road	30	30
H12	327	H74/61	Garngrew Road	0	20
MU04	437	M03/65	Banknock North	300	504
MU05	578	M04/66	Bonnybridge Town Centre	0	20
MU20	491	M01/77	East Bonnybridge	0	200
	798		Braeface Road 1	6	6
	638		Garngrew Road North	3	5
	565		Bridge St	0	98
			Bonnybridge and Banknock	939	
Denny					
H30	426	H14/12	Former Denny High School	200	200
H31	443	H15/13	Mydub 1	128	319
H32	697	H16/14	Mydub 2	270	270
H33	579/698	H17/15	Carrongrove Mill	119	173
H35	721	H22/17	Rosebank, Dunipace	50	110
MU09	503	M05/67	Broad Street	200	200
H34	641	H19/16	Stirling Street	0	18
	598		22 Glasgow Road	4	4
			Denny	971	

LDP2 Ref.	HLA Ref.	LDP1 Ref/ MIR2 Ref	Site	Estimated Output 2020-2030	Site Total
Falkirk					
H36	562	H24/18	Gowan Avenue	99	99
H37	740	H25/19	Etna Road 1	0	40
H38	254	H26/20	Etna Road 2	95	168
H39	705	H28/22	Cauldhame Farm 2	200	200
H40	499	H29/23	Blinkbonny Road	15	40
H41	722	H32/25	Grangemouth Road	200	200
MU11	250	M06/68	Portdownie	0	
H43	383	M07/69	Westburn Avenue	100	100
MU14	612	M10/72	Bank Street	27	27
MU12		M08/70	Falkirk Town Centre Grahamston	0	
MU13		M02/71	Callendar Riggs	0	
	792		32-36 Newmarket St	4	4
	734		Etna Road/Kennard St	7	10
	807		John Street	5	5
	316		Glenochil Road	2	4
	610		Maggie Woods Loan	9	12
	797		2 Canal St	4	4
	647		33-35 Wellside Place	7	12
MU15	608	M11/73	Williamson Street	54	54
	795		Cobblebrae Farm	15	15
	805		90 Graham's Road	0	5
			Falkirk	843	
Grangemouth					
	735		Carronflats Road	0	6
Larbert and Stenhousemuir					
H46	267	H37/26	Hill of Kinnaird 1	107	641
H47	794	H75/62	Pretoria Road	12	27
			Larbert and Stenhousemuir	119	
Braes and Rural South					
Maddiston and Rumford					
H13	746	H44/33	Parkhall Farm 1	20	40
H14	706	H45/34	Parkhall Farm 2	0	60
H15	706	H45/34	Parkhall Farm 3	60	60
H54	706	H47/36	The Haining	20	20
H16	656	H46/35	Parkhall Farm 4	34	34
H17	234	H48/37	Toravon Farm	120	120
Polmont/Laurieston/Westquarter					
H19	630	H50/38	Whyteside Hotel	35	35

LDP2 Ref.	HLA Ref.	LDP1 Ref/ MIR2 Ref	Site	Estimated Output 2020-2030	Site Total
	619		Westquarter Avenue	14	14
Wallacestone/Redding/Reddingmuirhead					
H20	229	H42/31	Redding Park	0	25
H21	739	H69/56	Hillcrest	60	91
Rural South Villages					
Allandale					
MU07	631	M13/75	Stein's Brickworks	47	71
Avonbridge					
H22	708	H62/49	Bridgend Road	0	30
	666		Boagstown Farm	6	6
	589		Linhouse Farm	2	4
	732		Paixwell Farm 2	4	4
California					
H23	380	H63/52	Cockmalane	33	33
H24	534	H65/52	Church Road	8	12
	100		Church Road 1	0	15
Greenhill					
	812		Forrester Quarter	2	5
Limerigg					
	323		Lochside Garage	3	5
H25	642	H67/54	Slamannan Road	0	50
Muirhouses					
	588		Carriden Steadings	3	7
Slamannan					
H26	594	H71/58	Avonbridge Road	10	10
H27	358	H70/205	Main Street	0	50
Standburn					
H28	658	H73/60	Standburn West	0	30
Whitecross					
H29	340	M14/76	Whitecross	200	200
	586		Myrehead Farm	8	11
	421		Station Road 1	0	14
			Braes and Rural South	689	
Rural North					
H48	355	H52/39	Castle View	93	118
H48	685		Castle View North	14	14
H49	326	H54/41	Airth Castle South	15	15
H50	333	H55/42	The Glebe 1	30	30

LDP2 Ref.	HLA Ref.	LDP1 Ref/ MIR2 Ref	Site	Estimated Output 2020-2030	Site Total
H51	377	H56/43	Former Torwood School	15	15
H52	334	H57/44	McLaren Park	10	10
	258		Dunmore House	0	70
	315		Denovan Mains Farm	5	7
	572		Kersie Mains Farm	6	6
			Rural North	188	
Total				4133	

5 Year HLA Windfall analysis:

Appendix 3

Completions 1/7/12 - 30/6/17 sites not in approved LDP or previous Local Plan

Site Capacity

Comp in Q

BO NESS

Developer Type: **LANDOWNER**

808	Hope Street	SE Ref.	BROWNFIELD	detailed	HLA
20171		6		0	
		Wiindfall completions for local plan area 12 - 17:		0	
		Yearly windfall rate:		0.00	

Developer Type: **PRIVATE DEV.**

599	1- 5 CORBIEHALL	SE Ref.	BROWNFIELD	detailed	COMP
20124		4		4	
		Wiindfall completions for local plan area 12 - 17:		4	
		Yearly windfall rate:		0.80	
		Total windfall completions for local plan area 12 - 17:		4	
		Yearly windfall rate:		0.80	

BONNYBRIDGE AND BANKNOCK

Developer Type: **PRIVATE DEV.**

577	DENNY RD 2	SE Ref.	BROWNFIELD	detailed	COMP
20142		4		4	
745	Bonnybridge Hospital	SE Ref.	BROWNFIELD	detailed	HLA
20171		44		0	
745	Bonnybridge Hospital	SE Ref.	BROWNFIELD	detailed	HLA
20172		44		6	
		Wiindfall completions for local plan area 12 - 17:		10	
		Yearly windfall rate:		2.00	
		Total windfall completions for local plan area 12 - 17:		10	
		Yearly windfall rate:		2.00	

DENNY

Developer Type: **LOCAL AUTH.**

674	Broad Street 2	SE Ref.	BROWNFIELD	other	COMP
20142		9		0	
674	Broad Street 2	SE Ref.	BROWNFIELD	other	COMP
20152		9		9	
		Wiindfall completions for local plan area 12 - 17:		9	
		Yearly windfall rate:		1.80	
		Total windfall completions for local plan area 12 - 17:		9	
		Yearly windfall rate:		1.80	

5 Year HLA Windfall analysis:

Appendix 3

Completions 1/7/12 - 30/6/17 sites not in approved LDP or previous Local Plan

Site Capacity

Comp in Q

FALKIRK

Developer Type: **LANDOWNER**

660	Union Road North	SE Ref.	BROWNFIELD	detailed	COMP
20123		4		4	
617	Newmarket St	SE Ref.	BROWNFIELD	detailed	COMP
20132		4		4	
615	Watson St	SE Ref.	BROWNFIELD	detailed	COMP
20133		6		0	
615	Watson St	SE Ref.	BROWNFIELD	detailed	COMP
20134		6		6	
647	33 - 35 Wellside Place	SE Ref.	BROWNFIELD	detailed	HLA
20161		12		0	
639	4 Princes Street	SE Ref.	BROWNFIELD	detailed	COMP
20164		4		4	
717	Kirk Wynd	SE Ref.	BROWNFIELD	detailed	HLA
20172		4		0	
		Wiindfall completions for local plan area 12 - 17:		18	
		Yearly windfall rate:		3.60	

Developer Type: **LOCAL AUTH.**

595	CARRON ROAD 2	SE Ref.	BROWNFIELD	permitted dev	COMP
20131		46		36	
725	Windsor Road	SE Ref.	GREENFIELD	detailed	COMP
20132		24		0	
741	Symon Tower	SE Ref.	BROWNFIELD	detailed	COMP
20141		4		0	
726	Fairlie Street	SE Ref.	BROWNFIELD	detailed	COMP
20142		10		0	
725	Windsor Road	SE Ref.	GREENFIELD	detailed	COMP
20142		24		8	
728	Seaton Place 2	SE Ref.	BROWNFIELD	detailed	COMP
20143		4		4	
741	Symon Tower	SE Ref.	BROWNFIELD	detailed	COMP
20143		4		4	
725	Windsor Road	SE Ref.	GREENFIELD	detailed	COMP
20144		24		16	
726	Fairlie Street	SE Ref.	BROWNFIELD	detailed	COMP
20153		10		10	

5 Year HLA Windfall analysis:

Appendix 3

Completions 1/7/12 - 30/6/17 sites not in approved LDP or previous Local Plan

		Site Capacity	Comp in Q	
747	Haugh Street	SE Ref.	BROWNFIELD	detailed
20171		8	0	HLA
		Wiindfall completions for local plan area 12 - 17:	78	
		Yearly windfall rate:	15.60	
Developer Type: PRIVATE DEV.				
616	Union Road 1	SE Ref.	BROWNFIELD	detailed
20124		6	6	COMP
606	94 - 100 Grahams Road	SE Ref.	BROWNFIELD	detailed
20131		4	4	COMP
611	Western Avenue	SE Ref.	BROWNFIELD	detailed
20131		9	0	COMP
611	Western Avenue	SE Ref.	BROWNFIELD	detailed
20133		9	9	COMP
475	CARRON ROAD	SE Ref.	BROWNFIELD	detailed
2016/02		13	0	HLA
800	3 Arnothill	SE Ref.	BROWNFIELD	detailed
20171		7	0	HLA
810	37 Arnot St	SE Ref.	BROWNFIELD	detailed
20172		5	0	HLA
		Wiindfall completions for local plan area 12 - 17:	19	
		Yearly windfall rate:	3.80	
		Total windfall completions for local plan area 12 - 17:	115	
		Yearly windfall rate:	23.00	

LARBERT AND STENHOUSEMUIR

Developer Type: **LOCAL AUTH.**

744	314 Main St	SE Ref.	BROWNFIELD	detailed
20162		18	0	COMP
744	314 Main St	SE Ref.	BROWNFIELD	detailed
20171		18	18	COMP
		Wiindfall completions for local plan area 12 - 17:	18	
		Yearly windfall rate:	3.60	
Developer Type: PRIVATE DEV.				
687	Quarrolhall Crescent	SE Ref.	BROWNFIELD	detailed
20171		7	0	HLA
687	Quarrolhall Crescent	SE Ref.	BROWNFIELD	detailed
20172		7	4	HLA

5 Year HLA Windfall analysis:

Appendix 3

Completions 1/7/12 - 30/6/17 sites not in approved LDP or previous Local Plan

Site Capacity	Comp in Q
Windfall completions for local plan area 12 - 17:	4
Yearly windfall rate:	0.80

Total windfall completions for local plan area 12 - 17:	22
Yearly windfall rate:	4.40

POLMONT

Developer Type: **HOUSING ASSOC.**

643	Park Terrace North	SE Ref.	BROWNFIELD	detailed	HLA
20131		16		0	
643	Park Terrace North	SE Ref.	BROWNFIELD	detailed	HLA
20134		16		16	
		Windfall completions for local plan area 12 - 17:		16	
		Yearly windfall rate:		3.20	

Developer Type: **LOCAL AUTH.**

382	MADDISTON SCHOOL	SE Ref.	BROWNFIELD	detailed	COMP
20133		40		0	
382	MADDISTON SCHOOL	SE Ref.	BROWNFIELD	detailed	COMP
20142		40		24	
382	MADDISTON SCHOOL	SE Ref.	BROWNFIELD	detailed	COMP
20143		40		15	
382	MADDISTON SCHOOL	SE Ref.	BROWNFIELD	detailed	COMP
20144		40		0	
382	MADDISTON SCHOOL	SE Ref.	BROWNFIELD	detailed	COMP
20151		40		1	
		Windfall completions for local plan area 12 - 17:		40	
		Yearly windfall rate:		8.00	

Developer Type: **PRIVATE DEV.**

237	WHYTSIDE FARM	SE Ref.	GREENFIELD	detailed	COMP
20151		43		0	
237	WHYTSIDE FARM	SE Ref.	GREENFIELD	detailed	COMP
20152		43		0	
237	WHYTSIDE FARM	SE Ref.	GREENFIELD	detailed	COMP
20153		43		12	
237	WHYTSIDE FARM	SE Ref.	GREENFIELD	detailed	COMP
20154		43		10	
237	WHYTSIDE FARM	SE Ref.	GREENFIELD	detailed	COMP
20161		43		6	

5 Year HLA Windfall analysis:

Appendix 3

Completions 1/7/12 - 30/6/17 sites not in approved LDP or previous Local Plan

			Site Capacity	Comp in Q	
237	WHYTSIDE FARM	SE Ref.	GREENFIELD	detailed	COMP
20162			43	9	
237	WHYTSIDE FARM	SE Ref.	GREENFIELD	detailed	COMP
20163			43	6	
688	Polmontside, Waggon Rd	SE Ref.	BROWNFIELD	detailed	HLA
20172			7	0	
			Windfall completions for local plan area 12 - 17:	43	
			Yearly windfall rate:	8.60	
			Total windfall completions for local plan area 12 - 17:	99	
			Yearly windfall rate:	19.80	

RURAL NORTH

Developer Type: **PRIVATE DEV.**

542	BLOEMFOUNTAIN HIGH ST	SE Ref.	BROWNFIELD	detailed	COMP
20123			12	3	
542	BLOEMFOUNTAIN HIGH ST	SE Ref.	BROWNFIELD	detailed	COMP
20124			12	1	
542	BLOEMFOUNTAIN HIGH ST	SE Ref.	BROWNFIELD	detailed	COMP
20133			12	2	
542	BLOEMFOUNTAIN HIGH ST	SE Ref.	BROWNFIELD	detailed	COMP
20134			12	3	
542	BLOEMFOUNTAIN HIGH ST	SE Ref.	BROWNFIELD	detailed	COMP
20141			12	1	
542	BLOEMFOUNTAIN HIGH ST	SE Ref.	BROWNFIELD	detailed	COMP
20142			12	1	
542	BLOEMFOUNTAIN HIGH ST	SE Ref.	BROWNFIELD	detailed	COMP
20152			12	1	
			Windfall completions for local plan area 12 - 17:	12	
			Yearly windfall rate:	2.40	
			Total windfall completions for local plan area 12 - 17:	12	
			Yearly windfall rate:	2.40	

5 Year HLA Windfall analysis:

Appendix 3

Completions 1/7/12 - 30/6/17 sites not in approved
LDP or previous Local Plan

Site Capacity

Comp in Q

Total yearly windfall rate: 54.20

271

Small site rate (under 4 units in
size) - 11/yr

2012 -2017 Indicative total windfall/yr (inc. small sites) -65/yr

Urban capacity study

Bonnybridge and Banknock

Sited Name	Former Bonnybridge Hospital
Ref No.	171
Area(ha)	2.6ha
LDP1 status	Within Urban Limit
ownership	NHS FV
Approx capacity	44
Timescale	0 – 5 years
Comments	Brownfield site of demolished hospital. Planning permission granted to Barratt for 44 units.
Conclusion	Not relevant - will be developed out before 2020.
Site name	Milnquarter Farm
Ref No.	178
Area(ha)	3.9ha
LDP1 status	Within Urban Limit/ WHS buffer zone
ownership	Manor Forrest/ Falkirk Council
Approx capacity	50 - 75
Timescale	5 – 10 years
Comments	Area of agricultural land occupying an area between the Milnquarter temporary roman camp and parts of the Antonine Wall adjacent to the Milnquarter SINC. Site effectiveness depends on whether historic environment constraints can be overcome. Education capacity also an issue. Site would likely be developed in conjunction with adjacent H10. The acquisition of land owned by Falkirk Council hasn't yet been negotiated which may have an effect on overall site viability particularly as there is likely to be a "ransom" premium applied. No developer yet identified.
Conclusion	Could contribute to windfall in future.
Site name	MacLean Electrical, Dennyloanhead
Ref No.	183
Area(ha)	0.7ha
LDP1 status	Within Urban Limit/Policy BUS3
ownership	private
Approx Capacity	15 - 20
Timescale	5 – 10 years
Comments	Site of former MacLean Electrical workshops (now demolished) Proximity to the proposed western access to site H08 may cause problems. Ideally the site would be developed in conjunction with site H08 forming part of the Kilsyth Road frontage.
Conclusion	Could contribute to windfall in future.
Site name	Canalside, Bonnybridge
Ref No.	182
Area(ha)	2.3ha
LDP1 status	Within Urban Limit
ownership	Private (Colin Peat)
Approx Capacity	100
Timescale	5 – 10 years
Comments	Part brownfield, part greenfield site within the urban limit between the Forth and Clyde Canal and the Bonny Water. Legacy planning application for the development of 98 flats and 2 commercial units submitted in 2007. The

	application remains undetermined due to flooding issues. Whether there is a market for this type of high density development in this location any more is debatable.
Proposed LDP2 status	Could contribute to windfall in future.
Site name	Coneypark, Banknock
Ref No.	188
Area(ha)	0.7ha
LDP1 status	Within Urban Limit
ownership	Private (Colin Potter and Clive Cook)
Approx Capacity	20
Timescale	10 – 15 years
Comments	Site was previously allocated for housing purposes in successive versions of the Bonnybridge and Banknock Local Plan but failed to attract any market interest
Conclusion	Could contribute to windfall in future.
Site name	Former Longcroft School
Ref No.	184
Area(ha)	0.5ha
LDP1 status	Within Urban Limit/ BUS03
ownership	Private/ Falkirk Council
Approx Capacity	15
Timescale	5 -10 years
Comments	Vacant site of the former Longcroft School. The Council owned part of the site has been cleared but the privately owned part of the site has until recently been used as a business site by the JEL McLaren Partnership. The Council owned half of the site could be developed separately for approximately 8 units but a comprehensive redevelopment of the site would be preferable.
Conclusion	Could contribute to windfall in future.

Denny

Site name	Duke Street
Ref No.	174
Area(ha)	0.12
LDP1 status	Within Urban Limit
ownership	Mr S McLean
Approx capacity	12 (flats)
Timescale	5 – 10 years
Comments	Small brownfield site of demolished health centre. Most recent planning consent for flats has lapsed.
Conclusion	Could contribute to windfall in future.
Site name	Bog Lane/Duncarron Industrial Estate
Ref No.	181 and 175
Area(ha)	4.1
LDP1 status	Within Urban Limit/Policy BUS3
ownership	Part Council/part private
Approx capacity	50
Timescale	5 – 10 years
Comments	Mixed industrial/depot area south of Broad Street close to town centre which has been subject of enquiries in the past for redevelopment for housing. Council owned footpath/cycleway bisects the site.
Conclusion	Could contribute to windfall in future.

Site name	Broad Street/Winchester Ave
Ref No.	173
Area (ha)	1.9
LDP1 status	Within Urban Limit/Policy BUS03
ownership	Private
Approx capacity	40
Timescale	5 – 10 years
Comments	Small mixed use industrial/commercial area close to town centre containing a number of vacant plots and functioning businesses. Main occupier (Machan Engineering) appears to have closed after losing pillar box contract in 2013. North-eastern portion was allocated for business use in FCLP but has never attracted interest.
Conclusion	Could contribute to windfall in future.
Site name	Westfield Trading Estate
Ref No.	180
Area (ha)	0.5
LDP1 status	Within Urban Limit/Policy BUS3
ownership	Mixed private
Approx capacity	20
Timescale	5 – 10 years
Comments	Small industrial area off Glasgow Road (remnant of Denny Iron Works) which is now almost surrounded by residential land following development of first Mydub site
Conclusion	Could contribute to windfall in future.
Site name	Stirling Street East, Dunipace
Ref No.	179
Area (ha)	0.5
LDP1 status	Within Urban Limit
ownership	Part council/part private
Approx Capacity	22
Timescale	0 – 5 years
Comments	Brownfield site formerly allocated for housing in FCLP. Flood risk on northern section which is the Council owned part. Several schemes in the past for housing or mixed use have come to nothing. Potential contamination on site due to former use for industry. Current planning application Muir Homes for Kingdom Housing Association.
Conclusion	Could contribute to windfall in future.
Site Name	Stirling Street, Denny
Ref No.	172
Area (ha)	0.23
LDP1 status	Part allocated for housing
ownership	Elizabeth Shaw
Approx. capacity	30 (flats)
Timescale	0-5 years
Comments	Part of site allocated in LDP1 for flats after consent granted. This consent has lapsed but the applicant owns the wider site containing the Royal Oak Hotel which has been derelict for several years
Conclusion	Extend current LDP1 allocation, non-contributing HLA site.
Site name	Lithgow Place
Ref No.	177
Area(ha)	0.9
LDP1 status	Within Urban Limit

ownership	Falkirk Council
Approx capacity	15
Timescale	0-5 years
Comments	Greenfield site which is residual area of now built Sclandersburn Road development; former FCLP allocation. Has attracted some interest from Housing Dept in the past. Developable area constrained by flood risk from burn on southern portion and M80 motorway noise on western boundary.
Conclusion	Could contribute to windfall in future.

Falkirk

Site name	Firs Park
Ref No.	168
Area (ha)	1.1
LDP1 status	Within Urban Limit and TC Boundary
ownership	Alan Mackin & East Stirlingshire FC
Approx capacity	86 (latest layout)
Timescale	5 – 10 years
Comments	Former East Stirling FC ground, now derelict. Planning permission in principle granted July 2016
Conclusion	New allocation
Site name	Municipal Buildings (Residual Land)
Ref No.	166
Area (ha)	Approx 1.8
LDP1 status	Municipal Buildings/Town Hall Within TC boundary/unallocated
ownership	Falkirk Council
Approx capacity	40
Timescale	5 – 10 years
Comments	Residual land which would be left if Council HQ/Town Hall project proceeds. Site availability dependent on final decisions regarding this project.
Conclusion	Could contribute to windfall in future.
Site name	Hurlet, Tamfourhill
Ref No.	186
Area (ha)	0.5
LDP1 status	Vacant/open space Open space/unallocated
ownership	Council/private?
Approx Capacity	15
Timescale	0-5 years
Comments	Pub has been vacant for some time, and site could include adjacent open space. Opportunity for social housing. Open space loss is not likely to be significant, but tree belt would have to be retained. Possibly on the line of the F&C canal so may be archaeological/ground condition issues
Conclusion	Could contribute to windfall in future
Site name	Victoria Buildings, Queen Street
Ref No.	167
Area (ha)	0.7
LDP1 status	Within Urban Limit
ownership	Falkirk Council
Approx Capacity	25
Timescale	0 – 5 years
Comments	Building surplus to requirements and disposal being considered. Former school building has some historic/architectural value, though not listed, and would

	ideally be converted.
Conclusion	Could contribute to windfall in future
Site name	Glen Village Bowling Club
Ref No.	169
Area (ha)	0.5
LDP1 status	Within Urban Limit
ownership	Private
Approx Capacity	15
Timescale	0-5 years
Comments	Former bowling club, now derelict. Consent for residential and retail
Conclusion	Could contribute to windfall in future

Grangemouth

Site name	Abbots Road
Ref No.	170
Area (ha)	0.38
LDP1 status	Within Urban Limit
ownership	Falkirk Council
Approx Capacity	10
Timescale	0-5 years
Comments	Former nursery, now vacant
Conclusion	Expected to be developed before 2020.

Larbert & Stenhousemuir

Site name	Former McCowans Factory, Tryst Road Stenhousemuir
Ref No.	187
Area(ha)	0.8
LDP1 status	Within Urban Limit
ownership	Private
Approx Capacity	10
Timescale	5 – 10 years
Comments	Former toffee factory. Applications submitted for retail/restaurant use
Conclusion	Current interest is in retail use

Polmont

Site name	Redding Yard, Redding
Ref No.	176
Area(ha)	0.8
LDP1 status	Within Urban Limit
ownership	Private
Approx capacity	15
Timescale	5-10
Comments	PPP was renewed in 2011 but now lapsed. Unclear whether landowner in prepared in take site forward. Currently used as timber yard.
Conclusion	Current interest is in retail use.
Site name	Sunnyside Road, Brightons
Ref No.	176
Area(ha)	2.0
Current use/ LDP1 status	Within Urban Limit
ownership	Private

Approx capacity	50
Timescale	5-10 years+
Comments	Greenfield site within Urban Limit Site was identified as preferred site in last MIR but owner is not seeking to take site forward. Questionable effectiveness
Conclusion	No development potential pending change in landowner intentions.

Appendix 5

Settlement Growth Options Appraisal

Introduction

1. The Main Issues Report (MIR) for Local Development Plan 2 (LDP2) set out the preferred and alternative spatial options for housing growth in the area, to meet the housing land requirement for the area over the period of LDP2 (2020-2030). The Proposed Plan has confirmed the Council's settled view on which housing sites should be included in LDP2. This report provides background to the consideration of the options in each settlement area through this process.
2. The housing land requirement relates to the whole of the Falkirk Council area, which is a single housing market area. There are no specific requirements for individual settlements, and so the exercise is one of determining the best opportunities for growth across the Council area as a whole, rather than within individual settlements. Nonetheless, for presentation purposes, it remains useful to consider opportunities, constraints and proposals at a settlement area level.
3. The Council carried out a 'Call for Sites' exercise as part of its pre-MIR consultation from October 2015 to January 2016. This invited landowners, developers and other parties to submit sites which they wished to be considered for development as part of LDP2. Members were informed of the outcome of the exercise in an e-mail on 29 February 2016, which included a link to the submissions. Some 61 submissions were received, and the sites they promoted formed the basis for the options appraisal carried out for the MIR. In addition, the Council carried out an Urban Capacity Study, which identified sites within the urban area which had the potential for residential development. A further 15 sites were submitted for consideration during the MIR consultation.
4. Scottish Planning Policy (SPP) emphasises the need to direct the right development to the right place. In considering different options, a variety of factors need to be considered. These include:
 - Maximising the use of brownfield land where possible
 - Supporting the regeneration of communities
 - Infrastructure availability and capacity
 - Environmental considerations, including settlement fit and the impact on the landscape setting and identity of settlements
 - Accessibility of sites, especially by sustainable means of transport
 - Marketability and deliverability of sites
5. A site assessment of all sites has been carried out in order to assist with the site selection and the Strategic Environmental Assessment (SEA) process. This informed the consideration of different options. It forms Technical Report 2 to LDP2.

Existing Spatial Strategy for Housing Growth

6. The starting point for the analysis of options was the consideration of the existing spatial strategy within LDP1, and the extent to which the sites identified within LDP1 would continue to form part of any new strategy going forward. Since the preparation of LDP2 is following fairly swiftly after the adoption of LDP1, it might be expected that the strategy would be adjusted through the addition of new sites, rather than radically altered.
7. At present, LDP1 identifies the major locations where new housing is proposed as Strategic Growth Areas (SGAs). These comprise large sites, or groups of

sites where masterplanning and co-ordinated infrastructure provision is likely to be required. Generally, they are developments of 200 units or more. There are 12 SGAs designated in LDP1. In addition, there are a number of other smaller sites allocated for development. In total, sites which were previously believed capable of delivering some 7,909 homes in the period 2014-2024 are included in LDP1. Generally the strategy is one where growth is distributed across the Council area. Grangemouth is the only major settlement where little development is proposed, due the constraints affecting the town and general lack of opportunities.

8. LDP2 can consider the removal of sites from the plan. The main reason for de-allocating an existing site would be if it was considered that the site was very unlikely to be delivered during the period of the plan (i.e. 2020-2040). This might be because of market and viability factors, environmental and infrastructure issues which may not have been known at the time of allocation, or ownership issues. In conjunction with the annual Housing Land Audit process, an assessment of 'stalled sites', whose delivery has been delayed or is otherwise problematic, has been carried out to see if they should continue to feature as part of the LDP2 housing strategy.

Options for Additional Housing Growth

9. The options for additional housing growth in settlements set out in the MIR were generated from the 'Call for Sites' submissions, the Urban Capacity Study and any other known opportunities. Where appropriate, sites were combined to form coherent groupings. They can broadly be categorised as follows:
 - New Strategic Growth Areas (sites or groups of sites of major scale, i.e. greater than 200 units)
 - Extensions to Existing Strategic Growth Areas (sites which form extensions to, or are close to existing SGAs)
 - Reallocation of Business Sites to Residential Use (if large enough these could also constitute new SGAs)
 - Other Moderate Settlement Extensions (sites of around 50-200 units)
 - Other Minor Settlement Extensions (sites of less than 50 units)
 - Urban Capacity Sites
10. It is recognised that there are other ways in which sites could be combined, and other options which could be constructed. However, the options set out in the MIR represented a manageable and logical set of alternatives for presentation purposes.
11. For each settlement area, assessment is undertaken of the existing housing land supply and consideration of its deliverability; market considerations; the range of potential future sites and opportunities; and the key environmental and infrastructure issues which affect the settlement area. The MIR preferred option is summarised and the Proposed Plan option confirmed. Housing capacities stated for sites are approximate.

Bo'ness

Existing Strategy and Stalled Sites. There are currently two SGAs designated within the Bo'ness area, and LDP1 projected some 577 units within the period 2014-24.

Bo'ness Foreshore SGA	Regeneration opportunity (LDP1 M01) which is now stalled, following withdrawal of developer. Originally a SIRR (Special Initiative for Residential-Led Regeneration) in the Local Plan, it was carried through into the LDP, but was assumed to make no contribution to the supply in the period 2014-24. Council has no plans to remarket and site viability is a serious issue.
Bo'ness South East SGA	Development is underway at the Kinglass Farm site (H02). Drum North (H01) has been delayed but Stewart Milne and Ogilvie Homes are now taking the site forward. The potential exists to further increase the housing content of Drum South (M02), given lack of interest in business development. The SGA remains robust and deliverable.
Other LDP1 Sites	The smaller town centre sites are stalled, but are still considered important as a potential stimulus to Town Centre regeneration.

Site references relate to LDP1

Market considerations. House completions in recent years have fallen to very low levels, with 47 completions in the five years between 2012 and 2017, although these have started to pick up with the recent development at Kinglass Farm. Most of Bo'ness remains a marketable location, benefitting from a good environment, and links to Edinburgh, as well as more local employment centres. There is evidence of reasonably strong demand.

Opportunities. No significant additional urban capacity sites have been identified, and the scope for brownfield infill remains limited. Bo'ness does, however, have a substantial amount of open space, and expressions of interest for several such sites have been submitted by the Council's Housing Services. These require assessment as part of a separate exercise in accordance with criteria set out in the Open Space Strategy. It is likely that these would yield opportunities for housing in the future. Expressions of interest for substantial settlement expansion have been submitted to the south (Crawfield Road), south east (North Bank Farm), and east (Muirhouses/Carriden).

Environment. The town has an attractive landscape setting, as recognised by Local Landscape Area (LLA) designation, and is surrounded by green belt. The village of Muirhouses is an attractive conservation village. Development to the south or east would have implications for these assets. Most of the agricultural land to the south of the town is of prime quality.

Accessibility and Infrastructure. Bo'ness does not have a mainline railway station, and in strategic terms is less accessible than some other settlements in the area. It looks to Linlithgow for access to passenger rail services, so substantial growth will have implications for parking in Linlithgow. Access to the trunk road network is mainly via Junctions 3 and 5 of the M9. Junction 3 only offers access to and from the east, whilst Junction 5 requires upgrading to cope with long-term growth. Compared to other settlements in the Council area, Bo'ness is relatively unconstrained in terms of infrastructure constraints. In particular, there is capacity for growth in the local primary and high schools, although Grange Primary School is projected to come under some pressure as a result of the Bo'ness South East SGA.

MIR Preferred Option

The preferred option was for a new Bo'ness South West SGA at Crawfield Road through the release of green belt land, in addition to the Bo'ness south East SGA. The Bo'ness Foreshore SGA was to be retained, although not making a contribution to the land supply because of doubts over deliverability.

Proposed Plan

The Proposed Plan opts for a strategy of consolidation focusing on the committed sites within the Bo'ness South East Strategic Growth Area (Drum Farm North and Drum Farm South), with increased housing at Drum Farm South due to the reduction in the business element of the site. The Strategic Growth Area at Bo'ness Foreshore is de-allocated, recognising that complex constraints and viability issues affect the site. The Bo'ness South West Strategic Growth Area (Crawfield Road site), which was a preferred option in the MIR, is not taken forward due to concerns about impact on green belt and landscape given the scale of the site.

2020-2030			2030-2040
Existing Land Supply	New allocations		Growth Potential
384	MU02 Drum Farm South	100 (220 total)	Medium
		100	

Bonnybridge and Banknock

Existing Strategy and Stalled Sites. There are currently two SGAs designated within the Bonnybridge & Banknock area, at Banknock and Dennyloanhead, with a further large allocation at Bonnybridge East. LDP1 projected some 1422 units within the period 2014-24, giving the highest level of growth amongst all the settlement areas.

Banknock SGA	Banknock North (M03) now has planning permission in principle. Banknock South (H07) is now moving forward, The SGA remains robust and deliverable, although some reprogramming may be necessary.
Dennyloanhead SGA	Dennyloanhead (H08) now has planning permission. The SGA remains robust and deliverable, although some reprogramming may be necessary.
East Bonnybridge	This large site is heavily constrained by gas pipelines which currently sterilise most of the site and severely limit the potential for any form of development
Other Sites	The owner of Kilsyth Road site (H10) has indicated that they no longer intend to develop it and is proposed for deallocation

Site references relate to LDP1

Market Considerations. The area has demonstrated that it is attractive to the market, providing ready access to the motorway system, and employment centres in the west of Scotland. High levels of completions were sustained in the early 2000s, although with delays to the SGAs, recent completion levels have fallen to a relatively low level with 128 completions in the five years between 2012 and 2017. However, given the level of commitments, it is questionable whether the housing market in the area could sustain additional significant sites.

Opportunities. Infill opportunities are limited, other than the Milnquarter Farm site which it is subject to significant archaeological constraints. Expressions of interest have focused on the High Bonnybridge area, including substantial sites at Broomhill/Bonnyside Road, and Reilly Road. Other more limited submissions have been made at Hillview Road and Longcroft Holdings.

Environment. The Antonine Wall World Heritage Site runs through the area, and its associated buffer zone and the safeguarding of its setting presents a significant issue for further growth. An air quality management area has been designated around the M80 Junction 5 at Banknock/Haggs, and may have implications for any future growth aspirations.

Accessibility and Infrastructure. The area has no mainline railway station, but benefits from some buses along the main road corridors. The western part of the area connects into the trunk road network at Junction 7 of the M80. This junction is to be upgraded to accommodate the SGAs and it is not clear to what extent this upgrade may include capacity for further growth. High Bonnybridge has restricted road links, relying on the crossing of the canal at Bridge Street to connect to the main urban area. A major pipeline corridor runs to the east of Bonnybridge, severely constraining development in this area, although investigations are ongoing as to how this constraint can be mitigated. Capacity issues exist at various schools serving the area, and upgrades are planned at Bankier and Head of Muir to accommodate planned growth. Antonine PS has been extended, but has limited additional capacity to accommodate major growth south of the canal in High Bonnybridge. Denny HS may also require extension. There is an identified capacity issue with existing primary healthcare provision.

MIR Preferred Option

The preferred option was to limit any further growth over and above the existing major housing commitments in the area. Sites at East Bonnybridge and Kilsyth Road were proposed for de-allocation.

Proposed Plan

The Proposed Plan carries forward the Strategic Growth Areas in Banknock and Dennyloanhead. A successful bid to the Housing Infrastructure Fund for the construction of the M80 slip road improvements should help to kick start these developments. The East Bonnybridge site is retained as an allocation, notwithstanding the pipeline constraints affecting it. Progress is dependent on solutions coming forward to deal with this major constraint. The Kilsyth Road de-allocation is confirmed since the owner no longer wishes to promote the site for housing. Given the extensive outstanding commitments, no further significant allocations are being promoted for this area. A small release has, however, been made at Longcroft for 10 units. Further windfall proposals may come forward which will be considered through the windfall policy in the Plan.

2020-2030			2030-2040
Existing Land Supply	New allocations		Growth Potential
939	H53 Cumbernauld Road	10	Medium

Denny

Existing Strategy and Stalled Sites. There is one SGA within the Denny area, to the south east of the town, comprising the Mydub, former Denny High School, and Broad Street sites. Two other substantial opportunities for growth are at Carrongrove, Fankerton, and Rosebank, Dunipace. LDP1 projected 1195 homes to be built in the area within the period 2014-24.

Denny South East SGA	Mydub 1 (H15) has commenced development, along with the next stage of the Denny Eastern Access Road. Progress with the former Denny High School site (H14) is delayed pending decisions on marketing by the Council, but it is still considered capable of becoming effective within the plan period. Broad Street (M05) is now being taken forward by a developer. The site boundaries may need to be adjusted to exclude land in the floodplain. The SGA remains robust and deliverable, although some reprogramming of sites may be necessary.
Carrongrove	Carrongrove (H17) is now under construction.
Rosebank, Dunipace	The site is now the subject of a planning application by a housebuilder.

Site references refer to LDP1

Market Considerations. Like Bonnybridge and Banknock, Denny has demonstrated that it is attractive to the market, given its accessibility to Falkirk and Stirling. High levels of completions were sustained in the early 2000s, although recent completion rates are low with 198 completions in the five years between 2012 and 2017. With the Mydub site starting up, completions should pick up, and the market profile of the area should improve. Nonetheless, given the level of commitments, it is unlikely that the local housing market could sustain significant additional allocations.

Opportunities. New brownfield infill opportunities are limited. The major expression of interest has highlighted the potential for further growth to the north of Dunipace, at Rosebank as an extension to an existing allocated site, and at Bankend Farm immediately to the north. Further submissions have been made for smaller sites at Drove Loan, Head of Muir, and an isolated site in the countryside at Denovan Mains Farm.

Environment. Green belt lies to the east of Denny, and the rising ground to the south-east up to Chacefield Wood is potentially sensitive from a landscape point of view. Flood risk associated with the River Carron, which runs through the town, affects some parts of the settlement.

Accessibility and Infrastructure. The area has no mainline railway station, but benefits from bus services along the main road corridors. The main connection with the trunk road network is Junction 1 of the M876 which is not currently subject to constraints. The Denny Eastern Access Road is planned to provide relief to congestion problems at Denny Cross and accommodate committed growth, and is currently progressing in conjunction with the Mydub 1 site. However, pending the completion of DEAR, any significant further growth will inevitably put additional pressure on Denny Cross. In terms of education provision, capacity enhancements are planned at Denny Primary School and Head of Muir Primary School to accommodate committed growth within their catchments, with an extension to Denny High School also potentially required in the longer term.

MIR Preferred Option

The preferred option was to take forward existing allocated sites and not allocate any further sites for development.

Proposed Plan

The Proposed Plan follows the preferred option in the MIR. It carries forward the existing allocated sites and does not propose any further growth within the initial plan period reflecting the high level of existing housing commitments in the area still to be implemented.

2020-2030			2030-2040
Existing Land Supply	New allocations		Growth Potential
971		0	Medium

Falkirk

Existing Strategy and Stalled Sites. Falkirk has two SGAs: the Falkirk Canal Corridor, a linear cluster of opportunities along the Forth & Clyde Canal; and Falkirk North, comprising sites at Cauldhame Farm. In addition, there are significant allocations at Grangemouth Road, and Westburn Avenue, resulting from rationalisation of college and healthcare provision respectively. The overall level of allocations in LDP1 amounts to 1391 units, reflecting the role of Falkirk as the principal town in the Council area.

Falkirk Canal Corridor SGA	Portdownie (M06) is currently stalled and marketing by the Council/Scottish Canals is on hold pending a further improvement in market conditions. Nonetheless the site is an attractive and potentially marketable one in the longer term, which is key to the regeneration of the canal corridor. Etna Road (H26) is now under construction. The SGA remains robust and deliverable in the longer term, although some reprogramming of sites may be necessary.
Falkirk North SGA	Cauldhame Farm 1 (H27) is under construction, and Cauldhame Farm 2 (H28) is expected to follow. This is a proven and marketable SGA which will continue to build out into the early years of LDP2.
Grangemouth Road	The site (H32) will become available when the new Forth Valley College campus is opened in 2019, and is expected to be marketable.
Westburn Avenue	Disposal of the site (M07) by NHS Forth Valley has been delayed pending decisions on the long term land requirements of the community hospital. It is an attractive and well-located site.

Site references refer to LDP1

Market Considerations. As the principal town in the Council area, Falkirk enjoys excellent accessibility and service provision. It has a generally strong housing market, although there are variations across the settlement. In the early 2000s, the town sustained completions of 200-300 units per annum, although this has fallen with 407 units completed in the 5 years between 2012 and 2017.

Opportunities. There remains good scope for brownfield infill opportunities in the town, and the Urban Capacity Study identified several sites with potential for residential development. As part of an increased focus on residential use in the Town Centre, the key Town Centre development opportunities could accommodate a greater degree of housing than previously envisaged although their effectiveness is uncertain. In addition, a review of the vision and content of the Falkirk Gateway has highlighted the potential for residential use to contribute to the viability and vitality of this development. Expressions of interest have focused on the south of the town at Hallglen, Glen Farm and Slamannan Road. There has also been a proposal for residential use as part of redevelopment and restructuring of the Carron Centre.

Environment. The town is bounded by green belt on its western, northern, eastern, and south eastern edges. On its southern side, landscape issues are relevant due to the exposed or elevated nature of much of the land. Cultural heritage constraints are also important, in particular the Battle of Falkirk site in the Greenbank/Lionthorn area, and the Antonine Wall WHS and its buffer zone which affects the Roughcastle and Wester Carmuir areas.

Accessibility and Infrastructure. Falkirk is at the hub of the area's transport network, and, with three mainline railway stations, is the most accessible of the area's settlements. There are two main connections into the trunk road network – east to Junctions 5/6 on the M9, and west to Junction 1 on the M876. Capacity issues on the

former are being dealt with through improvements funded by TIF. The main radial routes into the town experience peak time congestion. Improvements along the A803 Glasgow Road corridor are required to support development in the west of the town. Upgrading at Westfield and the A904 corridor, which is required to support the Falkirk Gateway development, will be funded through TIF. Capacity pressures at primary schools have eased. Capacity enhancements may be required at Graeme High School because of growth within its catchment.

MIR Preferred Option

The preferred option took forward the two existing Strategic Growth Areas at Falkirk North and the Falkirk Canal Corridor. It also proposed an additional SGA at the Falkirk Gateway incorporating housing into the mixed use site and a green field expansion at Hallglen with the allocation of Woodend Farm for affordable housing. Residential opportunities were also identified in the town centre as well as other brownfield sites.

Proposed Plan

The Proposed Plan largely follows the preferred option in the MIR. It carries forward the two Strategic Growth Areas at Falkirk North and the Falkirk Canal Corridor, and augments this with a new Strategic Growth Area at the Falkirk Gateway and a greenfield site for affordable housing at Woodend Farm, Hallglen. It also allocates a site at Firs Park for housing and identifies a new mixed use site with potential for housing at Carron Road. No contribution to the housing land supply is made for Carron Road reflecting uncertainty about the capacity of this site and the timescale for development. Likewise the Portdownie site (part of the Falkirk Canal Corridor SGA) is not shown as making any contribution to the housing supply but is still considered a valuable brownfield site which could make a contribution to the supply if market conditions enable it to be taken forward. Other small sites proposed in the MIR have not been taken forward as housing sites either because they could be built out before the plan is adopted or other uses are being promoted for them. However, the general potential for windfall output over the period of the plan remains high.

2020-2030			2030-2040
Existing Land Supply	New allocations		Growth Potential
843	H42 Woodend Farm	90	Medium
	H44 Firs Park	40	
	MU16 Falkirk Gateway	100	
	MU17 Carron Road	0	
		230	

Grangemouth

Existing Strategy and Stalled Sites. Minimal growth is proposed in Grangemouth by the LDP due to the range of constraints affecting the town. Of the two allocated sites, one has been built out, and the other is now the location for the new Carrongrange High School.

Market Considerations. Completions have been running at very low levels for a number of years with 66 completions in the five years between 2012 and 2017, most of these being Council or housing association builds. This reflects the lack of available sites and low levels of market interest.

Opportunities. Opportunities for both infill development and expansion are extremely limited due to the barriers presented by the River Carron and the M9, fluvial and coastal flooding constraints, the presence of major hazards and green belt. A single site at Abbots Road was identified through the Urban Capacity Study. No expressions of interest were received. Any redevelopment of the town centre may provide opportunities for additional housing subject to addressing the various constraints in the area.

Environment. Grangemouth is encircled by green belt. Flooding is a significant constraint affecting land in close proximity to the estuary or the rivers flowing through the town. The Grangemouth Flood Scheme will address flooding issues in the town although residual risk will remain. The intertidal foreshore is part of the Firth of Forth SPA.

Accessibility and Infrastructure. Grangemouth benefits from high accessibility to the trunk road network, via Junctions 5 and 6 of the M9, which are being improved through TIF funding. Major hazard consultation zones associated with the various chemical and petrochemical installations in the town present a constraint to further residential development in some parts of the town. The low level of housing development in the town in recent years means that social infrastructure, notably schools, have considerable spare capacity.

MIR Preferred Option

The preferred option was to allocate a small site at Abbots Road for housing recognising the constraints to residential development in the area.

Proposed Plan

The Proposed Plan does not include the Abbots Road site recognising that it is likely to be built out before the Plan is adopted. An additional consented site at Avonhall, Bo'ness Road is allocated as a housing site. This is associated with the restoration of a listed building. The town centre continues to be identified for redevelopment which could include additional housing subject to addressing site constraints.

2020-2030			2030-2040
Existing Land Supply	New allocations		Growth Potential
0	H 45 Avonhall	11	Low
		11	

Larbert & Stenhousemuir

Existing Strategy and Stalled Sites. Growth within the area continues to be focused at the Larbert North SGA, with some 900 units to be built in the LDP1 period 2014-24.

Larbert North SGA	The Bellsdyke site (H36) is complete, and Hill of Kinnaird (H37) is well advanced. It is expected to be built out by the early years of LDP2.
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Site references relate to LDP1

Market Considerations. Larbert & Stenhousemuir has proven to be one of the strongest housing market sub-areas in the Council area, with 100-200 units per annum being consistently delivered over the past 15 years, even through the recession with 874 units completed in the five years between 2012 and 2017.

Opportunities. The redevelopment of industrial sites contributed significantly to growth in the past, but this supply has now largely ceased and infill opportunities are now much more limited. Expressions of interest have been focussed to the east at Roughlands and Bensfield Farms, and the north east at Kinnaird, which would form an eastward continuation of the current Bellsdyke/Hill of Kinnaird development. These potential settlement expansions would require the release of green belt land. The other focus of interest has been to the west of Larbert at the former RSNH estate, where sites at Stirling Road and Denny Road have been highlighted.

Environment. Larbert and Stenhousemuir is enclosed by green belt on its eastern and north eastern sides, where remnant estate landscapes and prime agricultural land sit slightly elevated from the M9 and the carseland further east. On its western side, the urban area abuts the estate landscape of Larbert House, within which the Forth Valley Royal Hospital has been built. To the south, the Carron and its floodplain limit any opportunities for growth.

Accessibility and Infrastructure. The area benefits from access to mainline rail services at Larbert Station. Accessibility to the trunk road network has been improved by the upgrading of Junction 2 on the M876 at Glenbervie to provide a full 4-way junction. Growth in Larbert will tend to exacerbate traffic pressures on the northern and western radial routes into Falkirk (B902 and A803 respectively). Education capacity constraints are a significant issue, with Kinnaird PS under particular pressure. Notwithstanding the recent extension of Larbert HS into the Carrongrange School building, its capacity will limit any significant further growth of the settlement, unless a second high school can be provided or significant catchment rezoning undertaken.

MIR Preferred Option

The preferred option continued to focus on the completion of the Larbert North Strategic Growth Area at Kinnaird Village with the addition of some housing at the Hill of Kinnaird Business Park site. The additional housing would bring the total for Bellsdyke and Hill of Kinnaird up to the original 1700 consented units. No further housing sites are allocated reflecting the constraints on growth in particular from education capacity issues.

Proposed Plan

The Proposed Plan follows the preferred option in the MIR, with its emphasis on consolidation. The Larbert North Strategic Growth Area will be completed in the early years of the proposed plan and the additional site at the Hill of Kinnaird business site could accommodate some housing subject to clarification that the whole Bellsdyke/Hill of Kinnaird development will not exceed the 1700 consented units. No

further sites are allocated for the area, reflecting concerns about the pressure on the school estate.

2020-2030			2030-2040
Existing Land Supply	New allocations		Growth Potential
119	MU19 Hill of Kinnaird 2	70	Low
		70	

Braes and Rural South

Existing Strategy and Stalled Sites. There are two SGAs within the urban part of Braes and Rural South Area: Overton/Redding, which is expected to be completed by 2020 and will not carry over into LDP2; and Maddiston East. the overall scale of housing projected by LDP1 from 2014-24 is 1015. In the Rural South, the LDP envisages major growth through SGAs at the Braes villages of Slamannan and Whitecross, with smaller allocations at Avonbridge, Standburn, Limerigg, California and Shieldhill.

Existing Strategy and Stalled Sites.

Overton /Redding	Both the Overton (H40) and Redding Park (H42) sites are well advanced and expected to be complete by 2020. They will not contribute to LDP2 housing requirements.
East Maddiston	This comprises a complex suite of interlinked sites, with multiple ownership. The Council has produced a development framework to provide a context for individual sites to progress. Toravon Farm (H48) has been allocated for some years and is stalled, but still likely to be a marketable site. Delivery of the other sites is dependent on site assembly a satisfactory and affordable access solution. The effectiveness of the SGA needs to be kept under review.
Slamannan SGA	Hillend Farm (H70) is a stalled site. Originally a SIRR (Special Initiative for Residential-Led Regeneration) in the Local Plan, it was carried through into the LDP with amended boundaries, but was assumed to make no contribution to the supply in the period 2014-24. There has been no active developer interest since prior to the recession. The site has a number of development constraints to overcome, but lack of market demand in Slamannan for a development of this scale would seem to be the prime factor. Option is to de-allocate, since there is little prospect of the site being developed even in the longer term.
Whitecross SGA	Whitecross (M14) is also a former Local Plan SIRR which was carried forward into the LDP, but is now stalled, following the developer going into administration at the end of 2014. The PPP application was refused due to lack of progress with the S.75. Two landowners continue to promote their sites separately. The SGA as originally envisaged may no longer be deliverable and requires review.
Other Sites	Lack of market interest in the Upper Braes villages generally suggests that there will be difficulty delivering other allocations in the Rural South. It may be that the number and scale of allocations needs to be reduced to more realistic levels, whilst maintaining some opportunities for smaller scale builders, or self build.

Site references relate to LDP1

Market Considerations. The Braes urban area comprises a number of communities which have merged with one another over the years. Generally speaking, it is one of the stronger market sub-areas, benefitting from good accessibility including access to mainline rail services. Like Larbert/Stenhousemuir, it has seen 100-200 completions per annum over most years with 913 completions in the five years between 2012 and 2017. By contrast, the housing market within the upper Braes villages is weak. There is no interest from the volume builders, and the smaller companies who might have taken on sites in the area in the past have been particularly hit by the recession. Annual completion rates have been low for the last 15 years with only 24 completions in the five years between 2012 and 2017.

Opportunities. Further infill opportunities within the Braes urban area are fairly limited, although the vacant former fire service HQ in Maddiston is a significant brownfield opportunity which is the subject of a planning application. Other

submissions have been received for mixed use including residential at the large allocated business site at Gilston, and further sites adjacent to the canal at Station Road, Polmont, and Polmont Park. There is extensive interest in further greenfield expansion at Maddiston, with sites suggested to the north and east at Parkhall, to the south at Gillandersland, and to the west at Greenwells Farm. There are two submissions at Standrigg Road, Wallacestone, and further submissions at Redding/Reddingmuirhead. Within the rural area, the only expressions of interest have been a further area of greenfield land to the south of Whitecross, and a small site near California. Neither of these sites are well-related to existing settlements.

Environment. The Braes urban area is bounded on its north side by green belt. The Antonine Wall World Heritage Site runs through the northern part of the area, and most of the green belt is also encompassed within the World Heritage Site buffer zone. To the south, the landscape setting comprises an undulating topography of prominent east-west ridges, tree belts and watercourses which means that landscape capacity and ecological impact are important issues. The Union Canal is an important archaeological and ecological feature running through the area. The rural area is subject to a variety of environmental constraints, including a variety of ecological designations and the Slamannan Plateau/Avon Valley and Bo'ness South Local Landscape Areas. Landscape impact is particularly relevant given the undulating topography of the Braes and the exposed nature of the more elevated slopes and ridges. The Slamannan Plateau SPA, although quite localised in extent, has wider implications because of the range of the bean geese for which it is designated. Flood risk is a local issue in some communities, notably Slamannan and Avonbridge.

Accessibility and Infrastructure. Polmont has a railway station giving good access to mainline services, although parking pressures at the station are a major issue. Access to the trunk road network is via Junctions 4 and 5 of the M9, both of which require upgrading to accommodate planned development, or south to the M8 via the A801, which is also subject to upgrading proposals. The main road corridors within the urban area – the B905, the B910 and the A803 – experience peak time congestion, and junction capacity on these routes is a potential constraint on new sites which feed into them. Primary school capacity is a serious issue at Maddiston, and Braes and Graeme High Schools are subject to long term capacity pressures. There are drainage network issues affecting the Braes area generally. The Rural South villages suffer from poor accessibility, and although there are bus services, these are generally infrequent. In terms of education infrastructure, additional school capacity would be required to serve the Whitecross SGA.

MIR Preferred Option

For Maddiston and Rumford, the Maddiston East Strategic Growth Area was proposed to be carried forward with an additional greenfield release to the north for amenity/community care housing and a care home. For Polmont, Laurieston and Westquarter no changes were proposed with no other housing sites allocated. For Wallacestone, Redding and Reddingmuirhead a similar approach was adopted with no further housing sites proposed for allocation. For the Rural South villages it was proposed to retain the Whitecross Strategic Growth Area and to deallocate most of the Slamannan Strategic Growth Area reflecting the lack of market interest in the area particularly from larger housebuilders. A number of smaller sites across the villages were also proposed for deallocation with selected sites retained.

Proposed Plan

For the Braes urban area, the Proposed Plan adopts the preferred strategy in the MIR, carrying forward the Maddiston East Strategic Growth Area with the addition of the site to the north-west for amenity/elderly care housing and a care home. There are no other allocations, with a strategy of consolidation being pursued in the rest of the urban area.

The proposed approach for the Rural South villages is also carried through with the removal of the Strategic Growth Area site for Slamannan and the deallocation of a number of small sites within the rural villages. However, the Whitecross Strategic Growth Area has been reviewed since the publication of the MIR, and is substantially reduced in scale within the Proposed Plan. The residential component is confined to the site to the south west of the village which has an indicative capacity of 200 units. The housing site associated with the listed building Lathallan House has also been deallocated as there is continued uncertainty around its development and the likelihood of it becoming an effective housing site.

2020-2030			2030-2040
Existing Land Supply	New allocations		Growth Potential
609	H18 Parkhall Farm 5	70	Medium
		70	

Rural North

Existing Strategy and Stalled Sites. Housing allocations in LDP1 focused on the villages of Airth and Torwood. The scale of housing projected for 2014-24 was 236.

Airth Sites	Castle View (H52) is the largest site in Airth, and has been subject to planning applications, reflecting progress towards delivery. The other smaller sites appear to be stalled.
Torwood Sites	There has been limited progress with the two allocated sites: McLaren Park (H57) and the former Torwood School (H56). Although the latter is now being taken forward by the Council as part of its new build housing programme.

Site references relate to LDP1

Market Considerations. The Rural North area benefits from a reasonably strong housing market, offering good accessibility to both Falkirk and Stirling, although there are variations from village to village. However, there have been few completions since the mid 2000s with only 14 completions in the five years between 2012 and 2017.

Opportunities. Expressions of interest have been received for development in Airth, South Alloa, Torwood, Letham and Skinflats.

Environment. The Rural North area has a range of environmental constraints including landscape, ecological, cultural heritage and flooding issues. In terms of the villages where development interest is focused, village character and landscape impact are key factors. Letham and the historic core of Airth have conservation area status.

Accessibility and Infrastructure. Accessibility is generally poorer than the urban settlements, although they do have access to bus services. As the largest village, and the one that growth has hitherto been directed to, Airth has a range of village services, including school, shops and community facilities, but Torwood and Letham have very limited provision, requiring residents to travel out with the village for services. The Rural North villages feeds into Larbert High School where capacity issues are critical. Airth PS also has potential capacity issues. Torwood village is also awaiting an upgrade to its waste water treatment works.

MIR Preferred Option

The preferred option carried forward existing allocations at Airth and Torwood, with a further new allocation proposed at Skinflats.

Proposed Plan

The Proposed Plan carries forward the existing allocations at Airth and Torwood with the exception of a small site at Graham's Terrace which is deallocated. The site at Skinflats is not taken forward, due to potential flood risk concerns. The strategy is therefore one of consolidation.

2020-2030			2030-2040
Existing Land Supply	New allocations		Growth Potential
188	0	0	Low
		0	

Excludes sites nearing completion 2017/18

[illegible]

LDP2 Ref.	LDP1 Ref/ MIR2 Ref	HLA Ref.	Site Name	Status	Estimated output 2020-2030	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026-30	2030+	Site total inc. compl.
		638	Garngrew Road North	HLA	3	0	0	0	0	0	0	0	0	0	0	3		5
H12	H74/61	327	Garngrew Road	Non Contributing HLA	0	0	0	0	0	0	0	0	0	0	0	0		
H10	H12/10	597	BROOMHILL ROAD	HLA	30	0	0	0	0	0	10	20	0	0	0	0		30
MU05	M04/66	578	Bridge St 2 (Bonnybridge Town Centre)	Non Contributing HLA	0	0	0	0	0	0	0	0	0	0	0	0		0
		565	Bridge Street	Non Contributing HLA	0	0	0	0	0	0	0	0	0	0	0	0		0
MU20	M01/77	491	FALKIRK ROAD	Non Contributing HLA	0	0	0	0	0	0	0	0	0	0	0	0		0
	H09/9	423	Kilsyth Road 3	Non Contributing HLA	0	0	0	0	0	0	0	0	0	0	0	0		0
Denny					939													
		598	22 GLASGOW ROAD	HLA	4	0	0	0	0	0	0	0	4	0	0	0		4
MU09	M05/67	503	BROAD ST	HLA	200	0	0	0	0	35	35	35	35	35	25	0		200
H34	H19/16	641	Stirling Street	Non Contributing HLA	0	0	0	0	0	0	0	0	0	0	0	0		0
H30	H14/12	426	DENNY HIGH SCHOOL	HLA	200	0	0	0	0	0	0	0	0	40	40	120		200
H32	H16/14	697	Mydub 2	HLA	270	0	0	0	0	0	0	15	36	36	36	147	0	270
H31	H15/13	443	MYDUB C	HLA	128	27	66	62	36	36	52	40	0	0	0	0		319
		134	STIRLING STREET EAST	HLA	0	0	0	22	0	0	0	0	0	0	0	0		22
H35	H22/17	721	North of Rosebank	HLA	50	0	10	25	25	25	25	0	0	0	0	0		110
H33	H17/15	579	CARRONGROVE MILL	HLA	119	0	6	24	24	24	24	24	24	23	0	0		200
Falkirk					971													
H40	H29/23	499	FALKIRK HIGH SCHOOL (Blinkbonny Road)	HLA	15	0	0	0	25	15	0	0	0	0	0	0		40
				Non Contributing HLA	0	0	0	0	0	0	0	0	0	0	0	0		0
68	M06	250	TAMFOURHILL ROAD (Portdownie)	HLA	0	0	0	0	0	0	0	0	0	0	0	0		0
		797	2 Canal St	HLA	4	0	0	0	0	0	4	0	0	0	0	0		4
		792	32 - 36 Newmarket St	HLA	4	0	0	0	0	4	0	0	0	0	0	0		4

LDP2 Ref.	LDP1 Ref/ MIR2 Ref	HLA Ref.	Site Name	Status	Estimated output 2020-2030	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026-30	2030+	Site total inc. compl.
		647	33 - 35 Wellside Place	HLA	7	0	0	0	5	7	0	0	0	0	0	0		12
		734	Etna Road/Kennard St	HLA	7	0	0	0	3	3	3	1	0	0	0	0		10
H43	M07/69	383	FALKIRK ROYAL INFIRMARY	HLA	100	0	0	0	0	0	20	20	20	20	20	0		100
H44	168	501	FIRS PARK	HLA	0	0	0	0	0	0	0	0	0	0	0	0		0
	H32	722	Forth Valley College	HLA	200	0	0	0	0	0	30	30	30	30	30	50		200
		807	John Street	HLA	5	0	0	0	0	0	2	2	1	0	0	0		5
		610	Maggie Woods Loan	HLA	9	0	0	0	0	0	9	0	0	0	0	0		12
H39	H28/22	705	Mungal Farm 3	HLA	200	0	0	0	0	0	25	25	25	25	25	75		200
MU14	M10/72	612	Bank St	HLA	27	0	0	0	0	0	27	0	0	0	0	0		27
H37	H25/19	740	Etna Road 1	HLA	0	0	0	20	20	0	0	0	0	0	0	0		40
H38	H26/20	254	GAS WORKS, ETNA RD	HLA	95	0	0	30	43	30	30	30	5	0	0	0		168
		316	GLENOCHIL ROAD	HLA	2	0	0	0	0	0	0	2	0	0	0	0		2
	H27	163	MUNGAL FARM 2	HLA	0	38	38	38	3	0	0	0	0	0	0	0		129
	H27	731	Mungal Farm 2C	HLA	0	20	0	0	0	0	0	0	0	0	0	0		86
		809	Westburn Avenue	HLA	0	1	3	3	0	0	0	0	0	0	0	0		7
MU15	M11/73	608	Williamson St	HLA	54	0	0	0	0	0	0	30	24	0	0	0		54
H36	H24/18	562	GOWAN LANE	HLA	99	0	0	0	0	0	33	33	33	0	0	0		99
		795	Cobblebrae Farm	HLA	15	0	0	0	0	0	0	15	0	0	0	0		15
		805	90 Graham's Road	Non Contributing HLA	0	0	0	0	0	0	0	0	0	0	0	0		0
Grangemouth					843													
H45		806	Avonhall	HLA	0	0	0	0	0	0	0	0	0	0	0	0		0
		735	Carronflats Road	Non Contributing HLA	0	0	0	0	0	0	0	0	0	0	0	0		0
Larbert and Stenhousemuir					0													
H47	H75/62	794	Pretoria Road	HLA	12	0	0	0	15	12	0	0	0	0	0	0		27
	H36	266	BELLSDYKE	HLA	0	0	0	0	0	0	0	0	0	0	0	0		293
H46	H37/26	267	HILL OF KINNAIRD	HLA	107	128	84	90	57	62	45	0	0	0	0	0		641
	H39	733	RSNH 6 east of stables	HLA	0	2	2	0	0	0	0	0	0	0	0	0		4
	H39	488	RSNH SITE 5	HLA	0	8	7	8	2	0	0	0	0	0	0	0		25
Polmont					119													
	H51	515	LATHALLAN A	HLA	0	0	0	0	0	0	0	0	0	0	0	0		0
	H49	227	OLD REDDING ROAD	HLA	0	15	30	0	0	0	0	0	0	0	0	0		58
H17	H48/37	234	TORAVON MANOR 2 (Toravon Farm)	HLA	120	0	0	0	0	0	30	30	30	30	0	0		120

[illegible]

[illegible]

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	H70/57	358	HILLEND FARM 2	Non Contributing HLA	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	H70/57	710	Hillend West	Non Contributing HLA	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	H72/59	521	THE RUMLIE	Non Contributing HLA	0	0	0	0	0	0	0	0	0	0	0	0		0
H28	H73/60	658	Main St Gatehouse	Non Contributing HLA	0	0	0	0	0	0	0	0	0	0	0	0		0
		421	STATION ROAD 1	Non Contributing HLA		0	0	0	0	0	0	0	0	0	0	0		0
H29	M14/76	340	Whitecross, MANUEL WORKS	HLA	200	0	0	0	0	0	0	50	50	50	50	0	0	0
					386	318	337	476	509	557	812	662	503	490	338	771	144	
				Total	4133													
														Total 2020-26		3362		
														Total 2020-30:		4133		

HLA 2016/17 Site Phasing 2026+

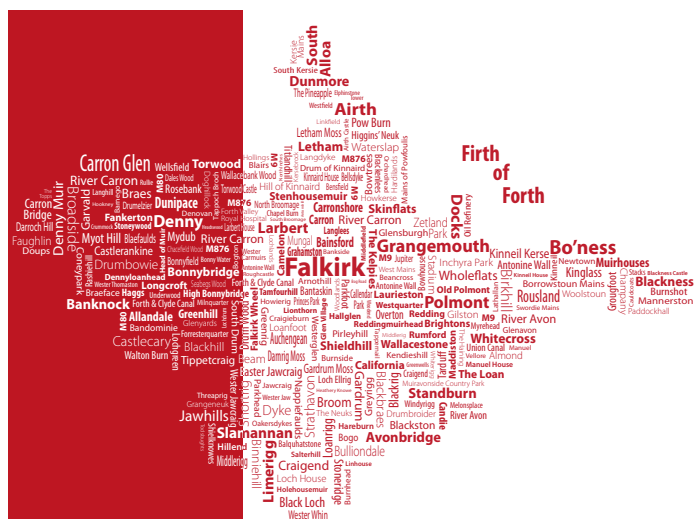
Site Name	2026/27	2027/28	2028/29	2029/30	2030+	Total
Drum Farm South	30	30				60
CANNERTON BRICKWORKS	30	30	30	30	144	264
BROOMRIDGE 2	50	50	50	20		170
Garncrew Road North	3					3
DENNY HIGH SCHOOL	40	40	40			120
Mydub 2	36	36	36	39	0	147
Forth Valley College	30	20				50
Mungal Farm 3	25	25	25			75
Castle View North	14					14
GLEN ROAD	2					2
AVONBRIDGE ROAD 1	10					10
	270	231	181	89	144	915
			2026- 2030	771		

FALKIRK

Local Development Plan2

Technical Report 3 (Revised): Housing and Settlement Growth

September 2018



Falkirk Council