Falkirk Local Development Plan 3

Topic Papers April 2024

Housing

Falkirk Council

Contents

1. Introduction

1.1 This topic paper sets out the evidence in relation to housing in the Falkirk Council area to support the preparation of Falkirk Local Development (LDP) 3 and in particular to provide input to the LDP3 Evidence Report. It includes information on housing stock, completion rates, population and household projections, housing need and demand, housing land supply and future housing land requirements. It discusses considerations around the setting of the indicative local housing land requirement (LHLR) that is required to be included in the Evidence Report and the associated future spatial strategy for housing that will be developed for LDP3.

2. Policy Context

2.1 **The Planning (Scotland) Act 2019**. This amends the Town and Country Planning (Scotland) Act 1997 to bring in a number of obligations in the consideration of housing requirements in LDPs. It requires the housing needs of the population to be taken into account, including people in further education, older people and disabled people and the availability of housing land for housing, including for older people and disabled people. Following on from this LDPs must include targets for meeting the housing needs of people in the area.

2.2 **National Planning Framework 4**. The policy principles under Policy 16 Quality Homes in the National Planning Framework 4 (NPF4) set out the policy intent and outcomes for housing delivery. Annex E sets out the 10-year minimum all tenure housing land requirement (MATHLR). The LDP is expected to identify a local housing land requirement (LHLR) and this is expected to exceed the minimum figure set in NPF4. Deliverable land should then be allocated to meet the local housing land requirement.

2.3 **Housing to 2040**. This sets out the Scottish Government's long term housing strategy. It seeks to support affordable housing supply, increase standards across all tenures and address empty homes, energy efficiency and fuel poverty. It also supports town centre living, 20-minute neighbourhoods and a place based approach to development which is also reflected in NPF4.

2.4 **The Falkirk Plan 2021-2030**. The Falkirk Plan is the Council's Local Outcomes and Improvement Plan. It sets out the strategic direction for community planning and six themes are identified covering: Working in Communities, Poverty, Mental Health and Wellbeing, Substance Abuse, Gender Based Violence and Economic Recovery. The Falkirk Plan acknowledges the need to take a place-based approach in collaboration with communities.

2.5 **Local Housing Strategy (LHS)**. The Local Housing Strategy 2023-28 was agreed by Falkirk Council in October 2023 and has now been finalised following peer review and submission to Scottish Government. It sets out seven priority areas:

Priority 1 - Increasing housing supply.
Priority 2 - Creating sustainable communities.
Priority 3 - Improving access to housing.
Priority 4 - Providing housing and support to vulnerable groups.
Priority 5 - Tackling fuel poverty, energy efficiency and climate change.
Priority 6 - Improving housing conditions.
Priority 7 - A sustainable private rented sector.

3. Housing Stock

Stock by Tenure

3.1 The Housing Need and Demand Assessment (HNDA) provides data from the 2011 Census on the tenure of housing stock. For the Council area, owner occupancy was 65%, with 27% social rented stock and 8% in the private rented sector. Across the sub-market areas the Braes and Rural South and Larbert, Stenhousemuir and Rural North had owner occupancy of 73% compared to 57% in Falkirk and Grangemouth. An estimate of stock by tenure from 2018 suggests that owner occupancy was 62%, social rent was 27%, private rented sector was 9% and vacant stock was 2%.

Stock by Dwelling Size

3.2 National Records of Scotland (NRS) small area statistics from 2017 show that 30% of housing stock is flatted and 66% of stock is houses with 4% unknown. There are differences in the types of housing stock across the sub-market areas based on Census data. Notably Grangemouth has a higher-than-average number of flats (52%) and smaller houses (43%) and a lower number of larger properties (6%). Conversely the Braes and Rural South and Larbert, Stenhousemuir and Rural North have a higher-than-average supply of houses and larger properties (83% and 82%). Other areas have a more even split across housing stock types. Both Falkirk and Grangemouth have the highest percentage of flats at 46% and 52%. It is estimated that 78% of properties are post 1945 with 60% of owner-occupied properties, 29% of Council housing and 72% of RSL stock built after 1965.

3.3 The majority of properties in the social rented sector and private rented sector have 4 rooms or less. For the owner-occupied sector 71% have 5 or more rooms. This includes kitchens and utility rooms. Reflecting the different house types across the sub areas, the Braes and Rural South and Larbert, Stenhousemuir and Rural North have the most dwellings with 6 or more rooms. Grangemouth and Falkirk, with the most flats, have the lowest number of such properties.

House Condition

3.4 The HNDA notes that 2% of properties in Falkirk are below the tolerable standard for housing based on the Scottish Household Condition Survey (SHCS). It notes that 41% of social housing and 30% of owner-occupied properties failed the Scottish Housing Quality Standard (SHQS). This is based on a sample size of 166 units. The Scottish Housing Regulator, however, taking into account abeyances and exemptions and a detailed inspection regime, records 98% of social rented stock in Falkirk as meeting the SHQS.

Empty Homes and Buybacks

3.5 The HNDA notes that 97.5% of dwellings are occupied, with only 87 (0.1%) of dwellings being second homes, based on 2019 council tax information. The figure for second homes increased to 105 in the NRS Small Area Household Estimates (2022).

3.6 The HNDA notes that there are 1783 vacant dwellings and around 700 long term empty properties in the Falkirk area at any one time which are defined as homes that have been empty for over 6 months. The Council has successfully supported owners to get an average of 55 houses/year back into the market over the last five years. The majority of these have been empty for more than a year (89%) and 27% were empty for 5 or more years.

3.7 The Council has operated a buyback scheme since 2013 for ex Council and RSL properties with an average of 85 properties purchased each year by the Council (95%) and RSL's (5%).

Demolitions

3.8 The Scottish Government recorded returns for demolitions for 2012 – 2021 indicate there have been 26 demolitions by Falkirk Council in that period. It notes that information on private demolitions is limited. This rate is updated in Table 1 based on Falkirk Council demolition records. A review of planning consents for demolition of houses and flats between 2012 and 2022 indicates that there were 24 approvals for demolition of private houses, almost all of which were associated with the erection of a replacement house or a number of houses, particularly on farm steadings. Demolitions of Falkirk Council houses or flats tend to be replaced with lower density development. The net loss indicated is 60 units over 10 years as shown in Table 1. A rate of demolition of 10 houses/year going forward is considered reasonable given the indicative replacement of 63% of house approvals for demolition.

Table 1 : Demolition approvals 2012-2022

Developer	Demolitions	Replacement	Net Difference
Falkirk Council	138	52	-86
Private	24	50	26
Total	162	102	-60

4. Housing Completions

4.1 Average completions between 2012 and 2022 have been 467/year. This is similar to the rate of 458/yr between 2009 and 2019 reported in NPF4 in relation to the calculation of the MATHLR.

Completions by Settlement

4.2 House completions across the Council area vary significantly. The majority of new house completions in the last 10 years have been in Larbert and Stenhousemuir and the Braes Urban Area at 30% and 25% followed by 18% in Falkirk, as can be seen in Figure 1. Figure 2 shows completions on an annual basis with rates reducing in later years for Larbert and Stenhousemuir and the Braes Urban Area but increasing in Falkirk and other areas. The rural areas have had very few completions with only 2% of completions in the 10-year period, although completions from 2022 on will increase here as a number of sites are under construction.

Figure 1 : Percentage of Completions by Area 2012 - 2022

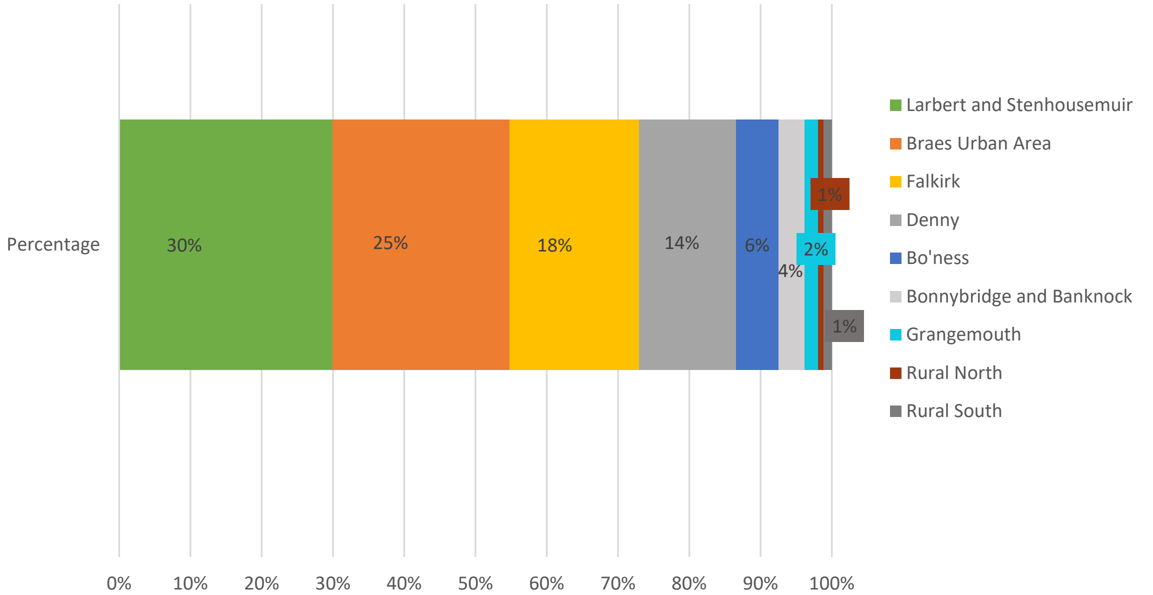
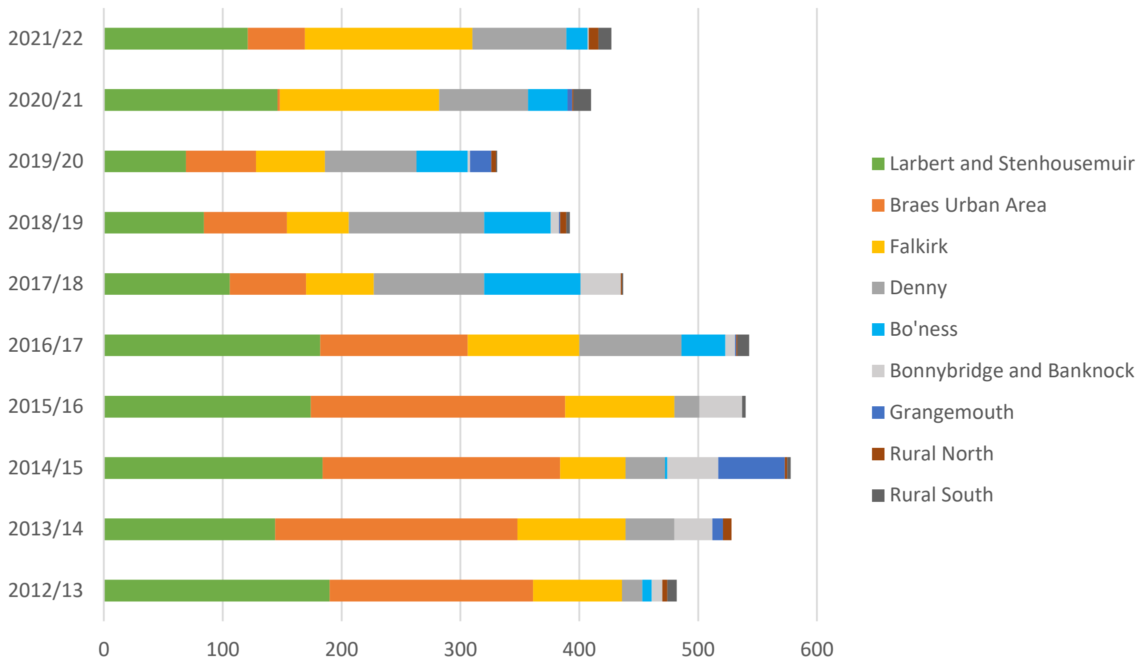


Figure 2 : Completions by Area 2012 - 2022



Completions by Tenure

4.3 The majority of completions in the 10 years from 2012 – 2022 have been in the private sector at 82% with 18% in the affordable sector. Completions across the period are shown in Figure 3. For past affordable completions, 84% were on standalone sites developed by the Council or Registered Social Landlords, and 16% were by social landlords in partnership with private development sites. The majority of affordable completions have been for social rent with a small number for mid-market rent. One site in this period had 15 lower cost ownership houses delivered on site. Looking ahead, the Housing Land Audit for the five years between 2022 and 2027 indicates that 66% of completions will be for private housing and 34% will be for affordable housing. Completions on private sites which are subject to the affordable housing policy in LDP2 are expected to increase in the future, although it is estimated that 62% of affordable units will continue to be delivered on standalone sites in the next 5 years (Table 2).

Figure 3 : Housing Completions 2012- 2022 (HLA 2022/2023)

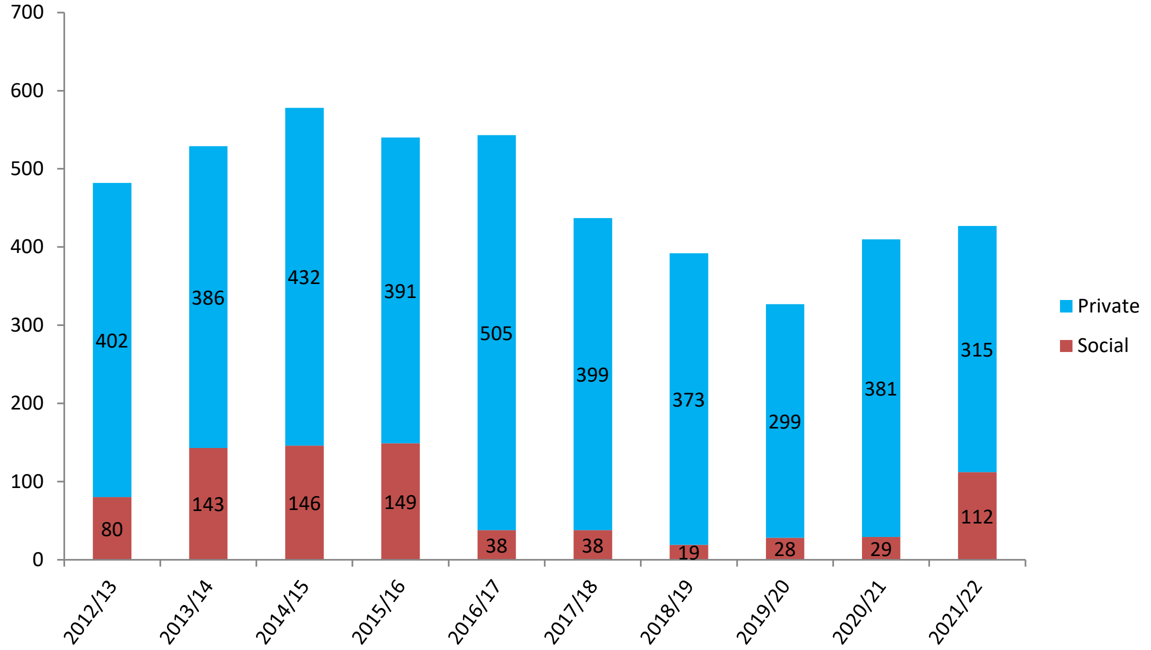


Table 2 : Indicative tenures years 1 - 5 (2022/2023 HLA)

Tenure	Completions	% of total supply
Private	1803	66%
Affordable Standalone Sites	575	21%
Affordable on Private Sites (inc 11 shared equity)	347	13%
Total	**2725**	

Windfall and Small Sites

4.4 The number of units completed from windfall development (i.e. not identified in LDPs), including small sites of 3 or less houses and housing land audit sites, was assessed for the period July 2017 to June 2022. The rate indicates that on average 48.4 units were completed annually on windfall sites in the housing land audit, based on completion certificates.

4.5 For small sites of 3 units or less there continues to be a high number of applications granted however completion rates are lower. For small sites, 68 units were recorded as completed between 2017-2022 giving an average of 13.6/yr. Taking all windfall sites including small sites into account in the five years between 2017 and 2022 the rate was 62/year. An assumption of 60 units/year from windfall sites is therefore considered achievable. Appendix 1 shows Housing Land Audit windfall completions, small sites consents and aggregated small site completions.

Self-build

4.6 A self-build register has been established to record interest in self-build in the area. To date there have been 3 notes of interest for self-build in rural areas. Small sites are assumed to be mainly self-build or customised build and the consent/completion figures in Appendix 1 give an indication of the interest in the area. In addition to the small site consents between 2017-2022, 49 units were consented on sites between 4-11 units which are mainly farm steading conversions/new build. An assumption is made that most farm steading developments have an element of either self-build or custom build and the planning consents are characterised by individual house applications or design amendments to original consents for individual houses on the sites.

Rural Homes

4.7 The rural areas in Falkirk are classified as accessible rural and are relatively close to the main towns in the area. The population estimates between 2009 and 2019 do not show any significant decline in the population of the rural areas and show small increases in most of the rural villages. Between 2017 and 2022, 33% (82) of small site consents were in the Rural South area and 12% (29) were in the Rural North area. Completions in the rural areas accounted for around 2% of all completions between 2017 and 2022. There appears to be a steady market in the area for small sites and 46% (31) of all completions in the rural areas between 2017 and 2022 were on small sites. More recently two larger allocated sites with volume builders have commenced construction in both Rural North and South which will increase supply in the area.

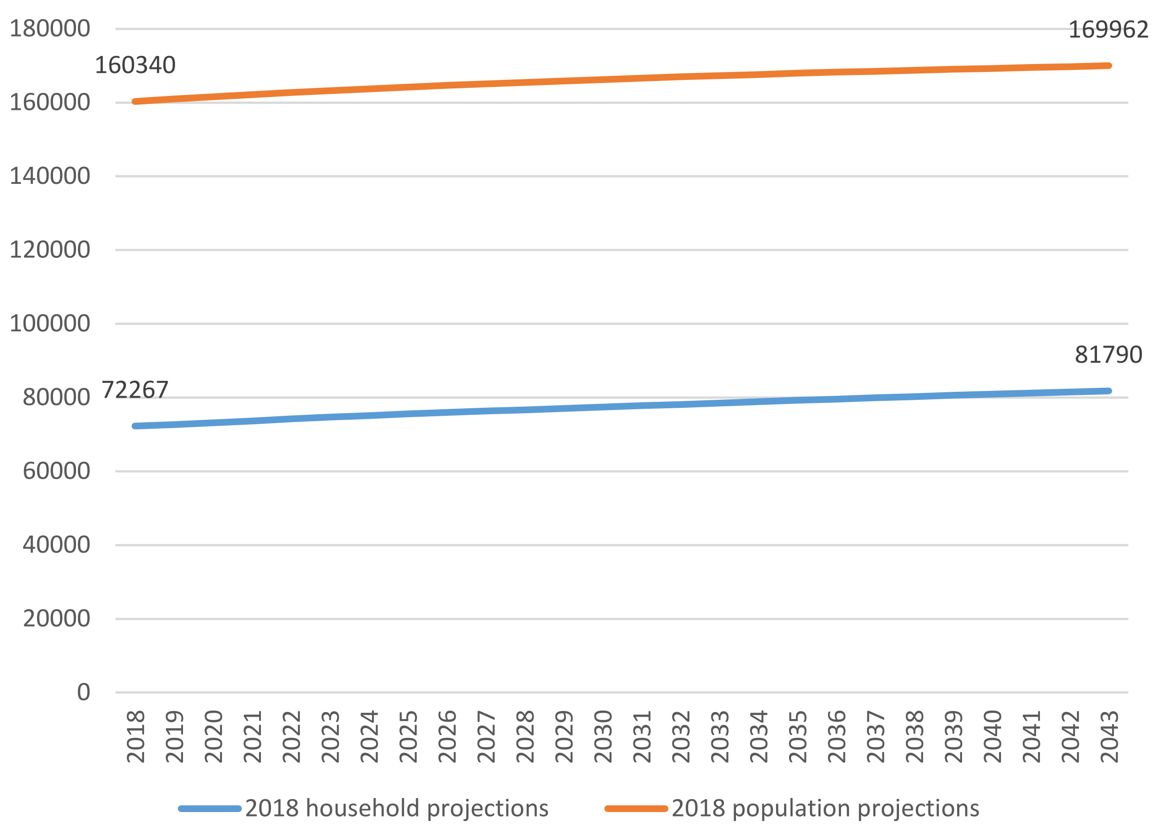
4.8 NPF4 offers support for rural housing in the context of supporting sustainable rural homes in the right location in Policy 17. LDP2 is supportive of the redevelopment of farm steadings, non-domestic farm buildings and appropriate infill development. NPF4 takes a more restrictive approach and does not support infill development for rural homes. This means that development within an existing cluster of rural buildings may not be supported if it does not meet the criteria in Policy 17. While NPF4 is supportive of development on brownfield land generally the criteria in Policy 17 may also limit such development in rural areas. The housing policies will be reviewed to ensure that support for rural housing is still appropriate in the context of NPF4.

5. Population and Household Projections

5.1 The Housing Need and Demand Assessment 2022 (HNDA) was declared robust and credible by the Centre for Housing Market Analysis on 9th December 2022. It uses the 2018 population and household projections (NRS) as the basis to estimate the housing need and demand in the Falkirk Council area for 20 years from 2022/23 to 2041/42. The next set of household projections is not expected to be available until 2025. The 2018 population projections indicate that the population is expected to rise by 6% from 160,340 in 2018 to 169,962 in 2043. The rate of increase is slower than indicated in the last HNDA with the number of deaths exceeding the number of births in the area each year. Population growth is therefore now driven by in-migration, mainly from the rest of Scotland which offsets the natural population decline in the area. Most age groups between 0-59 years will see a fall in their population except for a 1% increase for 25-44 year olds. The biggest increases in population will be from 60 years+ with a 32% increase overall. Most notably the oldest population from 75 years+ will increase by 80% from 12,957 to 23,367.

5.2 The 2018 household projections indicate that households are estimated to increase by 9,523 (13%) between 2018 and 2043 with an average increase of 380 households each year. The 2012 projections indicated a higher rise of 10,979 (16%) between 2012 and 2037. Average household size is projected to decrease from 2.20 persons/household in 2018 to 2.05 persons/household by 2043. Generally, people are expected to live in smaller households or on their own. The biggest increase is projected to be in one person households, and this is also reflected in the increase in households of people who are 75 or older to 18,847 households in 2043 (23% of all households). In total, households of 1 or 2 adults will account for 69% of all households by 2043.

Figure 4 : 2018 Population and Household Projections (NRS)



5.3 The initial release of data from the Census (Scotland's Census 2022) indicates the usual resident population of Falkirk at March 2022 was slightly lower at 158,400 than the 2021 mid-year estimate of 160,700. This is an increase of 1.6% since the 2011 census. Households have also increased by 5.5% in that period. Further data from the census will be available in the coming years and will feed into later household and population projections.

6. Housing Need and Demand

Housing Market Area

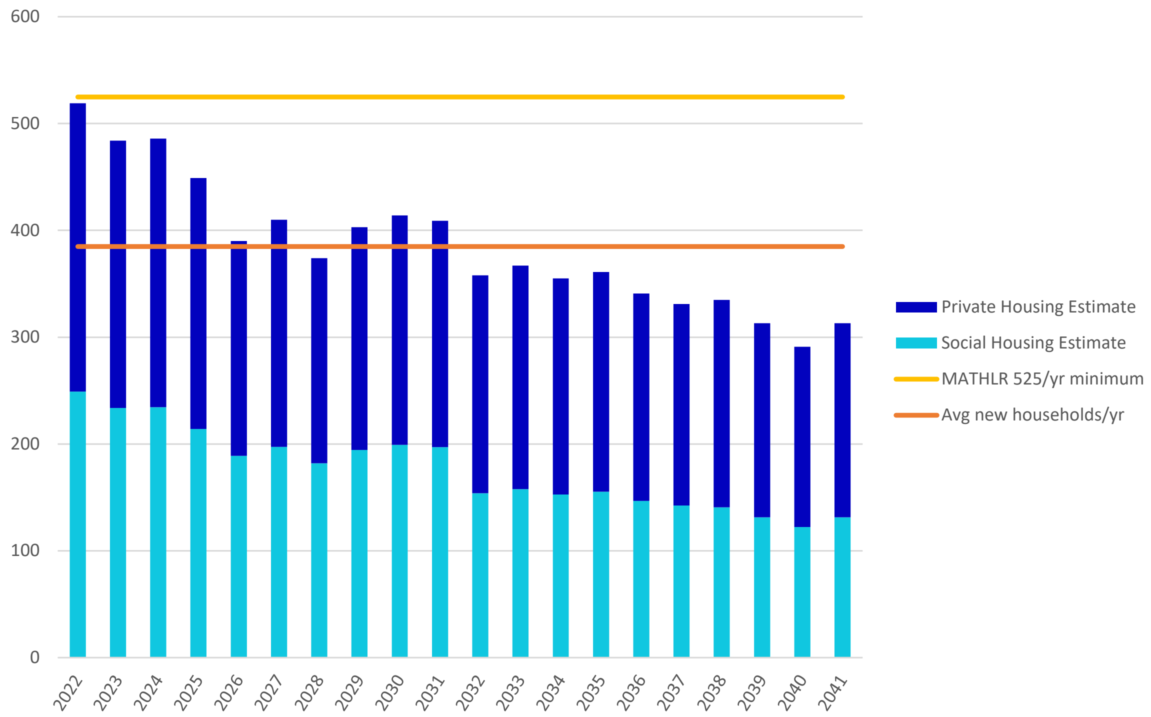
6.1 The Housing Need and Demand Assessment (HNDA) provides an estimate of household growth to 2041/42 over 20 years as required by the HNDA guidance. This ensures that the Local Housing Strategy (LHS) and LDP time periods can be captured. While there is some movement in and out of adjoining local authority areas, the HNDA identifies the Falkirk Council area as a single housing market area. It is relatively self-contained with 72.2% of sales in 2014-2017 coming from people already living in the area. This reflects similar levels of containment between 2006-09 and 2010-13 for sales data analysed for the previous two HNDA's. Most sales from other local authority areas were from West Lothian, Stirling and Edinburgh and 10.4% of sales came from the rest of Scotland (HNDA Appendix 1 - Housing Market Refresh).

Housing Need and Demand

6.2 Figure 5 shows the estimated households which will be formed over 20 years between 2022 and 2041/2042 and the split between private housing and social housing. The private housing estimate includes buyers and private rent and the social housing estimate includes below market rent and social rent.

6.3 The HNDA considers local incomes, house prices and rents to ascertain the number of households who are likely to be able to afford to buy a property or afford private rent, below market rent or social rent.

Figure 5 : Housing Need and Demand - 2022/2023 - 2041/2042



Scenarios

6.4 The HNDA considered a number of scenarios and it was agreed that the principal population projection should be used (Table 3) with a set of parameters covering assumptions about income growth, income distribution, house prices and rental prices. The other scenarios used the high and low migration projections which are based on the same fertility and mortality assumptions as the principal projection. The projections do not take into account any impacts from Covid, Brexit or economic downturns. The low migration, principal and high migration variations estimate increases in households of 12%, 13% or 15% to 2043. The income, house and rental price assumptions influence the split across tenures for the estimated households and this is shown for the agreed Scenario 1 in Table 4.

Table 3 : Scenario 1 HNDA

	Population Projection	Income Growth	Income Distribution	House Price	Rental Price
Scenario 1	Principal	Moderate Real Terms Growth (Core default)	No Change	Moderately High Growth	Moderately High Growth

Table 4 : HNDA Household Estimates by tenure 2022/2023 – 2041/2042

Year	Social Rent	Below Market Rent	Private Rent	Buyers	Total
2022	143	106	88	182	519
2023	135	98	81	169	484
2024	136	99	82	170	486
2025	128	87	79	156	449
2026	115	74	68	133	390
2027	119	78	72	141	410
2028	111	71	65	127	374
2029	118	77	68	141	403
2030	120	79	70	145	414
2031	115	82	69	143	409
2032	75	79	67	137	358
2033	77	81	68	141	367
2034	75	78	66	136	355
2035	76	79	67	139	361
2036	72	75	63	131	341
2037	70	73	62	127	331
2038	70	70	66	129	335
2039	66	66	61	120	313
2040	61	61	57	112	291
2041	66	66	59	122	313
20 year Total	**1946**	**1579**	**1378**	**2801**	**7703**

Existing Need

6.5 The HNDA uses a measure called HoTOC which is a count of homeless households in temporary accommodation and households who are both overcrowded and concealed as a proxy for existing need. In each case, an in-situ solution such as better management of existing stock or improving house conditions is not appropriate and a new housing unit is required to address the issue. The figures are derived from local authority data on homelessness and from the census uprated to the Scottish Household Survey 2016-2018.

6.6 The most recent published figures for households in temporary accommodation at March 2023 was 440 (Scottish Government) which is an increase on the figure used in the HoTOC. To address homelessness, the Council operates a Rapid Rehousing Transition Plan to rehouse homeless people as quickly as possible, reduce the time spent in temporary accommodation and meet complex and multiple needs through a housing first approach.

6.7 The Centre for Housing Market Analysis (CHMA) defines a concealed family as one where one or more families in addition to the primary family are present in the dwelling. The concealed family may need a home of their own where there is also overcrowding. Concealed families include young adults living with a partner and/or child/children in the same household as their parents, older couples living with an adult child and their family or unrelated families sharing a household. This excludes single people such as an adult child living with parents. The Scottish Household Survey 2021 identifies an overcrowded dwelling as one where "…there are insufficient bedrooms to meet the occupants' requirements under the bedroom standard definition".

6.8 The Council accepts HoTOC as an estimate of existing housing need. Other measures relating to housing need such as a concealed household with no overcrowding, houses in poor condition and single adults in shared accommodation may not require the addition of a new housing unit to address need. A wider definition of housing need is presented in a report on existing housing need in Scotland produced for Homes for Scotland. This is considered at paragraphs 9.5 to 9.10.

Housing Need and Demand 2022-2037

6.9 The HNDA produces an estimate over a 20-year period between 2022/23 and 2041/2042. The local development plan is expected to cover the ten-year period between 2027/2028 and 2036/2037. The estimate of housing need for 2022 - 2037 is an average of 408/yr or 379/yr between 2027-2037, shown in Table 5. The MATHLR also covers this period with a final 10-year figure produced from the yearly average between 2022 and 2036 of 525/year.

Table 5 : HNDA Estimates 2022/2023 - 2036/2037

HNDA3	2022/2023 - 2036/2037 15 years	2027/2028 - 2036/2037 10 years
Social Housing	2856	1736
Private Housing	3264	2056
All	6120	3792
Average/Year	408	379

Affordable Housing Need by Sub Area

6.10 The HNDA identifies the split across all tenures that is required to address housing need and considers this across the housing market area and sub-market areas, shown here. The adopted LDP takes account of these in the Affordable Housing Policy. The population of the sub-market areas based on the 2011 Census are identified in the HNDA with Falkirk having the greatest population followed by the Braes and Rural South and Larbert, Stenhousemuir and Rural North. The HNDA considers affordability across the Council area and this results in an estimate of need by tenure across the sub-market areas.

6.11 The HNDA indicates that the highest need is in Falkirk and the Braes and Rural South reflecting the population split in the area. Bo'ness and Grangemouth with the lowest populations have the lowest need identified as shown in Figure 6. Figure 7 shows the percentage split by tenure for each sub-market area with the largest population areas having the highest need for private housing and private renting. For social housing and below market rent Falkirk has the highest need with all other areas having at least half that requirement and Bo'ness having the lowest need. Falkirk has the most datazones in the worst 20% in Scotland in the Scottish Index of Multiple Deprivation and its population will be less able to buy their own house to satisfy their housing need. Areas such as the Braes and Rural South and Larbert, Stenhousemuir and Rural North have a more affluent population with the highest median incomes across the Council area and are likely to be more able to satisfy housing need through buying a property.

6.12 NPF4 Policy 16(e) states that the affordable housing requirement for private housing developments should be a minimum of 25% unless the LDP sets out circumstances where an alternative level of provision is required, based on evidence. Presently, LDP2 Policy HC03 requires a 25% quota in Braes and Rural South and Larbert, Stenhousemuir and Rural North with other areas having a 15% requirement. LDP3 will have to review the approach in the light of the HNDA evidence.

Figure 6 : Percentage of all housing need by sub-market area 2022 - 2041/2042

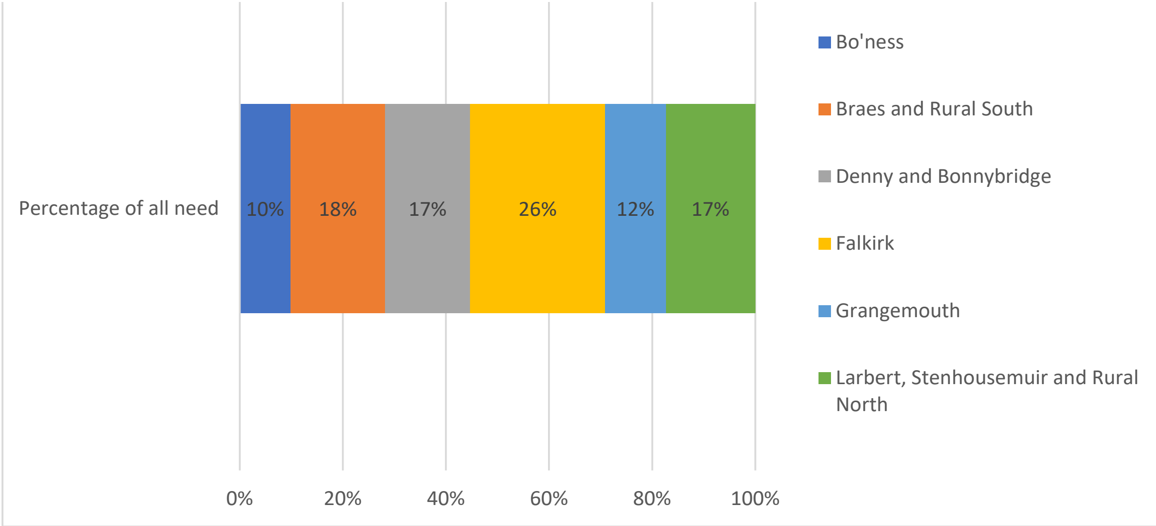
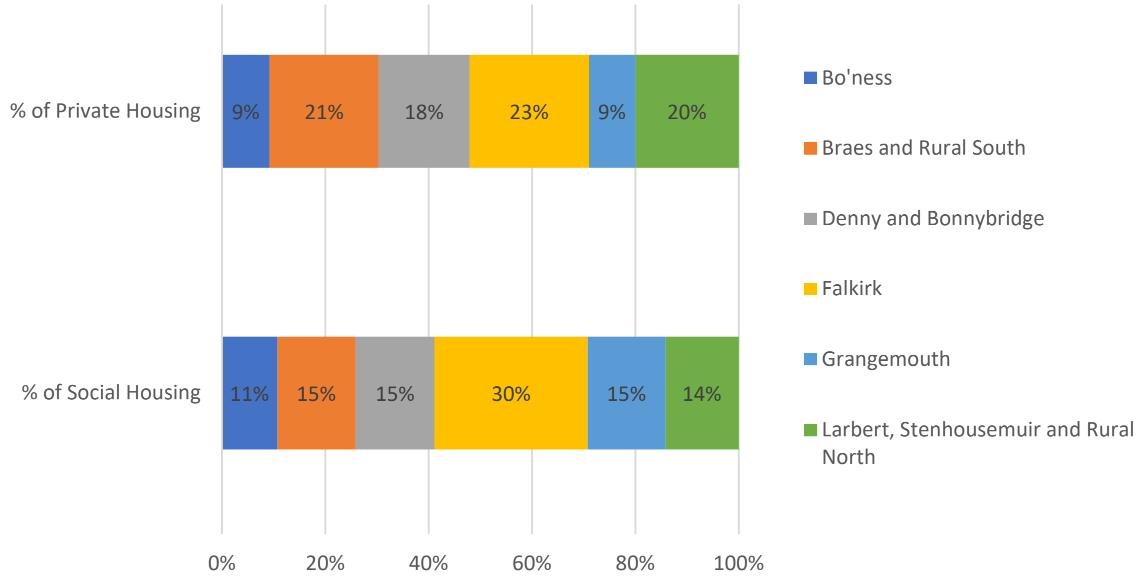


Figure 7 : Percentage of housing need by tenure in sub-market areas 2022 - 2041/2042



Specialist Housing Need

6.13 The LDP Evidence Report is required to set out a summary of the action taken by the planning authority to support and promote the construction and adaptation of housing to meet the housing needs of older and disabled people and an analysis of the extent to which that action has helped to meet those needs. It must also set out a summary of action taken by the planning authority to meet the accommodation needs of Gypsies and Travellers and the extent to which the action has helped to meet those needs.

Older People and Disabled People Housing Needs

6.14 LDP2 supports the delivery of affordable and specialist housing through Policy HC03 and Supplementary Guidance SG06 Affordable Housing. Table 6 shows housing completions delivered between 2012 and 2022 with sites supported through the planning application process.

Table 6 : House Completions 2012-2022

Year	Social	Private	Total
2012/2013	80	402	482
2013/2014	143	386	529
2014/2015	146	432	578
2015/2016	149	391	540
2016/2017	38	505	543
2017/2018	38	399	437
2018/2019	19	378	397
2019/2020	28	303	331
2020/2021	29	381	410
2021/2022	112	315	427

6.15 SG06 sets out the requirements for affordable housing to be addressed on development sites over 20 units in size. It also highlights the need to deliver wheelchair accessible housing and that this can be considered as a contribution to the affordable housing requirement on private housing sites even where it is for private tenure properties. Ongoing liaison takes place between housing and planning officers to consider policy issues, including the SHIP, HNDA and LHS. The SHIP sets out the funding programme for affordable housing on an annual basis. Ambulant (housing for people with a disability but not in a wheelchair) and wheelchair housing accounts for 21% of the units programmed in the next SHIP 2024-2029. It should be noted that generally all new social rented housing will be built to accommodate varying needs over a lifetime as required by current funding. The need for ambulant or wheelchair friendly housing while associated with older people will also be suitable for those of any age with particular mobility needs.

6.16 All ambulant and wheelchair accessible housing delivered to date has been for social housing tenure for Council or registered social landlord (RSL) properties. Between 2017 and 2022, 100 new build units for specialist provision were delivered by the Council and RSL's with 87 units for older people/ambulant needs, 9 wheelchair units and 4 units in a core and cluster model for complex needs. Five new self-contained units were also delivered by the reconfiguration of office accommodation in older people's housing blocks (Housing Services).

6.17 The HNDA notes that adaptations carried out by the Council are generally for minor works such as grab rails and handrails followed by shower adaptations. These will not generally need planning permission. Adaptations of existing accommodation such as reconfiguration of office or communal space into adapted properties will be supported through the planning application process where necessary. Supplementary Guidance SG03 Residential Extensions and Alterations also provides guidance on alterations and recognises that special circumstances such as disability needs may require a departure from the recognised design guidance. LDP Policy HC10 also supports the development of residential care homes in the area. SG13 Developer Contributions sets out the contributions that may be required on sites for development. It notes that specialist housing provision may warrant exemptions from some developer contributions depending on the needs of residents and this is considered through the planning application process. The LDP and SHIP processes try to ensure that land is available for housing older and disabled people.

Gypsy/Traveller Housing Needs

6.18 The Council operates a Gypsy/Traveller site in Redding with 10 pitches, with each pitch able to hold 2 caravans. The number of pitches has recently been reduced from 15 to comply with the Fire Safety (Scotland) Regulations 2006. At October 2023 only 4 of the pitches are occupied and there is no waiting list for the other 6 pitches. Following on from Place Standard based research conducted in 2021 a need was identified for a transit pitch on the site and provision for older and disabled travellers. Work is continuing to assess what changes could be made to the site and where funding would come from. The Falkirk area also has 5 private family sites. In the 5 years between 2016 and 2020 there was also an average of 12 temporary encampments with sites reducing to 7 in 2020. The HNDA notes that a very small number of homeless applicants are Gypsy/Travellers with 11 applications in 2020/21. There were also 30 Gypsy/Traveller housing applicants in 2021. This is within the context of an active applicant waiting list of 7,300 at December 2021. The HNDA confirms that there is no need for additional pitches for the Falkirk area. The Travelling Show People's Guild also confirmed through the LHS consultation that they had no permanent requirements in the Falkirk area.

6.19 Although no future need is identified in the HNDA, LDP2 sets out a supportive framework for considering Gypsy/Traveller sites in Policy HC09 with the most recent approval for a single pitch (one static caravan and a tourer) in 2022. NPF4 Policy 16(d) also supports the proposals for Gypsy/Traveller sites where a need is identified. The LDP policy permits sites subject to criteria and does not require need to be demonstrated.

People in Higher or Further Education

6.20 Falkirk College is the only further education provider in the Council area. Data from the previous census in the HNDA shows that 79% of students lived with parents in 2011. Information from Falkirk College in the previous HNDA indicated that there was no need for separate student accommodation in the area with accommodation only required for short stays. The current HNDA followed this up and Falkirk College again confirmed that there was no need for student accommodation or short-term accommodation with fewer overseas students following Brexit.

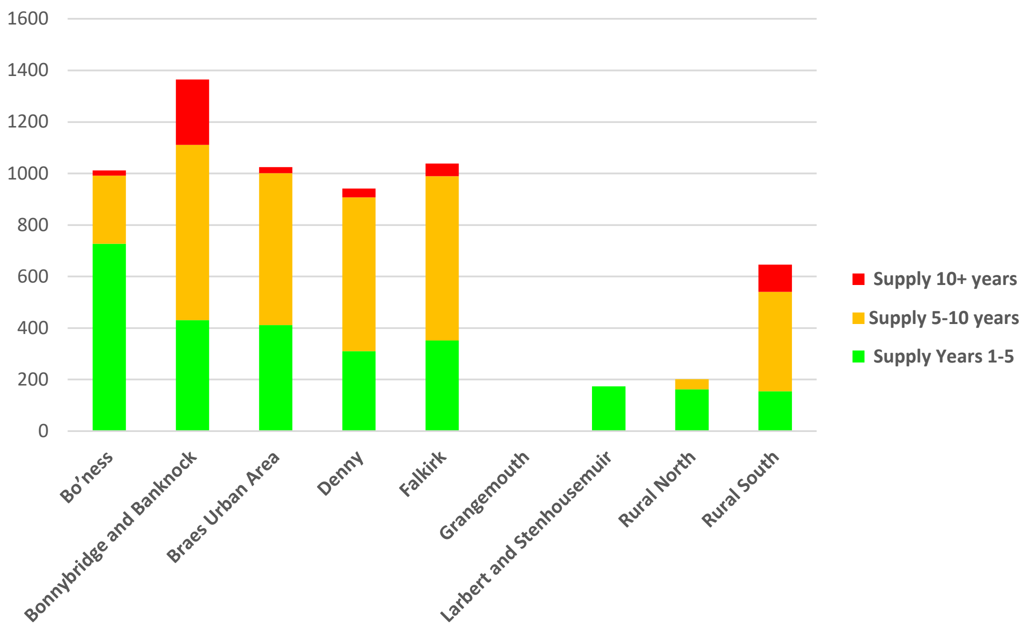
7. Housing Land Supply

7.1 The 2022/23 Housing Land Audit (HLA) sets out an estimate of expected housing delivery on allocated LDP and consented sites in the Falkirk area. Delivery of housing sites addresses Priority 1 in the LHS and the LDP housing land supply target.

7.2 The HLA indicates a supply of housing land which could deliver an estimated 7957 units. Of these only 6405 are programmed as deliverable, as a number of sites are constrained and do not contribute to the current supply. Figure 8 shows the distribution of the deliverable supply across the LDP settlement areas with the majority estimated to be deliverable in the period 2022 - 2032. The HLA estimates supply from 2027 which is the estimated date of adoption for LDP3, to be 3680 units however the average rate of delivery in the HLA is 640/yr which is unlikely to be achieved based on past completion rates of 467/year. A slower build out rate of deliverable HLA sites would increase the supply of housing into the LDP3 period. Conversely, the review of the deliverability of allocated sites through LDP3 may result in some being removed from the plan, which could reduce the existing supply. [The interactive HLA map can be viewed here].

7.3 An urban capacity review will be undertaken before the proposed plan is produced and will consider the potential for housing development within urban and village limits. Previous studies have highlighted that there is potential to deliver additional housing on brownfield land within existing settlements.

Figure 8 : Housing Land Audit 2022/2023



8. Strategic Housing Investment Programme

8.1 The Strategic Housing Investment Programme (SHIP) is prepared annually by the Council and sets out a five-year programme of affordable housing delivery on private housing sites and sites developed by Falkirk Council and Registered Social Landlords (RSLs). Development comes from both allocated LDP housing sites and windfall sites. Table 7 shows that the majority of sites in the current SHIP 2024-29 are on standalone Council or RSL sites (65%) although 54% of RSL delivery is programmed on private sites subject to the LDP2 affordable housing policy. A number of sites are allocated to a shadow programme and may come forward in the period, depending on the availability of funding and any slippage in the main programme site delivery. A small number of windfall sites in the SHIP are not yet in the housing land audit although the sites are considered to be acceptable in principle as housing sites. The SHIP also includes the programme of buybacks of Council and RSL housing stock previously sold under the right to buy scheme.

Table 7 : SHIP 2024-2029

New Build	No. of units to be delivered	Percentage
Falkirk Council	322	35%
RSL	274	30%
RSL on Private Site	325	35%
Total New Build	**921**	
Buybacks Falkirk Council	400	
Buybacks RSL	25	
Shadow Programme	188	
Total	**1534**	

8.2 Evidence from the HNDA influenced the assessment of sites in the SHIP programme. The aim of the LHS is that the SHIP should deliver 5% of units to full wheelchair standard, 5% of units to ambulant disabled standard and 5% of units to be 4 bedrooms or more.

9. Future Housing Land Requirements

9.1 The Council is required to define a local housing land requirement (LHLR) in the LDP covering the whole Council area. The Scottish Government's LDP Guidance states that, in anticipation of this, an indicative LHLR should be included in the Evidence Report. The expectation is that the LHLR will exceed the minimum all tenure housing land requirement (MATHLR) set out in NPF4. This chapter discusses the various factors influencing the LHLR, and the level of uplift from the MATHLR which might be appropriate.

MATHLR

9.2. The methodology for the MATHLR is set out in the Scottish Government Method Paper (2021) and is summarised in Table 8.

Table 8 : Minimum All Tenure Housing Land Requirement - NPF4

10 Year Total	Existing Housing Need (a) Homeless Households in Temporary Accommodation & Household both overcrowded and concealed	Newly-Forming Households (b) Avg of 383/yr*10	Total (a + b) = (c)	Flexibility Allowance (d)	Flexibility Allowance (25% urban) (c x d) = (e)	Minimum All Tenure Housing Land Requirement (c + e) rounded
Falkirk	**371**	**3,833**	**4,205**	**0.25**	**1,051**	**5,250**

9.3 The MATHLR takes the household growth between 2022 and 2036 (15 years) to give an average of 383 households/year. The average over 20 years from 2022 is 385/year which is similar to the average of 380/year across the full timeline of the projections between 2018 and 2043. All housing need is added to the MATHLR and a flexibility allowance of 25% is also added. The MATHLR has been calculated for Falkirk as 5250 over 10 years which is 28% above the household estimates for the projected 10-year LDP between 2027 and 2037. To promote an ambitious approach, the local housing land requirement (LHLR) in the LDP is expected to exceed the MATHLR.

Updated Projections

9.4 The projections used for the MATHLR and HNDA are 2018 based. No local authority (sub-national) projections were produced with a 2020 base. The next 2022 based, sub-national population projections, are not anticipated until early 2025 for population projections and mid-year 2025 for household projections. These will be reviewed when available.

Consideration of Additional Need

9.5 The existing need figure used in the HNDA and the MATHLR calculation has increased. The latest figure for total households in temporary accommodation at March 2023 was 440. Adding this to the concealed and overcrowded households element of the HoTOC increases the existing need figure from 371 to 529.

9.6 Homes for Scotland have commissioned a Scotland wide study (the Diffley report) on housing need based on a sample of 13690 participants from across 28 local authority areas. The report notes that the HoTOC figure used by Scottish Government and the HNDA "is a very strict definition of need and only accounts for households with particularly pressing need". It proposes a much wider assessment of housing need and estimates that 28% of Scottish households are in housing need. The report notes that it is not intended to provide definitive figures but gives an indication of need based on primary research with respondents answering a number of questions on what they consider their housing need to be.

9.7 Assumptions are made of how many households can have their needs met in-situ and how many can afford to buy a property to give a total net housing need for Scotland of 330,000. This is in contrast to the national HoTOC figure for those in the most pressing need of 31,000.

9.8 A report for Falkirk has also been produced which will be considered as part of the evidence for the proposed plan. The study proposes a much wider range of housing need than that used in the HNDA. It includes households that are concealed, households that are overcrowded, households living in unfit properties, specialist adaptations/support required and households with financial difficulties due to high housing costs. It also seeks to capture information on households who desire a place of their own such as young people living at home or with friends. The report acknowledges that some of this housing need could be addressed through other actions but considers that new homes will be a significant part of addressing net current housing need.

Key outputs:
Sample size: 519

- Estimates that over 11000 households in the Falkirk Council area are in housing need that require an affordable housing option.
- Estimates the overcrowded and concealed figure to be around 900 alongside 400 homeless households.
- 76% of respondents own their own property.
- 92% stated that there were enough bedrooms in the property.
- 1-2% stated that different aspects of the physical condition of their property was very poor, of these a small number of households didn't think their property could be brought up to standard.
- 12% required some kind of adaptation but of these 66% stated that their house met their requirements i.e. had such adaptations.

9.9 The report uses income and affordability to estimate how many households can afford to purchase their own home. There are a number of differences in the methodology from the HNDA which increases the figure for those in housing need.

- House sales data is from £20,000 to £2 million. To avoid single large value sales distorting the average the HNDA uses data to £1 million in value. The Council data on sales (2022/23) shows a median, mean and lower quartile price for all sales being lower than that reported. For example, the lower quartile price is £105,000 rather than £112,000.
- Affordability is estimated by considering households incomes, house prices at the 25th percentile and 25% of gross income. The HNDA model analyses affordability at the 25th percentile of resident income, house prices and rental prices. The HNDA assumes 60% of people in housing need can afford to purchase their own property compared to 45% in the report.
- An assumption is made about financial pressures on households and that this means households are in housing need.

9.10 The report indicates that a wide range of parameters can be used to assess housing need and taking these factors into account will increase the estimate of the number of households in need. The primary research reflects householders' views on their housing need which may not be recognised as acute need that requires a new housing unit in the housing need and demand assessment carried out by the Council.

Demolitions

9.11 While there are no planned demolitions in the next 10 to 20 years, demolitions will take place in both the private and social housing sector and, as noted in paragraph 3.8, a figure of 10 demolitions/yr is considered a reasonable assumption, taking into account replacement properties in the private sector and net reductions in units on Council house demolition sites. This would add 100 units to the LHLR for the next LDP.

Strategic Capacity Considerations

9.12 Setting the LHLR will be influenced by a wide range of factors which affect the capacity of the Council area to absorb new housing and to deliver sustainable, liveable places.

Environmental Considerations

9.13 There are a number of environmental considerations and physical constraints that will act as limiting factors to growth. These are considered in detail in the SEA Scoping Report. The area is comprised of distinct towns and villages each with their individual character and setting in the landscape which can be compromised by growth. Changes to the existing green belt could be detrimental to their setting or lead to a gradual coalescence of settlements. The impact of growth on biodiversity, nature networks, soils, and agricultural land will need to be taken into account. Topography around some settlement edges makes it more difficult to absorb development and flood risk will also be issue in some areas. The area's mining and industrial history mean that adverse ground conditions are a major consideration which may increase development costs and impact on deliverability.

Infrastructure Considerations

9.14 NPF4 establishes an infrastructure first approach so that existing capacity is taken into account, priorities for new infrastructure are identified and their delivery considered at an early stage. Infrastructure capacity in the area is considered in more detail in the Infrastructure Topic Paper and will have a strong influence on growth potential. In particular, education and primary heathcare facilities are under considerable pressure in some parts of the Council area, most notably as a result of sustained high levels of housebuilding in the Larbert/Stenhousemuir and Braes areas.

9.15 In terms of transport, the high level of car use in the area points to a critical need to encourage sustainable and active travel and support local living and 20-minute neighbourhoods. Active travel infrastructure needs further development, and it is vital that housing growth helps to reduce car dependency. New housing growth will increase pressure on the road network, and there are constraints on parts of the network which would need to be addressed. Further information can be found in the Transport Topic Paper.

Economic Considerations

9.16 The HNDA model reflects moderately high price growth acknowledging house price rises in the area. Moderate real terms growth in income was also used which assumes household real term income growth of 0.5% per annum (2.5% per annum with inflation at 2%).

9.17 The Council area had an average residential property price for all sales of £182,157 in 2022/23. This is an increase of £15281 (9.2%) from 2021/22. The average price for Scotland as a whole was £216,337 which was a 7.1% increase on the previous year. The most recent figures for the Council area second hand sales for 2020/21 show an average price of £153,649 and for new build £237,582 with the average for all sales in 2020/21 being £160,569 (Registers of Scotland).

9.18 Falkirk has a slightly lower number of economically active people as a proportion of the working age population at 78300 (76.7%) than the Scotland wide figure (77.9%), (NOMIS Oct 22 – Sep 23). Average earnings are slightly below the Scottish average. Of those in employment, manufacturing has a higher percentage than the Scottish average as does health and social work. Employment in transportation and storage and construction are also above the Scottish average.

9.19 The economic climate has an impact on the capacity of the housebuilding industry to deliver new housing. The Housing Supply Targets Appendix to the LHS notes the impact of covid, Brexit and the war in Ukraine affecting a number of factors such as the price and availability of materials and the availability of both skilled and unskilled labour. In particular, tender prices for social housing rose by 2.1% from Quarter 2, 22/23 to quarter 3 22/23 and by 16.9% from the same quarter in the previous year. The Scottish Government affordable housing budget has also been reduced which will have an impact on delivery going forward.

9.20 The Scottish Housing Market Review Q3, 2023, using ONS data, suggests that the price of goods and services in the construction sector is stabilising but that construction output prices increased by an annual 7.4% across public and private housing to June 2023. There is less evidence that labour costs have stabilised. In the Forth Valley, Skills Development Scotland reports that 27% of all vacancies are for skilled trades occupations. The Housing Market Review also notes that insolvencies for construction companies registered in Scotland have been increasing since Q2 2021. It reports that there were 212 insolvencies in the construction sector in 2022/23, which is an increase of 15% on the previous year. This is similar to the numbers in 2019/20, pre covid and does not show a significant spike compared to those in England and Wales from 2019/20 to 2022/23 where the increase was 32%. Loans outstanding to construction firms for housing show a real terms reduction in lending to August 2023.

9.21 House completions give an indication of the popular areas for private housebuilding. The majority of completions in the last 10 years have been in Larbert and Stenhousemuir and the Lower Braes villages, followed by Falkirk, suggesting that the areas continue to be relatively marketable. The Larbert, Stenhousemuir and Rural North sub-market area had the highest average prices for new build in 2020/21 followed by Denny/Bonnybridge and then the Braes and Rural South. The Braes figure was however based on a much smaller number of sales in 2020/21. For second hand sales the Braes and Rural South had the highest average followed by Larbert, Stenhousemuir and Rural North.

9.22 While the market appears to have become more risk averse in terms of developing across the Council area there has been a resurgence in interest in some areas. Both Bo'ness and Rural North have active sites at present and Denny continues to have sites built out although there appears to be a slowing of site development in Denny. Sites in the west of the Council area have been slow to progress. It is recognised that housing growth can bring positive benefits to areas such as bolstering low school rolls and the use of local services and facilities, while also potentially putting pressure on existing facilities.

9.23 Where market demand does not appear to be high there may also be higher development costs associated with a number of factors such as ground works, flooding and road infrastructure which make sites difficult to develop. Where viability is an issue, the Council will consider this as part of the application process however high land costs and owner expectations may make it difficult to achieve a viable solution.

9.24 The CMA Market Study into housebuilding (Scotland summary) 2024 considers the supply of new housing to consumers and helps to explain how the market works across Scotland. It reports that housebuilders do not build houses as quickly as possible but at a rate that is consistent with the local absorption rate, i.e, the rate at which houses can be sold without needing to reduce prices. They are also incentivised to control the build out rate to a level that maintains selling prices. It notes that market cyclicality and the speculative housebuilding model means that housebuilders are not incentivised to build houses at the rate required to meet policymaker's objectives. Even though the report notes that the number of consents in Scotland has increased significantly above completions since 2014/15 the planning system is seen as exerting a downward pressure on the number of consents across GB. The report concludes that the planning system is a key driver in the under delivery of new housing and notes that SME housebuilders may be disproportionately impacted.

9.25 The Falkirk area continues to be attractive to housebuilders although the rates of delivery have never recovered back to pre 2007/08 levels and it appears unlikely that they will do. The CMA study indicates the factors influencing housebuilders out with the planning system which will continue to impact on the rate of delivery in the area and which may explain in part why some areas are developed more quickly than other parts of the authority area.

Indicative Local Housing Land Requirement

9.26 The Council needs to decide what indicative LHLR will be presented in the Evidence Report, given the Scottish Government's expectation that the MATHLR will be exceeded. It will be important to ensure that the level of delivery is achievable, bearing in mind the aforementioned environmental, infrastructure, economic and market factors, and how these may change over the plan period.

9.27 Considering the past build rates in the Council area, with an average of 467/year for the 10 years to 2022, increasing the MATHLR significantly would not necessarily lead to higher build rates. Constraints would still exist for developers, including, developer finance, site build costs, site assembly and local infrastructure constraints.

9.28 The MATHLR is set at 5,250 for the Falkirk area. A further uplift of 250 units or around 5% would be clearly justified on the basis of an increased HoTOC figure (+150 units), and an allowance for demolitions (+100 units) as discussed above. More ambitious scenarios could be considered based on an optimistic view of economic conditions involving a 10% and 15% increase on the MATHLR as shown in Table 9.

Table 9 : Options for Local Housing Land Requirement

Options	LHLR (10 years)	Estimate of existing deliverable supply	Difference between MATHLR and estimate of existing supply	Windfall	Potential additional land required (units)
MATHLR	5250	4500	750	600	150
MATHLR + 5%	5513	4500	1013	600	413
MATHLR + 10%	5775	4500	1275	600	675
MATHLR + 15%	6038	4500	1538	600	938

9.29 Looking at how the LHLR would be met in these scenarios, a large proportion is expected to be met through the existing supply carried forward into LDP3. The HLA estimates deliverable supply beyond 2027 at 3680 units although this is based on a high annual rate of delivery up to 2027 which is unlikely to be achieved. The existing housing land supply going into LDP3 could therefore be greater than this estimate, perhaps around 4500 units. Both existing sites already programmed in the HLA and non-contributing sites will be reviewed as part of the site assessment process and the existing supply will be adjusted accordingly. A windfall allowance of 600 units can also be added to the existing supply. Using these assumptions, Table 9 gives a broad indication of the additional land which might be required in each scenario.

9.30 A 5% uplift would require the identification of a limited amount of additional land, which could probably be accommodated through urban capacity sites. Increasing the MATHLR by 10% would require more significant new land allocations, including greenfield releases which may be difficult to reconcile with NPF4's spatial principles of compact urban growth and 20 minute neighbourhoods, but could otherwise be achievable. A 15% uplift is likely to be more challenging to deliver, requiring a considerable scale of greenfield growth in several locations, with consequential implications for infrastructure and impacts on communities.

10. Future Spatial Strategy

Current Spatial Strategy

10.1 The spatial strategy for housing set out in LDP2 envisages the delivery of some 8,000 homes between 2017 and 2030, distributed across the communities of the Council area and focussed on 12 strategic growth areas. These growth areas are of varying scales (but generally above 200 units) and some involve multiple sites. They are intended to meeting housing needs in the area, sustain the population of communities, promote regeneration, and sensitively grow communities while adhering to principles of good placemaking.

10.2 The strategy is the result of evolution over successive development plans, and several of the strategic growth areas have been allocated for some years. LDP2 reviewed the existing growth areas, continuing or adjusting them as appropriate, and allocated two additional growth areas at Bo'ness South West and Gilston.

10.3 Delivery of the strategic growth areas has been a gradual process. Some of the growth areas have been slow to move forward, for example the growth areas in the west at Banknock and Dennyloanhead, and in the rural south at Whitecross, whilst others have progressed more rapidly, for example at North Larbert and Denny South East. This is a reflection of both site specific constraints and market factors. Since adoption of the LDP2 in 2020, annual completions have fallen short of the annual housing supply target of 530.

NPF4

10.4 NPF4 sets out six spatial principles which support the planning and delivery of sustainable places, liveable places and productive places. The six principles are; just transition, conserving and recycling assets, local living, compact urban growth, rebalanced development and rural revitalisation.

10.5 These principles will influence LDP's spatial strategy and how settlement options for growth are considered. In particular, the focus on local living and compact urban growth supports limiting greenfield expansion unless development can be justified against wider policy requirements in NPF4. Development will have to be located in sustainable, liveable places. Higher density development could help to sustain public transport and support local living, and links to meeting the needs of the high number of 1-2 person households estimated by 2043.

Local Considerations

10.6 The further evolution of the spatial strategy will also be dependent on existing commitments, capacity and constraints in the settlements across the Council area, which have been referred to in general terms in paragraphs 9.12-9.14 above. Whilst new housing offers opportunities for communities, in terms of greater housing choice, addressing housing need and regeneration, finding options for sustainable, deliverable growth in the area is becoming more difficult.

10.7 Sustained growth in those parts of the area that are most attractive to the market, such as Larbert/Stenhousemuir, the Braes, Bo'ness and Denny has put significant pressure on social and physical infrastructure. Much is being done to mitigate these pressures, but solutions are not always easy to deliver. There are concerns about the impact on the character, identity and setting of these small towns and villages, and the extent to which outward growth can be compatible with the 20-minute neighbourhood model. Further significant growth is committed through LDP2, the impacts of which are yet to be seen. By contrast, other areas, such as the villages in the Rural South, have failed to attract market interest. Meanwhile, the principal town of Falkirk has relatively little scope for further outward expansion, although it offers some moderate opportunities for brownfield development. Grangemouth is heavily constrained, with opportunities likely to be largely limited to redevelopment of existing housing stock.

Strategic Options for LDP3

10.8 The following illustrates the broad options which are available to the Council in in taking forward the spatial strategy for the area.

10.9 A **Brownfield Focus** envisages further housing being largely restricted to brownfield sites. It would have clear benefits in terms of regeneration and placemaking, and a good fit with the NPF4 principles of compact growth, local living and recycled assets. The spatial focus for such an approach is likely to favour Falkirk, where the highest incidence of brownfield land is located. However, depending on the chosen LHLR, the scale of growth required to address housing needs may not be achieved and there may be constraints, such as ground conditions, which may impact on viability and deliverability. The urban capacity study will inform these considerations.

10.10 **Incremental Growth** envisages the allocation of some additional, small to moderately sized greenfield sites on the edge of settlements, where a good fit with the character and setting of the relevant settlement could be achieved and capacity in existing infrastructure could be utilised. The disadvantage of incremental growth is that, depending on its relationship to the existing settlement, it is less likely to support local living, or to contribute meaningfully to community infrastructure.

10.11 **Strategic Growth** envisages a large-scale, masterplanned growth area providing new, integrated infrastructure. This approach would have the advantage of creating a planned new community with integral facilities/ services and facilitating a long term approach to growth. The disadvantages are likely to be the difficulty of finding a suitable location for sustainable development at scale, and problems around viability and deliverability given the scale and timing of required infrastructure investment and other potential issues such as land assembly. Lead times might be such that it would only make a relatively small contribution to meeting the LHLR over the 10 year period of the LDP.

11. Summary

11.1 The key points are:

- The population of the Council area is expected to continue to grow from the 2018 figure of 160,340 to 169,962 (increase of 6%), with more people living in households of 1 or 2 people reflecting an aging population.
- Average housing completions between 2012 and 2022 have been 467 per year, with the bulk of these in the Larbert/Stenhousemuir, Falkirk and Braes areas. 82% have been in the private sector and 18% affordable.
- The HNDA estimates that between 2027 and 2037, 3792 new housing units are required to meet housing need and demand in the next local development plan period.
- Over the period from 2022 to 2042 the HNDA identifies a need for 46% social housing which includes below market rent and 54% private sector housing which includes an estimate for private rent. For both private and social housing Falkirk has the highest and all other areas have a lower need for social housing. For private housing the demand is more evenly spread with Falkirk, the Braes and Rural South and Larbert, Stenhousemuir and Rural North requiring between 20 and 23% of all private housing. Bo'ness and Grangemouth have the lowest requirement for private housing over the period.
- The current HLA indicates that there is a substantial supply of existing housing land (7,957 units of which 6,405 are programmed as deliverable). Much of this is expected to be carried forward into the next local development plan however the deliverability of these sites will have to be reassessed through the LDP3 process.
- The MATHLR in NPF4 is set at 5250, which is a 28% increase over the HNDA and the local housing land requirement (LHLR) is expected to exceed the MATHLR.
- In setting an indicative LHLR, additional need and an allowance for demolitions could be factored in, resulting in an uplift of 5%. Any further uplift will require consideration of the capacity of the area to accommodate growth given a range of environmental, infrastructure, economic and market factors.
- Because of the scale of the existing land supply, LDP3's future strategy for housing will be an evolution of the current strategy of strategic growth areas. Different options for managing growth could be taken including a brownfield focus, incremental greenfield growth or strategic growth. Choices will be influenced by NPF4 principles and local considerations.

Sources

- Housing Land Audit 2022/23
- Local Housing Strategy
- HNDA
- Strategic Housing Investment Plan
- 2018 Household Projections, National Records of Scotland
- NRS Small Area Statistics on Households and Dwellings 2022
- 2020 Rural Settlement Profile
- Concealed and overcrowded households 2020: methodology note
- Scottish Housing Market Review Q3 2023
- CMA Housebuilding market study - Scotland summary
- Existing Housing Need in Scotland, The Diffley Partnership and Rettie and Co. 2023

Appendix 1: 5 Year HLA Windfall Analysis

HLA Windfall Sites between July 2017 and June 2022

LDP Area	Site Ref.	Name	Site Type	Capacity	Complete
Bo'ness	748	8-10 Main Street	Brownfield	5	5
Bo'ness	836	Angus Road	Brownfield	7	7
Bo'ness	808	Hope Street	Brownfield	6	6
Bonnybridge & Banknock	745	Bonnybridge Hospital	Brownfield	44	38
Braes Urban Area	856	53 Old Redding Road	Brownfield	5	5
Braes Urban Area	811	Polmont Road	Brownfield	4	4
Braes Urban Area	688	Polmontside, Waggon Rd	Brownfield	7	7
Falkirk	846	2 Lint Riggs	Brownfield	4	4
Falkirk	854	206 Graham's Road	Brownfield	6	6
Falkirk	800	3 Arnothill	Brownfield	7	7
Falkirk	792	32 - 36 Newmarket St	Brownfield	4	4
Falkirk	647	33 - 35 Wellside Place	Brownfield	12	12
Falkirk	810	37 Arnot St	Brownfield	5	5
Falkirk	863	Bean Row	Brownfield	5	4
Falkirk	475	Carron Road 1	Brownfield	13	13
Falkirk	795	Cobblebrae Farm	Brownfield	21	21
Falkirk	827	Glen Crescent	Brownfield	15	15
Falkirk	747	Haugh Street	Brownfield	8	8
Falkirk	717	Kirk Wynd	Brownfield	4	4
Falkirk	128	Victoria Road 2	Brownfield	4	4
Falkirk	809	Westburn Avenue 1	Brownfield	7	7
Grangemouth	817	Abbots Road East	Brownfield	14	14
Larbert & Stenhousemuir	883	1 Old Bellsdyke Road	Brownfield	26	9
Larbert & Stenhousemuir	853	Muirhall Road1	Brownfield	14	14
Larbert & Stenhousemuir	687	Quarrolhall Crescent	Brownfield	7	3
Rural North	798	Braeface Road 1	Greenfield	9	5
Rural North	850	Burnhouse Farm	Brownfield	10	1
Rural North	743	North of Elm View	Greenfield	4	4
Rural South	812	Forrester Quarter	Greenfield	5	5
Rural South	742	Netherton Steading	Greenfield	6	1

Total 242
Avg over 5 yrs: 48.4

Completions small sites - 3 or less units	
2017/2018	5
2018/2019	9
2019/2020	5
2020/2021	27
2021/2022	22
Total	68
Avg over 5 yrs:	13.6

Appendix 1: 5 Year HLA Windfall Analysis

Small site consents 2017-2022

LDP Settlement Areas	No. on sites of 3 or less units	Percentage of total sites of 3 or less	No. on larger self-build/ customised sites (4-10 units)	Total for area	Percentage of total inc larger sites
Bo'ness	19	8%		19	6%
Bonnybridge & Banknock	17	7%		17	6%
Braes Urban Area	23	9%		23	8%
Denny	12	5%		12	4%
Falkirk	49	20%		49	16%
Grangemouth	13	5%	1	14	5%
Larbert & Stenhousemuir	5	6%		5	2%
Rural North	29	12%	32	61	20%
Rural South	82	33%	16	98	33%
Grand Total	**249**		**49**	**298**	

Source: Falkirk Council Uniform

Small Site Completions 2017-2022

LDP Settlement Areas	Small Site Completions 2017-2022	Other Completions	Total Completions
Bo'ness	1	230	231
Bonnybridge & Banknock	6	38	44
Braes Urban Area	5	238	243
Denny	6	432	438
Falkirk	16	426	442
Grangemouth	1	22	23
Larbert & Stenhousemuir	3	523	526
Rural North	6	13	19
Rural South	25	6	31
Grand Total	**68**	**1929**	**1997**

Source: Falkirk Council Building Standards