

Update to housing figures in Proposed Plan and Revised Technical Paper 3 taking account of 2012/13 Housing Land Audit

- 1.0 Since the production of the proposed plan in April 2013 the 2012/13 Housing Land Audit (HLA)(CD40) has been published and this updates the existing supply and phasing of sites.
- 1.1 The housing supply figures for 2014 – 2024 have been amended to reflect the up to date figures and are shown below. A conservative estimate for sites projected to be under construction between 2022 and 2024 and beyond has been included for the purposes of the LDP as the HLA only indicates a total figure for 2022 and beyond. The existing supply (2014-24) has increased by 129 units from that shown in Figure 4 of Technical Report 3 and Figure 3.1 of the proposed LDP (page 10 Spatial Strategy). The figures show that there is 20% flexibility in the total supply compared to the target completions. The differences in the HLA and the proposed LDP (amended) for existing sites are identified below on a settlement area basis (Figure 4.1). The most significant differences between the two sets of figures are where a number of existing sites have increased in density (Overton and Parkhall Farm, Polmont) and two existing sites in the LDP are not yet in the HLA (Wood St, Grangemouth and Allandale, Rural South), 4 small additional commitments have also been added into the total. All sites are identified in the updated Appendix 1 of Technical Report 3 below. A small number of sites expected to have completions pre 2014 have come back into the 2014-24 supply period.
- 1.2 Figure 5 of Technical Report 3 has also been updated to reflect the 2012/13 HLA. This indicates that 1606 units from 18 sites which are still in the HLA are not considered likely to make a contribution to the 2014-24 housing supply. The majority of these are existing sites in the Falkirk Council Local Plan and will therefore remain in the HLA until the proposed plan is adopted. They also provide a further element of flexibility as they could come forward within the proposed plan period.

Proposed Plan updated Figure 3.1 (page 10)

3.9 Figure 3.1 Housing Land Allocations by Settlement Area (amended)

Settlement Area	2014-2024			2024-34
	Existing Supply Sites	New Proposals	Total	Growth Potential
Bo'ness	287	292	579	High
Bonnybridge & Banknock	1043	268	1311	Medium
Denny	884	408	1292	High
Falkirk	917	494	1411	Medium
Grangemouth	112	0	112	Low
Larbert & Stenhousemuir	961	0	961	Medium
Polmont Area	969	175	1144	Medium
Rural North	197	40	237	Low
Rural South	976	70	1046	High
Total	6346	1747	8093	
Target Completions			6750	6750
Flexibility			20%	

Source: HLA 12/13 and additional commitments Sept 2013

Figure 4 Technical Report 3 (amended)
Revised Existing Housing Supply by Settlement Sept 2013

LDP Area	HLA 2012-14 Completions	Updated Proposed LDP 2014-24	Updated Proposed LDP post 2024	Original Proposed LDP 2014-24 (MIR figures in brackets)	Original Proposed LDP post 2024
Bo'ness	4	287	750	285 (685)	750
Bonnybridge & Banknock	42	1043	364	1154 (1270)	264
Denny	47	884	0	827 (815)	0
Falkirk	150	917	240	897 (984)	250
Grangemouth	9	112	0	106 (76)	0
Larbert and Stenhousemuir	252	961	191	894 (761)	361
Polmont	174	969	0	840 (776)	0
Rural North	13	197	0	196 (260)	0
Rural South	12	976	1250	1018 (1680)	1200
Total:	703	6346	2795	6217 (7307)	2825

Source: HLA 12/13 and additional commitments Sept 2013

Figure 4.1 Differences between Proposed LDP (amended) and 2012/13 HLA (unadjusted 2014-22, estimate 2022-24)

LDP Area	LDP 2014-24	2012/13 HLA 2014-24	Difference
Bo'ness	287	283	4
Bonnybridge & Banknock	1043	1063	-20
Denny	884	856	28
Falkirk	917	902	15
Grangemouth	112	51	61
Larbert and Stenhousemuir	961	939	22
Polmont	969	903	66
Rural North	197	211	-14
Rural South	976	895	81
	6346	6103	243

Source: HLA 12/13 and additional commitments Sept 2013

Figure 5 Technical Report 3 (amended)
Sites removed from 2014-24 Land Supply 2012/13 HLA

Non contributing sites 12/13 HLA	
Corbiehall 2, Bo'ness	10
Coney Park 3, Banknock	24
Foundry Road, High Bonnybridge	10
Mayfield Drive, Longcroft	15
Thistle Avenue, Dunipace	6
Stirling Street East, Dunipace	23
155 Grahams Road	5

Kirk Wynd	4
Bellsdyke Road, Stenhousemuir	27
18 Mary St, Laurieston	8
Rosehall Main St, Polmont	9
Main St D, Polmont	15
Dunmore House, Dunmore	40
Thorndale Gardens, Allandale	10
Blinkbonnie Terrace, Slamannan	100
Hillend Farm A (north), Slamannan	350
Sites identified in proposed LDP	
Bo'ness Foreshore	750 (post 2024)
Hillend Farm 2 (south), Slamannan	200 (post 2024)
Total:	1606

Source: HLA 12/13 and additional commitments Sept 2013

Appendix 1 Technical Report 3 (amended)
Existing Supply and LDP Proposed Sites

Existing Supply and LDP Proposed Sites			
Bo'ness	Site name	New Proposal output 2014-24	Existing Supply output 2014-24
H01	Drum Farm North		181
H02	Kinglass Farm 1	160	
H03	Kinglass Farm 2		25
H04	South Street/Main Street		21
H05	Cadzow Avenue		27
H06	Union Street	12	
M01	Bo'ness Foreshore		0
M02	Drum Farm South	120	
	Total	292	254
	Sites under 15 units		
	Cowdenhill Road		4
	Deanfield Road		7
	Boundary Street		8
	Bridgeness Road 3		4
	Ratray Street		4
	Stewart Avenue		2
	189 Corbiehall		4
	Total under 15 units		33
	Total	292	287
Bonnybridge/ Banknock	Site name	New Proposal output 2014-24	Existing Supply output 2014-24
M03	Banknock North		380
H07	Banknock South		200
H08	Dennyloanhead (Total 550)		310
H09	Kilsyth Road 1, Haggs		28
H10	Kilsyth Road 2, Haggs		25
H11	Falkirk Road, Bonnybridge		35
H12	Broomhill Road, High Bonnybridge		30
H13	Seabegs Road Depot, High	48	

	Bonnybridge		
H74	Garncrew Road, Banknock	20	
M04	Bonnybridge Town Centre		0
M15	Bonnybridge East	200	
	Auchencloch Drive, Banknock		15
	Total:	268	1023
	Sites under 15 units		
	Garncrew Rd North		2
	Kilsyth Road A		7
	Church Street 1		3
	Kilsyth Road 2		8
	Total under 15 units		20
	Total	268	1043
Denny	Site name	New Proposal output 2014-24	Existing Supply output 2014-24
H14	Former Denny High School		200
H15	Mydub 1		307
H16	Mydub 2 (total 270)	150	
H17	Carrongrove Mill	18	155
H18	Fintry Road		69
H19	Stirling St		18
H20	Duke St 1		15
H21	Nethermains Road		25
H22	Rosebank, Dunipace	110	
M05	Broad St	130	70
	Total:	408	859
	Sites under 15 units		
	22 Glasgow Road		5
	Duke St 2		12
	Lochpark Place		4
	Annet Road		4
	Total under 15 units:		25
	Total:	408	884
Falkirk	Site name	New Proposal output 2014-24	Existing Supply output 2014-24
H23	Merchiston Road		67
H24	Gowan Avenue	44	
H25	Etna Road 1		40
H26	Etna Road 2 (Total 150)		150
H27	Cauldhame Farm 1		137
H28	Cauldhame Farm 2	200	
H29	Blinkbonny Road		30
H30	Carrick Place		20
H31	Glenburn Road, Hallglen		26
H32	Grangemouth Road	150	
M06	Portdownie (Total 500)		260
M07	Westburn Avenue	100	
M08	Grahamston Opportunity Area	0	
M09	Falkirk East End Opportunity Area	0	
M10	Bank Street		27
M11	Williamson Street		54

	Total:	494	811
	Sites under 15 units:		
	Carron Rd		13
	Seaforth Road		6
	33-35 Wellside Place		12
	Gartcows Road		10
	Glenochil Road		2
	High Station Road 2		8
	Woodburn Street		7
	4 Princes Street		4
	Maggie Woods Loan		9
	Lime Road		10
	165-169 High St		10
	Brown St		15
	Total sites under 15 units:		106
	Total:	494	917
Grangemouth	Site name	New Proposal output 2014-24	Existing Supply output 2014-24
H33	Tinto Drive		56
H34	Wood St 3		30
H35	Oxgang Road		20
M12	Grangemouth Town Centre		0
	Total:		106
	Total under 15 units		6
	Carronflats Road		6
	Total:	0	112
Larbert/ Stenhousemuir	Site name	New Proposal output 2014-24	Existing Supply output 2014-24
H36	Bellsdyke		323
H37	Hill of Kinnaird (Total 701)		480
H38	Lorne Road		72
H39	Larbert House/Stables		52
	Burnhead Road		21
	Total:	0	948
	Sites under 15 units		
	Quarrollhall Crescent		13
	Total sites under 15 units:		13
	Total:	0	961
Polmont Area	Site name	New Proposal output 2014-24	Existing Supply output 2014-24
H40	Overton		364
H41	Redding House		31
H42	Redding Park		128
H43	Parkhall Farm 1		98
H44	Parkhall Farm 2	40	
H45	Parkhall Farm 3	80	
H46	Parkhall Farm 4		20
H47	The Haining	20	
H48	Toravon Farm		120
H49	Old Redding Road		58
H50	Whyteside Hotel	35	
H51	Lathallan		48
	Maddiston PS		40

	Total:	175	907
	Sites under 15 units:		
	Grahamsdyke St		6
	Main St C		10
	Redding Road A		13
	Greenhithe Terrace		8
	Pender Gardens		10
	Elm Drive		9
	Spar Salmon Inn Road		6
	Total sites under 15 units:		62
	Total:	175	969
Rural North	Site name	New Proposal output 2014-24	Existing Supply output 2014-24
H52	Castle View, Airth		115
H53	Graham Terrace, Airth		30
H54	Airth Castle South		15
H55	The Glebe, Airth	40	
H56	Former Torwood School		15
H57	McLaren Park		11
	Total:	40	186
	Sites under 15 units		
	Denovan Mains Farm		5
	Kersie Mains Farm		6
	Total sites under 15 units:		11
	Total:	40	197
Rural South	Site name	New Proposal output 2014-24	Existing Supply output 2014-24
H58	Main Street/(Slamannan Road), Avonbridge		25
H59	Slamannan Road 1 Avonbridge		60
H60	Slamannan Road 2 Avonbridge	10	
H61	Bridgehill, Avonbridge		15
H62	Bridgend Road, Avonbridge	30	
H63	Cockmalane, California		33
H64	Church Road 1, California		50
H65	Church Road 2, California		12
H66	Slamannan Road 1, Limerigg		65
H67	Slamannan Road 2, Limerigg		50
H68	Reddingmuirhead Road, Shieldhill		10
H69	Hillcrest, Shieldhill	30	
H70	Hillend Farm, Slamannan		0
H71	Avonbridge Road, Slamannan		10
H72	The Rumlie		30
H73	Standburn West		30
M13	Steins Brickworks, Allandale		71
M14	Whitecross	(Total 1500)	500
	Total:	70	911
	Sites under 15 units:		
	Boagstown Farm		6
	Glenyards Farm		3
	Slamannan Road 1 Limerigg		14
	Lochside Garage		3

	Myrehead Farm, Whitecross		10
	Station Road, Slamannan		4
	Station Road 1 Whitecross		14
	Paixwell Farm 2		4
	Remainder California Park (HLA Ref 100)		7
	Total under 15 units:		65
	Total:	70	976
	Total Proposed Plan:	1747	6346

Source: HLA 12/13 and additional commitments Sept 2013