

# The Clackmannanshire Housing Land Audit 2020

[April 2019-March 2020]



**Clackmannanshire  
Council**

[www.clacks.gov.uk](http://www.clacks.gov.uk)

Comhairle Siorrachd  
Chlach Mhanann

The annual Housing Land Audit for Clackmannanshire covers the period 1st April 2019 to 31st March 2020.

### Purpose of the Housing Land Audit

Every local authority in Scotland must provide an up-to-date account on the availability of land for housing. The audit sets out the housing land supply position, giving a clear indication of any land that can be developed during the first 5 years i.e. the 'effective land supply' and with an indication to the longer term. The entire land supply is referred to as the 'established supply'.

The Audit enables assessment on whether progress is being made to meeting the projected overall housing requirement, in accord with the Clackmannanshire Local Development Plan (LDP).

### The Development Plan

The Clackmannanshire Local Development Plan (LDP) was adopted in August 2015. This audit relates to the sites included in the LDP as well as other sites with planning permission or with other known commitment. The LDP sub-divides Clackmannanshire into three housing sub-market areas: Forth, West Ochils, and East Ochils. The schedule of sites in this Audit is divided by sub-market area and follows the ordering of the LDP.

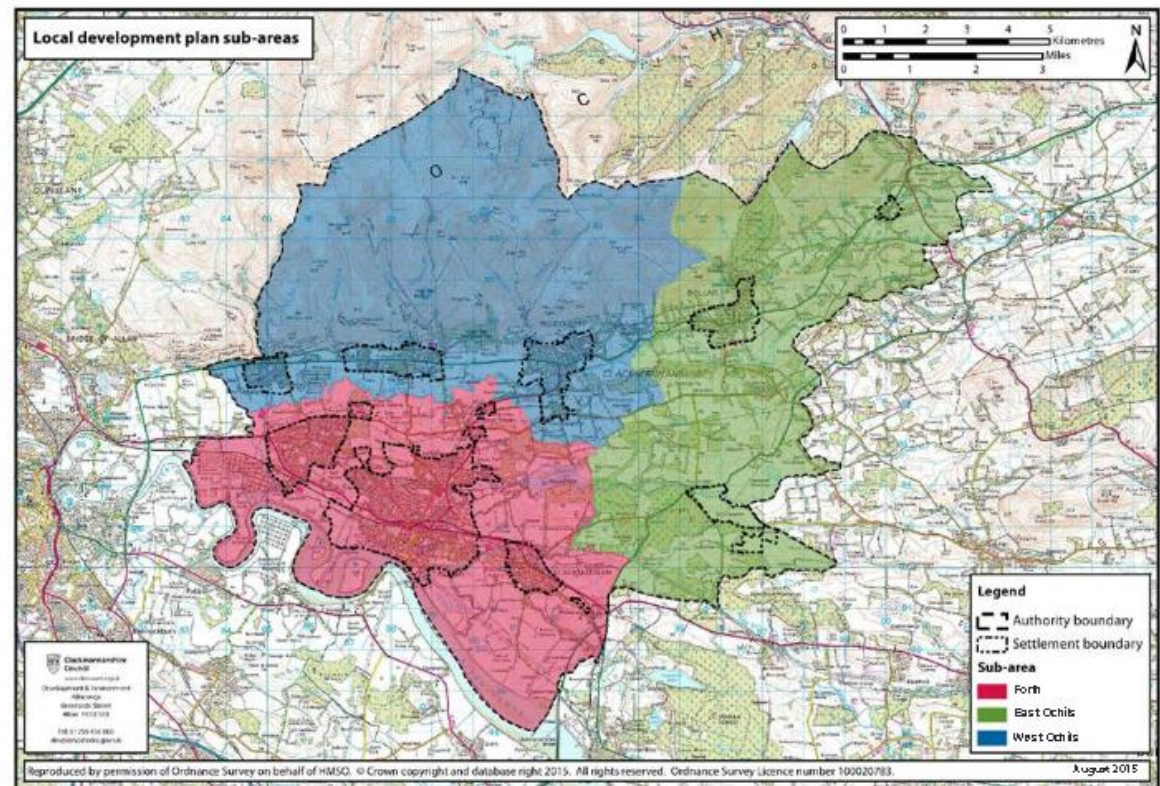
Inclusion in the Audit is without any prejudice to any planning decision on any site, which shall be decided on its own planning merits.

### Method

The Housing Land Audit must contain relevant information about the 'established' and 'effective' housing land supply.

New build completions are compiled from the quarterly returns to the Scottish Government Housing Statistics for Scotland:

- All sector new build, comprising:
- Stock 4 Returns [conversions and demolitions]
- NB1 Forms [local authority new build]
- NB2 Forms [private sector new build]



## The Clackmannanshire Housing Land Audit 2020

Completions 1st April 2019 to 31st March 2020

	Apr 2019 – Jun 2019	July 2019 - Sept 2019	Oct 2019 – Dec 2019	Jan 2020 – Mar 2020	Total
All sectors new build completions	35	101	42	38*	216

Source: [Scottish Government - Housing Statistics for Scotland - All sector new build](#)

\*Clackmannanshire Council figure

The starting point each year will be the inclusion of:

- all land with planning permission for residential development, including the remaining capacity of sites under construction;
- land allocated for residential development (including the residential component of any mixed-use development) in adopted development plans (LDP); and
- other land with agreed residential potential, such as land identified for housing in proposed LDPs or assessed as appropriate for housing following an urban capacity study.

Only sites with a capacity of 5 or more units are included in the HLA, and aggregated figures for the contribution of sites smaller than this are used for LDP purposes.

### The 2020 Audit

The Audit contains data for each site, as mentioned above. Developers and landowners were contacted by e-mail or letter with the Council's understanding of the status of the site and likely housing completion timeframes. Those who did not reply to the first round were contacted again and this resulted in responses being received for 67% of the sites in the Audit. The Council then consulted with Homes for Scotland, Scottish Water, Historic Environment Scotland, Transport Scotland, Scottish Natural Heritage, and Clackmannanshire Council Housing Services before finalising the Audit.

### Summary of results

The tables below provide anticipated programming on the number of homes to be built on land currently available in Clackmannanshire across all tenures:

Programmed Completions											Total
2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030+	
224	428	470	535	477	375	320	236	196	150	1434	4845

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Tenure	Programmed Completions											Total
	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030+	
<b>Housing Association</b>		127	10	29		9						<b>175</b>
<b>Local Authority</b>				19	19							<b>38</b>
<b>Private developer</b>	224	301	460	487	458	366	320	236	196	150	1434	<b>4632</b>
<b>Total</b>	<b>224</b>	<b>428</b>	<b>470</b>	<b>535</b>	<b>477</b>	<b>375</b>	<b>320</b>	<b>236</b>	<b>196</b>	<b>150</b>	<b>1434</b>	<b>4845</b>

The figures above show a housing land supply of **4845 homes** that may be developed up to and beyond 2030. They indicate an effective land supply (to 2024/25) of **2134** with programming for years 6 to 10 given; then with an indication of those expected in the years beyond 2030. Calculation of the current 5 year supply is as follows: Projected total strategic requirement from the Local Development Plan of = **270 homes per year**. This audit shows an 'effective supply' = 426 new homes per year in first 5 years.

### Calculation of Housing Supply

Housing Supply Target [HST] (2015-2025) <sup>1</sup>	2700
Completions (2015 [Q4] -2020 [Q1]) <sup>2</sup>	708
Remaining HST (2020-2025) <sup>3</sup>	1992
5 Year Supply Target	1992
5 Year Land Supply <sup>3</sup>	2134
Number of Effective Years Supply	5 [2134/5=426 therefore 2134/426 = 5 years]

<sup>1</sup> From Adopted LDP

<sup>2</sup> Scottish Government - Housing Statistics for Scotland - All sector new build + Clackmannanshire Council NB2s 2020 Q1

<sup>3</sup> From 2019/20 HLA

### FURTHER INFORMATION

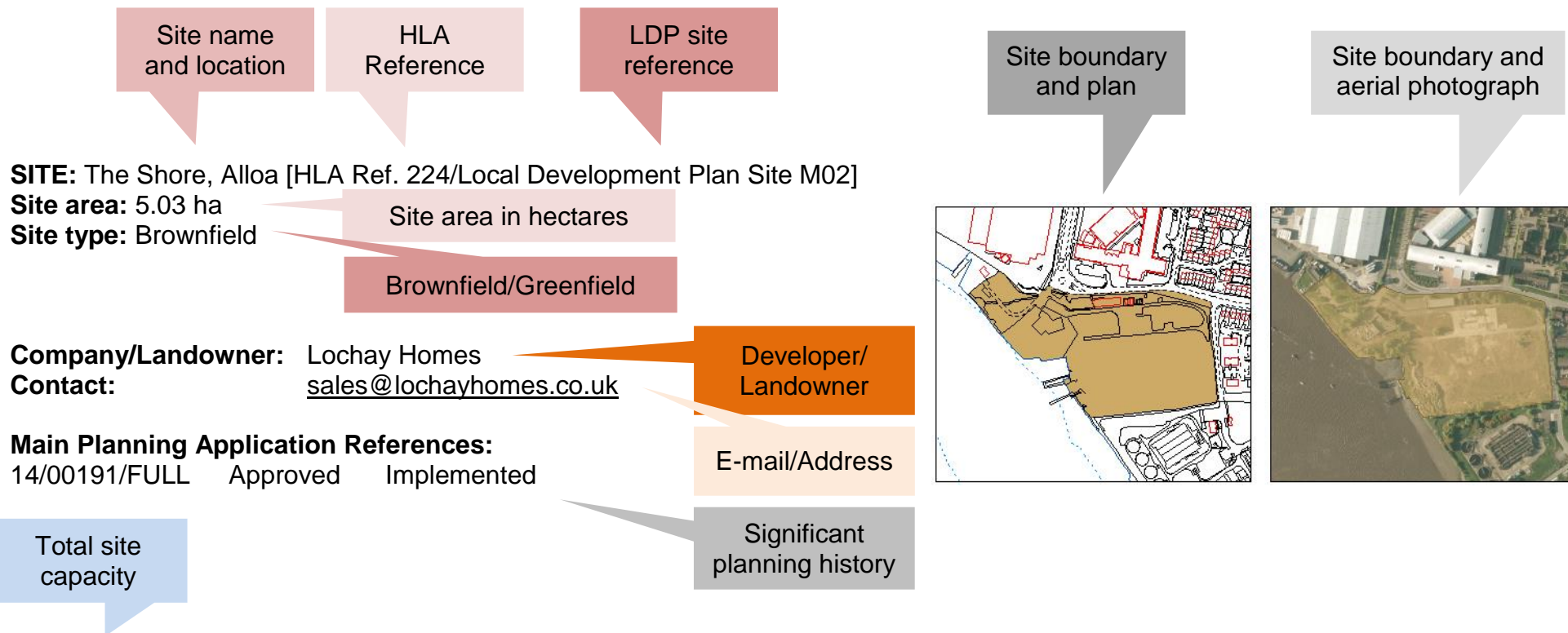
For further information on the Audit please contact Clackmannanshire Council:

Graeme Finlay  
Principal Planner

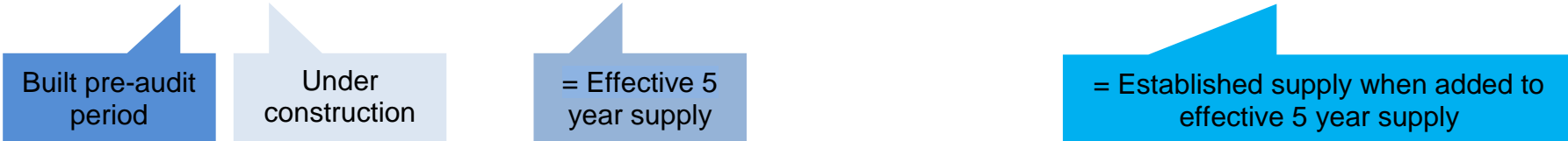
E: [devplan@clacks.gov.uk](mailto:devplan@clacks.gov.uk)

T: (01259) 452643

The HLA is grouped by Local Development Plan Sub-Area and by settlement. Attributes for each site are recorded in a standard format explained below.



Capacity	Built	u/c	Programmed Completions										
			2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030+
164	134	7	30	0	0	0	0	0	0	0	0	0	0



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HLA 2020 SCHEDULE OF SITES - FORTH

Site ID	LDP Ref.	Site Name, Location	Built	U/C	Programmed Completions											Total
					2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030+	
265	H01	Sunnyside, Alloa	0	0					30	30	30	30	30	30	140	320
263	H03	Carsebridge Rd Nth, Alloa	0	0			30	30	30							90
284	H04	Carsebridge, Alloa	0	0		20	60	60	60	60	40					300
259	H07	Earlsfield 1, Alloa	0	0	20	36	36	4								96
260	H08	Earlsfield West, Alloa	0	0		5	36	19								60
221	H09	Elm Grove 2, Alloa	0	0		54										54
246	H10	Central Parkland, Alloa	0	0				19	19							38
266	H14	Bowling Club, Alloa	0	0					20	20	10					50
251	M01	Primrose Street, Alloa	0	0		60										60
224	M02	The Shore, Alloa	134	7	30											164
279	M03	Greenfield, Alloa	0	0	22	26										48
245	H15	Former College, Sauchie	43	18	49	45										137
244	H16	Sauchie West, Sauchie	0	0			30	75	75	75	75	75	75	75	219	774
227	H23	Manse, Main St, Sauchie	0	0	4											4
278	-	Schawpark GC, Sauchie	0	0		25	25	23								73
270	H25	Baingle Brae, Tullibody	0	0		7										7
237	H26	Lethen View, Tullibody	0	0		9										9
151	H27	Main St/North St, Clackmannan	0	0		5										5
249	H28	Helensfield, Clackmannan	0	0		15	15	15	10							55
271	H29	Burnside, Clackmannan	36	20	38											74
289	-	Lochies Rd, Clackmannan	0	0			10									10
125	H30	Blackfaulds, Devon Village	11	1	3											14
231	H31	Blackfaulds Steading, Devon Village	0	0		8	10									18
250	H32	Lornshill Steading	0	0				6	12							18
282	H33	Ditch Farm Steading	0	0		5	5									10
280	-	Pitfairn Rd/Burnee, Fishcross	0	4	4											4
<b>Totals</b>			<b>224</b>	<b>50</b>	<b>170</b>	<b>320</b>	<b>257</b>	<b>251</b>	<b>256</b>	<b>185</b>	<b>155</b>	<b>105</b>	<b>105</b>	<b>105</b>	<b>359</b>	<b>2492</b>

**SITE:** Sunnyside, Alloa [HLA Ref. 265/Local Development Plan Site H01]

**Site area:** 4.27 ha

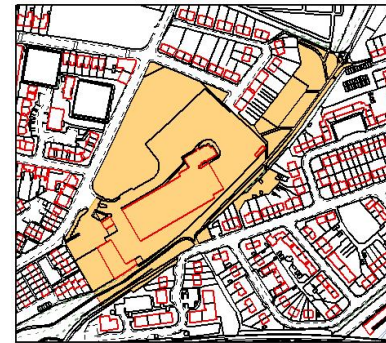
**Site type:** Brownfield

**Company/Landowner:** Mulraney Group

**Contact:** [admin@mulraney.com](mailto:admin@mulraney.com)

**Main Planning Application References:**

n/a



Capacity	Built	u/c	Programmed Completions										
			2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030+
320	0	0	-	-	-	-	30	30	30	30	30	30	140

**SITE:** Carsebridge Road North [HLA Ref. 263/Local Development Plan Site H03]

**Site area:** 7.44 ha

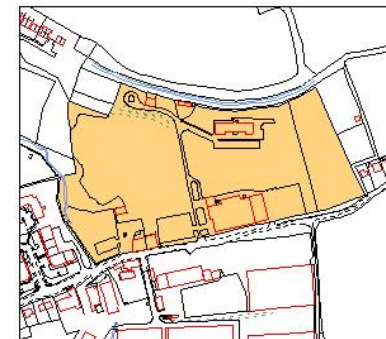
**Site type:** Brownfield

**Company/Landowner:** Advance Construction

**Contact:** [graeme@northplan.co.uk](mailto:graeme@northplan.co.uk)

**Main Planning Application References:**

20/00146/PAN



Capacity	Built	u/c	Programmed Completions										
			2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030+
90	0	0	-	-	30	30	30	-	-	-	-	-	-

**SITE:** Carsebridge [HLA Ref. 285/Local Development Plan Site H04]

**Site area:** 17.29 ha

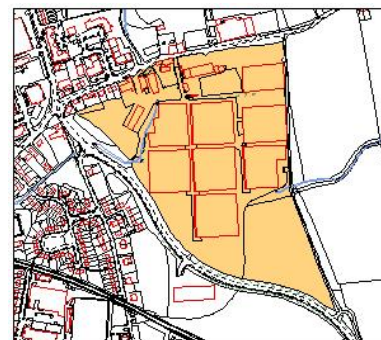
**Site type:** Brownfield

**Company/Landowner:** Advance Construction

**Contact:** [graeme@northplan.co.uk](mailto:graeme@northplan.co.uk)

**Main Planning Application References:**

20/00146/PAN



Capacity	Built	u/c	Programmed Completions										
			2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030+
300	0	0	-	20	60	60	60	60	40	-	-	-	-

**SITE:** Earlsfield 1, Alloa [HLA Ref. 259/Local Development Plan Site H07]

**Site area:** 4.95 ha

**Site type:** Greenfield

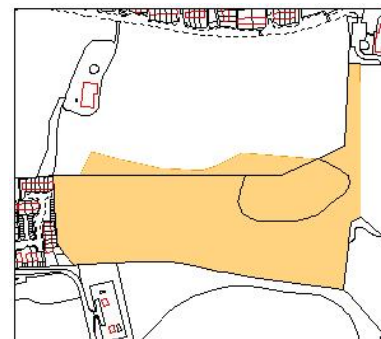
**Company/Landowner:** Allanwater Developments

**Contact:** [info@allanwater.co.uk](mailto:info@allanwater.co.uk)

**Main Planning Application References:**

18/00059/FULL Approved Expires 18/05/2023

18/00196/FULL Approved Expires 05/03/2022



Capacity	Built	u/c	Programmed Completions										
			2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030+
96	0	0	20	36	36	4	-	-	-	-	-	-	-





**SITE:** Central Parkland, Alloa [HLA Ref. 246/Local Development Plan Site H10]

**Site area:** 1.02 ha

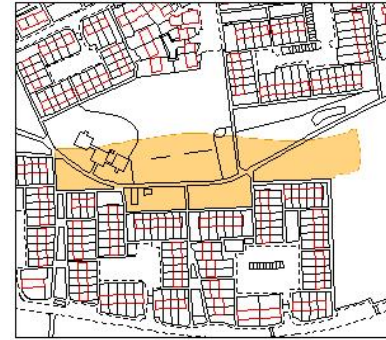
**Site type:** Brownfield

**Company/Landowner:** Clackmannanshire Council

**Contact:** [kfleming@clacks.gov.uk](mailto:kfleming@clacks.gov.uk)

**Main Planning Application References:**

n/a



Capacity	Built	u/c	Programmed Completions											
			2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030+	
38	0	0	-	-	-	19	19	-	-	-	-	-	-	-

**SITE:** Paton's Bowling Club, Alloa [HLA Ref. 266/Local Development Plan Site H14]

**Site area:** 1.58 ha

**Site type:** Brownfield

**Company/Landowner:** Wasp Properties Ltd

**Contact:** [admin@mulraney.com](mailto:admin@mulraney.com)

**Main Planning Application References:**

n/a



Capacity	Built	u/c	Programmed Completions											
			2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030+	
50	0	0	-	-	-	-	20	20	10	-	-	-	-	-

















**SITE:** Blackfaulds Steading, Devon Village [HLA Ref. 231/Local Development Plan Site H31]

**Site area:** 0.84 ha

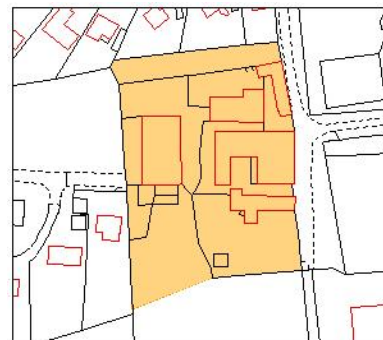
**Site type:** Brownfield

**Company/Landowner:** Marshall Construction

**Contact:** [info@marshallbuilding.co.uk](mailto:info@marshallbuilding.co.uk)

**Main Planning Application References:**

15/00111/FULL Approved Expired



Capacity	Built	u/c	Programmed Completions										
			2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030+
18	0	0	-	8	10	-	-	-	-	-	-	-	-

**SITE:** Lornshill Steading, Alloa [HLA Ref. 250/Local Development Plan Site H32]

**Site area:** 0.84 ha

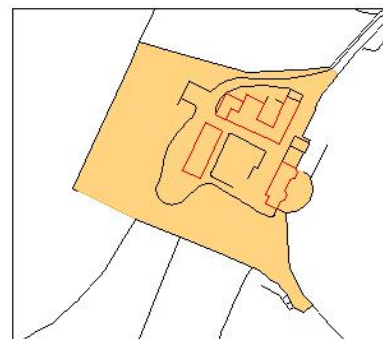
**Site type:** Brownfield

**Company/Landowner:** Mr Robert Petrie

**Contact:** 1 Lornshill Farm Cottage, Alloa, FK10 2EP

**Main Planning Application References:**

09/00144/FULL Approved Implemented



Capacity	Built	u/c	Programmed Completions										
			2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030+
18	0	0	-	-	-	6	12	-	-	-	-	-	-



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HLA 2019 - SCHEDULE OF SITES - WEST OCHILS

Site ID	LDP Ref.	Site Name, Location	Built	U/C	Programmed Completions										Total
					2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	
248	H34	Middletonkerse, Menstrie	0	0			20	20	20	20	4				84
258	H36	Mains Farm Steading, Menstrie	0	0				8							8
179	H37	Brook St/Beauclerc St, Alva	0	0				17							17
178	H38	Brook St/Back Rd, Alva	0	0				12							12
186	H39	Berryfield, Alva	16	21	20	30	29								95
174	H40	Alva Glen Hotel, Alva	0	0						9					9
286	H42	Alva West, Alva	0	0		5	36	36	36	36	36	36	20		277
146	H43	Lower Mill Street, Tillicoultry	0	0	25	25	24								74
273	H44	Middleton Mill/Upper Mill Street, Tillicoultry	0	0				25	25						50
262	-	Harviestoun Hotel, Tillicoultry	3	0	1										4
290	-	Park Street, Tillicoultry	0	0		8									8
132	H45	Coalsnaughton North, Coalsnaughton	0	0		30	30	30	30	30	30	30			240
<b>Totals</b>			<b>19</b>	<b>21</b>	<b>46</b>	<b>98</b>	<b>139</b>	<b>148</b>	<b>111</b>	<b>95</b>	<b>70</b>	<b>66</b>	<b>66</b>	<b>20</b>	<b>878</b>

**SITE:** Middletonkerse, Menstrie [HLA Ref. 248/Local Development Plan Site H34]

**Site area:** 9.25 ha

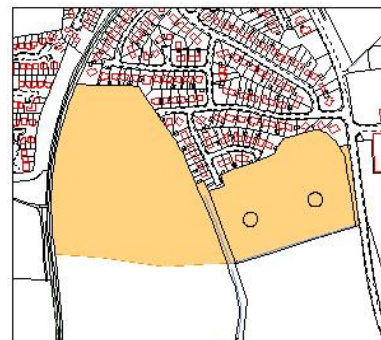
**Site type:** Greenfield

**Company/Landowner:** Mr R Muirhead

**Contact:** Mains Farm Steading, Menstrie, FK11 7AE

**Main Planning Application References:**

n/a



Capacity	Built	u/c	Programmed Completions										
			2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030+
84	0	0	-	-	20	20	20	20	4	-	-	-	-

**SITE:** Mains Farm Steading, Menstrie [HLA Ref. 258/Local Development Plan Site H36]

**Site area:** 0.65 ha

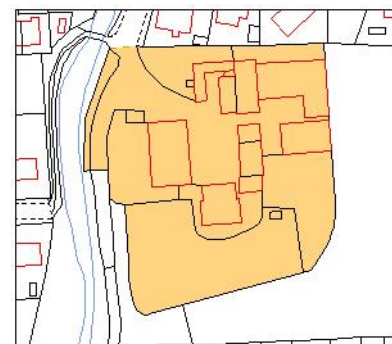
**Site type:** Brownfield

**Company/Landowner:** Mr R Muirhead

**Contact:** Mains Farm Steading, Menstrie, FK11 7AE

**Main Planning Application References:**

n/a



Capacity	Built	u/c	Programmed Completions										
			2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030+
8	0	0	-	-	-	8	-	-	-	-	-	-	-

**SITE:** Brook Street/Beauclerc Street, Alva [HLA Ref. 179/Local Development Plan Site H37]

**Site area:** 1.05 ha

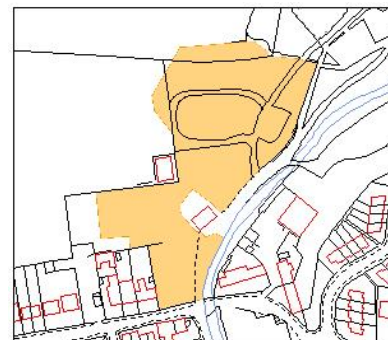
**Site type:** Brownfield

**Company/Landowner:** Kingdom Housing Association

**Contact:** [s.kirkpatrick@kingdomhousing.org.uk](mailto:s.kirkpatrick@kingdomhousing.org.uk)

**Main Planning Application References:**

15/00128/FULL Approved Expired



Capacity	Built	u/c	Programmed Completions										
			2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030+
17	0	0	-	-	-	17	-	-	-	-	-	-	-

**SITE:** Brook Street/Back Road, Alva [HLA Ref. 178/Local Development Plan Site H38]

**Site area:** 0.29 ha

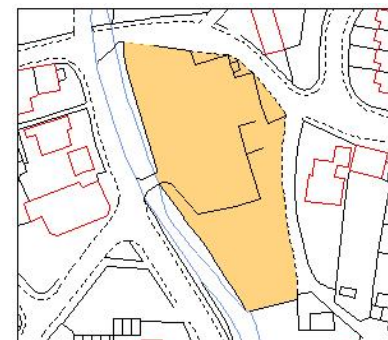
**Site type:** Brownfield

**Company/Landowner:** Kingdom Housing Association

**Contact:** [s.kirkpatrick@kingdomhousing.org.uk](mailto:s.kirkpatrick@kingdomhousing.org.uk)

**Main Planning Application References:**

11/00231/MSC Approved Expired



Capacity	Built	u/c	Programmed Completions										
			2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030+
12	0	0	-	-	-	12	-	-	-	-	-	-	-

**SITE:** Berryfield, Alva [HLA Ref. 186/Local Development Plan Site H39]

**Site area:** 4.63 ha

**Site type:** Brownfield

**Company/Landowner:** Allanwater Developments

**Contact:** [info@allanwater.co.uk](mailto:info@allanwater.co.uk)

**Main Planning Application References:**

18/00108/FULL Approved Implemented



Capacity	Built	u/c	Programmed Completions										
			2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030+
95	16	21	20	30	29	-	-	-	-	-	-	-	-

**SITE:** Former Alva Glen Hotel, Alva [HLA Ref. 174/Local Development Plan Site H40]

**Site area:** 0.12 ha

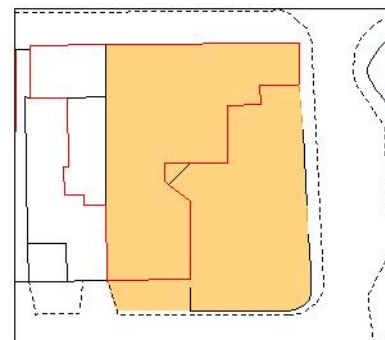
**Site type:** Brownfield

**Company/Landowner:** Kingdom Housing Association

**Contact:** [s.kirkpatrick@kingdomhousing.org.uk](mailto:s.kirkpatrick@kingdomhousing.org.uk)

**Main Planning Application References:**

19/00299/FULL Approved Expires 04/03/2023



Capacity	Built	u/c	Programmed Completions										
			2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030+
9	0	0	-	-	-	-	-	9	-	-	-	-	-









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**HLA 2019 - SCHEDULE OF SITES - EAST OCHILS**

Site ID	LDP Ref.	Site Name, Location	Built	U/C	Programmed Completions											Total
					2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030+	
275	H47	Dollar Settlement Expansion	0	0			30	70	70	70	70	40				<b>350</b>
291	H48	Dollar Golf Club	0	0			5									<b>5</b>
	-	Wardlaw House, Dollar	0	0	4											<b>4</b>
292	-	Castle Campbell Hotel, Dollar	0	0	11											<b>11</b>
276	H49	South East Pool of Muckhart	0	0		10	24	16								<b>50</b>
252	H50	Forestmill	0	0				25	25	25	25	25	25	25	1075	<b>1250</b>
228	H51	Solsgirth	0	0			15	15	15							<b>45</b>
<b>Totals</b>			<b>0</b>	<b>0</b>	<b>15</b>	<b>10</b>	<b>74</b>	<b>126</b>	<b>110</b>	<b>95</b>	<b>95</b>	<b>65</b>	<b>25</b>	<b>25</b>	<b>1075</b>	<b>1715</b>







**SITE:** Solsgirth [HLA Ref.228/Local Development Plan Site H51]

**Site area:** 5.71 ha

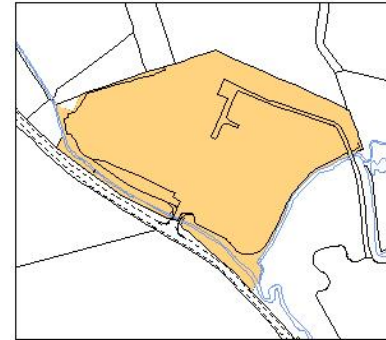
**Site type:** Brownfield

**Company/Landowner:** MCR Property Group

**Contact:** [enquiries@mcrproperty.com](mailto:enquiries@mcrproperty.com)

**Main Planning Application References:**

09/00188/FULL Approved



Capacity	Built	u/c	Programmed Completions										
			2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030+
45	0	0	-	-	15	15	15	-	-	-	-	-	-

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Chlach Mhanann