

The Clackmannanshire Housing Land Audit 2022

[April 2021-March 2022]



**Clackmannanshire
Council**

www.clacks.gov.uk

Comhairle Siorrachd
Chlach Mhanann

The annual Housing Land Audit for Clackmannanshire covers the period 1st April 2021 to 31st March 2022.

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'. Next year's Audit will be slightly altered to reflect the recently adopted National Planning Framework 4, which moves to short (1-3 years), medium (4-6 years) and long-term (7-10 years) phasing.

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 LDP (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.

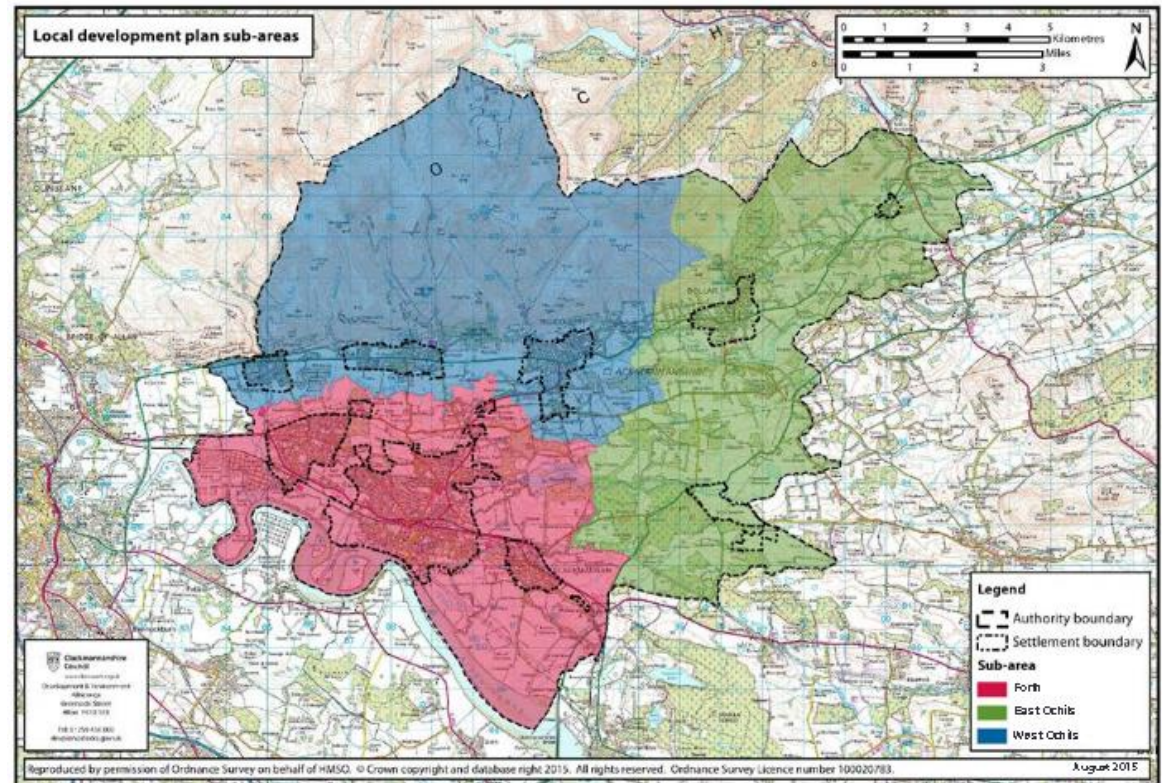
Inclusion in the Audit is without any prejudice to any planning decision on any site, which shall be decided on its own planning merits.

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]



Completions 1st April 2021 to 31st March 2022

	Apr 2021 – Jun 2021	July 2021 - Sept 2021	Oct 2021 – Dec 2021	Jan 2022 – Mar 2022	Total
All sectors new build completions	102	1	28	92	223

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

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 the adopted (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 2022 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 25 of the 40 sites in the Audit. Of the 15 who did not respond, 6 of those sites were already under construction. The Council then consulted with Homes for Scotland, Scottish Water, Transport Scotland and Clackmannanshire Council Housing Services before finalising the Audit.

Summary of results

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

Tenure	Programmed Completions											Total
	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032+	
Housing Association	89	0	67	24	0	0	0	0	0	0	0	180
Local Authority	0	10	19	19	0	0	0	0	0	0	0	48
Private developer	93	227	251	381	422	404	352	286	236	180	1509	4341
Total	182	237	337	424	422	404	352	286	236	180	1509	4569

National Planning Framework 4 was adopted by the Scottish Government on 13th February 2023. There is a statutory requirement for the National Planning Framework to contain targets for the use of land in different areas of Scotland for housing. To meet this, the National Planning Framework includes a Minimum All- Tenure Housing Land Requirement (MATHLR) for each planning authority in Scotland. The MATHLR is the minimum amount of land, by reference to the number of housing units, that is to be provided by each planning authority in Scotland for a 10 year period, as set out in Annex E. The figures are based on the 15 years of the household projection period from 2022 to 2036. The MATHLR is expected to be exceeded in the local development plans Local Housing Land Requirement, which will be determined through the Local Development Plan Review.

The figures above show a housing land supply of **4569 homes** that may be developed up to and beyond 2032. They indicate an effective land supply (to 2026/27) of **1602** with programming for years 6 to 10 given; then with an indication of those expected in the years beyond 2032.

National Planning Framework 4 moves away from an effective supply between 1-5 years and established supply between 6-10 years to short (1-3 years), medium (4-6 years) and long-term (7-10 years) phasing.

The 10 year MATHLR for Clackamannanshire is 1,500 units, or 150 per annum. The programmed completions identified through this Housing Land Audit total 3060 units over the next 10 years, double the MATHLR and therefore significantly in exceeding it. For each year of the Audit the projected completions exceed the MATHLR figure of 150 units.

FURTHER INFORMATION

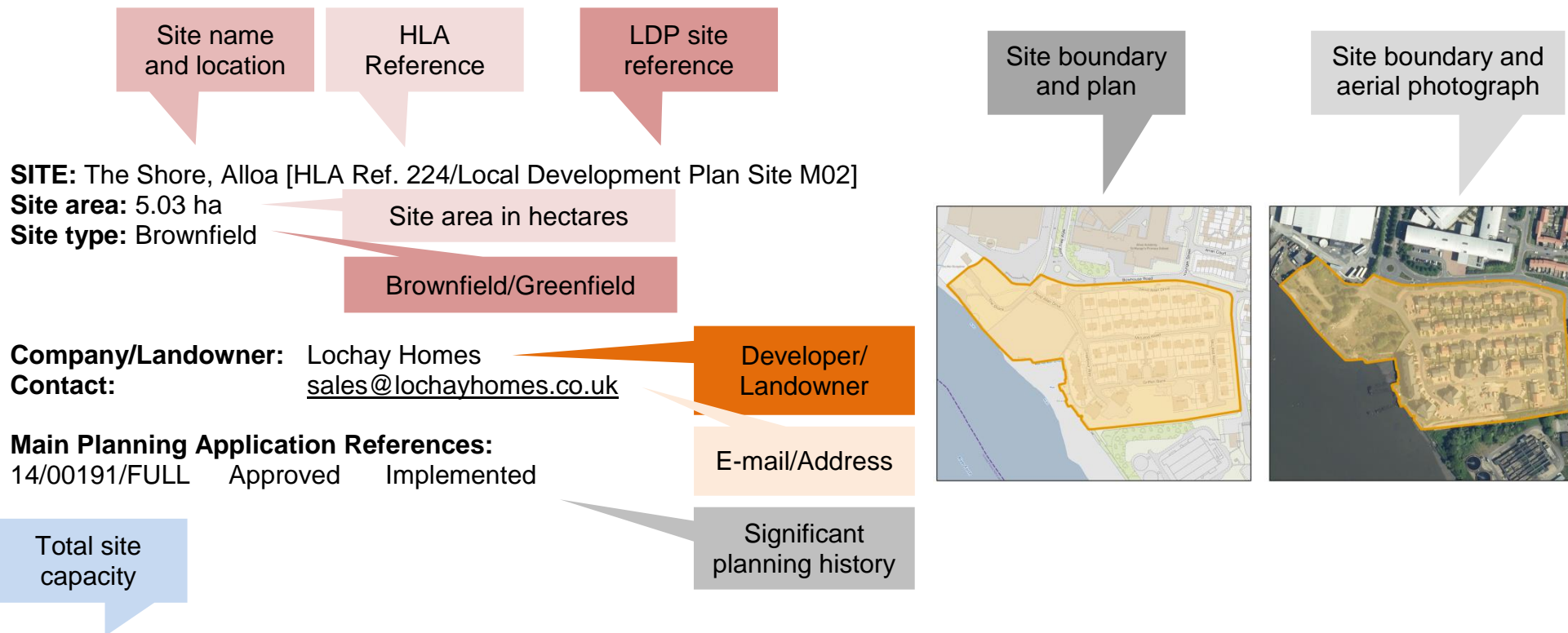
For further information on the Audit please contact Clackmannanshire Council:

Graeme Finlay
Principal Planner

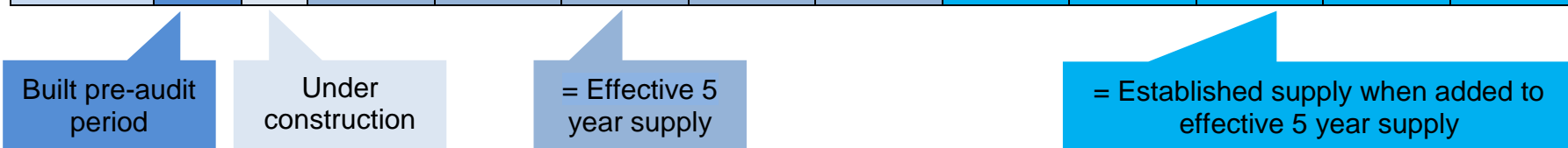
E: devplan@clacks.gov.uk

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										
			2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032+
144	141	3	3	0	0	0	0	0	0	0	0	0	0



HLA 2022 SCHEDULE OF SITES - FORTH

Site ID	LDP Ref.	Site Name, Location	Built	U/C	Programmed Completions											Total
					2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032+	
265	H01	Sunnyside, Alloa	0	0				30	30	30	30	30	30	30	110	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	35									91
260	H08	Earlsfield West, Alloa	0	0	5	36	19									60
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
245	H15	Former College, Sauchie	84	40	43	10										137
244	H16	Sauchie West, Sauchie	0	0				30	75	75	75	75	75	75	294	774
227	H23	Manse, Main St, Sauchie	0	0		4										4
278	-	Schawpark GC, Sauchie	0	0		25	25	25	15							90
270	H25	Baingle Brae, Tullibody	0	0	7											7
237	H26	Lethen View, Tullibody	0	0		7										7
151	H27	Main St/North St, Clackmannan	0	0	5											5
249	H28	Helensfield, Clackmannan	0	0		15	15	15	10							55
289	-	Lochies Rd, Clackmannan	0	0		10										10
125	H30	Blackfaulds, Devon Village	16	1	1											17
231	H31	Blackfaulds Steading, Devon Village	13	0	1											14
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
Totals			113	45	151	148	119	201	240	205	165	165	145	105	404	2206

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

Site area: 4.27 ha

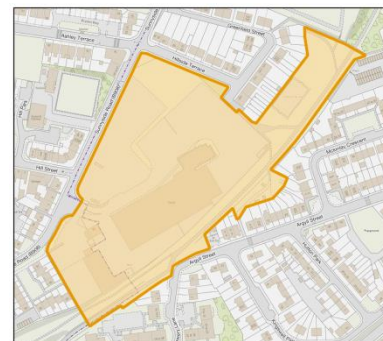
Site type: Brownfield

Company/Landowner: Mulraney Group

Contact: admin@mulraney.com

Main Planning Application References:

n/a



Capacity	Built	u/c	Programmed Completions										
			2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032+
320	0	0	-	-	-	30	30	30	30	30	30	30	110

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

Site area: 7.44 ha

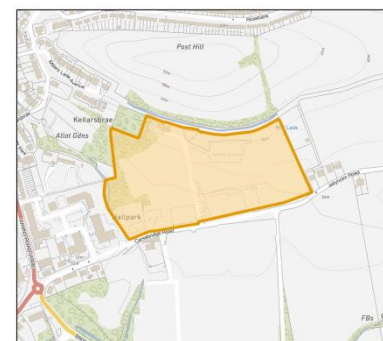
Site type: Brownfield

Company/Landowner: Advance Construction

Contact: emma@northplan.co.uk

Main Planning Application References:

21/00069/PPP Awaiting decision



Capacity	Built	u/c	Programmed Completions										
			2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032+
90	0	0	-	-	-	30	30	30	-	-	-	-	-

SITE: Earlsfield West, Alloa [HLA Ref. 260/Local Development Plan Site H08]

Site area: 2.36 ha

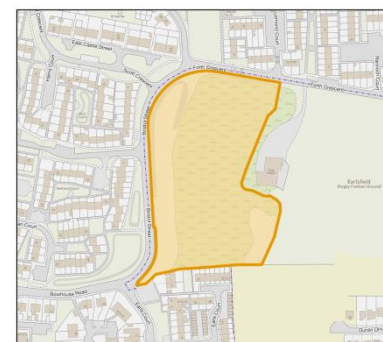
Site type: Greenfield

Company/Landowner: Allanwater Developments

Contact: Jimbaxter@allanwater.co.uk

Main Planning Application References:

21/00107/FULL Refused



Capacity	Built	u/c	Programmed Completions										
			2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032+
60	0	0	5	36	19	-	-	-	-	-	-	-	-

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: devplan@clacks.gov.uk

Main Planning Application References:

n/a



Capacity	Built	u/c	Programmed Completions										
			2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032+
38	0	0	-	-	19	19	-	-	-	-	-	-	-

SITE: Former FV College, Sauchie [HLA Ref. 245/Local Development Plan Site H15]

Site area: 5.42 ha

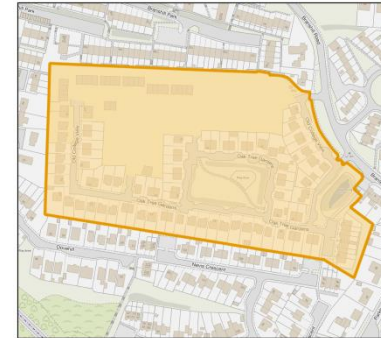
Site type: Brownfield

Company/Landowner: Ediston Homes

Contact: neal.jamieson@ediston.com

Main Planning Application References:

14/00254/FULL Approved Implemented



Capacity	Built	u/c	Programmed Completions										
			2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032+
137	84	40	43	10	-	-	-	-	-	-	-	-	-

SITE: Sauchie West, Sauchie [HLA Ref. 244/Local Development Plan Site H16]

Site area: 52.81 ha

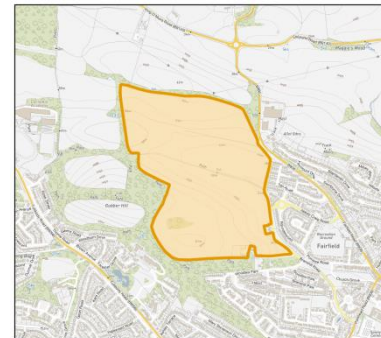
Site type: Greenfield

Company/Landowner: Allanwater Developments

Contact: Jimbaxter@allanwater.co.uk

Main Planning Application References:

10/00153/PPP Awaiting decision



Capacity	Built	u/c	Programmed Completions										
			2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032+
774	0	0	-	-	-	30	75	75	75	75	75	75	294

SITE: The Manse, Main Street, Sauchie [HLA Ref. 227/Local Development Plan Site H23]

Site area: 0.20 ha

Site type: Greenfield

Company/Landowner: Grattan and Hynds

Contact: office@gahgroup.com

Main Planning Application References:

06/00308/FULL Approved Expired

09/00216/PPP Approved Expired



Capacity	Built	u/c	Programmed Completions										
			2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032+
4	0	0	-	4	-	-	-	-	-	-	-	-	-

SITE: Schawpark Golf Club, Sauchie [HLA Ref. 278]

Site area: 3.05 ha

Site type: Brownfield

Company/Landowner: Schawpark Golf Club

Contact: kirsty@cpsarcitects.co.uk

Main Planning Application References:

21/00294/FULL Approved Expires ??/??/????

21/00295/FULL Approved Expires ??/??/????



Capacity	Built	u/c	Programmed Completions										
			2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032+
90	0	0	-	25	25	25	15	-	-	-	-	-	-

SITE: Main Street/North Street, Clackmannan [HLA Ref. 151/Local Development Plan Site H27]

Site area: 0.10 ha

Site type: Brownfield

Company/Landowner: Kingdom Housing Association

Contact: jenniferfairnie@kha.scot

Main Planning Application References:

17/00201/PPP Approved Expires 27/10/2020

20/00215/FULL Approved Expires 07/12/2023



Capacity	Built	u/c	Programmed Completions										
			2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032+
5	0	0	5	-	-	-	-	-	-	-	-	-	-

SITE: Helensfield, Clackmannan [HLA Ref. 249/Local Development Plan Site H28]

Site area: 6.57 ha

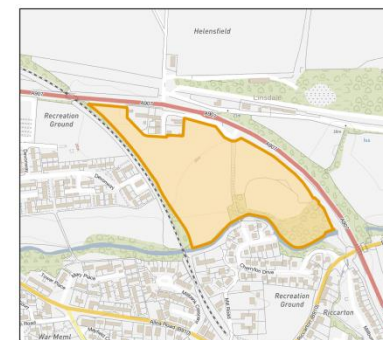
Site type: Greenfield

Company/Landowner: Premier Properties

Contact: hutton874@btinternet.com

Main Planning Application References:

n/a



Capacity	Built	u/c	Programmed Completions										
			2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032+
55	0	0	-	15	15	15	10	-	-	-	-	-	-

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

Site area: 0.84 ha

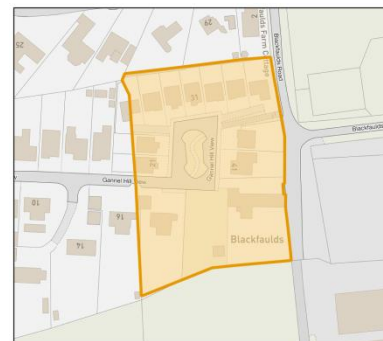
Site type: Brownfield

Company/Landowner: Marshall Construction

Contact: F.Pender@marshallconstruction.co.uk

Main Planning Application References:

15/00111/FULL Approved Expired



Capacity	Built	u/c	Programmed Completions										
			2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032+
14	13	0	1	-	-	-	-	-	-	-	-	-	-

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										
			2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032+
18	0	0	-	-	6	12	-	-	-	-	-	-	-

HLA 2022 - SCHEDULE OF SITES - WEST OCHILS

Site ID	LDP Ref.	Site Name, Location	Built	U/C	Programmed Completions											Total
					2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032+	
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	4											4
186	H39	Berryfield, Alva	85	10	10											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	36	20		277
146	H43	Lower Mill Street, Tillicoultry	0	0			50	24								74
273	H44	Middleton Mill/Upper Mill Street, Tillicoultry	0	0						25	25					50
290	-	Park Street, Tillicoultry	0	0	8											8
132	H45	Coalsnaughton North, Coalsnaughton	0	0				30	30	30	30	30	30	30	30	240
Totals			85	10	31	25	123	110	86	103	91	66	66	50	30	866

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

Site area: 9.25 ha

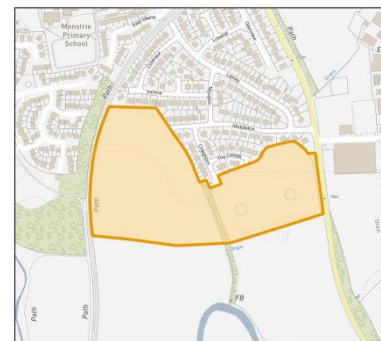
Site type: Greenfield

Company/Landowner: Mr R Muirhead

Contact: Mains Farm Steading, Menstrie, FK11 7AE

Main Planning Application References:

n/a



Capacity	Built	u/c	Programmed Completions										
			2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032+
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

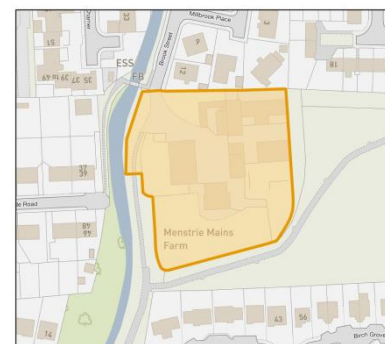
Site type: Brownfield

Company/Landowner: Mr R Muirhead

Contact: Mains Farm Steading, Menstrie, FK11 7AE

Main Planning Application References:

n/a



Capacity	Built	u/c	Programmed Completions										
			2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032+
8	0	0	-	-	-	-	-	8	-	-	-	-	-

HLA 2022 - SCHEDULE OF SITES - EAST OCHILS

Site ID	LDP Ref.	Site Name, Location	Built	U/C	Programmed Completions											Total
					2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032+	
275	H47	Dollar Settlement Expansion	0	0		20	56	71	71	71	71	30				390
291	H48	Dollar Golf Club	0	0		5										5
276	H49	South East Pool of Muckhart	0	0		24	24	2								50
252	H50	Forestmill	0	0				25	25	25	25	25	25	25	1075	1250
228	H51	Solsgirth	0	0		15	15	15								45
Totals			0	0	0	64	95	113	96	96	96	55	25	25	1075	1740

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

Site area: 5.71 ha

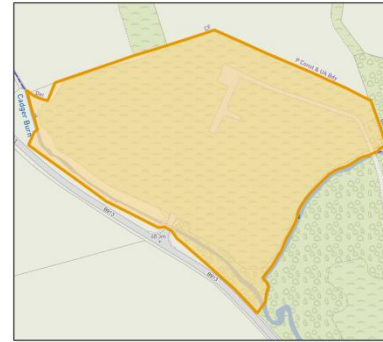
Site type: Brownfield

Company/Landowner: MCR Property Group

Contact: enquiries@mcrproperty.com

Main Planning Application References:

09/00188/FULL Approved



Capacity	Built	u/c	Programmed Completions										
			2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032+
45	0	0	-	15	15	15	-	-	-	-	-	-	-



**Clackmannanshire
Council**

www.clacks.gov.uk

Comhairle Siorrachd
Chlach Mhanann

Prepared by:
**Development Planning
Clackmannanshire Council
Kilncraigs
Greenside Street
Alloa
FK10 1EB**

e-mail: devplan@clacks.gov.uk