

Housing Land Audit 2018



**LOCH
LOMOND
& THE TROSSACHS
NATIONAL PARK**



January 2018 –December 2018

What this document will tell you

The Housing Land Audit provides a snapshot in time of the provision of housing and housing land supply in the National Park.



Preparation of the audit -

a brief overview of audit process

Definitions and context -

to help interpret the figures and understand why it is important that we publish this document on an annual basis.

Schedule of housing land -

a programme of how much housing we expect to be delivering over the next 5 years and how much of it we expect to be affordable units.

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1 Purpose of Housing Land Audit

It is our statutory duty to demonstrate, as a planning authority, we have enough housing land to meet our housing target of 75 new homes per year. We need to be able to demonstrate that we can meet this requirement for at least 5 years at any given time.

The housing land audit 2018 assesses the housing land supply in the Loch Lomond and the Trossachs National Park as of the 31st December 2018 and looking five years ahead. It is produced annually and provides a snapshot in time of housing completions, land available for development and a projection of when and where future developments are likely to be built.

What this Housing Land Audit will cover:

- 1** **How many new homes where and when** - the number of units on land identified in the LDP for residential development (including the residential component of any mixed-use development).

- 2** **Affordable housing** – proportion of affordable housing expected to be delivered on LDP sites from beginning of 2019 until end of 2023.

- 3** **Constraints- Rating of deliverability** - The number of allocated sites with constraints and the nature of the constraint.

Wider monitoring: Monitoring Framework

A monitoring framework has been published which sets out our indicators to monitor the Local Development Plan from tourism, housing and economic development to natural and built heritage. The monitoring framework is also a statutory requirement and it provides the evidence base for the next Local Development Plan. The housing land audit is a component of this.

The Local Development Plan and the monitoring framework can be found on our website here:
<http://www.lochlomond-trossachs.org/planning/planning-guidance/local-development-plan/>

2 Summary

The Local Development Plan 2017-2021 sets an ambitious target of 75 new homes every year. The authority recognises that there are constraints to development in the Park and that it is necessary to allow for flexibility in delivery. The delivery of affordable housing is considered a key component in addressing the Park's ageing and declining population. As it stands many local people and younger households are struggling to afford a home at full market value. Monitoring the delivery of housing provides important feedback as to the current state of housing in the Park as well as for the evaluation of Plan policies.

Allocated housing sites and large windfall sites are programmed as part of the housing land audit; this provides an estimate of how many housing units are expected to be delivered on these sites up to 2023 (5 year period: 2019 -2023) and what proportion of these will provide affordable homes. Details of this can be found under Section 8 of this document.

The table below summarises the key reporting figures looking 5 years ahead, which shows that there is sufficient land in the Loch Lomond and The Trossachs National Park to meet the five year effective housing land supply requirement. Windfall applications under 2 units are not programmed and have not been counted towards the 5 year effective supply, however based on past approval rates an assumption is made that 30 windfall units will come forward each year ($30 \times 5 = 150$) - a portion of which accounts for existing single unit approvals. Sites identified for long-term delivery have not been added to the established supply.

Table 1 Summary figures

| Housing Land supply 2019 -2023 | | |
|---------------------------------------|--|---------|
| a) | Five year Housing Target supply - 75 homes per annum over 5 years (5×75) | 375 |
| b) | Future annual windfall assumption 30 units (x5 years) | 150 |
| c) | 5 year effective housing land supply programmed output on identified housing sites 2019-2023 | 316 |
| d) | Windfall with existing permission - larger than 1unit (programmed) | 61 |
| e) | 5 year effective land supply programming – $=b+c+d$ | 527 |
| f) | Total capacity of the 5 year total effective land supply – this includes the number of units of the effective supply that is expected to be built out post 2023 | 547 |
| g) | Number of years supply from our five year effective housing land supply $=(e/a) \times 5$ | 7 years |
| h) | Total established supply (2019-2029) – includes both constrained and unconstrained sites. | 601 |

3 Definitions

Effective Land Supply

The Housing Land Audit distinguishes land which is subject to development constraints from land supply which is free or expected to be free of any constraints that would prevent development. The Effective Land Supply is the portion that is considered available for the construction of housing within a five year timeframe.

Planning Advice Note 2/2010 sets out the following list of criteria (Table 1) against which the effectiveness of sites is to be assessed.

Table 2 – Planning Advice Note 2/2010 Definitions of Effectiveness

Ownership

The site is in the ownership or control of a party which can be expected to develop it or to release it for development. Where a site is in the ownership of a local authority or other public body, it should be included only where it is part of a programme of land disposal.

Physical

The site, or relevant part of it, is free from constraints related to slope, aspect, flood risk, ground stability or vehicular access which would preclude its development. Where there is a solid commitment to removing the constraints in time to allow development in the period under consideration, or the market is strong enough to fund the remedial work required, the site should be included in the effective land supply.

Contamination

Previous use has not resulted in contamination of the site or, if it has, commitments have been made which would allow it to be developed to provide marketable housing.

Deficit Funding

Any public funding required to make residential development economically viable is committed by the public bodies concerned.

Marketability

The site, or a relevant part of it, can be developed in the period under consideration.

Infrastructure

The site is either free of infrastructure constraints, or any required infrastructure can be provided realistically by the developer or another party to allow development.

Land Use

Housing is the sole preferred use of the land in planning terms, or if housing is one of a range of possible uses other factors such as ownership and marketability point to housing being a realistic option.

Total capacity of the 5 year total effective land supply

The total capacity is the part of the established housing land supply which is free or expected to be free of development constraints, and will be available for the construction of housing in the next 5 years. For example, if a site of 120 units is delivering 20 units per annum, the 5-year effective land supply is 100 units and the 5-year effective land supply **total capacity** is 120 units.

This is a new indicator that aims to articulate more clearly the land that is available for development as distinct from the rate of delivery of that land, by capturing the total capacity of land available for development, should rates of delivery improve.

Established housing land supply

The Established Housing Land Supply includes the effective land supply as well as other sites:

- Remaining capacity of sites under construction
- Sites with planning consent
- Sites in adopted LDP (including sites with constraints)

Allocated sites (LDP sites)

Sites identified for housing in the Local Development Plan 2017-2021

Constrained

Housing land sites which are assessed to be non-effective as per the criteria set out in PAN2/2010 on page 6 above and preventing development starting within five years from the base date of the audit

Windfall

Windfall is housing on sites that are not allocated in our Local Development Plan, but have unexpectedly come forward for planning permission. Where these sites have planning permission and are considered to be effective, or are already being developed, PAN 2/2010 advice note states that these can be counted towards meeting the housing land requirement.

Programming

Programming sets out the estimated yearly build rate for each of our allocated sites over a 10 year period. Programming is a key element of the housing land audit, as it determines the expected output of sites and therefore their contribution toward establishing a five year effective housing land supply. It does not only help us ensure that an adequate supply of land for house building is maintained in the National Park at any given time, but is also highly relevant to service providers and any other stakeholders such as Education Departments, Scottish Water and Transport Scotland as it assists in their resource planning.

This audit aims to be as realistic as practicable; however programming remains largely indicative and will likely vary from actual figures. It should be noted that the primary purpose of programming is to determine there is sufficient housing land in Loch Lomond and The Trossachs National Park for the next five years. Section 4 'Preparation of Audit' explains how the programming has been prepared.

4 Preparation of the Audit

The Housing Land Audit has been carried out as required by the Scottish Planning Policy and the Planning Advice Note 2/2010. The advice note sets out good practice in the preparation of housing land audits and provides a list of definitions of when a site is considered effective and what other sites may be included in the audit.

Housing completion data is recorded quarterly and the baseline date for reporting of this housing land audit is the 1st of January 2018 up to the 31st December 2018. Monitoring by calendar year was chosen as the Local Development Plan was adopted in December 2016, therefore allowing yearly reporting periods by calendar year. The monitoring statement will also report on a yearly basis and we have reported on a calendar year basis during previous years so more recent data is consistent with our historical data. The main steps for preparing the housing land audit are:

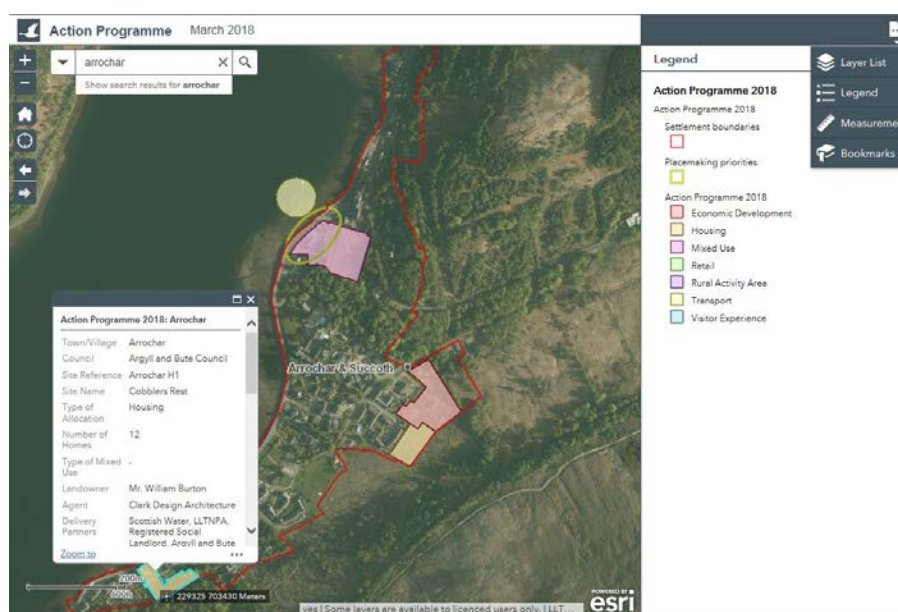
| Steps | When |
|---|----------------|
| Regular Monitoring | Monthly |
| Internal consultation with Development Management staff | Every 6 months |
| External consultation | Every 6 months |
| Publication of Housing Land Audit | Yearly |

Monitoring Allocated sites

All sites identified for housing in the Local Development Plan are monitored via the [Action Programme](#). This ensures consistent and regular consultation with owners, developers and other identified key stakeholders on a six monthly basis, which also enables the identification of any constraints on the sites. The stakeholder consultation helps make the programmed output more robust.

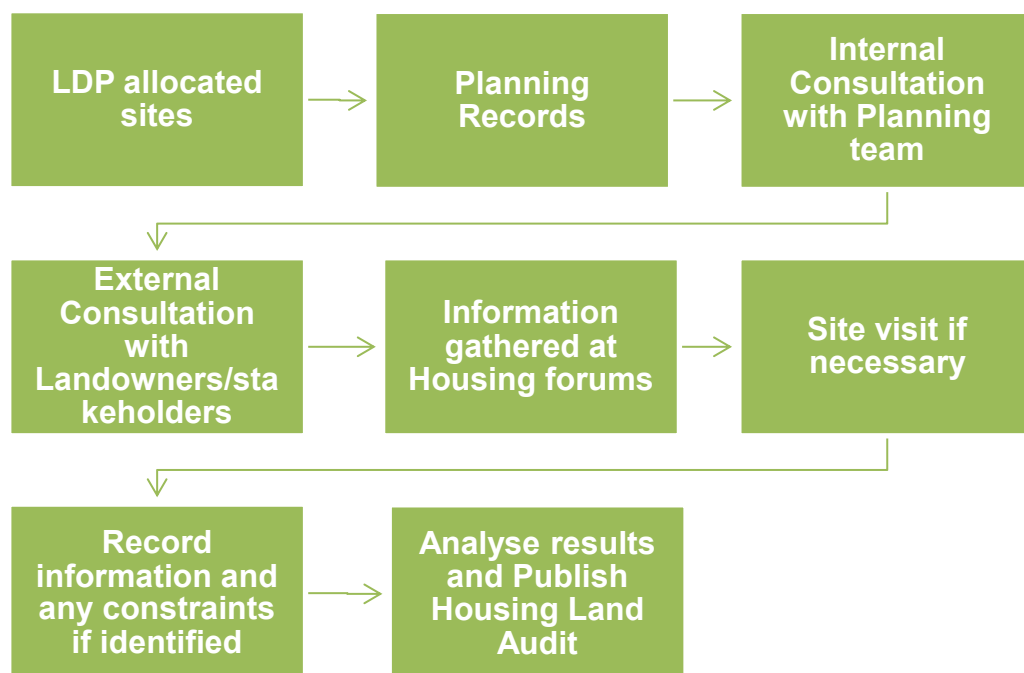
The Action Programme is updated every 6 months based on internal consultation and day to day feedback from partners and developers, it is circulated to external stakeholders whom were invited to provide feedback or updates. Extensive stakeholder engagement through the action programme will be undertaken throughout February/March 2019 alongside a more detailed landowner consultation. However, it was the October 2018 version that informed this housing land audit.

The Action Programme contains information such as ownership and status updates on individual LDP sites which are therefore not repeated in the housing land audit. On the Action programme page you will also find a link to an interactive map. The map can be searched by location and shows site allocations which contain further information when clicked on as the inserted screenshot shows.



Furthermore, the data and knowledge held by our Development Management team forms a core data source for the housing land audit, enabling us to query the Development management database for any approved residential planning applications as well as conducting internal consultations with case officers.

For an overview of the LDP methodology view Diagram 1 below:



Monitoring Windfall

The process for tracking windfall development sites and allocated sites differs slightly. Windfall applications are monitored as they come in through the Development Management process. The dispersed unpredictable nature and quantity of windfall sites complicates monitoring of the construction progress on these sites. Feedback on windfall sites is obtained through progress updates by agents and site visits by the monitoring officer and Development Planning Assistant, as well as the knowledge of planning officers.

5 Loch Lomond and the Trossachs National Park Context

The National Park Partnership Plan

The [National Park Partnership Plan \(2018-2023\)](#) (NPPP) was approved by Scottish Ministers in March 2018.

This establishes the policies and actions for the management of the National Park by the National Park Authority and our Partners. It also ensures that the four statutory aims of National Park, as set out in National Parks (Scotland) Act 2000, are being achieved through new development.

Rural development is identified as one of the key themes of the NPPP vision “***supporting thriving rural communities and a sustainable, growing, rural economy, within a heavily visited and strongly protected rural area, where conservation is to the fore***” and recognises that to realise the Rural Development Vision: “***There is a pressing need for more housing which better meets the needs of working families and young people while at the same time accommodating needs of an ageing population.***”

The NPPP guides the Local Development Plan.

The Local Development Plan 2017- 2021

The Local Development Plan (LDP) 2017-2021 was formally adopted in December 2016 and sets a housing target of 75 homes per year. It is recognised that this is an ambitious target given past completion rates, yet growing the housing supply and providing a greater diversity of types and sizes is considered a crucial part of the strategy towards addressing our ageing population and projected long term population decline.

The housing target is informed by a range of factors including an analysis of the various housing needs assessments that cover the area.

The Housing Land Audit will be monitoring progress on allocated housing sites and will inform future Local Development Plans.

Where will new homes be built?

- Mostly within Towns and Villages
- By exception, on sites close to or adjacent to the Towns and Villages,
- Where appropriate, within Small Rural Communities and existing Building Groups in the Countryside
- Very rarely, within the countryside

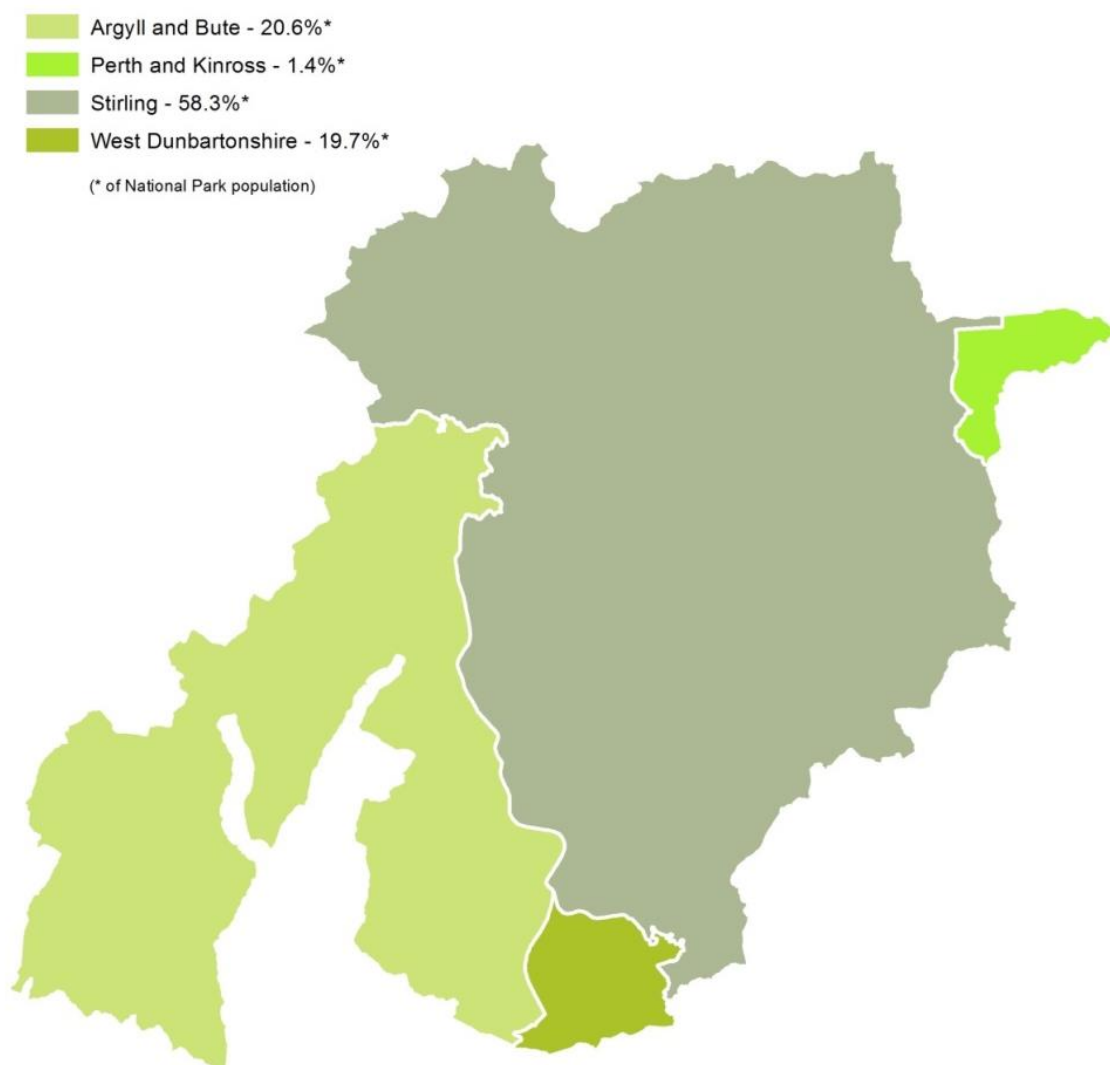
For more information on Housing and Population in the park please view our [Housing and Background population paper](#).

Local Authority boundaries and population distribution

The National Park Authority is not a housing authority and works in partnership with the four local authorities that cover the Park: Stirling, Argyll and Bute (A&B), West Dunbartonshire (WDC) and Perth & Kinross (P&K).

To allow for clearer interpretation of some of the figures provided in this audit, Map 1 below illustrates the proportion of land each council area covers in the National Park as well as the estimated population size in these respective sections of the Park (based on the 2011 census figure). This helps to understand why Perth and Kinross council area within the National Park has low level of completions and allocations. Figures have been split into council areas to provide the councils with statistics that can contribute to the Housing Needs and Demands Assessments. The relevant housing authority prepares a Housing Needs and Demand Assessment (HNDA) and we produced a [Population and Housing background paper](#) to summarise the main issues from the HNDAs and used this alongside other data to set the target of 75 new homes. All HNDAs have since been updated and we will analyse the outputs of the up-to-date HNDAs as part of the next Local Development Plan review

Map 1: Loch Lomond and the Trossachs National Park by Council area



6 Past approvals and completions

Table 3 illustrates that the spread of the housing completions are distributed well with the majority (42%) being in the Stirling Council area.

Table 3 – Distribution of Approvals and Completions across the areas

| Completions and approvals 2014-2018 | Total Approvals | % of total | Total Completions | % of total |
|-------------------------------------|-----------------|-------------|-------------------|-------------|
| Argyll and Bute | 70 | 20% | 53 | 38% |
| Stirling | 200 | 58% | 59 | 42% |
| West Dunbartonshire | 66 | 19% | 26 | 19% |
| Perth and Kinross | 10 | 3% | 1 | 1% |
| Total | 346 | 100% | 139 | 100% |

Table 3 highlights the gap between number of units approved and completions. From the period of 2014 to 2018, total completions per annum have been at a median¹ average of 29 homes - whilst the total number of units approved has been at a median of 83 units per annum.

As can be seen by chart 2, windfall makes an important contribution towards overall housing delivery in the National Park.

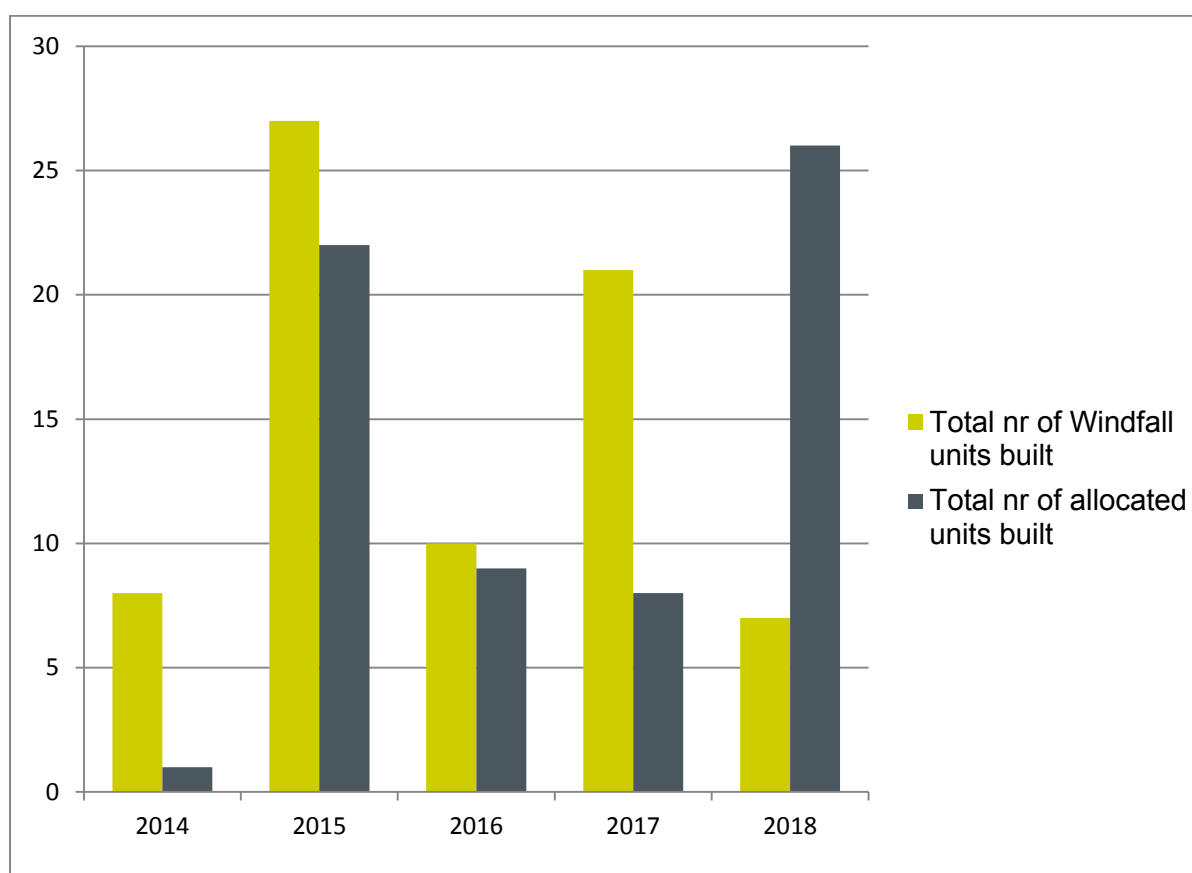


Chart 2 – completions over the last 5 years (2014-2018) split by allocated site and windfall

¹ Median was used as an average as it is not as affected by outliers as the mean

7 Looking ahead

Chart 3 below shows the trend line from 2008 for approvals and actual completions and the programmed output for the coming five years.

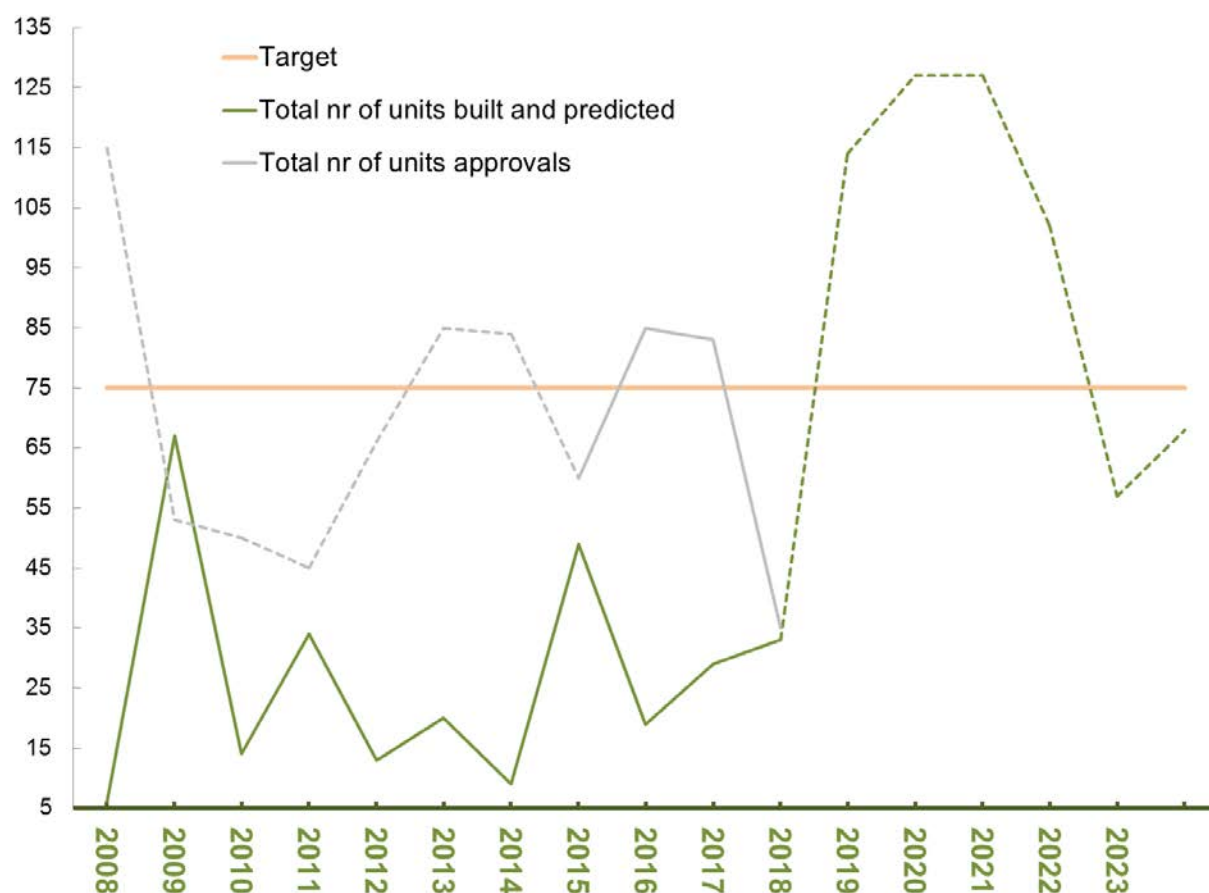


Chart 3 – Approvals and completions and predicted completions based on programming

The approval line is dotted where these permissions are either expired or extant and turns to a solid line where permissions are still live and can still be expected to be built. The green line is based on actual completions and where it becomes dotted it represents the anticipated built out rate up until 2023. The forecasted trend is a reflection of the programming of allocated sites, which is detailed in Section 9 and also includes programming of windfall sites of over 1 unit as well as a windfall assumption of 30 units a year. This is in keeping with the calculations for the effective housing land supply as per Table 1 in section 2.

It should be noted that compared to Local Authorities, the scale of housing development in the National Park is significantly lower, therefore the completion of a single development site can have a considerable impact on overall delivery, as can be seen from the graph above. So in terms of completions the graph can be explained as follows:

- High spike in 2009 is due to the completions of several allocated sites but predominantly due to a large site in Callander of 54 units (known as Tannochbrae) and the continued phased development of this site which has helped keep completions at a level rate post 2008 up until 2012.
- Spike in 2015 was due to the completion of two flatted developments (allocated sites) including 22 flats in Balloch and 8 flats in Kilmun.

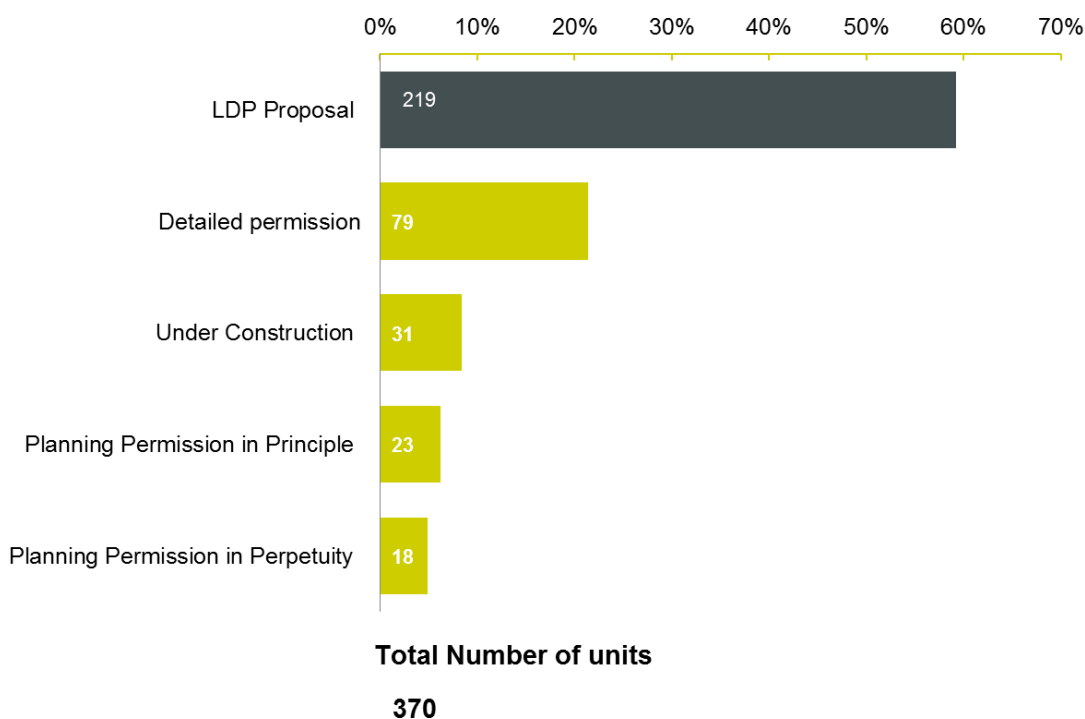
- In 2018 we witnessed a slight increase in completions compared to the previous year. This was largely due to the completion of 26 affordable homes in Succoth (Arrochar H2)

In terms of the predicted levels of development this can be explained as follows:

- In 2019 two sites in Callander H2 Telephone Exchange and Callander H1 Pearl Street will be completed , as well as the Windfall development at Dumbain of 26 affordable homes
- These higher levels of completions are expected to continue over the next 5 years, due to the built out of other large sites that are programmed into the Strategic Housing Investment Programme such as Callander MU2 Claish Farm, Balmaha H1 Forestry Commission site , and Drymen H1 Stirling Road.

Chart 5 below outlines current planning status of LDP sites; this does not include windfall programming. As can be seen 79 units have detailed planning permission (includes extant sites) and 31 units are already under construction.

Chart 5 - Current Planning Status of LDP sites



Summary of Programming

Table 4 provides a summary overview of the number of units anticipated to be built over the next 5 years. The figures are based on programming of allocated sites and windfall approvals over 1 unit. The table also contains windfall approvals for single units, which has not been programmed and is not counted towards the housing supply.

Table 4 - Summary by Local Authority this includes programmed Windfall

| Council | Total Built 2014-2018 | 2019 | 2020 | 2021 | 2022 | 2023 | windfall of 1unit (not programmed) | 5 year land supply | Number of affordable housing of 5 year supply | Total units Post 2024 |
|----------------------------|-----------------------|------|------|------|------|------|------------------------------------|--------------------|---|-----------------------|
| Argyll and Bute | 53 | 1 | 11 | 14 | 13 | 7 | 18 | 46 | 14 | 36 |
| Stirling | 59 | 41 | 70 | 73 | 39 | 20 | 30 | 243 | 149 | 32 |
| West Dunbartonshire | 26 | 40 | 11 | 10 | 8 | 0 | 4 | 69 | 31 | 6 |
| Perth and Kinross | 1 | 2 | 5 | 0 | 12 | 0 | 0 | 19 | 0 | 0 |
| Total | 139 | 84 | 97 | 97 | 72 | 27 | 52 | 377 | 194 | 74 |

8 Programming for LDP sites

Table 6 – programming of LDP sites 2019-2025

| Council | LDP Ref | Site Name | Town/Village | Status | Total units | Units affordable | Units Built @Dec 2018 | Units remaining @Dec 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 5 year housing land supply | 2024 | 2025 | Post 2023 |
|---------------------|------------------------|--------------------------|----------------------|---------------------|-------------|------------------|-----------------------|---------------------------|------|------|------|------|------|----------------------------|------|------|-----------|
| Argyll and Bute | Arrochar H1 | Cobbler's Rest | Arrochar and Succoth | LDP Proposal | 12 | 3 | 0 | 12 | 0 | 5 | 2 | 2 | 3 | 12 | 0 | 0 | 0 |
| | Arrochar H3 | Church Road | Arrochar and Succoth | LDP Proposal | 6 | 2 | 0 | 6 | 0 | 0 | 0 | 0 | 4 | 4 | 2 | 0 | 2 |
| | Arrochar VE1 | Ben Arthur | Arrochar and Succoth | LDP Proposal | 16 | 0 | 0 | 16 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 16 |
| | Carrick Castle H1 | Former Hotel | Carrick Castle | PP in perpetuity | 8 | 0 | 0 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8 | 8 |
| | Kilmun H1 | Former Nursing Home | Kilmun | Detailed permission | 11 | 8 | 9 | 2 | 1 | 0 | 1 | 0 | 0 | 2 | 0 | 0 | 0 |
| | Lochgailhead H1 | Donich Park | Lochgailhead | PP in perpetuity | 6 | 6 | 0 | 6 | 0 | 0 | 3 | 3 | 0 | 6 | 0 | 0 | 0 |
| | Land North of Hawthorn | Cottage | Luss | PP pending | 10 | 0 | 0 | 10 | 0 | 0 | 5 | 5 | 0 | 10 | 0 | 0 | 0 |
| | Luss H1 | High Road | Strone | LDP Proposal | 10 | 3 | 0 | 10 | 0 | 4 | 3 | 3 | 0 | 10 | 0 | 0 | 0 |
| Perth & Kinross | Strone H2 | Land South of A83 | Tarbet | LDP Proposal | 10 | 5 | 0 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 10 | 0 | 10 |
| | Tarbet H1 | Station Road | St Fillans | Under Construction | 16 | 0 | 1 | 15 | 0 | 3 | 0 | 12 | 0 | 15 | 0 | 0 | 0 |
| Stirling | St Fillans H1 | Forestry Commission site | Balmaha | Detailed permission | 22 | 20 | 0 | 22 | 0 | 20 | 2 | 0 | 0 | 22 | 0 | 0 | 0 |
| | Balmaha H1 | Pearl Street | Callander | Under Construction | 4 | 4 | 0 | 4 | 4 | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 0 |
| | Callander H1 | Old Telephone Exchange | Callander | Under Construction | 23 | 23 | 0 | 23 | 23 | 0 | 0 | 0 | 0 | 23 | 0 | 0 | 0 |
| | Callander H2 | Churchfields | Callander | LDP Proposal | 30 | 10 | 0 | 30 | 0 | 0 | 0 | 10 | 10 | 20 | 10 | 0 | 10 |
| | Callander H3 | Claish Farm | Callander | LDP Proposal | 90 | 50 | 0 | 90 | 0 | 25 | 25 | 20 | 10 | 80 | 10 | 0 | 10 |
| | Callander MU2 | Willowbrae | Crianlarich | LDP Proposal | 6 | 2 | 0 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 0 | 6 |
| | Crainlarich H1 | Buchanan Crescent | Croftamie | LDP Proposal | 5 | 3 | 0 | 5 | 0 | 0 | 5 | 0 | 0 | 5 | 0 | 0 | 0 |
| | Croftamie H1 | Stirling Road | Drymen | Detailed permission | 36 | 24 | 0 | 36 | 0 | 16 | 20 | 0 | 0 | 36 | 0 | 0 | 0 |
| | Drymen H1 | Laurelfields | Drymen | Detailed permission | 10 | 10 | 0 | 10 | 0 | 0 | 5 | 5 | 0 | 10 | 0 | 0 | 0 |
| | Drymen H2 | Former Salmon Leap | Drymen | LDP Proposal | 4 | 2 | 0 | 4 | 0 | 0 | 0 | 4 | 0 | 4 | 0 | 0 | 0 |
| | Drymen MU1 | Park Avenue | Gartmore | LDP Proposal | 6 | 2 | 0 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 |
| | Gartmore H1 | Former Holiday Centre | Lochearnhead | LDP Proposal | 12 | 3 | 0 | 12 | 0 | 0 | 12 | 0 | 0 | 12 | 0 | 0 | 0 |
| West Dunbartonshire | Lochearnhead H1 | North of Craiglomond | Balloch | Detailed permission | 8 | 0 | 0 | 8 | 0 | 0 | 0 | 8 | 0 | 8 | 0 | 0 | 0 |
| | Balloch H1 | Carrochan road | Balloch | PPP permission | 23 | 0 | 0 | 23 | 12 | 11 | 0 | 0 | 0 | 23 | 0 | 0 | 0 |
| | Balloch MU2 | Burnbrae Farm | Gartocharn | LDP Proposal | 10 | 5 | 0 | 10 | 0 | 0 | 10 | 0 | 0 | 10 | 0 | 0 | 0 |
| | Gartocharn H1 | France Farm | Gartocharn | LDP Proposal | 6 | 3 | 0 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 |
| Gartocharn H2 | | | | | | | | | | | | | | | | | |
| Total | | 26 | | | 400 | 188 | 10 | 390 | 40 | 84 | 93 | 72 | 27 | 316 | 38 | 8 | 74 |

Table 7 – programming of windfall sites 2019-2025

| Council | Reference | Site Name | Town/Village | Status | Total Appro ved built and to be built | Units affor dable | Remai ning capaci ty | Units Built TOT AL | 2019 | 2020 | 2021 | 2022 | 2023 | 5year land supp ly 2018 |
|------------------------|---------------|---------------------------|----------------|------------------------|---|-------------------------|-------------------------------|-----------------------------|------|------|------|------|------|-------------------------------------|
| Argyll and Bute | 2018/0137/DET | Cuilimuich | Carrick Castle | Detailed permission | 2 | 0 | 2 | 0 | 0 | 2 | 0 | 0 | 0 | 2 |
| Perth & Kinross | 2015/0386/DET | Land At Glentarken Park | St Fillans | Detailed permission | 4 | 0 | 4 | 0 | 2 | 2 | 0 | 0 | 0 | 4 |
| Stirling | 2017/0313/LAW | Ardoch Lodge 2no | Strathyre | Detailed permission | 2 | 0 | 2 | 0 | 2 | 0 | 0 | 0 | 0 | 2 |
| | 2016/0367/DET | Fabric Gallery | Aberfoyle | Detailed permission | 3 | 0 | 3 | 0 | 0 | 3 | 0 | 0 | 0 | 3 |
| | 2007/0300/REM | Plot 3, 4, 5, 7, Stronvar | Balquhiddel | Detailed permission | 4 | 0 | 4 | 0 | 0 | 0 | 0 | 2 | 2 | 4 |
| | 2016/0255/DET | Caledonian House | Callander | Detailed permission | 2 | 0 | 2 | 0 | 0 | 2 | 0 | 0 | 0 | 2 |
| | 2016/0323/DET | Trossachs Trout Farm | Callander | Detailed permission | 2 | 0 | 2 | 0 | 0 | 2 | 0 | 0 | 0 | 2 |
| | 2016/0176/DET | Woodvale | Callander | Detailed permission | 2 | 0 | 2 | 0 | 2 | 0 | 0 | 0 | 0 | 2 |
| | 2016/0012/DET | Coldrach Farm | Drymen | Detailed permission | 6 | 0 | 6 | 0 | 0 | 3 | 3 | 0 | 0 | 6 |
| | 2015/0406/DET | Laggan | Killin | Detailed permission | 2 | 0 | 2 | 0 | 0 | 2 | 0 | 0 | 0 | 2 |
| West Dunbartonshire | 2012/0064/DET | Scout Hall | Callander | Detailed permission | 4 | 0 | 4 | 0 | 0 | 0 | 4 | 0 | 0 | 4 |
| | 2015/0351/DET | Land At Dumbain Road | Balloch | Detailed permission | 26 | 26 | 26 | 0 | 26 | 0 | 0 | 0 | 0 | 26 |
| Total | 2015/0189/DET | Mansefield | Gartocharn | Detailed permission | 2 | 0 | 2 | 0 | 2 | 0 | 0 | 0 | 0 | 2 |
| | | | | | 61 | 26 | 61 | 0 | 34 | 16 | 7 | 2 | 2 | 61 |

Appendix 1

Constrained sites

The total supply of post 2023 is 74 units of which 54 are units on sites with identified constraints². These are anticipated to be resolved to allow delivery in the years 2024- 29; Table 6 only details programming 7 years in advance, however a couple sites have constraints which are not anticipated to come forward within this time and the units on these are added to the total under 'post 2023'. Table 8 highlights those sites where constraints are not anticipated to be overcome within the Local Development Plan period. However, this does not preclude the sites from coming forward earlier if constraints are resolved, but at the time of publishing this audit this is not foreseen.

Currently seven of the sites are classed as constrained. Table 8 provides a breakdown of the nature of constraints, the most frequent constraint identified on allocated sites is deficit funding and physical - further details on the sites below can be found in the [action programme](#).

The [action programme](#) outlines a continuing programme of work and commitment by a range of partners and stakeholders to support resolution of infrastructure and physical constraints. Physical constraints are most likely to be resolved through the determination of the relevant planning application and developer contributions are important in this regard. In many cases it will be once planning permission has been approved that infrastructure or service providers have the certainty required to provide the necessary infrastructure.

Table 8- Breakdown of constraints by site as of December 2018

| Nature of Constraint | Arrochar H3 Church Road | Arrochar VE1 Ben Arthur | Crainlarich H1 Willowbrae | Gartocharn H2 France Farm | Gartmore H1 Park Avenue | Tarbet H1 Land South of A83 | Carrick Castle H1 |
|----------------------|-------------------------|-------------------------|---------------------------|---------------------------|-------------------------|-----------------------------|-------------------|
| Ownership | | | | | | | |
| Physical | | | | | | | |
| Contamination | | | | | | | |
| Deficit Funding | | | | | | | |
| Marketability | | | | | | | |
| Infrastructure | | | | | | | |
| Land use | | | | | | | |

² This does not include long-term sites

Table 9 below shows the breakdown of constraints for each of the allocated sites. Please note that some sites can have more than one constraint so the total number of units for a particular site may be counted against several constraints

Table 9 - Type of constraint and no of units affected

| Constraint | No of sites | total units | % of units of total remaining capacity (390) | % of all LDP sites (26) |
|-----------------|-------------|-------------|--|-------------------------|
| Ownership | 2 | 16 | 4% | 8% |
| Physical | 4 | 28 | 7% | 15% |
| Contamination | 1 | 16 | 4% | 4% |
| Deficit Funding | 4 | 34 | 9% | 15% |
| Marketability | 3 | 30 | 8% | 12% |
| Infrastructure | 1 | 16 | 4% | 4% |
| Land Use | 1 | 8 | 2% | 4% |

Appendix 2

Completed sites

Sites removed from audit 2017 as completed

| LDP ref | Site Name | Town/Village | Council | Status | Total units approved | Units Built @Dec 2018 |
|-------------|--------------------------------|--------------------|-----------------|--------|----------------------|-----------------------|
| Luss H2 | Land North of Loch Lomond Arms | Luss | Argyll and Bute | Built | 5 | 5 |
| Arrochar H2 | Succoth | Arrochar & Succoth | Argyll and Bute | Built | 26 | 26 |