

LOCH
LOMOND
& THE TROSSACHS
NATIONAL PARK



HOUSING LAND AUDIT

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

*January
2022–
December
2022*

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1 Purpose of Housing Land Audit

It is our statutory duty to demonstrate, as a planning authority, that 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 2022 assesses the housing land supply in the Loch Lomond and The Trossachs National Park as of the 31st of December 2022 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** – the proportion of affordable housing expected to be delivered on LDP sites from the beginning of 2023 until the end of 2027.
- 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:

<https://www.lochlomond-trossachs.org/planning/planning-guidance/local-development-plan/local-development-plan-monitoring-and-audits/>

2 Summary

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 the 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 delivered over the next 5 years and how much of it we expect to be affordable units.

The Local Development Plan 2017-2021 sets an ambitious target of 75 new homes every year. 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. Our plan is dated 2017-2021, but we have revised our timescales for the next plan to closely align with the new planning legislation (Planning (Scotland) Act 2019) and guidance. The next plan will be a 10-year plan (2024-2034) and preparation for the new plan has commenced. Find out more about the timescales in our [Development Plan Scheme](#).

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 2027 (5-year period: 2023-2027) and what proportion of these will provide affordable homes. Details of this can be found under Section 7 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 2023 -2027		
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 2023-2027	241
d)	Windfall with existing permission - larger than 1 unit	50
e)	5-year effective land supply programming – =b+c+d	441
f)	The 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 2027	484
g)	Number of years supply from our five-year effective housing land supply = $(e/a) \times 5$	5.9
h)	Total established supply (2023-2033) – includes both constrained and unconstrained sites.	542

The five-year housing land supply has dropped to 5.9 years from 6.1 years in the previous housingland audit. This is due to the development of 8 units on an allocated site at Craiglomond Gardens in Balloch in 2022. In addition to this, a further 12 windfall units were recorded as completed in 2022.

Of the 49 new housing units approved in 2022, 14 will be delivered as affordable housing.

3 Definitions

Effective Land Supply

The Housing Land Audit distinguishes land which is subject to development constraints from the 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 2) 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 that 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 that 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 an 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 that 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 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 whether 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 2021 up to the 31st of December 2021. Monitoring by calendar year was chosen as the Local Development Plan was adopted in December 2016, therefore allowing yearly reporting periods by calendar year. Also, 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:

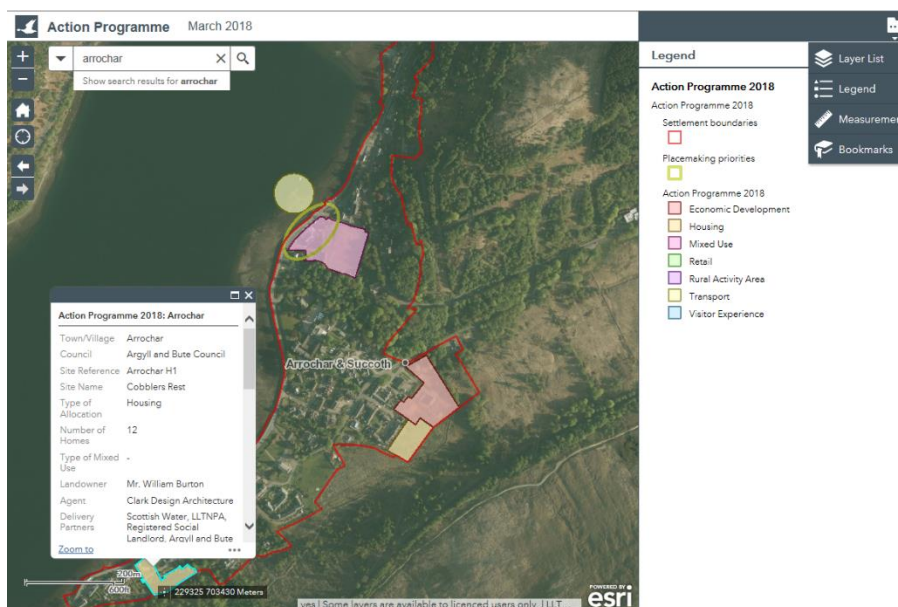
Steps	When
Regular Monitoring	Monthly
Internal consultation with Development Management staff	Every 6 months
External consultation	Every 6 months
Publication of Housing Land Audit	Yearly

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.

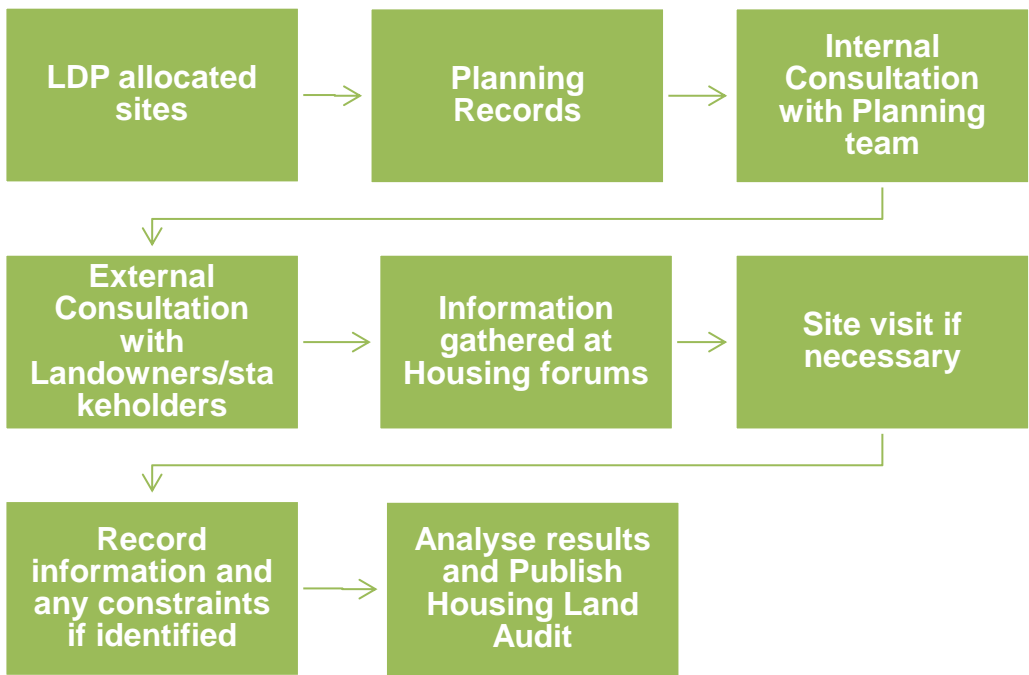
The Action Programme is updated annually based on internal consultation and day-to-day feedback from partners and developers, it is circulated to external stakeholders who were invited to provide feedback or updates. The most up to date version can be found on our [website](#).

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 that contain further information when clicked on as the inserted screenshot shows.



Furthermore, the data and knowledge held by our Development Management team form 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 conduct 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. **Note: The 2022 Housing Land Audit has only recorded Windfall completions where the applicant has submitted a completion certificate and no site visit checks were undertaken due to limited staff resource. Given this approach, there likely be a discrepancy between actual completions of windfall units in 2022. compared to what is shown as completed in the records as some applicants do not submit their completion certificates.*

5 Loch Lomond and the Trossachs National Park Context

The National Park Partnership Plan

The [National Park Partnership Plan \(2018-2023\)](#) (NPPP) 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 (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 toward 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

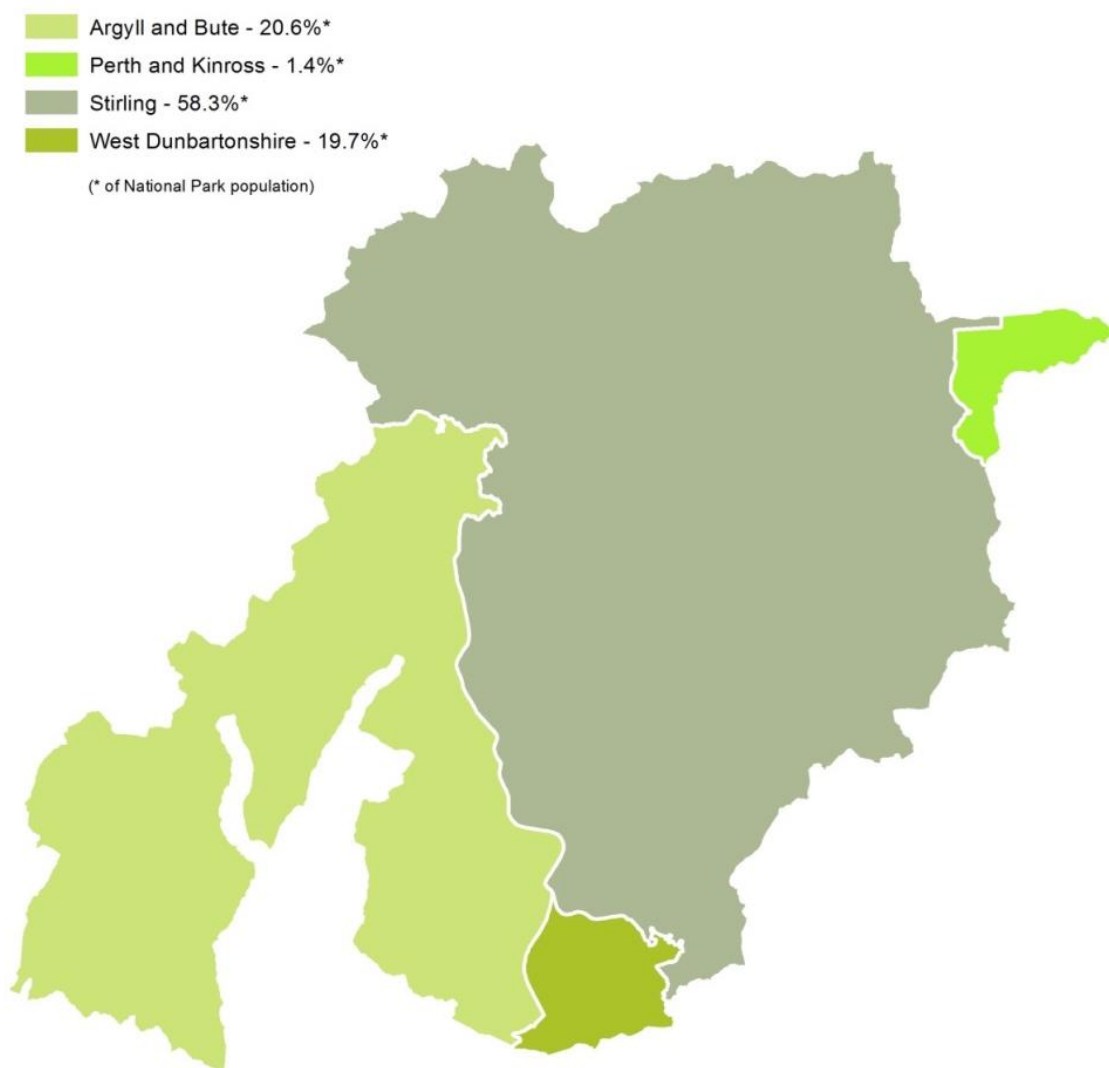
For more information on Housing and Population in the park please view our [Housing and Background population paper](#).

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 a 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 lower 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 2 illustrates the spread of housing units completed and approved across the Local Authority areas as a total from 2017-2022. Most new housing units, 72% of all approvals from 2017-2022, are approved within the Stirling Council area. This is to be expected given the proportion of land area and population which falls within this area as seen on Map1. However, when disregarding the number of units approved and looking solely at the number of applications approved for new housing by area, the difference between Stirling Council and Argyll and Bute narrows.

Completions and approvals 2017- 2022	Total units Approved	Total units Completed	Number of new housing applications approved (not counting nr of units)
Argyll and Bute	73	44	39
Stirling	308	131	60
West Dunbartonshire	44	59	21
Perth & Kinross	5	1	2
Totals	430	235	122

Table 2– Distribution of Approvals and Completions across the Local Authority Areas

Table 2 highlights the gap between the number of units approved and completions. From the period of 2017 to 2022 the total number of completions per annum have been at a median¹ average of 31 homes - whilst the total number of units approved have been at a median of 63.5 units per annum. This gap is likely a reflection of the complex nature of delivering housing on the ground even with planning approval in place.

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

7 Programming for LDP sites

Table 3 – programming of LDP sites 2023-2027

Since the last audit, Balloch H1 has been completed and it has been moved to Appendix 2 – Completed Sites.

Council	LDP Ref	Site Name	Town/Village	Housing Market Sub-Areas	Total established supply	Units Built total	Remaining capacity	2023	2024	2025	2026	2027	5 year effective housing land supply LDP	2028	2029	Total Post 2030
Argyll and Bute	Arrochar H1	Cobbler's Rest	Arrochar and Succoth	A2	12	0	12	0	0	0	7	2	9	3	0	3
	Arrochar H3	Church Road	Arrochar and Succoth	A2	6	0	6	0	0	0	0	0	0	6	0	6
	Arrochar VE1	Ben Arthur	Arrochar and Succoth	A2	16	0	16	0	0	0	0	0	0	0	0	16
	Carrick Castle H1	Former Hotel	Carrick Castle	A1	8	0	8	0	0	0	0	0	0	8	0	8
	Kilmun H1	Flats,Plots 1-3 Former Nursing Home	Kilmun	A1	11	10	1	0	0	0	0	1	1	0	0	0
	Lochgoilhead H1	Donich Park	Lochgoilhead	A1	6	0	6	0	0	0	0	6	6	0	0	0
	Luss H1	Land North of Hawthorn Cottage	Luss	A2	10	0	10	0	0	0	5	5	10	0	0	0
	Strone H2	High Road	Strone	A1	10	0	10	0	0	4	3	3	10	0	0	0
	Tarbet H1	Land South of A83	Tarbet	A2	10	0	10	0	0	0	0	0	0	0	10	10
Perth & Kinross	St Fillans H1	Station Road	St Fillans	S4	16	1	15	0	0	0	3	12	15	0	0	0
Stirling	Balmaha H1	Forestry Commission site	Balmaha	S1	22	0	22	0	0	0	20	2	22	0	0	0
	Callander H3	Churchfields	Callander	S3	30	0	30	0	0	0	10	10	20	10	0	10
	Callander MU2	Claish Farm	Callander	S3	90	50	90	0	0	0	20	10	30	10	0	10
	Crianlarich H1	Willowbrae	Crianlarich	S4	6	0	6	0	0	0	0	0	0	0	0	6
	Croftamie H1	Buchanan Crescent	Croftamie	S1	14	0	14	0	0	14	0	0	14	0	0	0
	Drymen H1 & LT1	Stirling Road	Drymen	S1	88	0	88	0	0	24	20	24	68	20	0	20
	Drymen H2	Laurelfields	Drymen	S1	10	0	10	0	0	5	5	0	10	0	0	0
	Drymen MU1	Former Salmon Leap	Drymen	S1	4	0	4	0	0	0	0	4	4	0	0	0
	Gartmore H1	Park Avenue	Gartmore	S2	6	0	6	0	0	0	0	0	0	0	0	6
	Lochearnhead H1	Former Holiday Centre	Lochearnhead	S4	12	0	12	0	0	0	12	0	12	0	0	0
West Dunbartonshire	Gartocharn H1	Burnbrae Farm	Gartocharn	S1	10	0	10	0	0	5	5	0	10	0	0	0
	Gartocharn H2	France Farm	Gartocharn	S1	6	0	6	0	0	0	0	0	0	0	0	6
Total				22	403	61	392	0	0	52	110	79	241	57	10	101

Appendix 1

Constrained sites

The total supply of post 2027 is 101, Table 3 details programming 7 years in advance. A number of sites have constraints that are not anticipated to come forward within this timeframe, and the units on these are added to the total under 'post 2030'. Table 4 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. The most recent review of housing site allocations indicates that several other sites, which do not have any constraints as per the definition provided in the Planning Advice Note 2/2010 (covered under section 3 of this report), are not likely to be progressed prior to the adoption of the next Local Development Plan.

Currently, seven of the sites are classed as constrained. Table 4 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 the 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 4- Breakdown of constraints by site as of December 2021

Nature of Constraint	Arrochar H3 Church Road	Arrochar VE1 Ben Arthur	Crianlarich 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							

Table 5 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 5 - Type of constraint and no of units affected.

Constraint	No of sites	total units	% of units of total remaining capacity (392)	% of all LDP housing sites not yet completed (22)
Ownership	2	16	4%	9%
Physical	4	28	7%	18%
Contamination	1	16	4%	5%
Deficit Funding	4	34	9%	18%
Marketability	3	30	8%	14%
Infrastructure	1	16	4%	5%
Land Use	1	8	2%	5%

Appendix 2

Completed sites

Sites removed from audit since 2017
Completed as of 31st December 2022

LDP Reference	Site Name	Town/Village	Council	Monitoring Type	Total units approved	Units Built completed
Luss H2	Land North of Loch Lomond Arms	Luss	Argyll and Bute	LDP	5	5
Arrochar H2	Succoth	Arrochar & Succoth	Argyll and Bute	LDP	26	26
Callander H1	Pearl Street	Callander	Stirling	LDP	4	4
Callander H2	Old Telephone Exchan	Callander	Stirling	LDP	23	23
Balloch MU2	Carrochan Road	Balloch	West Dunbartonshire	LDP	24	24
Balloch H1	Craiglomond gardens	Balloch	West Dunbartonshire	LDP	8	8

Table 6: number of completed units since plan adoption as of December 2022

Note: Callander MU1 Claish Farm - 50 homes were constructed in 2021, this is however not listed as a completed site in the table above given this is part of wider development allocation with a capacity for 90 homes.