

NORTH LANARKSHIRE LOCAL DEVELOPMENT PLAN MODIFIED PROPOSED PLAN

MONITORING BACKGROUND REPORT

HOUSING LAND SUPPLY

December 2018



**North Lanarkshire Council
Enterprise and Communities**

CONTENTS

1. Introduction
2. Housing

1 INTRODUCTION

north lanarkshire local plan
policy document



1.3 This reports includes an additional existing policy and monitoring section to cover the more detailed analysis of the changes that have occurred in this sector.

1.1 The North Lanarkshire Local Plan was adopted in 2012 and its policy framework has been in force for around 6 years.

1.2 This report includes headline housing land supply trends, and seeks to identify key issues arising from an analysis and review of the impact of the North Lanarkshire Local Plan policies using available data.

2 HOUSING

2.1 Introduction

- 2.1.1 There is a requirement to make sure there is enough land available for the construction of housing by having an effective housing land supply to meet identified housing requirements
- 2.1.2 A role of the development plan is to maintain a rolling effective 5-year land supply at all times throughout the plan period.
- 2.1.3 An annual housing land audit (HLA) is undertaken to monitor the amount of land available for new housing development and understand how land supply is changing year on year.
- 2.1.4 The HLA helps to identify any housing supply issues to be addressed in the plan making process.
- 2.1.5 Other roles of the development plan can deal with specific housing issues requiring a policy response and to support wider policy agendas such as promoting/facilitating regeneration.
- 2.1.6 This section of the report provides background on the HLA, presents the 2017 HLA totals, and looks at North Lanarkshire Local Plan (NLLP) policy and related adoption issues in the context of relevant HLA data.



Private Housing Development at Barrwood Quarry, Kilsyth

2 HOUSING

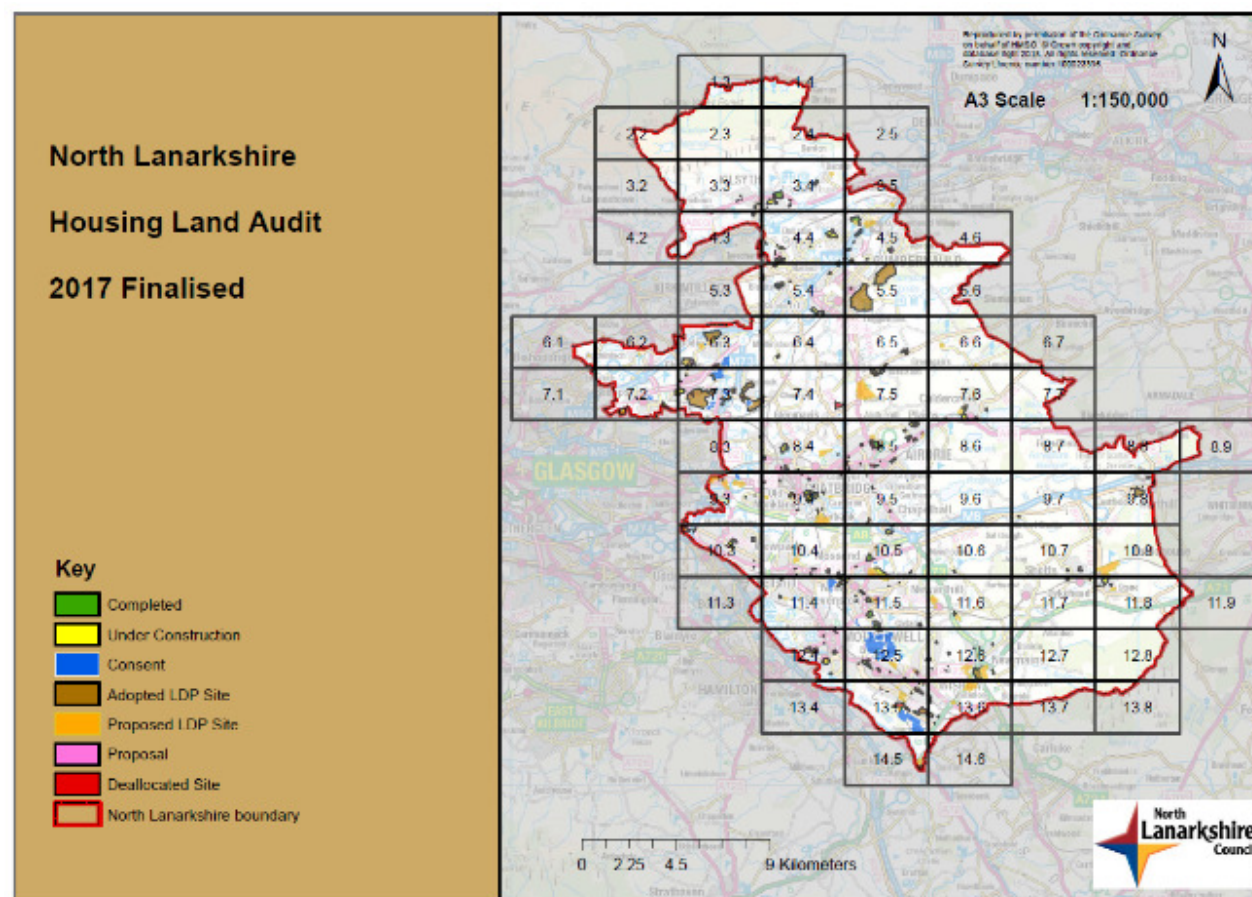
2.2 Background

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|---|--|---|
| <p>2.2.1 The NLLP identifies sites for housing across North Lanarkshire and promotes housing development.</p> | <p>2.2.7 Policy site schedules of HCF2 A1, HCF2 A2, HCF2 B and HCF2 BB sites are presented in the NLLP. The sites in these schedules are the sites promoted for housing development by the NLLP, articulating its spatial strategy.</p> | <ul style="list-style-type: none"> • Land allocated for residential development in the adopted development plan. • Other land with agreed residential potential. |
| <p>2.2.2 It seeks to facilitate housing development in the short to medium term and maintain an effective 5-year land supply for housing.</p> | <p>2.2.8 The NLLP was adopted with a partial shortfall in supply identified during examination. This shortfall was not fully met by additions to supply made by Reporters. The remaining shortfall could be addressed in a number of ways including an updated, new development plan context. The Scottish Ministers also expressed views regarding NLLP adoption, citing large scale land releases and the effectiveness of supply as concerns.</p> | <p>2.2.11 The remaining capacity for development on all sites in the HLA collectively makes up the established land supply. Sites contributing to the established land supply are known as “active” housing sites.</p> |
| <p>2.2.3 Beyond the short term, the NLLP aims to direct housing development to identified community growth areas (CGA) via its spatial strategy for future growth within North Lanarkshire and increase the supply of affordable housing.</p> | <p>2.2.9 To monitor the progress of NLLP supply sites, any other housing supply sites including new windfall sites, and in order to assess effectiveness of supply and see how it changes year-on-year, an annual HLA is undertaken.</p> | <p>2.2.12 The effective land supply is the element of the established land supply that is free, or expected to be free, of development constraints in the effective period under consideration, and is therefore available for the construction of housing.</p> |
| <p>2.2.4 The policy mechanisms in the NLLP for achieving this are HCF2 Promoting Housing and Community Facilities, and HCF3 Assessing Affordable Housing Development.</p> | <p>2.2.10 The HLA identifies housing sites with a capacity of 4 or more units at the survey base date. The base date is 31 March of the survey year. It includes;</p> | <p>2.2.13 As part of the HLA process, the effectiveness of a site is determined and the site is programmed accordingly. Programming refers to anticipated annual completions on sites over the course of the effective period. Active housing sites contributing to the effective land supply are the sites with completions programmed over the effective period. As this is an annual process, effectiveness and programming is subject to change year-on-year.</p> |
| <p>2.2.5 HCF2 is comprised of HCF2 A Sites for (Short-term) Housing Development, HCF2 B Locations for (Medium-Term) Housing Development and HCF2 BB Further Locations for Housing Development.</p> | <ul style="list-style-type: none"> • Land with planning permission for residential development. | |
| <p>2.2.6 HCF2 A1 Housing Land Supply Sites (Draft 2008 HLA updated to 2010 in the Adopted Policy Document) and HCF2 A2 Additions to Housing Land Supply form the composition of HCF2 A.</p> | | |

2 HOUSING

2.2 Background

- 2.2.14 The non-effective land supply is the element of established land supply not expected to be developed in the effective period under consideration. This land remains available for the construction of housing, supplementing the effective land supply.
- 2.2.15 The criteria for assessing site effectiveness are set out by Scottish Government Planning Advice Note 2/2010: Affordable Housing and Housing Land Audits (PAN 2/2010). HLAs are conducted in line with guidance issued annually by Clydeplan that is compliant with government advice.
- 2.2.16 North Lanarkshire Council liaises closely with Homes for Scotland (HfS) over the content of the HLA and the effectiveness/programming of sites. Where both parties fail to reach agreement in this regard, HfS can request that the effective units on which views vary be recorded as Disputed.
- 2.2.17 The HLA also records completions that have taken place in the previous year; the period from the previous 1 April to the survey base date. A completion is defined as a housing unit that is complete and occupied.



2 HOUSING

2.2 Background

2.2.18 North Lanarkshire is comprised of three housing sub-market areas (HSMA/HMSA) for development planning purposes. These are Airdrie & Coatbridge (AC), Cumbernauld (CN), and Motherwell (MW), shown on the map opposite.

2.2.19 Whilst the HLA includes a site record for each tenure/s proposed for on every site, for the purposes of this analysis Private (Priv) encompasses any form of housing that involves a form of private ownership or occupation and Social Rent/Social (SR) any form of housing provided by a registered social landlord (including North Lanarkshire Council).

2.2.20 HCF3 applies to all sites not in the housing land supply in the 2008 HLA located in the CN HMSA. This policy has been applied to qualifying sites in the HLA to gauge the impact of the policy and offer a more accurate estimate of future housing land supply by tenure.

2.2.21 The following graphs and tables show levels and trends for completions, established supply and effective supply over the 13 years up to and including the 2017 HLA, as well as changes to supply figures made between the draft and finalised 2008 HLA.



Map showing Housing Sub-Market Areas (HSMA/HMSA)

2 HOUSING

2.2 Background

Completions

2.2.22 All-tenure, completions over the last 13 years peaked in 2007-08 with 1,751 completions. This was followed by sharp decline due to the financial crisis and economic recession. The housing market low point for completions in North Lanarkshire was 2010-11 with 601 recorded; around 34% of the 2007-08 level. Since then there has been a steady increase in completions but they currently remain lower than pre-financial crisis/2007-08 levels.

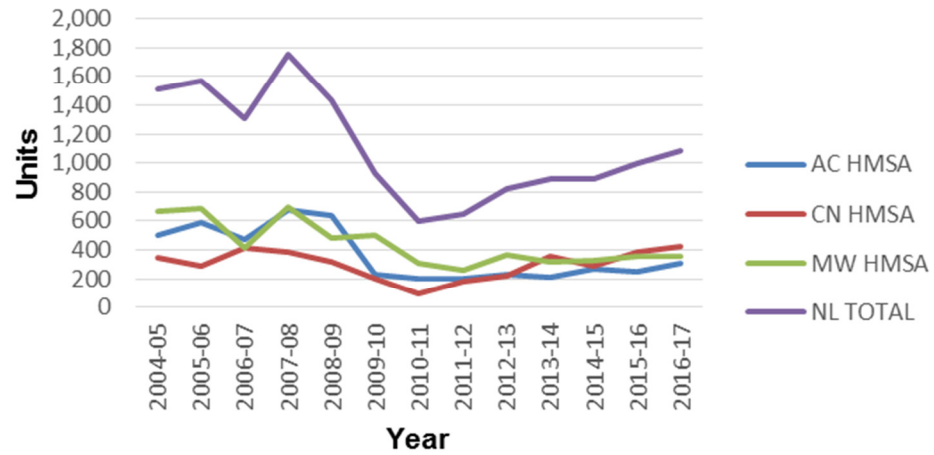
2.2.23 A similar pattern emerged for private completions whereas social rent completions did not follow this trend due to their link to the availability of funding subsidy as well as the occupation of new social rent units in some cases occurring only when all units are constructed rather than as part of a phased release.

13 Year Completions													
PRIV HLA	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17
AC HMSA	421	508	477	631	599	225	199	170	212	194	259	247	303
CN HMSA	316	291	385	352	222	115	84	107	137	177	187	287	380
MWHMSA	602	614	416	580	361	278	173	263	280	321	324	297	331
NL TOTAL	1,339	1,413	1,278	1,563	1,182	618	456	540	629	692	770	831	1014
SR HLA	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17
AC HMSA	81	83	0	44	39	7	0	34	21	14	14	0	0
CN HMSA	27	0	29	30	92	83	7	71	87	183	102	102	45
MWHMSA	68	75	0	114	124	222	138	0	86	0	0	60	23
NL TOTAL	176	158	29	188	255	312	145	105	194	197	116	162	68
ALL HLA	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17
AC HMSA	502	591	477	675	638	232	199	204	233	208	273	247	303
CN HMSA	343	291	414	382	314	198	91	178	224	360	289	389	425
MWHMSA	670	689	416	694	485	500	311	263	366	321	324	357	354
NL TOTAL	1,515	1,571	1,307	1,751	1,437	930	601	645	823	889	886	993	1082

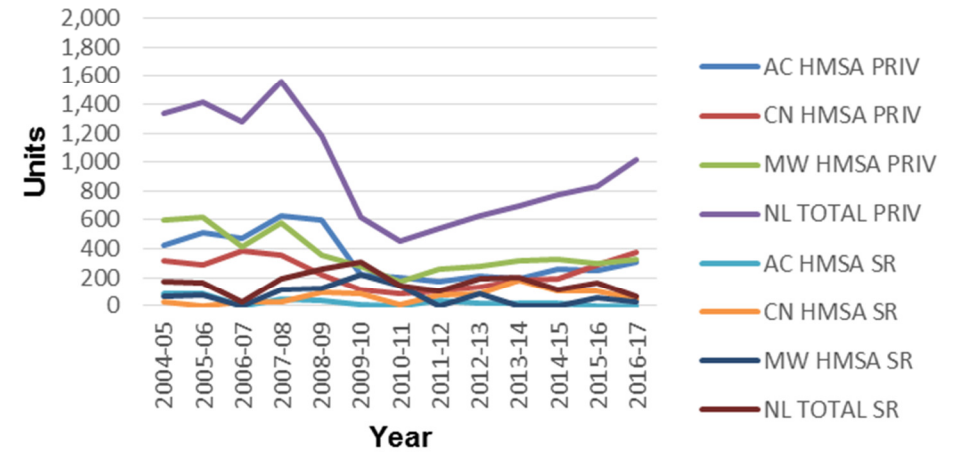
2 HOUSING

2.2 Background

All-Tenure (ALL) Completions 01/04/04 - 31/03/17



Private (PRIV) & Social Rent (SR) Completions 01/04/04 - 31/03/17



2 HOUSING

2.2 Background

Established Housing Land Supply

2.2.24 All-tenure, the established housing land supply in the 2017 HLA at 22,212 units is 55% higher than the 14,340 unit figure recorded in the 2005 HLA. This is hugely influenced by the NLLP, and also the North Lanarkshire Local Development Plan (NLLDP) in the 2017 HLA. The all-tenure established land supply peaked at 24,222 units in the 2009 HLA when proposed NLLP additions and CGAs in the finalised draft version of the NLLP were added to the housing land supply.

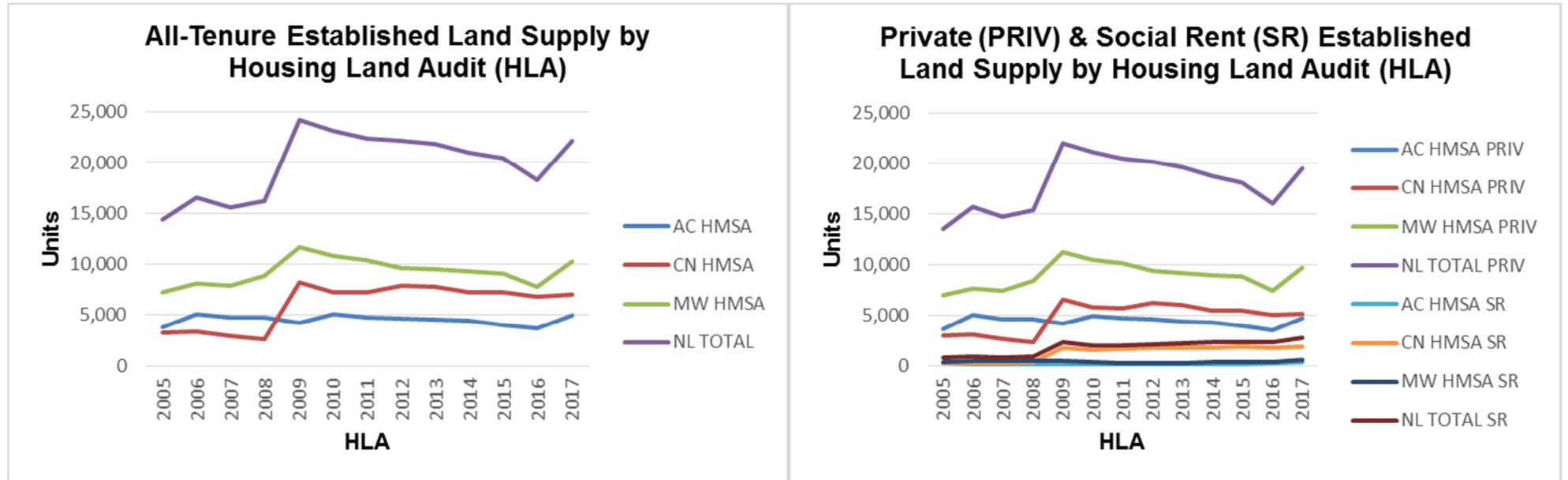
2.2.25 Distinct periods are visible in the all-tenure established supply; a before/after the addition of NLLP sites in the 2009 HLA and an increase in the 2017 HLA due to the NLLDP.

2.2.26 Private established land supply figures follow the same patterns as the all-tenure established supply figures, whereas social rent figures show an increase from 2009 onwards due to the affordable housing policy HCF3 contained in the NLLP, a closer relationship between the HLA and the Strategic Housing Investment Programme (SHIP) and North Lanarkshire Council's build programme.

Established Supply- Survey Base Date of 31 March of Stated Year													
PRIV HLA	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
AC HMSA	3,609	5,018	4,626	4,618	4,155	4,933	4,688	4,550	4,393	4,277	3,900	3,522	4,650
CN HMSA	2,988	3,058	2,671	2,340	6,542	5,759	5,658	6,169	6,003	5,490	5,421	5,009	5,157
MWHMSA	6,932	7,615	7,411	8,396	11,269	10,411	10,094	9,382	9,192	8,938	8,784	7,427	9,699
NL TOTAL	13,529	15,691	14,708	15,354	21,966	21,103	20,440	20,101	19,588	18,705	18,105	15,958	19,506
SR HLA	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
AC HMSA	186	103	133	164	122	120	100	86	155	138	149	185	297
CN HMSA	268	266	237	309	1710	1,519	1,601	1,715	1,770	1,765	1,838	1,779	1,873
MWHMSA	357	466	453	427	424	361	259	260	278	367	323	316	536
NL TOTAL	811	835	823	900	2256	2,000	1,960	2,061	2,203	2,270	2,310	2,280	2,706
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
AC HMSA	3,795	5,121	4,759	4,782	4,277	5,053	4,788	4,636	4,548	4,415	4,049	3,707	4,947
CN HMSA	3,256	3,324	2,908	2,649	8,252	7,278	7,259	7,884	7,773	7,255	7,259	6,788	7,030
MWHMSA	7,289	8,081	7,864	8,823	11,693	10,772	10,353	9,642	9,470	9,305	9,107	7,743	10,235
NL TOTAL	14,340	16,526	15,531	16,254	24,222	23,103	22,400	22,162	21,791	20,975	20,415	18,238	22,212

2 HOUSING

2.2 Background



2 HOUSING

2.2 Background

Effective Housing Land Supply

2.2.27 All-tenure, different periods emerge when looking at the effective land supply. The 2008 HLA represents a watershed moment for effective supply. HLAs up until then recorded a booming housing market but at 2008 the impact of the financial crisis becomes visible. All-tenure supply dropped to 80% of the 2007 HLA figure and roughly 72% of the draft 2008 HLA figure. Due to the base date, the draft did not account for the economic situation that emerged later in the year.

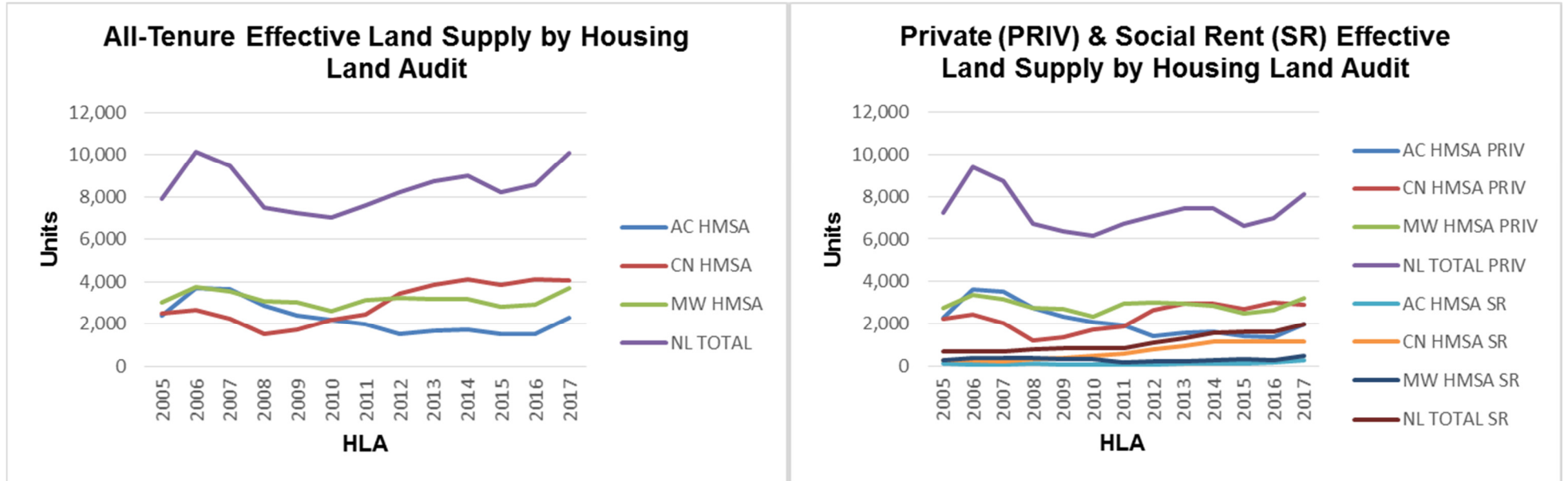
2.2.28 The downward trend for the all-tenure effective supply continued until the 2010 HLA where 6,999 units were recorded; 69% of the peak 2006 level of 10,136 units. In the subsequent HLAs, all-tenure effective supply has recovered close to 2006 levels.

2.2.29 Private effective land supply followed broadly the same pattern as all-tenure effective supply figures whilst social rent effective supply over the period increased for the same reasons outlined at paragraph 2.2.26.

Effective Supply- Survey Base Date of 31 March of Stated Year													
PRIV HLA	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
AC HMSA	2,261	3,650	3,540	2,771	2,333	2,100	1,924	1,432	1,550	1,609	1,409	1,335	1,991
CN HMSA	2,232	2,417	2,031	1,224	1,360	1,729	1,859	2,649	2,941	2,982	2,712	2,985	2,890
MWHMSA	2,749	3,359	3,169	2,727	2,686	2,318	2,963	3,023	2,937	2,862	2,496	2,652	3,228
NL TOTAL	7,242	9,426	8,740	6,722	6,379	6,147	6,746	7,104	7,428	7,453	6,617	6,972	8,109
SR HLA	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
AC HMSA	146	63	93	121	82	80	80	66	135	103	134	170	297
CN HMSA	268	266	237	306	394	465	603	815	940	1,143	1,159	1,155	1,173
MWHMSA	257	381	368	355	350	307	185	206	224	297	319	272	494
NL TOTAL	671	710	698	782	826	852	868	1,087	1,299	1,543	1,612	1,597	1,964
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
AC HMSA	2,407	3,713	3,633	2,892	2,415	2,180	2,004	1,498	1,685	1,712	1,543	1,505	2,288
CN HMSA	2,500	2,683	2,268	1,530	1,754	2,194	2,462	3,464	3,881	4,125	3,871	4,140	4,063
MWHMSA	3,006	3,740	3,537	3,082	3,036	2,625	3,148	3,229	3,161	3,159	2,815	2,924	3,722
NL TOTAL	7,913	10,136	9,438	7,504	7,205	6,999	7,614	8,191	8,727	8,996	8,229	8,569	10,073

2 HOUSING

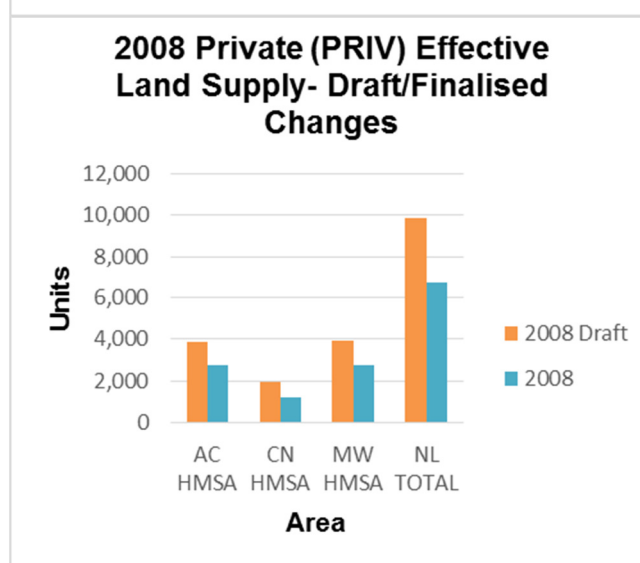
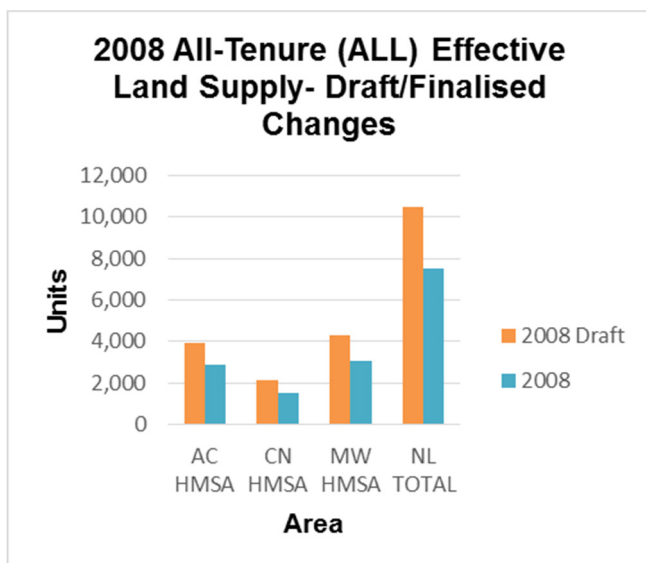
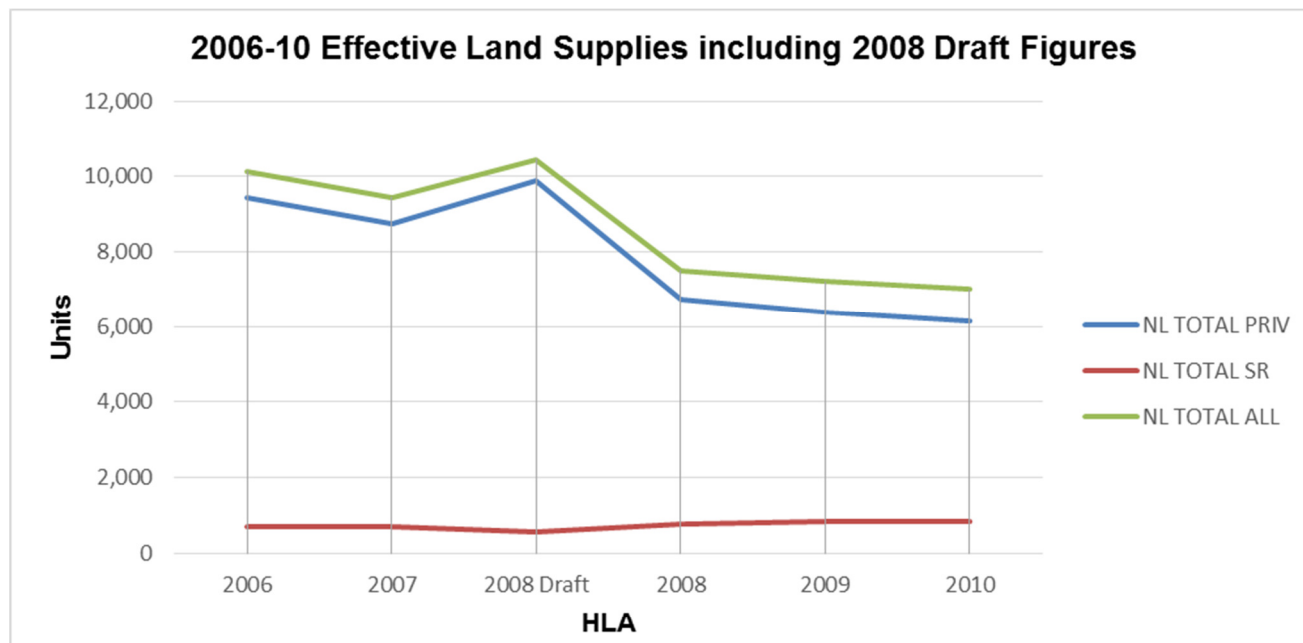
2.2 Background



2 HOUSING

2.2 Background

2008 Housing Land Audit- Draft/Finalised Changes			
Private HLA	2008 Draft	2008	Difference
AC HMSA	3,897	2,771	-1,126
CN HMSA	1,930	1,224	-706
MW HMSA	3,962	2,727	-1,235
NL Total	9,879	6,722	-3,157
Social Rent HLA	2008 Draft	2008	Difference
AC HMSA	46	121	75
CN HMSA	210	306	96
MW HMSA	320	355	35
NL Total	576	782	206
All-Tenure HLA	2008 Draft	2008	Difference
AC HMSA	3,943	2,892	-1,051
CN HMSA	2,140	1,530	-610
MW HMSA	4,282	3,082	-1,200
NL Total	10,455	7,504	-2,951



2 HOUSING

2.3 Survey

2.3.1 The 2017 HLA is the survey base data for this report and the NLLDP. It has a survey base-date of 31 March 2017 and provides completions data for the 2016-17 year and effective programming from 2017-18 to 2023-24.

2.3.2 Whilst some totals from the 2017 HLA were presented in the previous section and the 2017 HLA is shown as part of the NLLDP, a table showing headline totals from the 2017 HLA relevant to the NLLDP is presented here.

2.3.3 Across 325 site records, the 2017 HLA recorded an established housing land supply of 22,212 units. Included in that is a private effective supply of 8,109 units and 1,964 social rent units programmed over the effective period, giving an all-tenure effective supply of 10,073 units. 12,139 all-tenure units are currently considered non-effective but it should be noted that 4,445 of those non-effective units are on sites that are considered effective.

2.3.4 In the 2017 HLA, 475 units were recorded as disputed with HfS on three sites. None of these sites have an HfS member developer currently attached to the site and the disputed programming was agreed with the key stakeholders who control the sites in question.

2.3.5 Completions recorded for the 2016-17 year were 1,014 private units and 68 social rent units giving an all-tenure figure of 1,082 units over 54 site records.

2017 Housing Land Supply																
Totals							Effective Programming									Completions
Tenure	Location- HMSA or North Lanarkshire	Total Effective Supply	Non-Effective	Non-Effective Units on Effective Sites (Included in Non-Effective)	Established Land Supply	Disputed	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	Total Effective Supply	5 Year Effective Supply (Included in Total Effective Supply)	2016-17
Private	AC	1,991	2,659	1,051	4,650	225	137	237	298	428	407	292	192	1,991	1,507	303
Private	CN	2,890	2,267	1,642	5,157	0	285	576	453	503	387	362	324	2,890	2,204	380
Private	MW	3,228	6,471	1,163	9,699	250	385	428	560	687	520	342	306	3,228	2,580	331
Private	NL	8,109	11,397	3,856	19,506	475	807	1,241	1,311	1,618	1,314	996	822	8,109	6,291	1,014
Social Rent	NL	1,964	742	589	2,706	0	421	371	470	413	134	66	89	1,964	1,809	68
All-Tenure	NL	10,073	12,139	4,445	22,212	475	1,228	1,612	1,781	2,031	1,448	1,062	911	10,073	8,100	1,082

2 HOUSING

2.3 Survey

2.3.6 As the HLA is also used by and co-ordinated via Clydeplan, the agreed method of conducting HLAs in the Clydeplan area is to record a 7-year effective period. This allows a 2-year period for local development plan adoption following adoption of the strategic development plan while still demonstrating a 5-year effective land supply.

2.3.7 The Heads of Planning Scotland Planning Performance Framework (PPF) provides the formula below for calculating the adequacy of 5-year effective supply in terms of years of supply.

$$\frac{\text{5-Year Effective Supply}}{\text{5-Year Housing Supply Target}} \times 5 = \text{Years of Supply}$$

2017 Housing Land Audit- Adequacy of Effective Land Supply						
Stage		1	2	3	4	5
Tenure	Location- HMSA or North Lanarkshire	Annual Housing Supply Target	5 Year Housing Supply Target	5 Year Effective Supply	Years of Effective Supply	Effective Supply Surplus/Shortfall
Private	AC	266	1,330	1,507	5.67	177
Private	CN	189	945	2,204	11.66	1,259
Private	MW	304	1,520	2,580	8.49	1,060
Private	NL	759	3,795	6,291	8.29	2,496
Social Rent	NL	300	1,500	1,809	6.03	309
All-Tenure	NL	1,059	5,295	8,100	7.65	2,805

2.3.8 The tables below show the formula applied to 2017 HLA effective supply figures using the housing supply targets (HST) in the NLLDP.

2.3.9 The results show an adequate 5-year effective supply of housing land for North Lanarkshire in the 2017 HLA to meet NLLDP targets currently.

2017 Housing Land Audit- Adequacy of Effective Land Supply Calculation Stages	
Stage 1	Annual Housing Supply Target HST from NLLDP and Local Housing Strategy
Stage 2	Annual HST adjusted for a five year period (Annual HST *5)
Stage 3	Five year Effective Land Supply (sum of 2017-18 to 2021-22 programming in the 2017 HLA)
Stage 4	Application of PPF formula to calculate adequacy of supply: (5 year effective supply/5 year housing supply target) * 5
Stage 5	Expression of surplus or shortfall: 5 year effective supply - 5 year housing supply target

2 HOUSING

2.4 Existing Policy & Monitoring

2.4.1 This section considers the impact of HCF2 and HCF3 as well as looking at brownfield/greenfield completions and supply, Disputed sites, removed sites, Ravenscraig, the CGAs, sites added by the Reporters in the NLLP examination to meet the partial shortfall, and structure plan requirements.

- HCF2 A2 Additions to Housing Land Supply.
- HCF2 B Locations for (Medium-Term) Housing Development (CGAs).
- HCF2 BB Further Locations for Housing Development.

2.4.5 The dominance of HCF2 A1 sites is subsequently found when looking private housing delivery both for North Lanarkshire and the 3 HMSAs. Whilst also being the biggest factor in social rent housing development in North Lanarkshire, in the 2017 HLA windfall delivered the same number of units as HCF2 A1.

Existing Policy Monitoring

2.4.2 HCF2 and brownfield/greenfield completions and supply will be considered in the context of the 2012-17 HLAs. This is due to the Report of Examination for the NLLP being published during 2011-12. Whilst the NLLP was adopted in 2012, adoption fell within 2012-13 HLA. The impact of HCF3 is shown back to 2009 where appropriate reflecting the period commuted sums in respect of the policy were received.

HCF 2 Delivery

2.4.4 The following graphs and tables show NLLP policy in relation to delivery. Over the 2012-17 HLAs, there were 5,318 all-tenure completions in North Lanarkshire. 81% of those completions were attributable to HCF2 A1 sites, meaning the vast majority delivery over the considered period occurred on sites already in the established land supply prior to but nevertheless promoted by the NLLP for short term housing development. NLLP site additions via HCF2 A2 and HCF2 BB contributed 8% and 3% respectively. Sites not in the NLLP, windfall, represented 8% of all completions. HCF2 B did not provide any units during this period. When considered annually, the influence of HCF2 A1 sites decreased between the 2012 and 2017 HLAs, however sites covered by this policy remained the largest influence on delivery.

2.4.6 Whilst there were no completions on HCF2 B sites, the low level of completions on non-NLLP windfall sites compared to those attributable to sites covered by NLLP policies shows a significant degree of success for the NLLP spatial strategy regarding housing delivery.

HCF2 Promoting Housing Development and Community Facilities

2.4.3 In the NLLP housing is promoted on sites in policy site schedules. These policies are listed below:

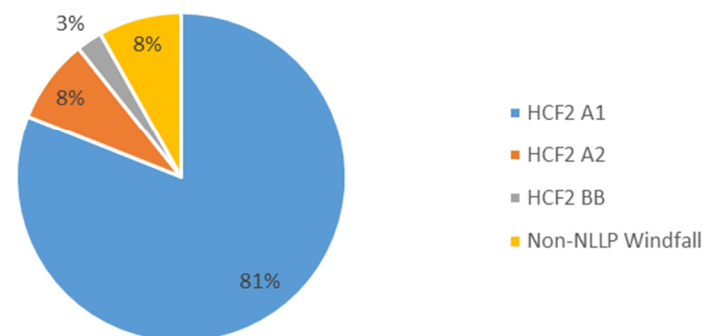
- HCF2 A1 Housing Land Supply Sites (Draft 2008 updated to 2010 in the adopted policy document).

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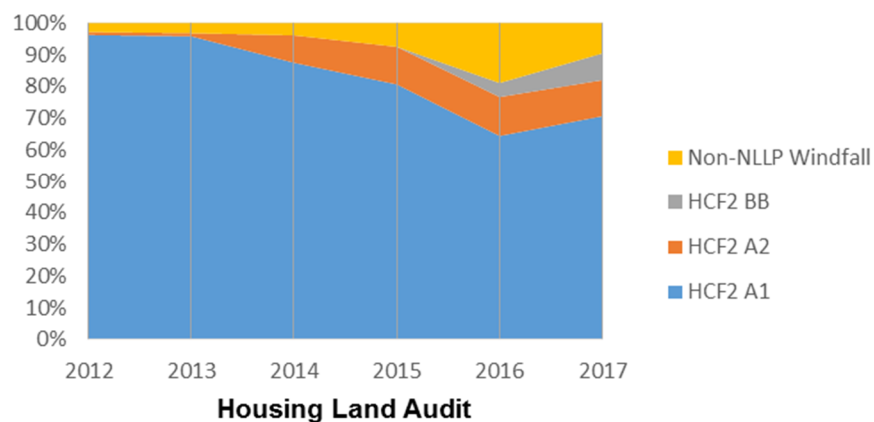
2.4 Existing Policy & Monitoring

North Lanarkshire All-Tenure (ALL) Completions- Policy & Housing Land Audit						
Policy	2012	2013	2014	2015	2016	2017
HCF2 A1	621	789	778	715	640	765
HCF2 A2	6	8	77	105	122	123
HCF2 B	0	0	0	0	0	0
HCF2 BB	0	0	0	0	44	91
Non-NLLP Windfall	18	26	34	66	187	103
NLLDPP	0	0	0	0	0	0
Total	645	823	889	886	993	1082

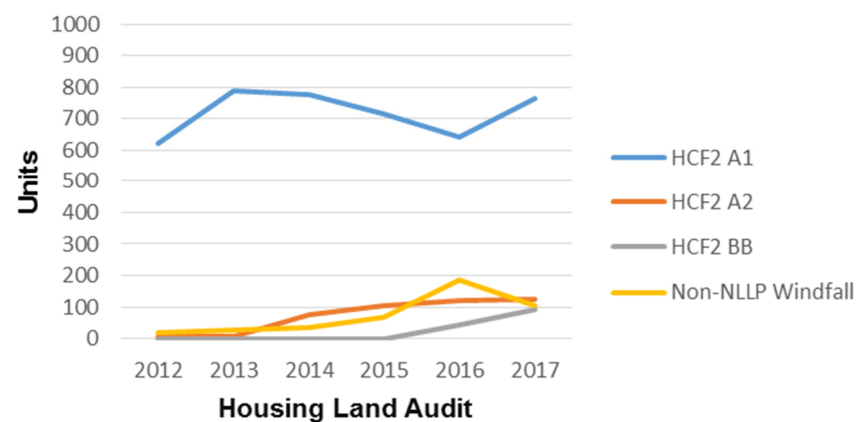
North Lanarkshire All-Tenure Completions by Policy- 2012-17 Housing Land Audits



North Lanarkshire All-Tenure Annual Completions by Policy



North Lanarkshire All-Tenure Annual Completions by Policy

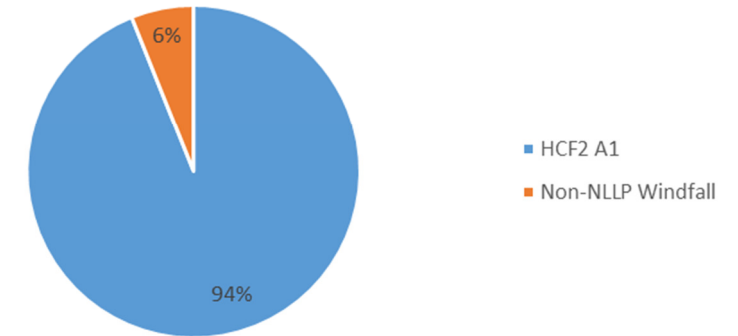


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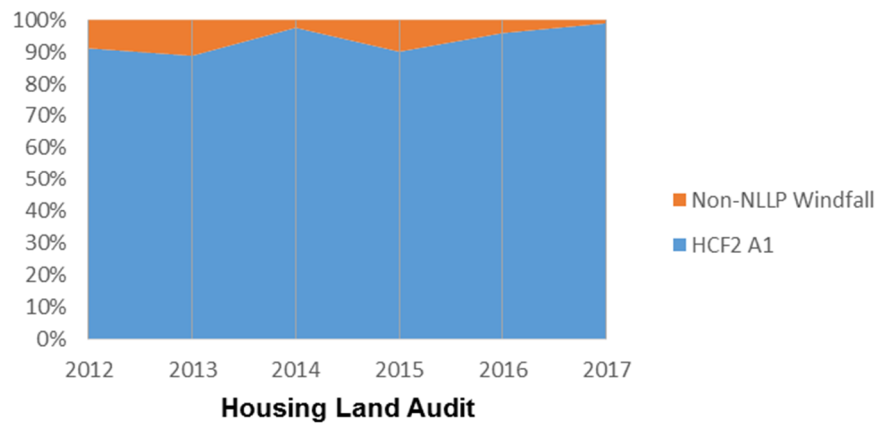
2.4 Existing Policy & Monitoring

AC HMSA All-Tenure (ALL) Completions- Policy & Housing Land Audit						
Policy	2012	2013	2014	2015	2016	2016
HCF2 A1	186	207	203	246	237	300
HCF2 A2	0	0	0	0	0	0
HCF2 B	0	0	0	0	0	0
HCF2 BB	N/A	N/A	N/A	N/A	N/A	N/A
Non-NLLP Windfall	18	26	5	27	10	3
NLLDPP	0	0	0	0	0	0
Total	204	233	208	273	247	303

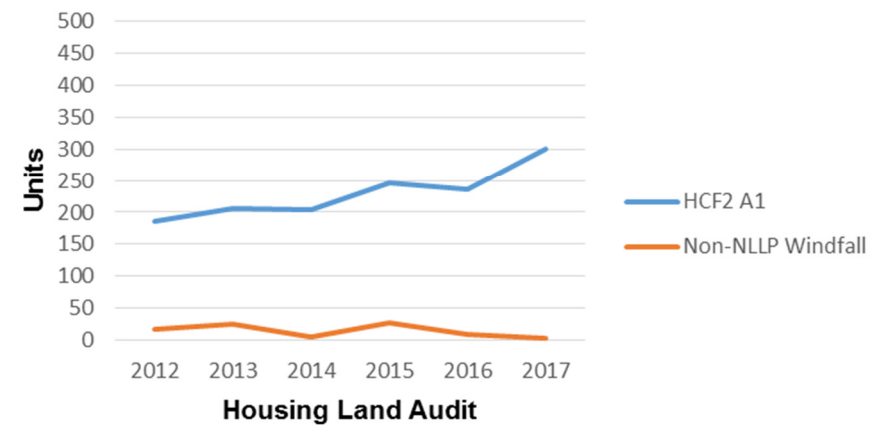
**AC HMSA All-Tenure Completions by Policy-
2012-17 Housing Land Audits**



**AC HMSA All-Tenure Annual Completions by
Policy**



**AC HMSA All-Tenure Annual Completions by
Policy**

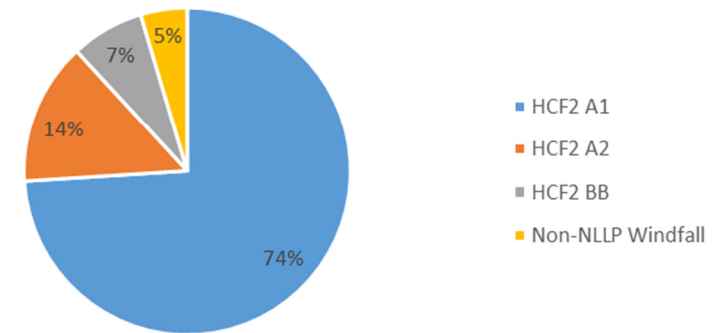


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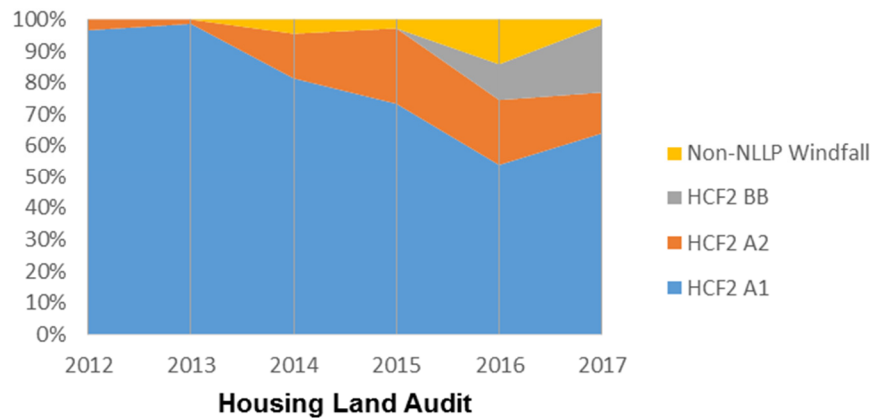
2.4 Existing Policy & Monitoring

Policy	2012	2013	2014	2015	2016	2017
HCF2 A1	172	221	293	212	210	272
HCF2 A2	6	3	51	69	80	55
HCF2 B	0	0	0	0	0	0
HCF2 BB	0	0	0	0	44	91
Non-NLLP Windfall	0	0	16	8	55	7
NLLDPP	0	0	0	0	0	0
Total	178	224	360	289	389	425

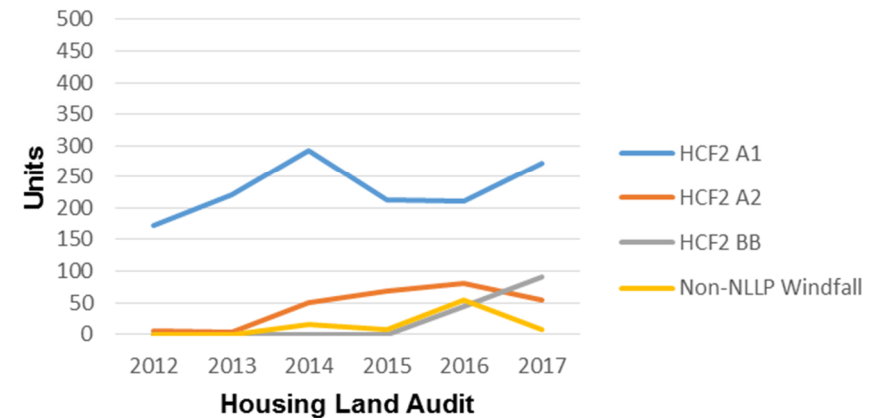
**CN HMSA All-Tenure Completions by Policy-
2012-17 Housing Land Audits**



**CN HMSA All-Tenure Annual Completions by
Policy**



**CN HMSA All-Tenure Annual Completions by
Policy**

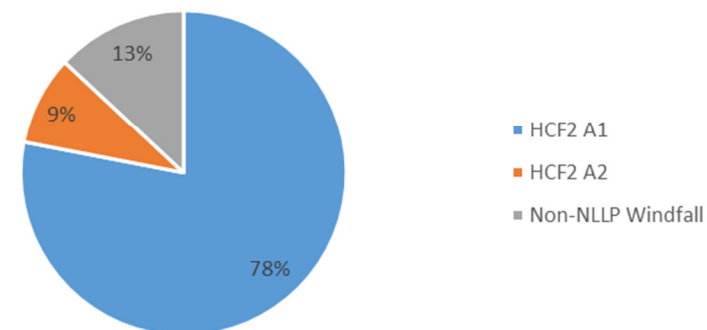


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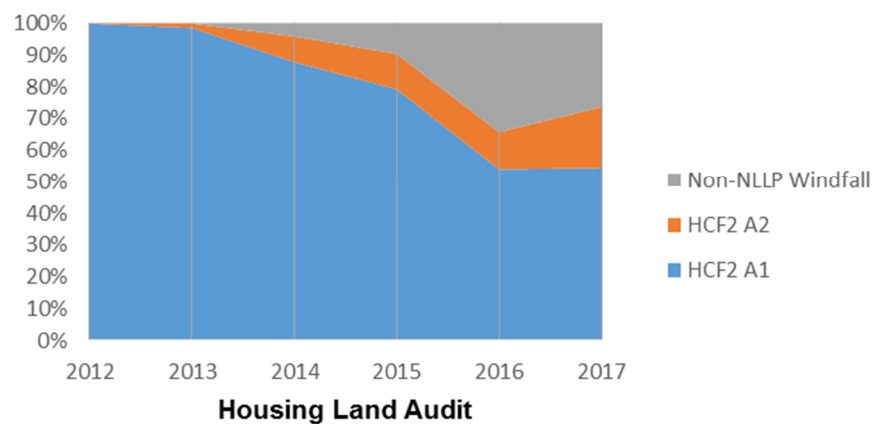
2.4 Existing Policy & Monitoring

MW HMSA All-Tenure (ALL) Completions- Policy & Housing Land Audit						
Policy	2012	2013	2014	2015	2016	2017
HCF2 A1	263	361	282	257	193	193
HCF2 A2	0	5	26	36	42	68
HCF2 B	0	0	0	0	0	0
HCF2 BB	N/A	N/A	N/A	N/A	N/A	N/A
Non-NLLP Windfall	0	0	13	31	122	93
NLLDPP	0	0	0	0	0	0
Total	263	366	321	324	357	354

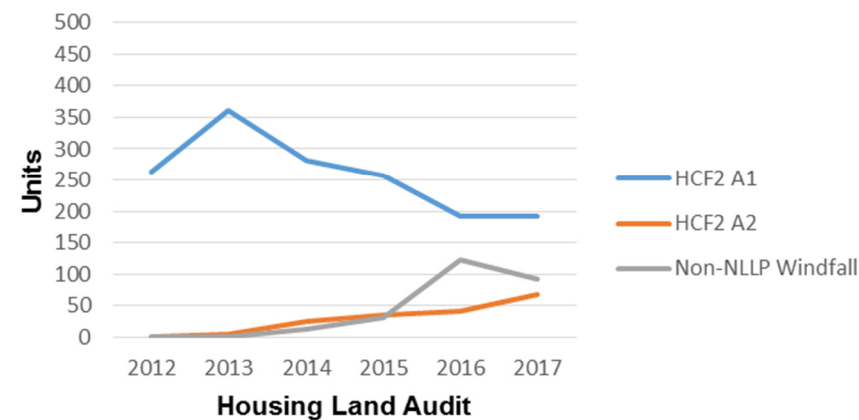
**MW HMSA All-Tenure Completions by Policy-
2012-17 Housing Land Audits**



**MW HMSA All-Tenure Annual Completions by
Policy**



**MW HMSA All-Tenure Annual Completions by
Policy**

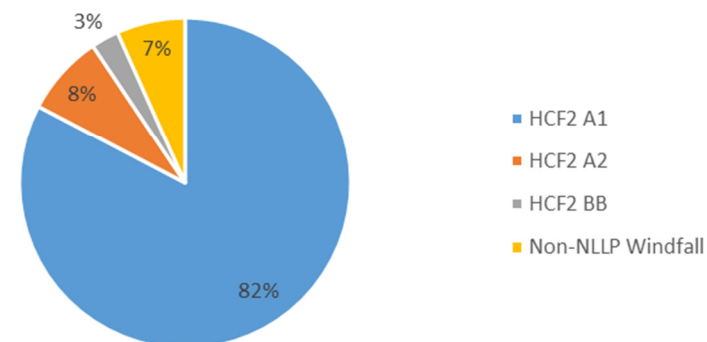


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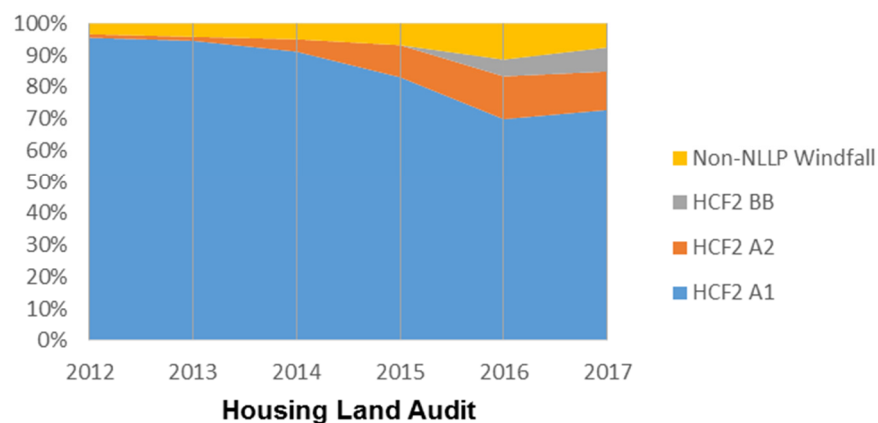
2.4 Existing Policy & Monitoring

North Lanarkshire Private (PRIV) Completions- Policy & Housing Land Audit						
Policy	2012	2013	2014	2015	2016	2017
HCF2 A1	516	595	631	640	581	738
HCF2 A2	6	8	27	78	112	123
HCF2 B	0	0	0	0	0	0
HCF2 BB	0	0	0	0	44	77
Non-NLLP Windfall	18	26	34	52	94	76
NLLDPP	0	0	0	0	0	0
Total	540	629	692	770	831	1014

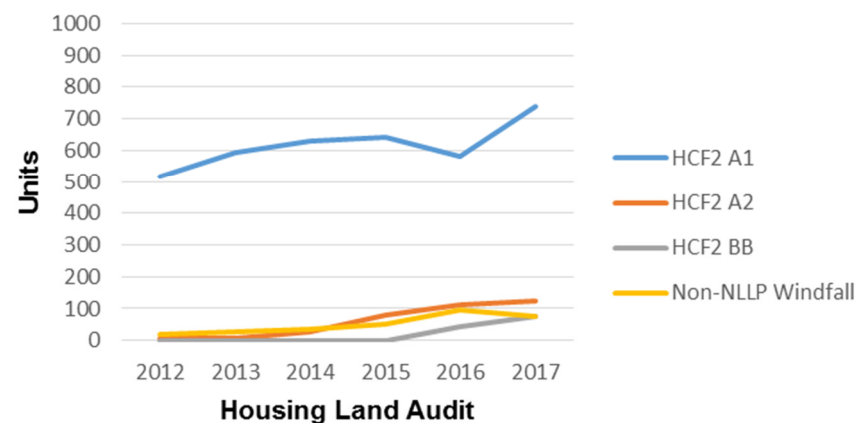
North Lanarkshire Private Completions by Policy- 2012-17 Housing Land Audits



North Lanarkshire Private Annual Completions by Policy



North Lanarkshire Private Annual Completions by Policy

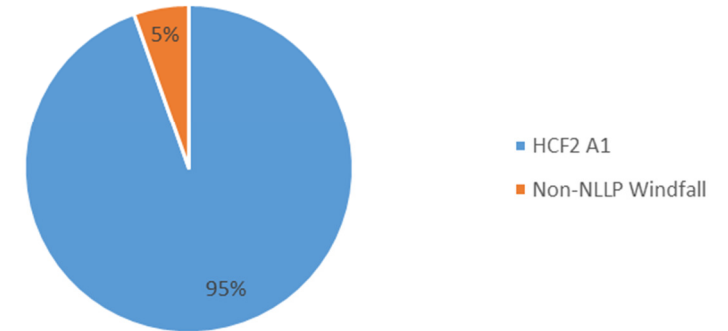


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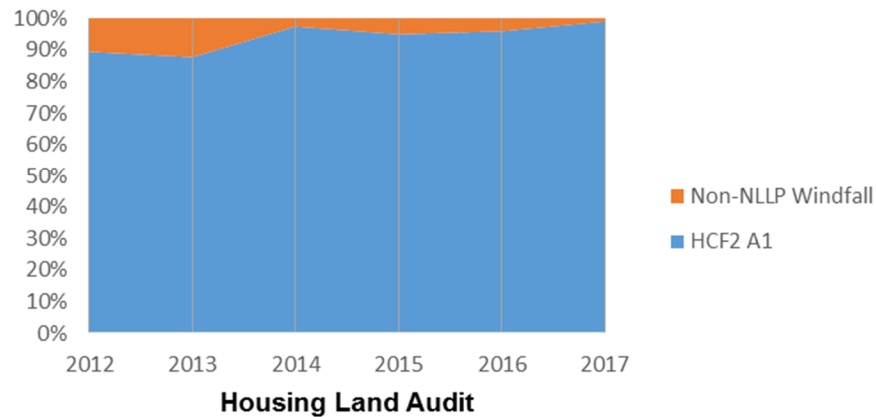
2.4 Existing Policy & Monitoring

AC HMSA Private (PRIV) Completions- Policy & Housing Land Audit						
Policy	2012	2013	2014	2015	2016	2017
HCF2 A1	152	186	189	246	237	300
HCF2 A2	0	0	0	0	0	0
HCF2 B	0	0	0	0	0	0
HCF2 BB	N/A	N/A	N/A	N/A	N/A	N/A
Non-NLLP Windfall	18	26	5	13	10	3
NLLDPP	0	0	0	0	0	0
Total	170	212	194	259	247	303

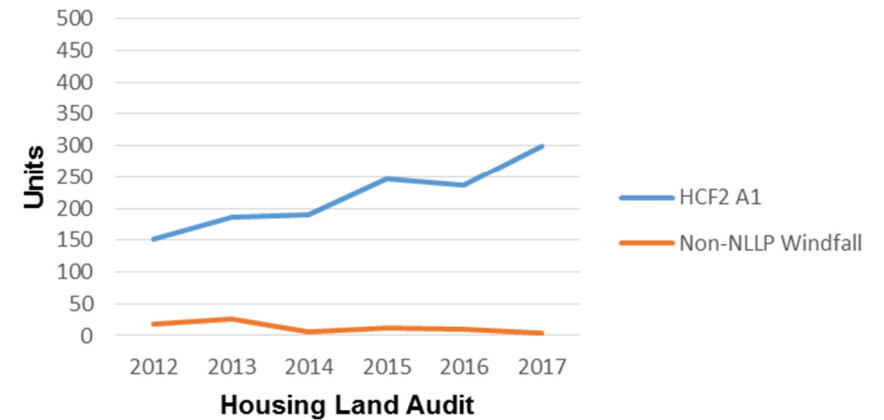
**AC HMSA Private Completions by Policy-
2012-17 Housing Land Audits**



**AC HMSA Private Annual Completions by
Policy**



**AC HMSA Private Annual Completions by
Policy**

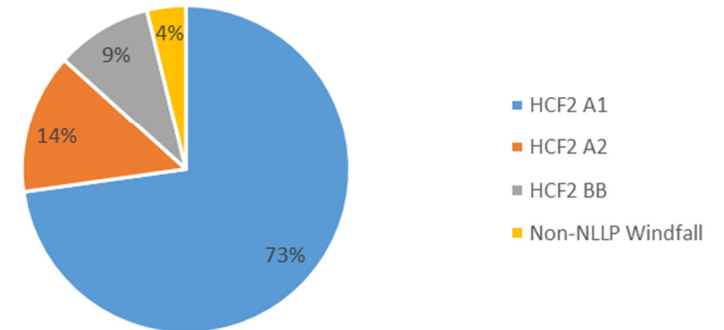


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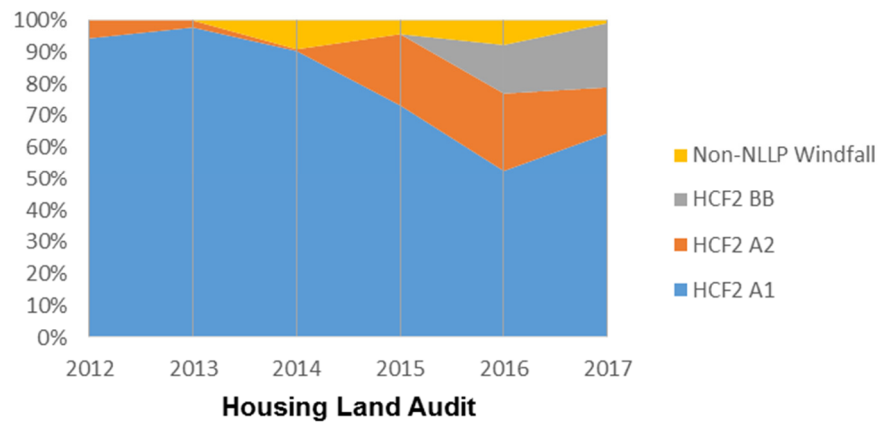
2.4 Existing Policy & Monitoring

CN HMSA Private (PRIV) Completions- Policy & Housing Land Audit						
Policy	2012	2013	2014	2015	2016	2017
HCF2 A1	101	134	160	137	151	245
HCF2 A2	6	3	1	42	70	55
HCF2 B	0	0	0	0	0	0
HCF2 BB	0	0	0	0	44	77
Non-NLLP Windfall	0	0	16	8	22	3
NLLDPP	0	0	0	0	0	0
Total	107	137	177	187	287	380

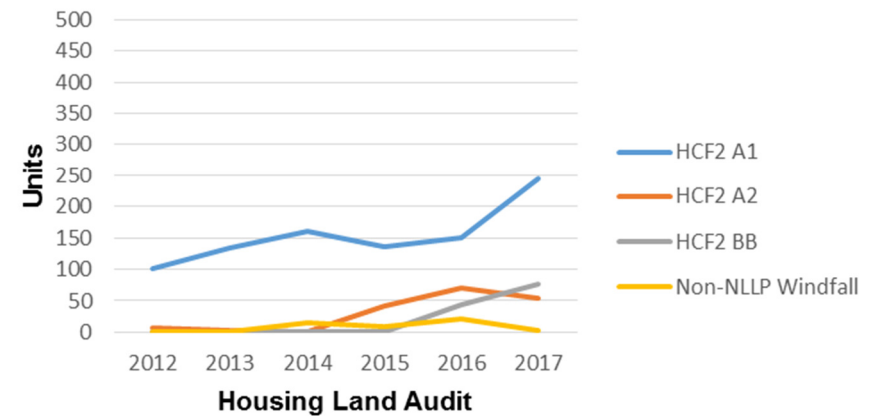
**CN HMSA Private Completions by Policy-
2012-17 Housing Land Audits**



**CN HMSA Private Annual Completions by
Policy**



**CN HMSA Private Annual Completions by
Policy**

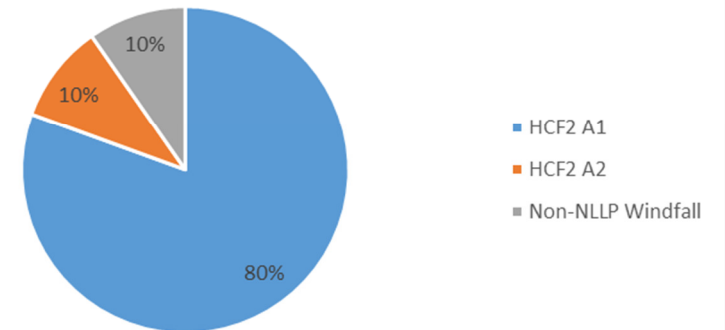


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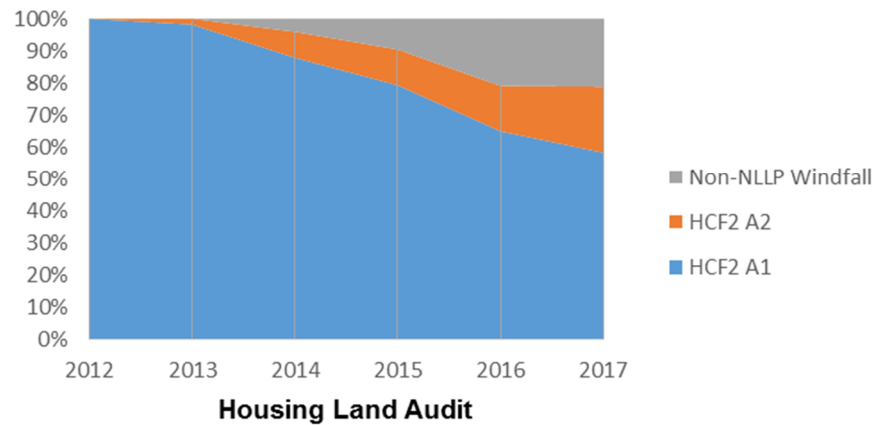
2.4 Existing Policy & Monitoring

MW HMSA Private (PRIV) Completions- Policy & Housing Land Audit						
Policy	2012	2013	2014	2015	2016	2017
HCF2 A1	263	275	282	257	193	193
HCF2 A2	0	5	26	36	42	68
HCF2 B	0	0	0	0	0	0
HCF2 BB	N/A	N/A	N/A	N/A	N/A	N/A
Non-NLLP Windfall	0	0	13	31	62	70
NLLDPP	0	0	0	0	0	0
Total	263	280	321	324	297	331

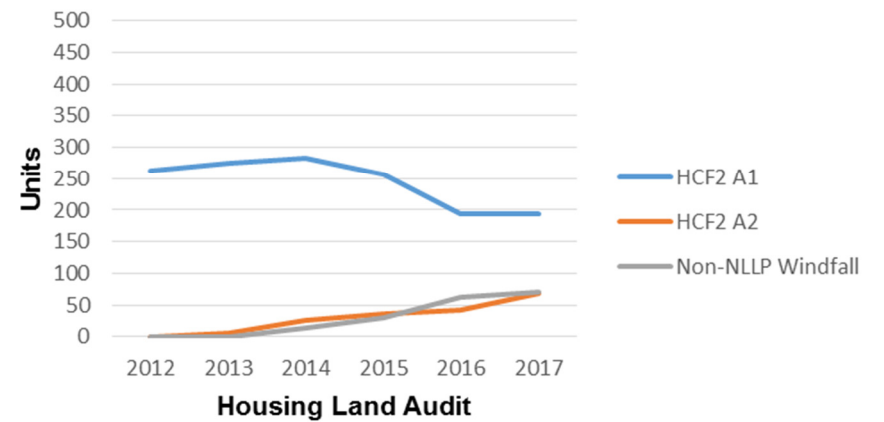
**MW HMSA Private Completions by Policy-
2012-17 Housing Land Audits**



**MW HMSA Private Annual Completions by
Policy**



**MW HMSA Private Annual Completions by
Policy**

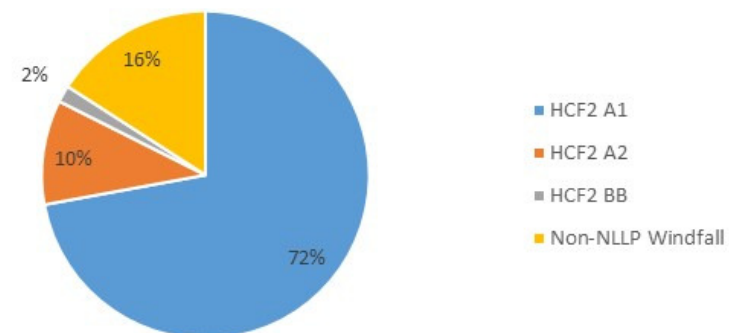


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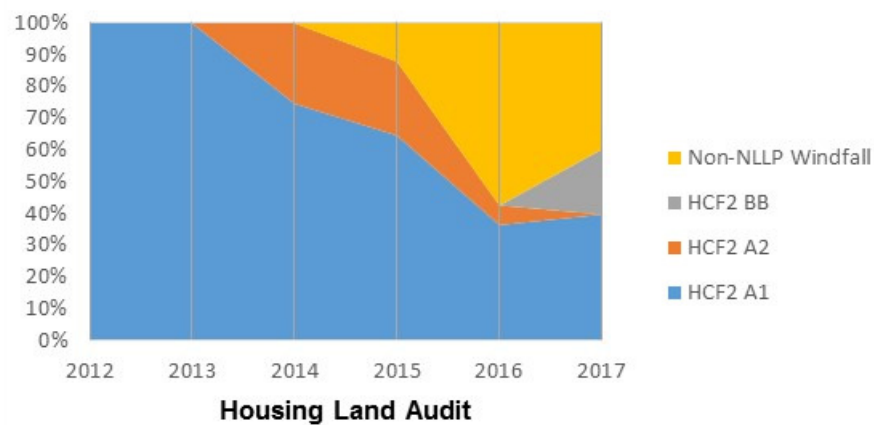
2.4 Existing Policy & Monitoring

North Lanarkshire Social Rent (SR) Completions- Policy & Housing Land Audit						
Policy	2012	2013	2014	2015	2016	2017
HCF2 A1	105	194	147	75	59	27
HCF2 A2	0	0	50	27	10	0
HCF2 B	0	0	0	0	0	0
HCF2 BB	0	0	0	0	0	14
Non-NLLP Windfall	0	0	0	14	93	27
NLLDPP	0	0	0	0	0	0
Total	105	194	197	116	162	68

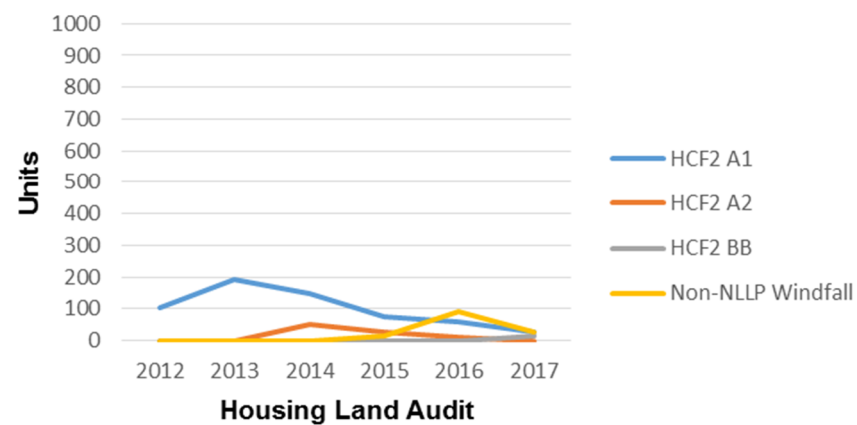
**North Lanarkshire Social Rent by Policy-
2012-17 Housing Land Audits**



**North Lanarkshire Social Rent Annual
Completions by Policy**



**North Lanarkshire Social Rent Annual
Completions by Policy**

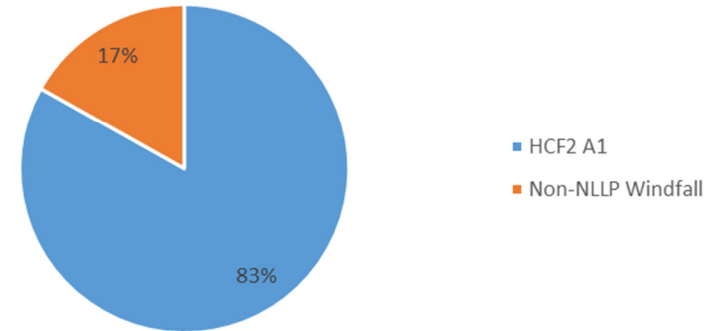


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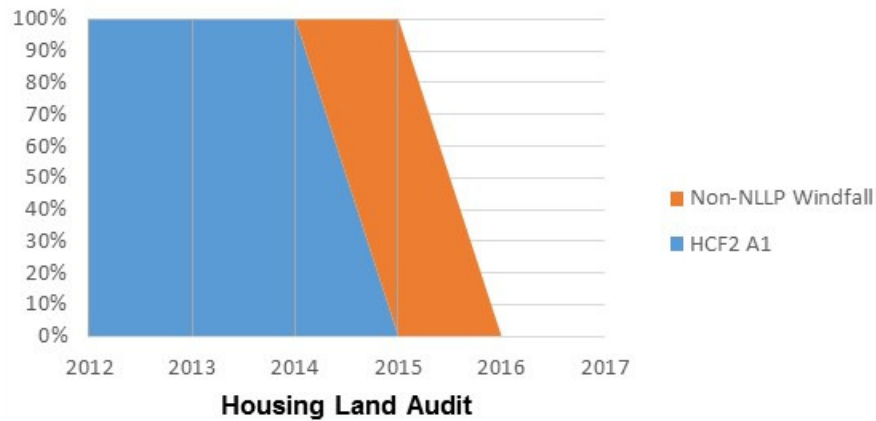
2.4 Existing Policy & Monitoring

AC HMSA (SR) Completions- Policy & Housing Land Audit						
Policy	2012	2013	2014	2015	2016	2017
HCF2 A1	34	21	14	0	0	0
HCF2 A2	0	0	0	0	0	0
HCF2 B	0	0	0	0	0	0
HCF2 BB	N/A	N/A	N/A	N/A	N/A	N/A
Non-NLLP Windfall	0	0	0	14	0	0
NLLDPP	0	0	0	0	0	0
Total	34	21	14	14	0	0

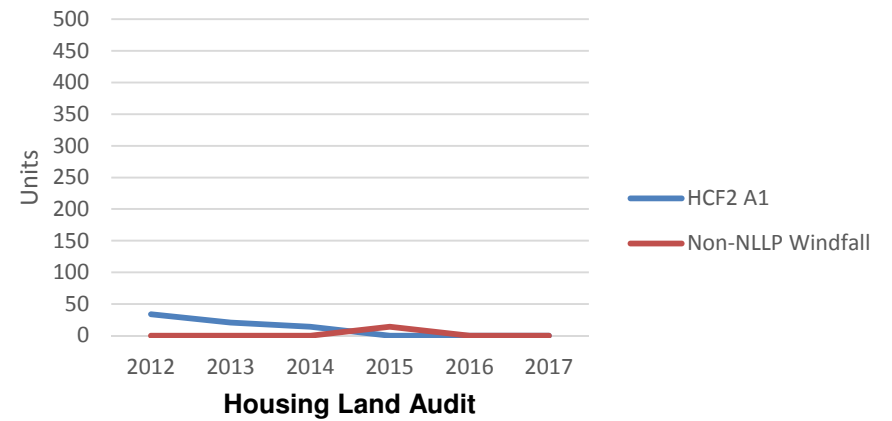
**AC HMSA Social Rent Completions by Policy-
2012-17 Housing Land Audits**



**AC HMSA Social Rent Annual Completions by
Policy**



**AC HMSA Social Rent Annual Completions by
Policy**

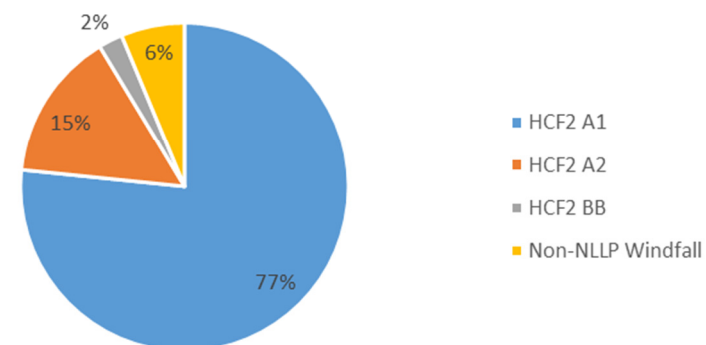


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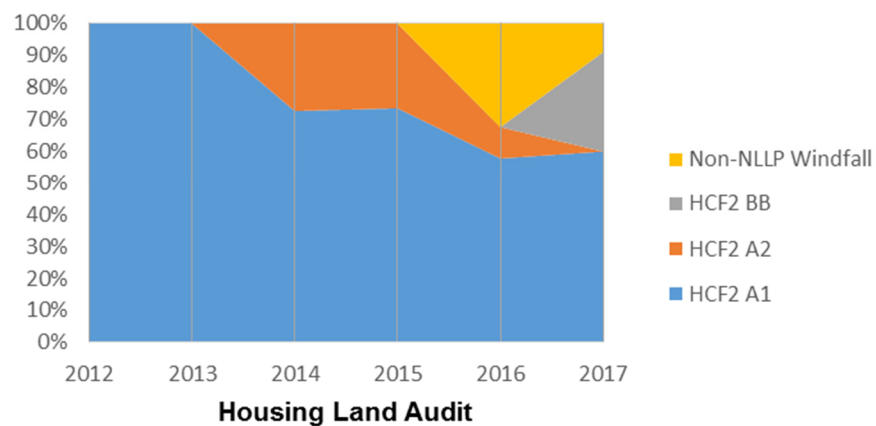
2.4 Existing Policy & Monitoring

CN HMSA (SR) Completions- Policy & Housing Land Audit						
Policy	2012	2013	2014	2015	2016	2017
HCF2 A1	71	87	133	75	59	27
HCF2 A2	0	0	50	27	10	0
HCF2 B	0	0	0	0	0	0
HCF2 BB	0	0	0	0	0	14
Non-NLLP Windfall	0	0	0	0	33	4
NLLDPP	0	0	0	0	0	0
Total	71	87	183	102	102	45

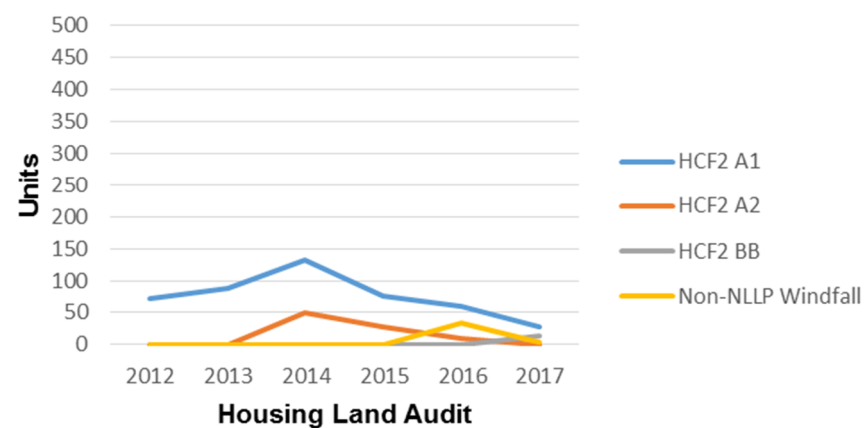
**CN HMSA Social Rent Completions by Policy-
2012-17 Housing Land Audits**



**CN HMSA Social Rent Annual Completions by
Policy**



**CN HMSA Social Rent Annual Completions by
Policy**

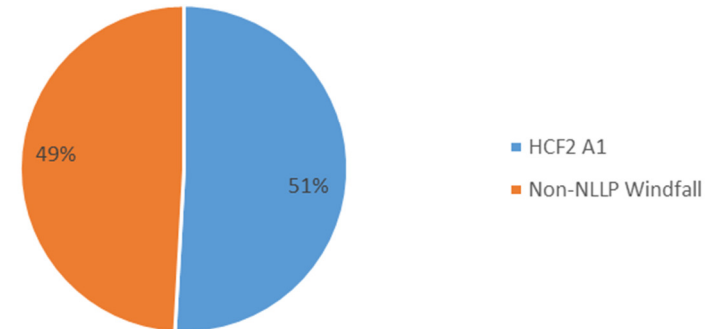


2 HOUSING

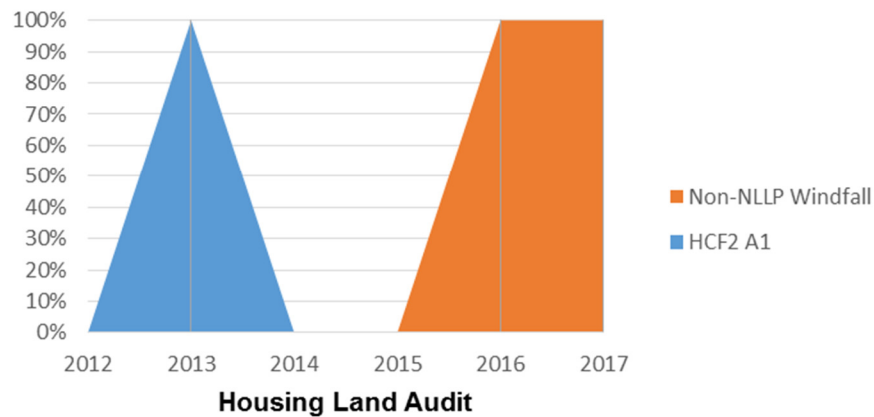
2.4 Existing Policy & Monitoring

MW HMSA Social Rent (SR) Completions- Policy & Housing Land Audit						
Policy	2012	2013	2014	2015	2016	2017
HCF2 A1	0	86	0	0	0	0
HCF2 A2	0	0	0	0	0	0
HCF2 B	0	0	0	0	0	0
HCF2 BB	N/A	N/A	N/A	N/A	N/A	N/A
Non-NLLP Windfall	0	0	0	0	60	23
NLLDPP	0	0	0	0	0	0
Total	0	86	0	0	60	23

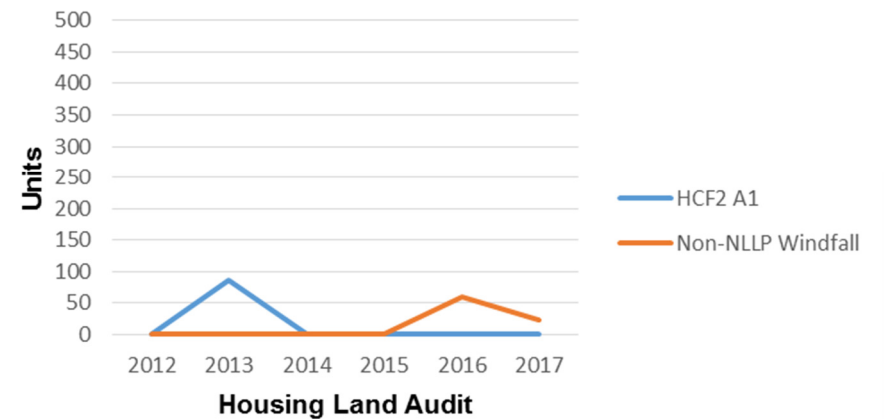
**MW HMSA Social Rent Completions by Policy-
2012-17 Housing Land Audits**



**MW HMSA Social Rent Annual Completions by
Policy**



**MW HMSA Social Rent Annual Completions by
Policy**



2 HOUSING

2.4 Existing Policy & Monitoring

HCF 2 Established and Effective Housing Land Supply

2.4.7 The graphs below show the impact of NLLP policy on supply in the 2017 HLA for all-tenure, private and social rent housing for North Lanarkshire and in the HMSAs. The all-tenure established supply for North Lanarkshire in the 2017 HLA was mainly composed of units attributable to NLLP policies. They account for 62% of the all-tenure established supply with HCF2 A1 units at 34% the largest single component of supply. At 19%, HCF2 B sites provide the next largest contribution emanating from the NLLP. This was expected due to the medium term role in the NLLP for planned housing development spatially. However 38% of supply is the result of sources independent of the NLLP, the NLLDP and windfall.

2.4.8 The pattern of established supply for private housing broadly mirrors that of the all-tenure established supply. However social rent housing established supply is heavily influenced by windfall and HCF2 B due to links with the SHIP, the North Lanarkshire Council new build programme and the parts of the CGAs subject to HCF3.

2.4.9 The 2017 all-tenure effective supply for North Lanarkshire has NLLP policy interventions at 55% representing the majority of units, again the HCF2 A1 and HCF2 B are the biggest factors. 59% of the private effective supply is from NLLP policy sources and 41% of the private effective housing land supply is from the NLLDP and windfall. At 57%, windfall is even more significant in the social rent effective figures than it is in private and all-tenure for the same reasons outlined above.

2.4.10 This shows a degree of success for and legacy of the NLLP spatial strategy but also highlights that North Lanarkshire Council is moving forward with the NLLDP and the influence windfall has on social rent supply.

Social Rented Housing, Cumbernauld

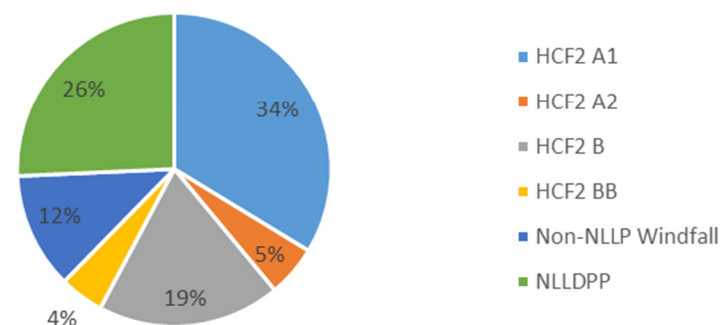


2 HOUSING

2.4 Existing Policy & Monitoring

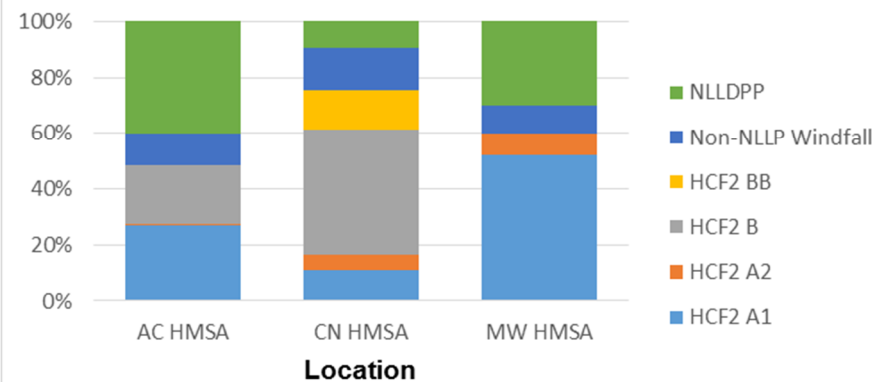
North Lanarkshire All-Tenure (ALL) Supply- Policy/ Established Supply (Units)			
HCF2 A1			7,482
HCF2 A2			1,171
HCF2 B			4,187
HCF2 BB			1,011
Non-NLLP Windfall			2,650
NLLDPP			5,711
Total			22,212

**2017 Housing Land Audit North Lanarkshire
All-Tenure (ALL) Established Land Supply by
Policy**



All-Tenure (ALL) Supply by Location- Policy/ Established Supply (Units)			
	AC HMSA	CN HMSA	MWHMSA
HCF2 A1	1,337	786	5,359
HCF2 A2	20	363	788
HCF2 B	1,040	3,147	0
HCF2 BB	N/A	1,011	N/A
Non-NLLP Windfall	564	1,063	1,023
NLLDPP	1,986	660	3,065
Total	4,947	7,030	10,235

**2017 Housing Land Audit North Lanarkshire
All-Tenure (ALL) Established Land Supply by
Policy and Location**

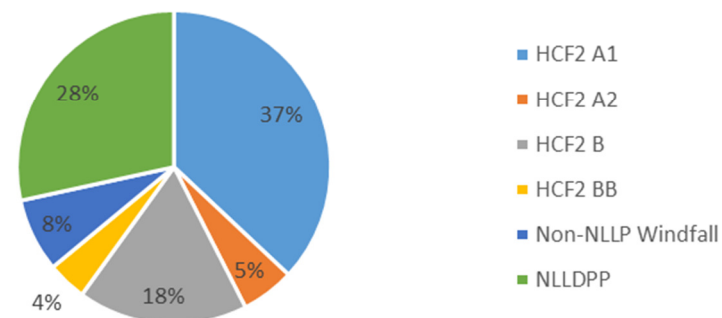


2 HOUSING

2.4 Existing Policy & Monitoring

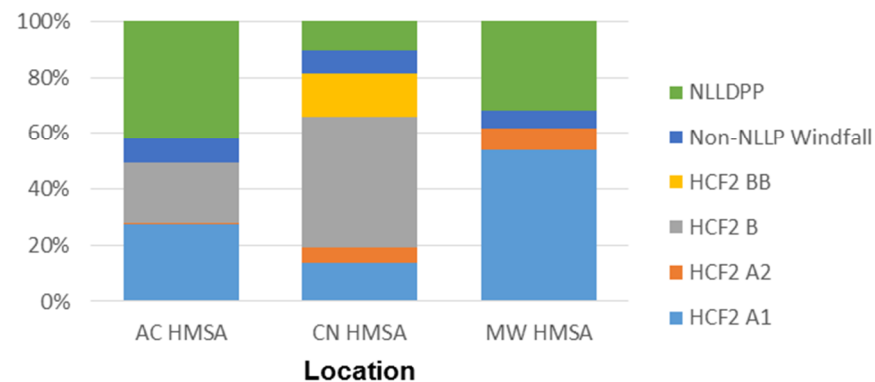
North Lanarkshire Private (Priv) Supply- Policy/Established Supply (Units)			
HCF2 A1			7,212
HCF2 A2			1,073
HCF2 B			3,415
HCF2 BB			791
Non-NLLP Windfall			1,471
NLLDPP			5,544
Total			19,506

2017 Housing Land Audit North Lanarkshire Private (PRIV) Established Land Supply by Policy



Private (PRIV) Supply by Location- Policy/Established Supply (Units)			
	AC HMSA	CN HMSA	MWHMSA
HCF2 A1	1,269	712	5,231
HCF2 A2	20	281	772
HCF2 B	1,010	2,405	0
HCF2 BB	N/A	791	N/A
Non-NLLP Windfall	395	445	631
NLLDPP	1,956	523	3,065
Total	4,650	5,157	9,699

2017 Housing Land Audit Private (PRIV) Established Land Supply by Policy and Location

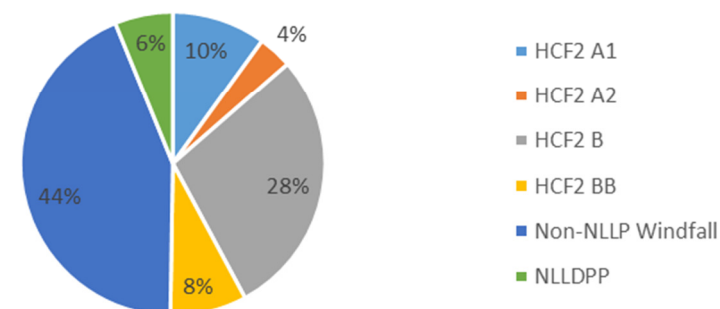


2 HOUSING

2.4 Existing Policy & Monitoring

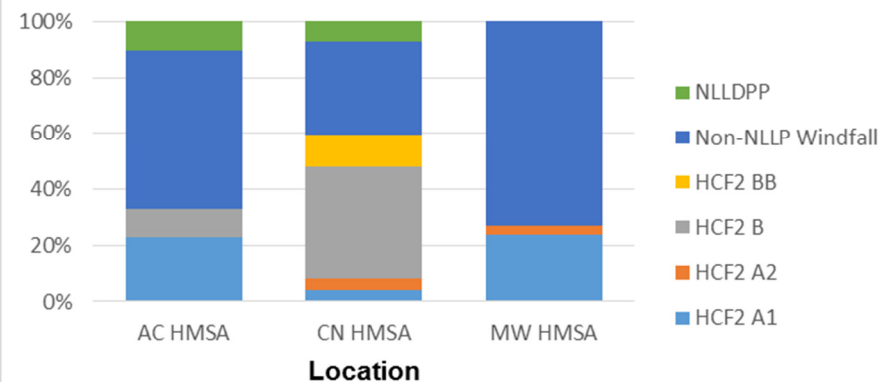
North Lanarkshire Social Rent (SR) Supply- Policy/Established Supply (Units)			
HCF2 A1			270
HCF2 A2			98
HCF2 B			772
HCF2 BB			220
Non-NLLP Windfall			1,179
NLLDPP			167
Total			2,706

2017 Housing Land Audit North Lanarkshire Social Rent (SR) Established Land Supply by Policy



Social Rent (SR) Supply by Location- Policy/Established Supply (Units)			
	AC HMSA	CN HMSA	MWHMSA
HCF2 A1	68	74	128
HCF2 A2	0	82	16
HCF2 B	30	742	0
HCF2 BB	N/A	220	N/A
Non-NLLP Windfall	169	618	392
NLLDPP	30	137	0
Total	297	1,873	536

2017 Housing Land Audit Social Rent (SR) Established Land Supply by Policy and Location

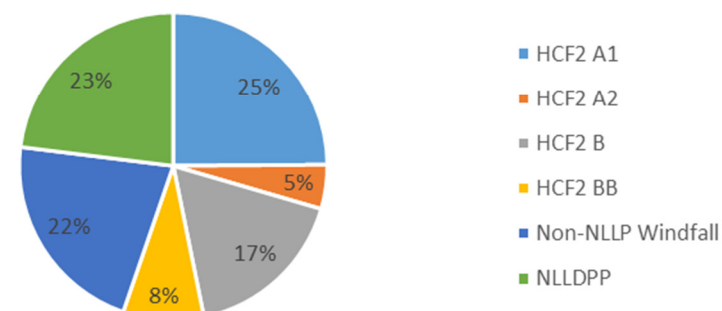


2 HOUSING

2.4 Existing Policy & Monitoring

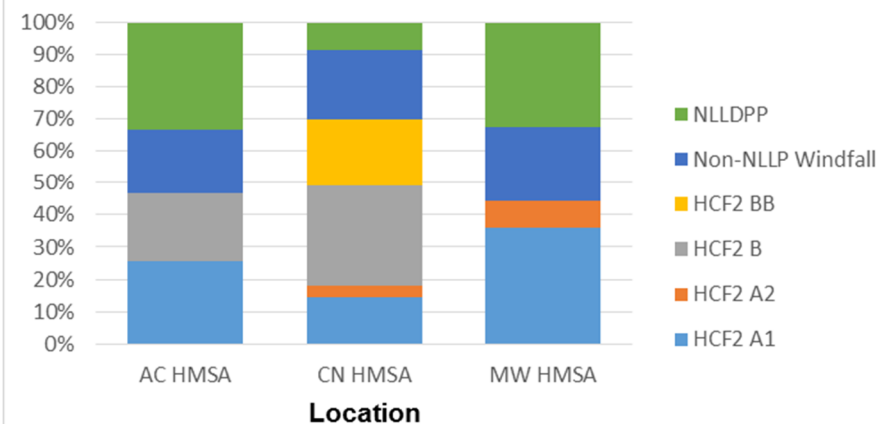
North Lanarkshire All-Tenure (ALL) Supply- Policy/Effective Supply (Units)			
HCF2 A1			2,507
HCF2 A2			465
HCF2 B			1,742
HCF2 BB			854
Non-NLLP Windfall			2,184
NLLDPP			2,321
Total			10,073

**2017 Housing Land Audit North Lanarkshire
All-Tenure (ALL) Effective Land Supply by
Policy**



All-Tenure (ALL) Supply by Location- Policy/Effective Supply (Units)			
	AC HMSA	CN HMSA	MW HMSA
HCF2 A1	589	582	1,336
HCF2 A2	0	149	316
HCF2 B	483	1,259	0
HCF2 BB	N/A	854	N/A
Non-NLLP Windfall	459	867	858
NLLDPP	757	352	1,212
Total	2,288	4,063	3,722

**2017 Housing Land Audit All-Tenure (ALL)
Effective Land Supply by Policy and Location**

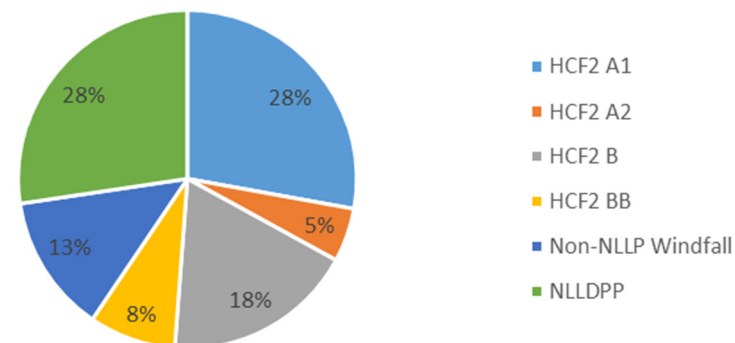


2 HOUSING

2.4 Existing Policy & Monitoring

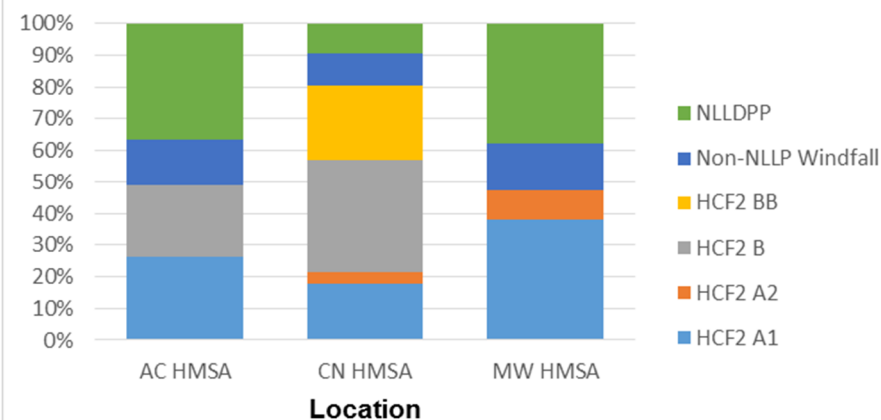
North Lanarkshire Private (Priv) Supply- Policy/Effective Supply (Units)			
HCF2 A1			2,257
HCF2 A2			415
HCF2 B			1,480
HCF2 BB			673
Non-NLLP Windfall			1,067
NLLDPP			2,217
Total			8,109

2017 Housing Land Audit North Lanarkshire Private (PRIV) Effective Land Supply by Policy



Private (PRIV) Supply by Location- Policy/Effective Supply (Units)			
	AC HMSA	CN HMSA	MWHMSA
HCF2 A1	521	508	1,228
HCF2 A2	0	115	300
HCF2 B	453	1,027	0
HCF2 BB	N/A	673	N/A
Non-NLLP Windfall	290	289	488
NLLDPP	727	278	1,212
Total	1,991	2,890	3,228

2017 Housing Land Audit Private (PRIV) Effective Land Supply by Policy and Location

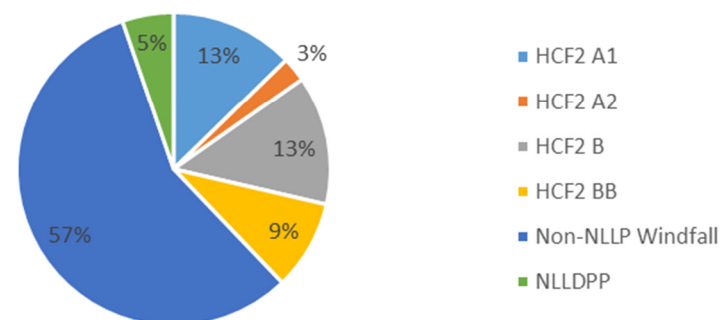


2 HOUSING

2.4 Existing Policy & Monitoring

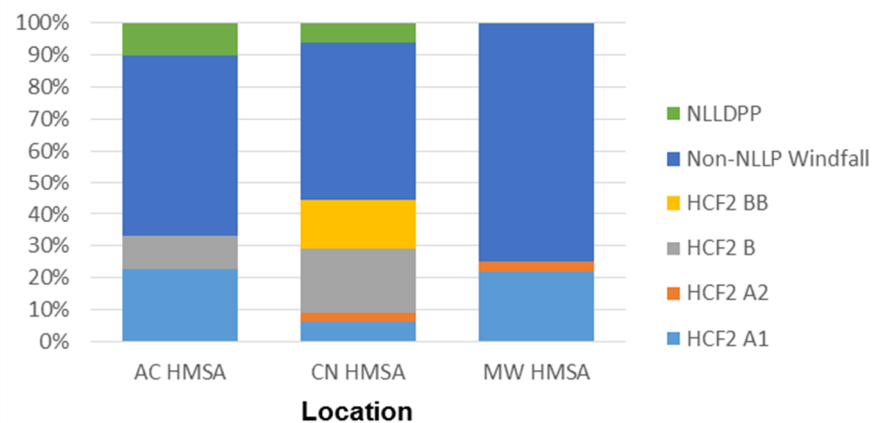
North Lanarkshire Social Rent (SR) Supply- Policy/Effective Supply (Units)			
HCF2 A1			250
HCF2 A2			50
HCF2 B			262
HCF2 BB			181
Non-NLLP Windfall			1,117
NLLDPP			104
Total			1,964

2017 Housing Land Audit North Lanarkshire Social Rent (SR) Effective Land Supply by Policy



Social Rent (SR) Supply by Location- Policy/Effective Supply (Units)			
	AC HMSA	CN HMSA	MW HMSA
HCF2 A1	68	74	108
HCF2 A2	0	34	16
HCF2 B	30	232	0
HCF2 BB	N/A	181	N/A
Non-NLLP Windfall	169	578	370
NLLDPP	30	74	0
Total	297	1,173	494

2017 Housing Land Audit Social Rent (SR) Effective Land Supply by Policy and Location



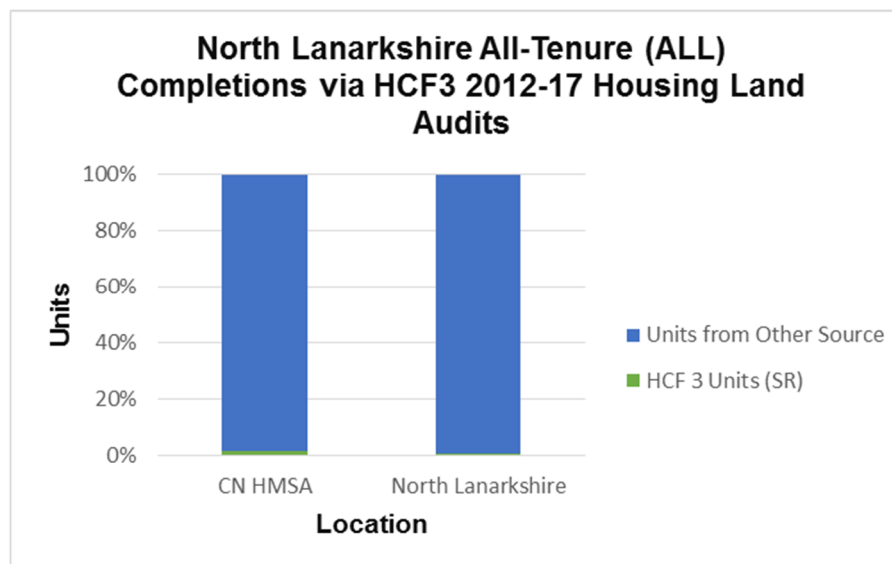
2 HOUSING

2.4 Existing Policy & Monitoring

HCF3 Assessing Affordable Housing Development

- 2.4.11 Adoption of the NLLP formalised affordable housing policy in North Lanarkshire. HCF3 applies to all sites in the CN HMSA not in the housing land supply in the 2008 HLA. In policy application, it is the all-tenure capacity that is the starting point for that process and an all-tenure approach forms the basis of this analysis.
- 2.4.12 As of the 2017 HLA, 24 social rent/affordable units have been delivered directly on-site by implementing the policy. This accounts for 1% of all-tenure CN HMSA completions and less than 0.5% of all-tenure completions in North Lanarkshire over the NLLP period being considered. Commuted sums of £360,365 have been received to be spent towards the provision of affordable housing in the CN HMSA.
- 2.4.13 When looked at alongside completions data presented in previous sections, 24 social rent units equates to 4% of CN HMSA social rent completions and 3% social rent completions in North Lanarkshire in the 2012-17 HLA period.

HCF 3 Affordable Housing Commuted Payments Received	
Period	2009-10 to 2016-17
Monies Received	£360,365
No of Sites	6
HCF 3 Affordable Housing Units Delivered	
Period	2009-10 to 2016-17
Units Delivered	24
No of Sites	2



2 HOUSING

2.4 Existing Policy & Monitoring

2.4.14 The application of HCF3 to sites in the housing land supply has a significant influence on supply levels. The impact on the all-tenure established and effective housing land supplies is quantified in the table and graphs below.

2.4.15 In the 2017 established land supply there were 50 sites where HCF3 could be applied, with an all-tenure established supply of 6,239 on the qualifying sites. 601 of those units are recorded as social rent effective supply via the application of HCF3 to supply. This represents 15% of the all-tenure CN HMSA effective land supply and 6% of the total all-tenure effective land supply for North Lanarkshire.

2.4.16 When considered in unison with 2017 HLA supply figures presented in previous sections, 601 units is 51% of the effective social rent housing land supply in the CN HMSA and 31% of total social rent effective land supply for North Lanarkshire.

north lanarkshire local plan, affordable housing
supplementary planning guidance note ES-SG B13

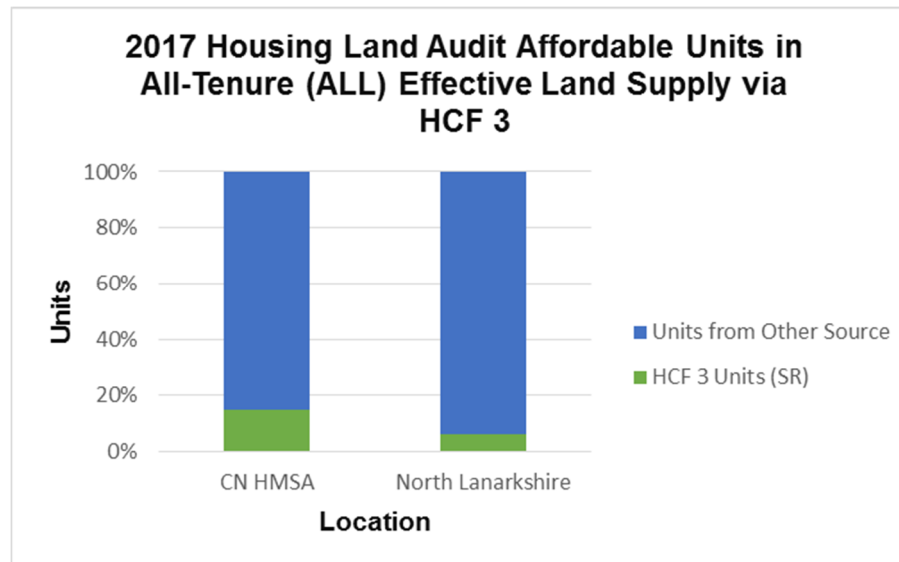
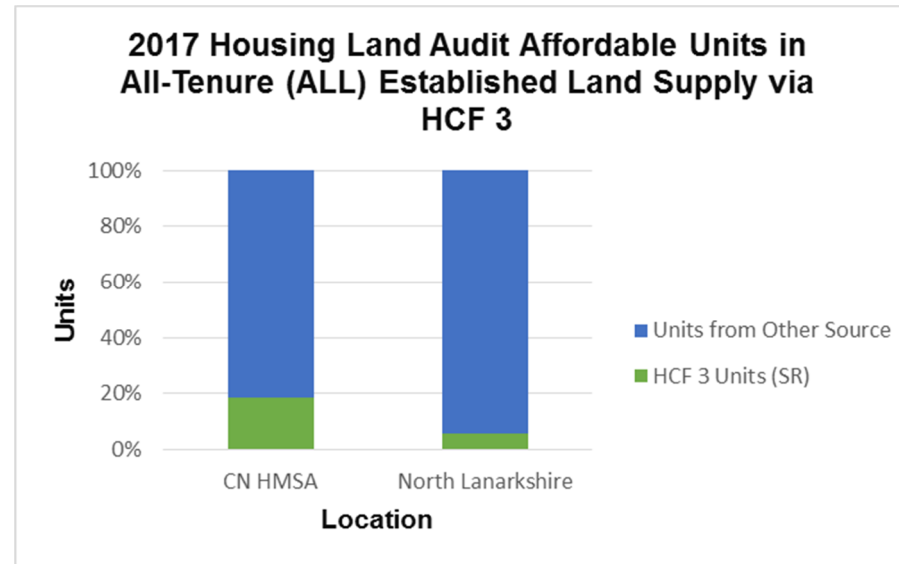


2017 Housing Land Audit HCF 3 Affordable Housing Policy Applicable Sites	
Number of Sites	50
All-Tenure Established Supply on Applicable Sites	6,239
Established Social Rent Supply Via Policy Application	1,301
Effective Social Rent Supply Via Policy Application	601

2 HOUSING

2.4 Existing Policy & Monitoring

2.4.17 It should be stressed that whilst the HLA factors in HCF3, actual provision levels and policy implementation issues are not within the remit of the Planning Service. Details of agreements reached in that regard are incorporated into the HLA when available, but where this is not possible, the policy is applied to relevant sites as stated in the NLLP or NLLDP (for sites proposed in that plan) in order to gauge tenure in future supply. Subsequently, provision levels on the sites where the policy has been applied as per the plan may change.



2 HOUSING

2.4 Existing Policy & Monitoring

Brownfield/Greenfield North Lanarkshire and the 3 HMSAs

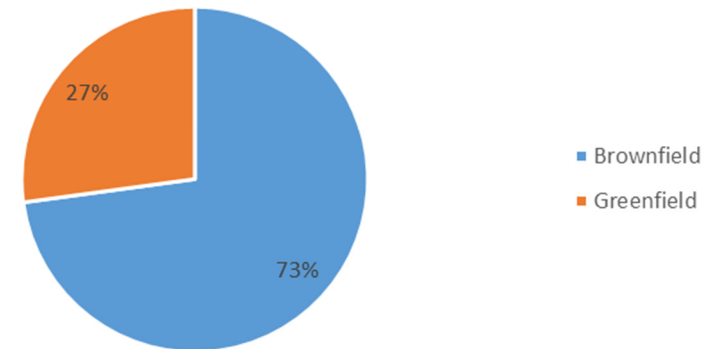
- 2.4.18 The NLLP has a development strategy aim of supporting regeneration. Development Strategy Policy DSP2 Location of Development in part B potential additions to planned land supplies prioritises urban regeneration using brownfield urban land and existing urban infrastructure. This however is part of a wider spatial strategy involving a mix of brownfield and greenfield land.
- 2.4.19 The graphs below show that over 73% of all-tenure completions in North Lanarkshire were recorded on brownfield land over the 2012-17 HLAs. This could indicate a degree of success in the development strategy aim, but should also be considered in terms of the NLLP spatial strategy.
- 2.4.20 When completions are considered annually, completions on brownfield land dropped from 83% in 2011-12 to 60% in 2016-17. Whilst this is a reduction in the proportion of development taking place on brownfield land it still represents success for the development strategy aim and NLLP spatial strategy. As presented earlier, only 8% of all-tenure completions occurred on land not promoted for housing by the NLLP over this period.
- 2.4.21 Overall, the role of greenfield land is increasing and this is more evident when brownfield/greenfield is considered in terms of the 2017 housing land supply.
- 2.4.22 In the 2017 HLA, 48% of the all-tenure established housing land supply was on brownfield land. A comparable figure of 47% comprises the brownfield element of the all-tenure effective supply.
- 2.4.23 This is not a failure of the regeneration aims of the NLLP. Almost half of future development remains proposed to take place on brownfield land. Rather it is recognition of the changing nature of North Lanarkshire where both brownfield and greenfield land have an important role to play in future development through the spatial strategy. As demonstrated earlier, the vast majority of units in established land and effective land supplies are present due to a development plan-led approach.
- 2.4.24 At North Lanarkshire level, private delivery and supply follow the same pattern as the all-tenure position. Social rent delivery and supply follows a different trajectory, where whilst most delivery has taken place on brownfield land, greater annual fluctuations can occur and the majority of future supply remains on brownfield.

2 HOUSING

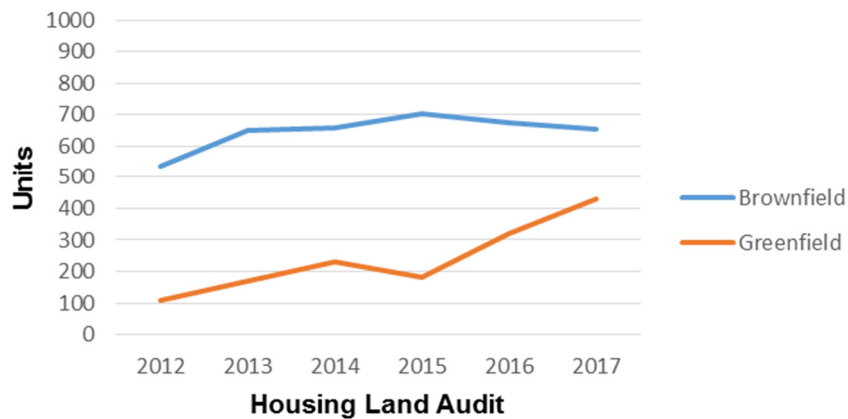
2.4 Existing Policy & Monitoring

North Lanarkshire All-Tenure (ALL) Completions- Land Type & Housing Land Audit						
Land Type	2012	2013	2014	2015	2016	2017
Brownfield	536	652	658	702	673	653
Greenfield	109	171	231	184	320	429
Total	645	823	889	886	993	1,082

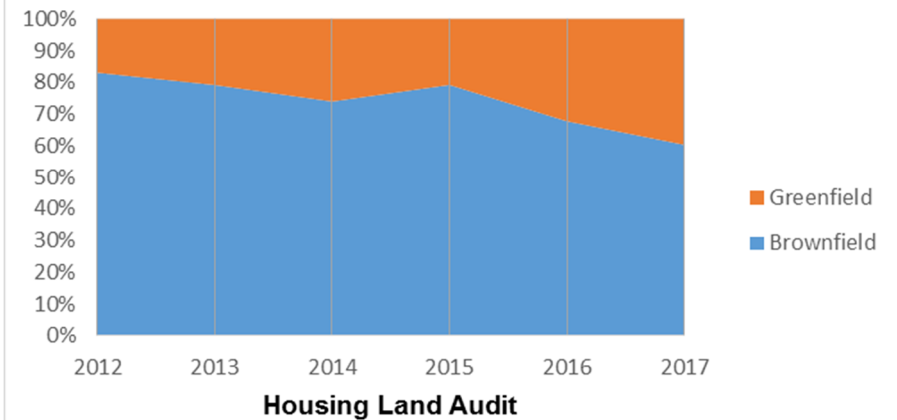
North Lanarkshire All-Tenure Completions by Land Type- 2012-17 Housing Land Audits



North Lanarkshire All-Tenure Annual Completions by Land Type



North Lanarkshire All-Tenure Annual Completions by Land Type



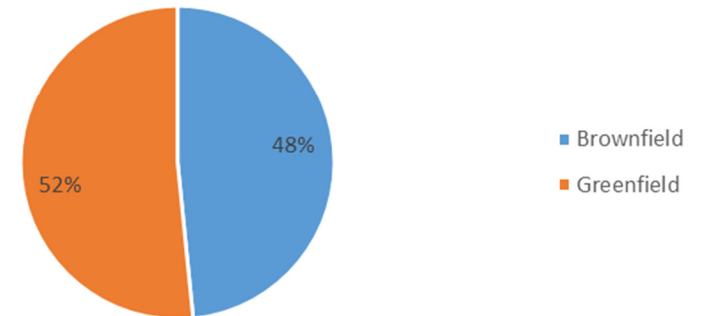
2 HOUSING

2.4 Existing Policy & Monitoring

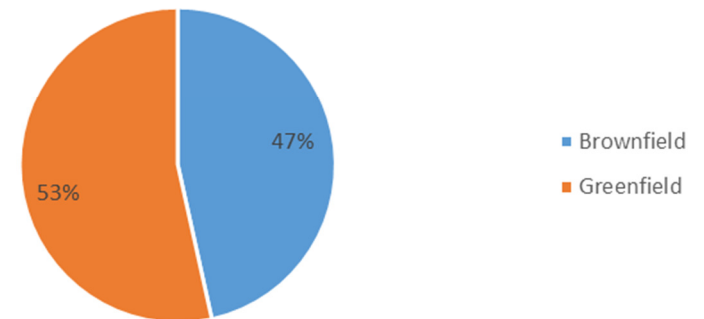
North Lanarkshire All-Tenure (ALL) Supply- Land Type/ Established Supply (Units)		
	Brownfield	Greenfield
Total	10,753	11,459

North Lanarkshire All-Tenure (ALL) Supply- Land Type/ Effective Supply (Units)		
	Brownfield	Greenfield
Total	4,687	5,386

**2017 Housing Land Audit North Lanarkshire
All-Tenure (ALL) Established Land Supply by
Land Type**



**2017 Housing Land Audit North Lanarkshire
All-Tenure (ALL) Effective Land Supply by
Land Type**

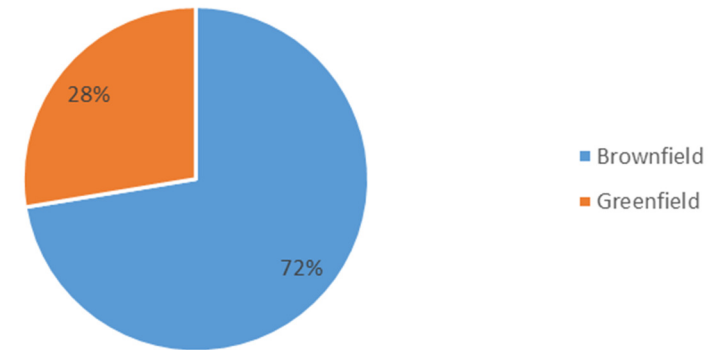


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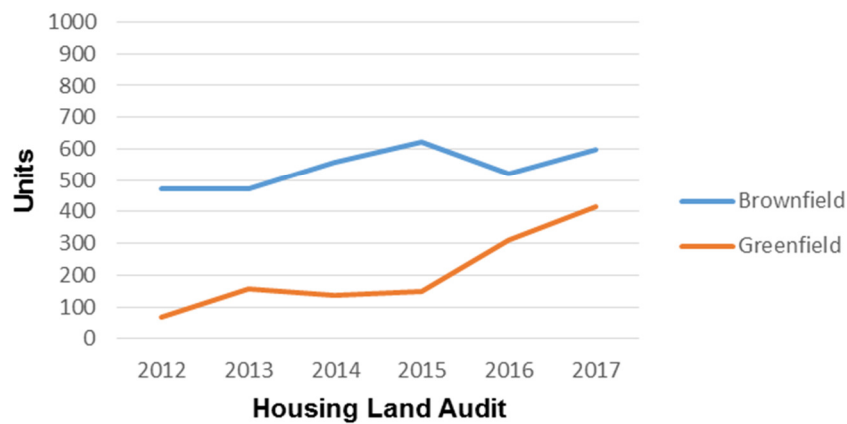
2.4 Existing Policy & Monitoring

North Lanarkshire Private (PRIV) Completions- Land Type & Housing Land Audit						
Land Type	2012	2013	2014	2015	2016	2017
Brownfield	471	472	556	621	521	599
Greenfield	69	157	136	149	310	415
Total	540	629	692	770	831	1,014

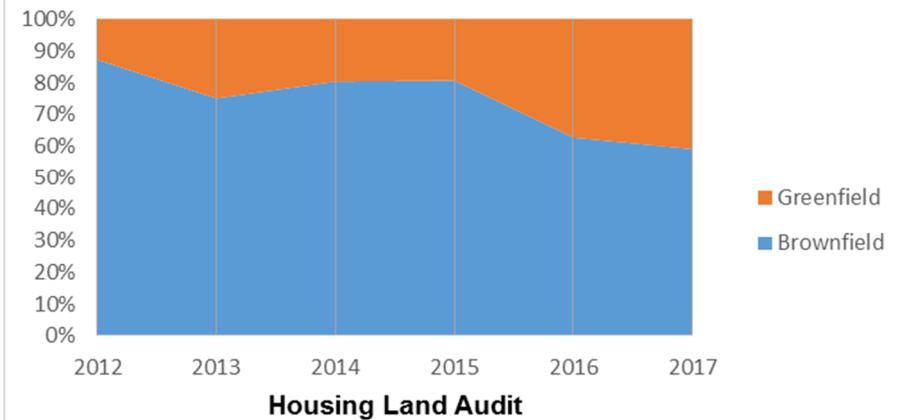
North Lanarkshire Private Completions by Land Type- 2012-17 Housing Land Audits



North Lanarkshire Private Annual Completions by Land Type



North Lanarkshire Private Annual Completions by Land Type



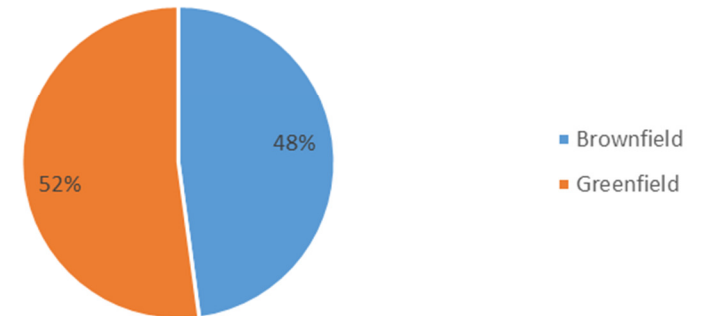
2 HOUSING

2.4 Existing Policy & Monitoring

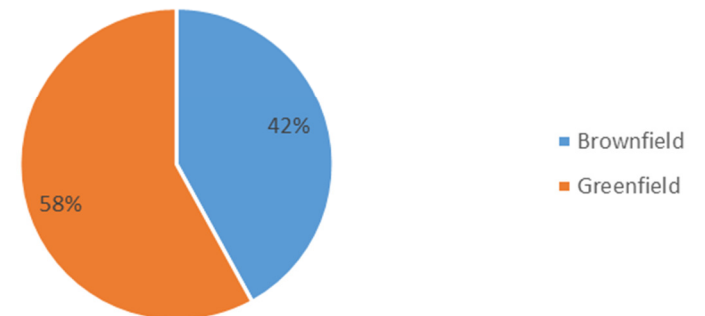
North Lanarkshire Private (PRIV) Supply- Land Type/Established Supply (Units)		
	Brownfield	Greenfield
Total	9,335	10,171

North Lanarkshire Private (PRIV) Supply- Land Type/Effective Supply (Units)		
	Brownfield	Greenfield
Total	3,404	4,705

**2017 Housing Land Audit North Lanarkshire
Private (PRIV) Established Land Supply by
Land Type**



**2017 Housing Land Audit North Lanarkshire
Private (PRIV) Effective Land Supply by Land
Type**

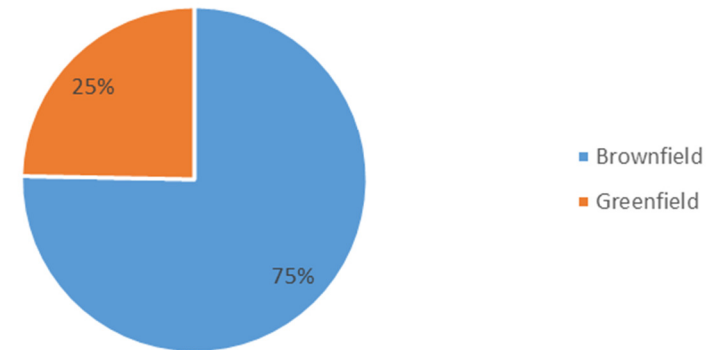


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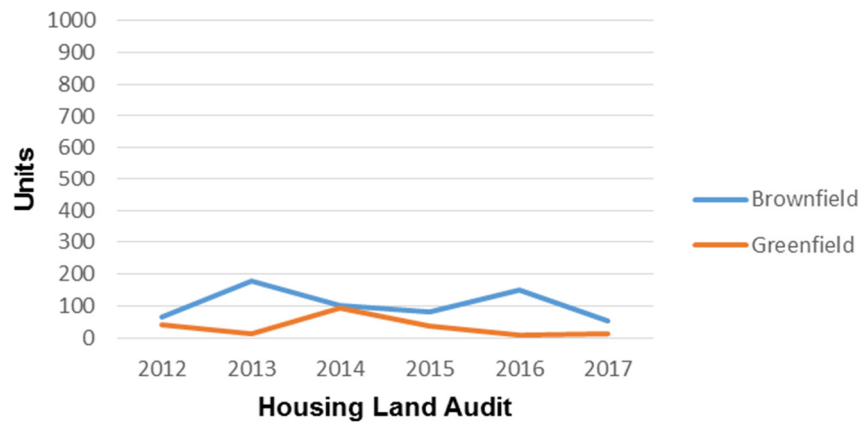
2.4 Existing Policy & Monitoring

North Lanarkshire Social Rent (SR) Completions- Land Type & Housing Land Audit						
Land Type	2012	2013	2014	2015	2016	2017
Brownfield	65	180	102	81	152	54
Greenfield	40	14	95	35	10	14
Total	105	194	197	116	162	68

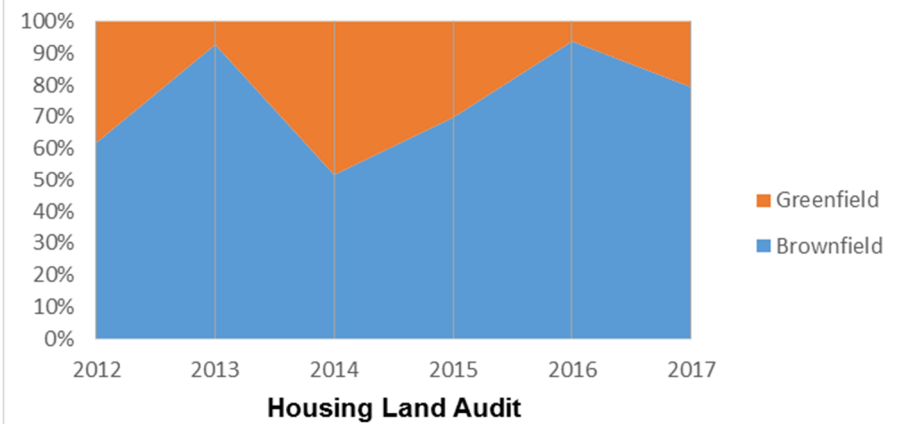
North Lanarkshire Social Rent Completions by Land Type- 2012-17 Housing Land Audits



North Lanarkshire Social Rent Annual Completions by Land Type



North Lanarkshire Social Rent Annual Completions by Land Type

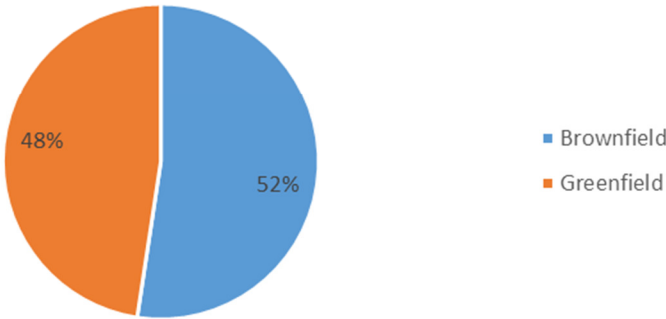


2 HOUSING

2.4 Existing Policy & Monitoring

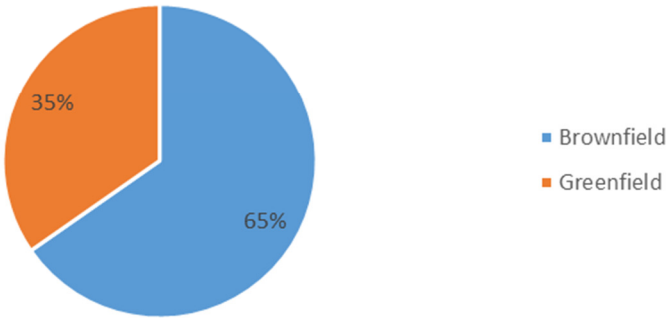
North Lanarkshire Social Rent (SR) Supply- Land Type/Established Supply (Units)		
	Brownfield	Greenfield
Total	1,418	1,288

2017 Housing Land Audit North Lanarkshire
Social Rent (SR) Established Land Supply by
Land Type



North Lanarkshire Social Rent (SR) Supply- Land Type/Effective Supply (Units)		
	Brownfield	Greenfield
Total	1,283	681

2017 Housing Land Audit North Lanarkshire
Social Rent (SR) Effective Land Supply by
Land Type



2 HOUSING

2.4 Existing Policy & Monitoring

- 2.4.25 The brownfield/greenfield split is not the same in the HMSAs as it is across North Lanarkshire.
- 2.4.26 In the AC HMSA, 93% of all-tenure completions recorded in the 2012-17 HLAs combined were on brownfield land. However in the 2012 HLA, 99% of the all-tenure AC HMSA completions were on brownfield land and by the 2017 HLA, this figure dropped to 85%.
- 2.4.27 In the 2017 HLA, all-tenure the proportion of future supply split brownfield/greenfield in both the established and effective housing land supplies is greater on greenfield land. 67% of the established supply and 63% of the effective supply in the AC HMSA is on greenfield land.
- 2.4.28 All-tenure completions and supply shown here in the AC HMSA show the role of greenfield land increasing in the HMSA. This perhaps reflects changes in the AC HMSA regarding large brownfield urban regeneration opportunities. Many of these have now been redeveloped or are in that process. As settlements grow in the future, greenfield expansion may need to be considered more as well as brownfield regeneration. It is also relevant that during the NLLDP process, a housing supply issue emerged in AC HMSA requiring land release in this area.



New Brownfield Private Housing Development, Coltness, Wishaw

2 HOUSING

2.4 Existing Policy & Monitoring

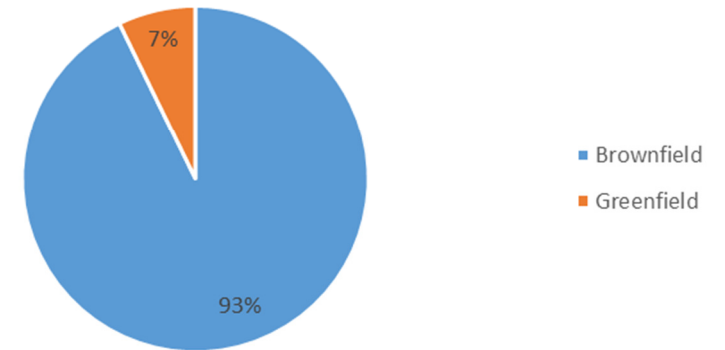
- 2.4.29 The all-tenure completions and supply pattern is mirrored by private completions and supply in the AC HMSA, however all social rent completions occurred on brownfield land and brownfield land comprises the majority of social rent supply.
- 2.4.30 The CN HMSA, including one of Scotland's new towns, does not have the same industrial heritage as other parts of North Lanarkshire. As a result greenfield land historically plays a more prominent role here than the other HMSAs.
- 2.4.31 55% of all-tenure CN HMSA completions in the 2012-17 HLAs were on greenfield land. 78% of the all-tenure CN HMSA established supply and 72% of all-tenure CN HMSA effective supply is also on greenfield land.
- 2.4.32 Whilst the all-tenure CN HMSA completions suggest a close split between brownfield and greenfield land, the role of greenfield land in future supply is projected to be greater than in the previous completions data presented. This is a product of the history and geography of the CN HMSA compared to the other HMSAs.
- 2.4.33 In the CN HMSA the majority of private completions during the 2012-17 HLA period took place on greenfield land whereas the majority of social rent completions occurred on brownfield land. Most future supply for private and social rent is on greenfield land except for effective social rent housing supply where there is a majority brownfield component. This is possibly a result of the nature of sites available and suitable of social housing development in the CN HMSA, excluding greenfield sites subject to HCF3, and the role social housing can have in regeneration.
- 2.4.34 In the MW HMSA, 84% of all-tenure completions in the 2012-17 HLAs took place on brownfield land. Considered annually, this figure dropped to 69% in the 2017 HLA. In the 2017 HLA, all-tenure 74% of the established housing land supply and 72% of the effective supply is on brownfield land.
- 2.4.35 The high level of brownfield MW HMSA all-tenure completions and higher than other HMSAs level of brownfield land in the housing land supply, at levels consistent across both all-tenure established and effective figures, suggests brownfield land and subsequent regeneration linked to past industrial heritage remains influential an feature in the MW HMSA. It should be noted that the MW HMSA contains Ravenscraig, which at one point was the largest brownfield regeneration opportunity in Europe.
- 2.4.36 Private completions, and private and social rent supply figures have the same characteristics as the all-tenure equivalents. Like the AC HMSA, all social rent completions took place on brownfield land.

2 HOUSING

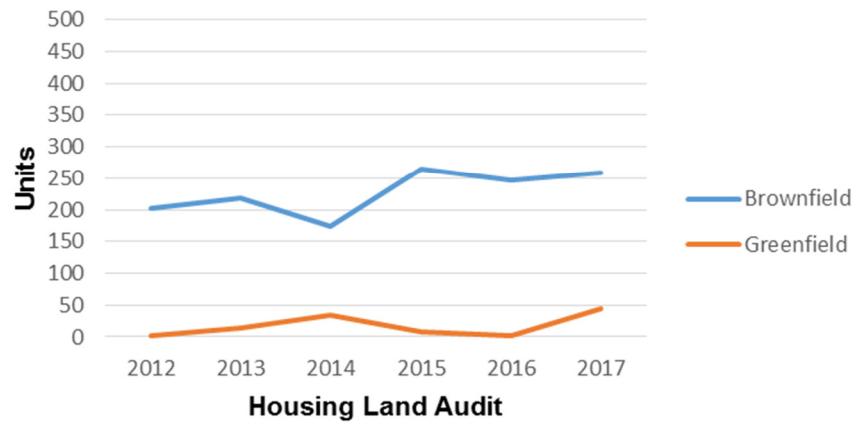
2.4 Existing Policy & Monitoring

AC HMSA All-Tenure (ALL) Completions- Land Type & Housing Land Audit						
Land Type	2012	2013	2014	2015	2016	2017
Brownfield	202	218	173	264	246	259
Greenfield	2	15	35	9	1	44
Total	204	233	208	273	247	303

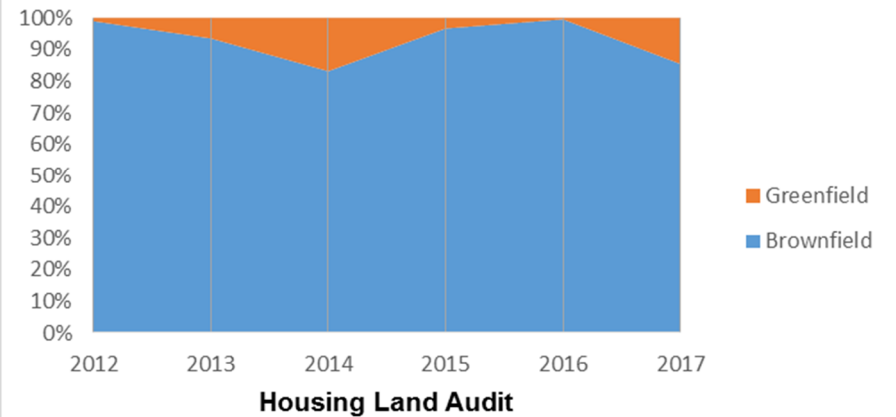
AC HMSA All-Tenure Completions by Land Type- 2012-17 Housing Land Audits



AC HMSA All-Tenure Annual Completions by Land Type



AC HMSA All-Tenure Annual Completions by Land Type

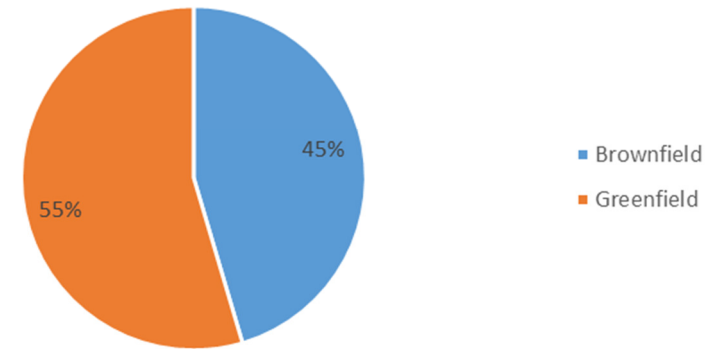


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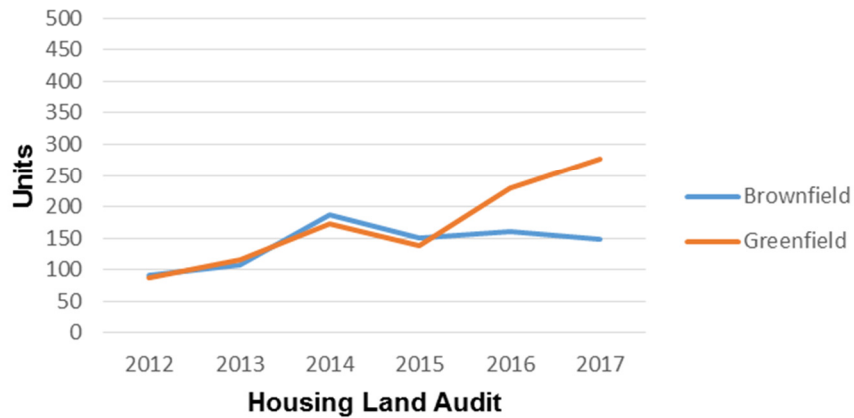
2.4 Existing Policy & Monitoring

CN HMSA All-Tenure (ALL) Completions- Land Type & Housing Land Audit						
Land Type	2012	2013	2014	2015	2016	2017
Brownfield	91	108	188	151	160	149
Greenfield	87	116	172	138	229	276
Total	178	224	360	289	389	425

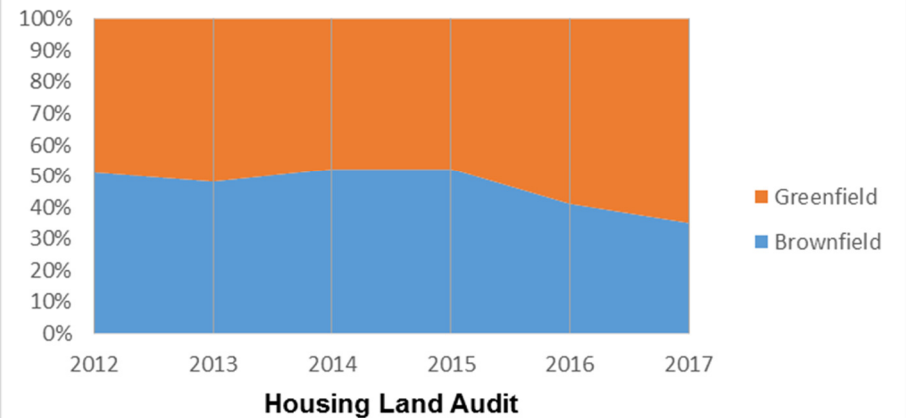
CN HMSA All-Tenure Completions by Land Type- 2012-17 Housing Land Audits



CN HMSA All-Tenure Annual Completions by Land Type



CN HMSA All-Tenure Annual Completions by Land Type

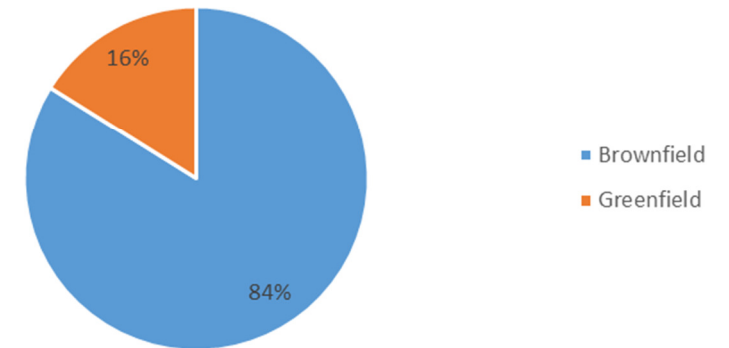


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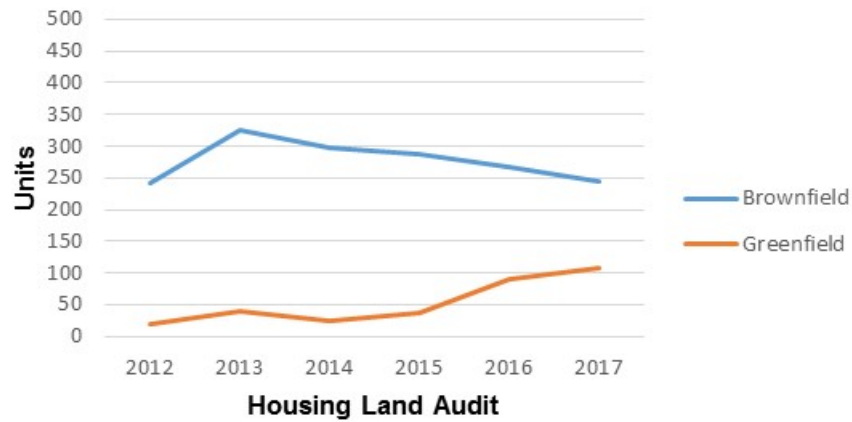
2.4 Existing Policy & Monitoring

MW HMSA All-Tenure (ALL) Completions- Land Type & Housing Land Audit						
Land Type	2012	2013	2014	2015	2016	2017
Brownfield	243	326	297	287	267	245
Greenfield	20	40	24	37	90	109
Total	263	366	321	324	357	354

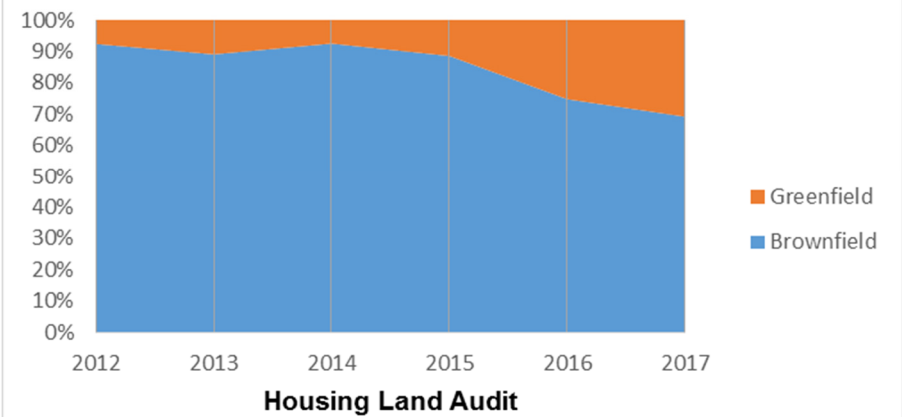
MW HMSA All-Tenure Completions by Land Type- 2012-17 Housing Land Audits



MW HMSA All-Tenure Annual Completions by Land Type



MW HMSA All-Tenure Annual Completions by Land Type



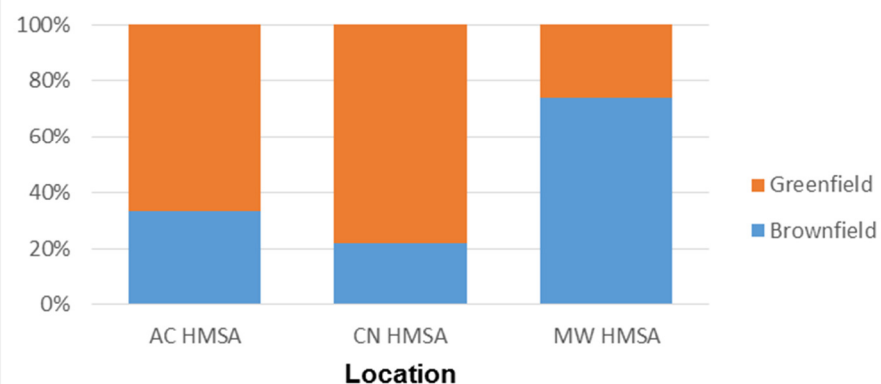
2 HOUSING

2.4 Existing Policy & Monitoring

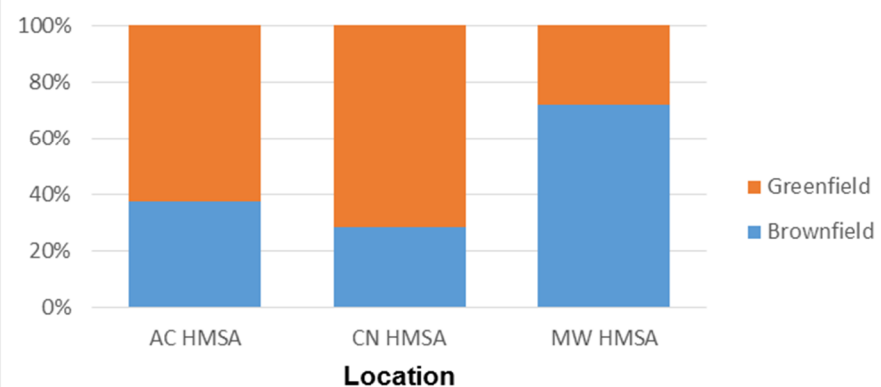
All-Tenure (ALL) Supply by Location- Land Type/Established Supply (Units)					Brownfield	Greenfield
AC HMSA					1,649	3,298
CN HMSA					1,541	5,489
MW HMSA					7,563	2,672
Total					10,753	11,459

All-Tenure (ALL) Supply by Location- Land Type/Effective Supply (Units)					Brownfield	Greenfield
AC HMSA					855	1,433
CN HMSA					1,154	2,909
MW HMSA					2,678	1,044
Total					4,687	5,386

**2017 Housing Land Audit All-Tenure (ALL)
Established Land Supply by Land Type and
Location**



**2017 Housing Land Audit All-Tenure (ALL)
Effective Land Supply by Land Type and
Location**

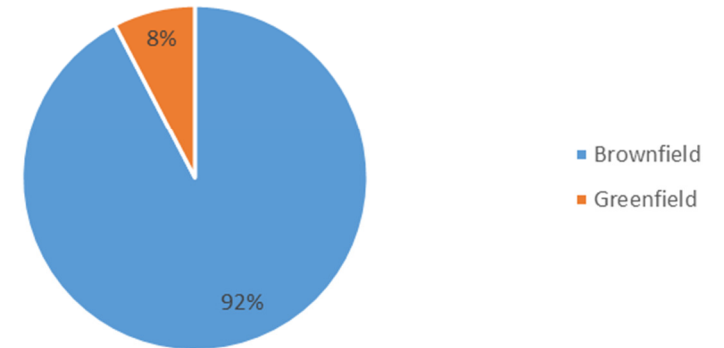


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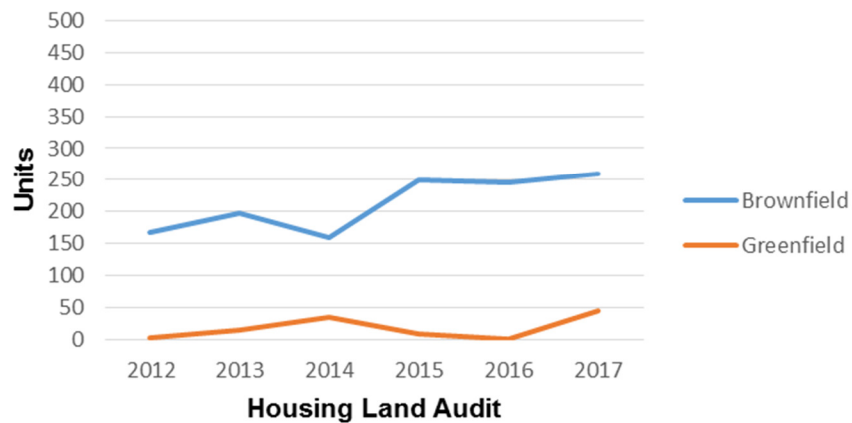
2.4 Existing Policy & Monitoring

AC HMSA Private (PRIV) Completions- Land Type & Housing Land Audit						
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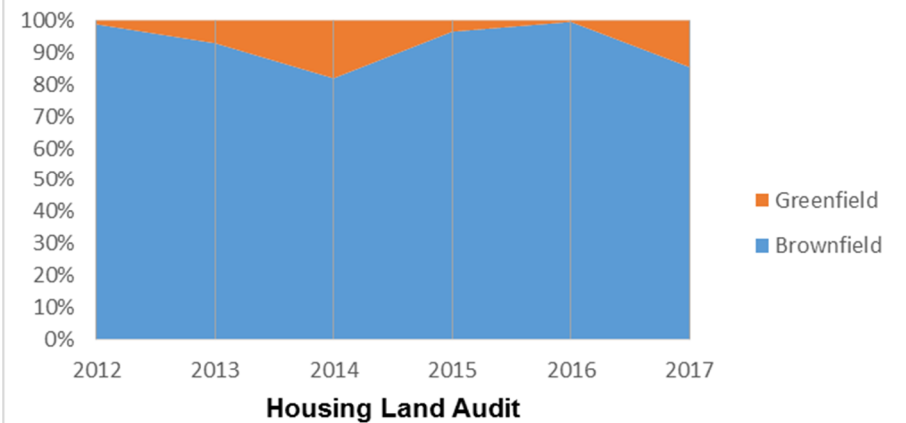
**AC HMSA Private Completions by Land Type-
2012-17 Housing Land Audits**



**AC HMSA Private Annual Completions by
Land Type**



**AC HMSA Private Annual Completions by
Land Type**

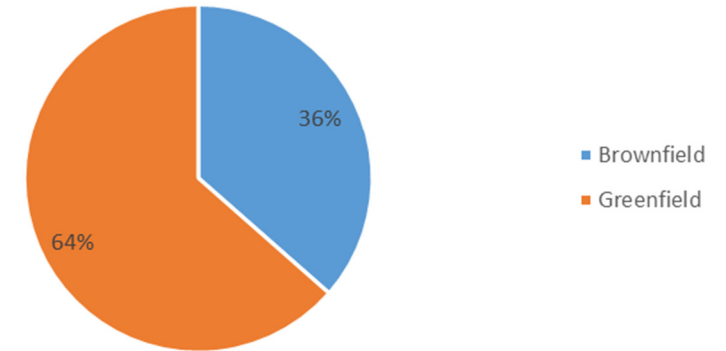


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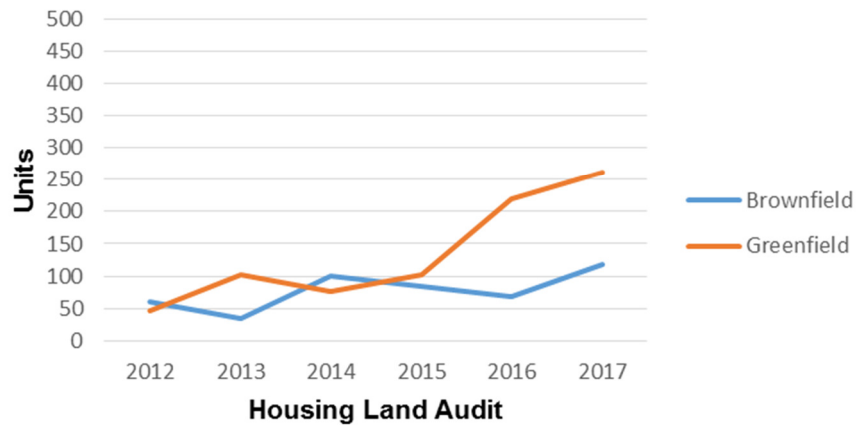
2.4 Existing Policy & Monitoring

CN HMSA Private (PRIV) Completions- Land Type & Housing Land Audit						
Land Type	2012	2013	2014	2015	2016	2017
Brownfield	60	35	100	84	68	118
Greenfield	47	102	77	103	219	262
Total	107	137	177	187	287	380

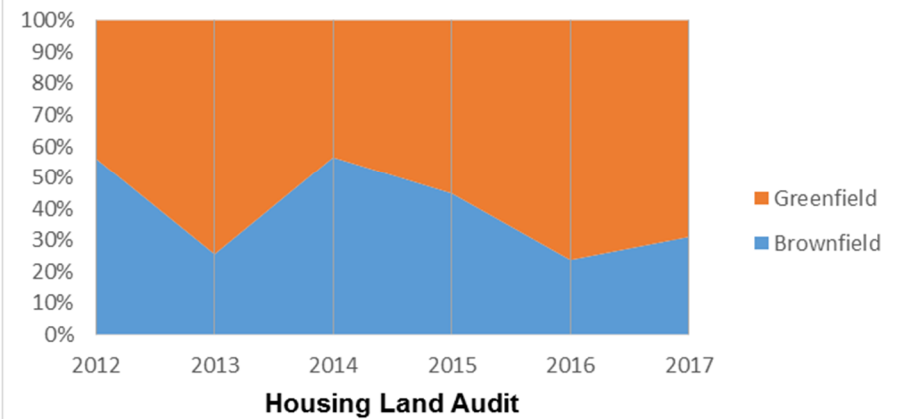
**CN HMSA Private Completions by Land Type-
2012-17 Housing Land Audits**



**CN HMSA Private Annual Completions by
Land Type**



**CN HMSA Private Annual Completions by
Land Type**

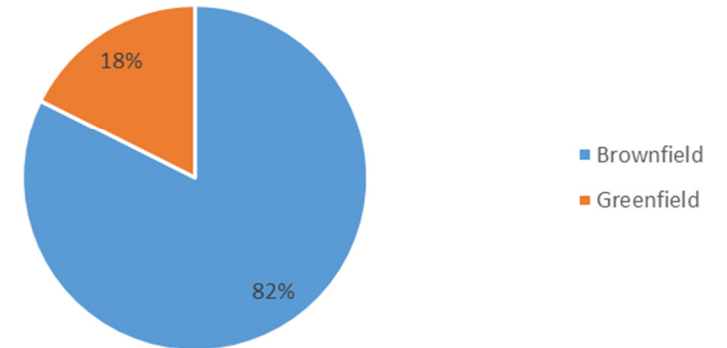


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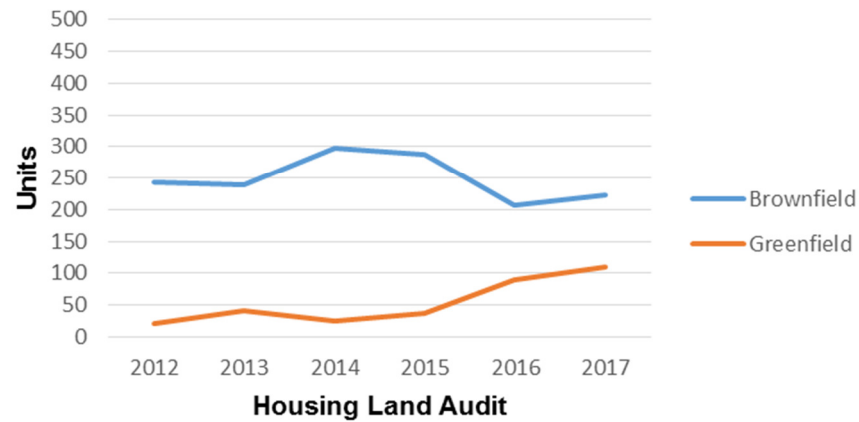
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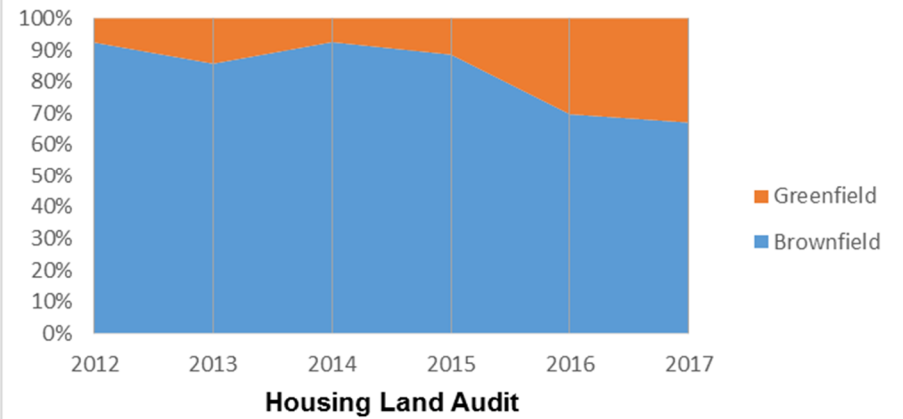
**MW HMSA Private Completions by Land Type-
2012-17 Housing Land Audits**



**MW HMSA Private Annual Completions by
Land Type**



**MW HMSA Private Annual Completions by
Land Type**



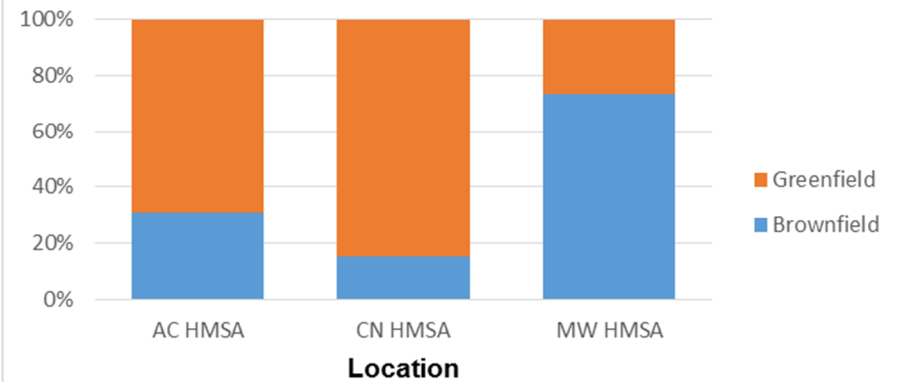
2 HOUSING

2.4 Existing Policy & Monitoring

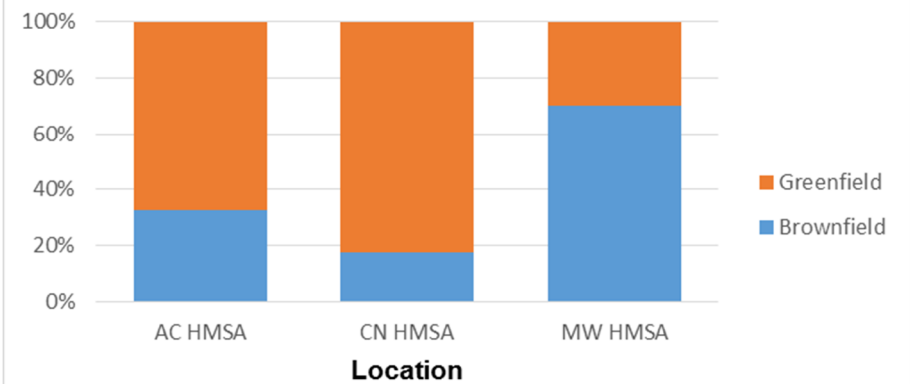
Private (PRIV) Supply by Location- Land Type/Established Supply (Units)					Brownfield	Greenfield
AC HMSA					1,440	3,210
CN HMSA					794	4,363
MW HMSA					7,101	2,598
Total					9,335	10,171

Private (PRIV) Supply by Location- Land Type/Effective Supply (Units)					Brownfield	Greenfield
AC HMSA					646	1,345
CN HMSA					500	2,390
MW HMSA					2,258	970
Total					3,404	4,705

**2017 Housing Land Audit Private (PRIV)
Established Land Supply by Land Type and
Location**



**2017 Housing Land Audit Private (PRIV)
Effective Land Supply by Land Type and
Location**

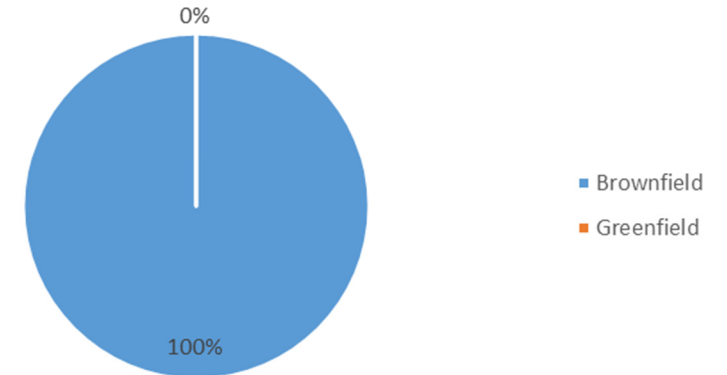


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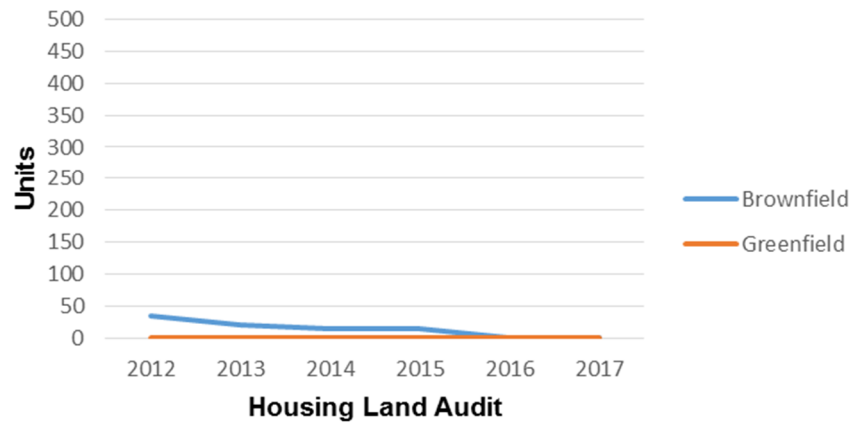
2.4 Existing Policy & Monitoring

AC HMSA Social Rent (SR) Completions- Land Type & Housing Land Audit						
Land Type	2012	2013	2014	2015	2016	2017
Brownfield	34	21	14	14	0	0
Greenfield	0	0	0	0	0	0
Total	34	21	14	14	0	0

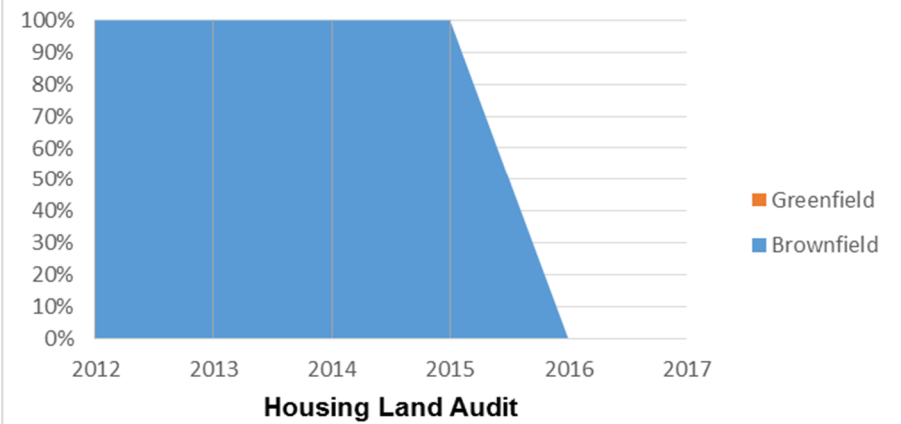
AC HMSA Social Rent Completions by Land Type- 2012-17 Housing Land Audits



AC HMSA Social Rent Annual Completions by Land Type



AC HMSA Social Rent Annual Completions by Land Type

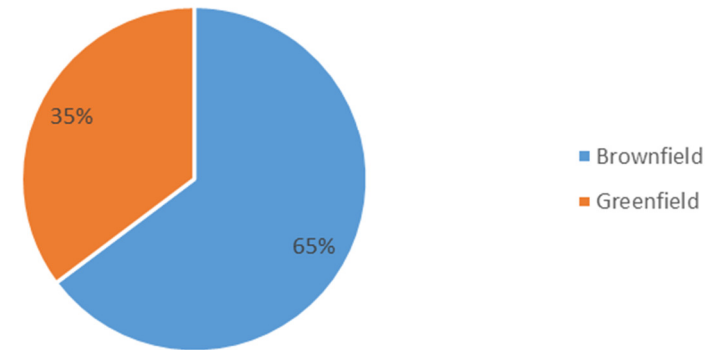


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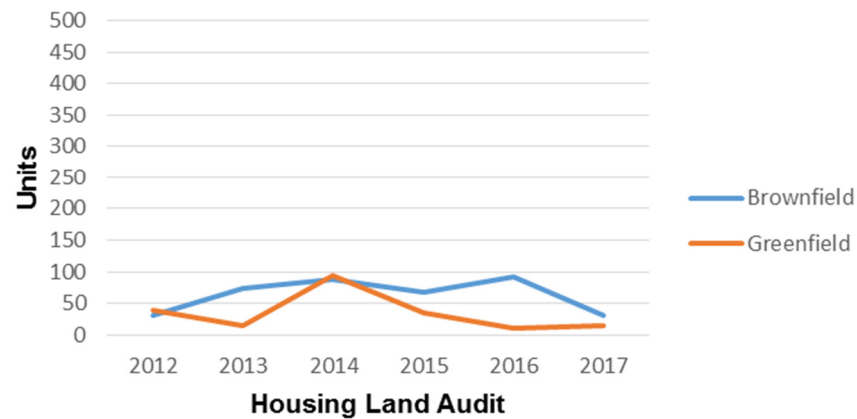
2.4 Existing Policy & Monitoring

CN HMSA Social Rent (SR) Completions- Land Type & Housing Land Audit						
Land Type	2012	2013	2014	2015	2016	2017
Brownfield	31	73	88	67	92	31
Greenfield	40	14	95	35	10	14
Total	71	87	183	102	102	45

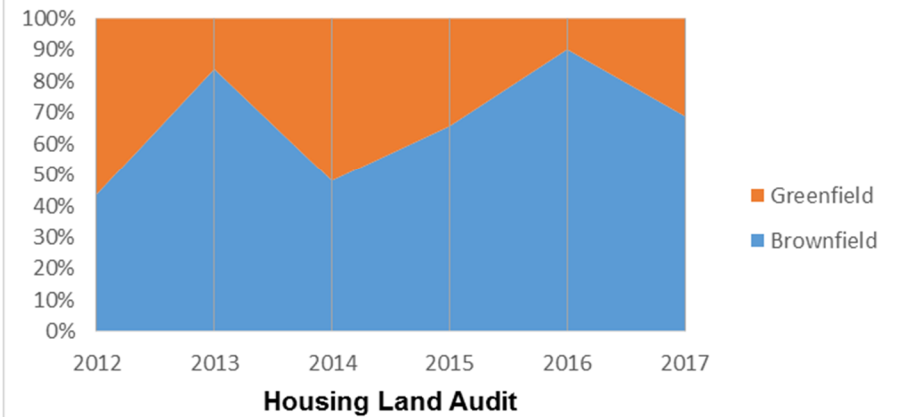
CN HMSA Social Rent Completions by Land Type- 2012-17 Housing Land Audits



CN HMSA Social Rent Annual Completions by Land Type



CN HMSA Social Rent Annual Completions by Land Type

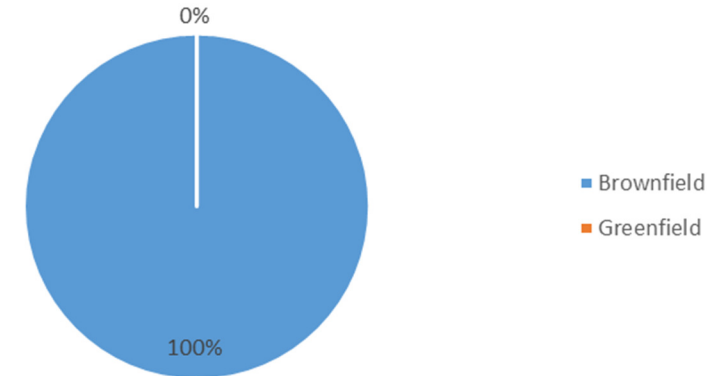


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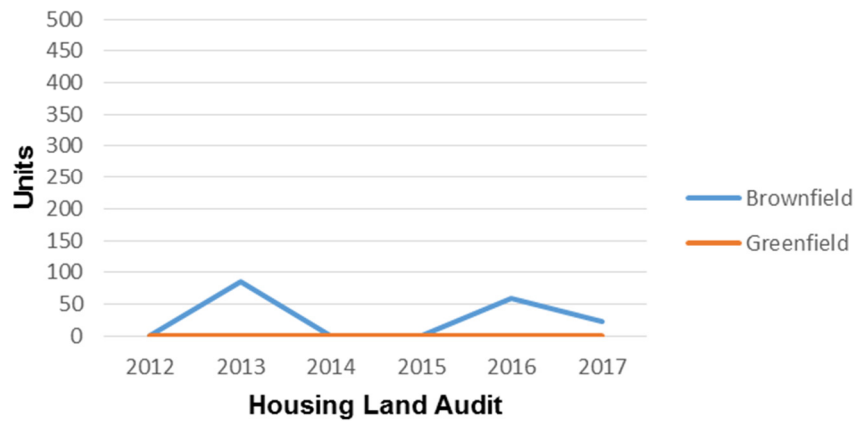
2.4 Existing Policy & Monitoring

MW HMSA Social Rent (MW) Completions- Land Type & Housing Land Audit						
Land Type	2012	2013	2014	2015	2016	2017
Brownfield	0	86	0	0	60	23
Greenfield	0	0	0	0	0	0
Total	0	86	0	0	60	23

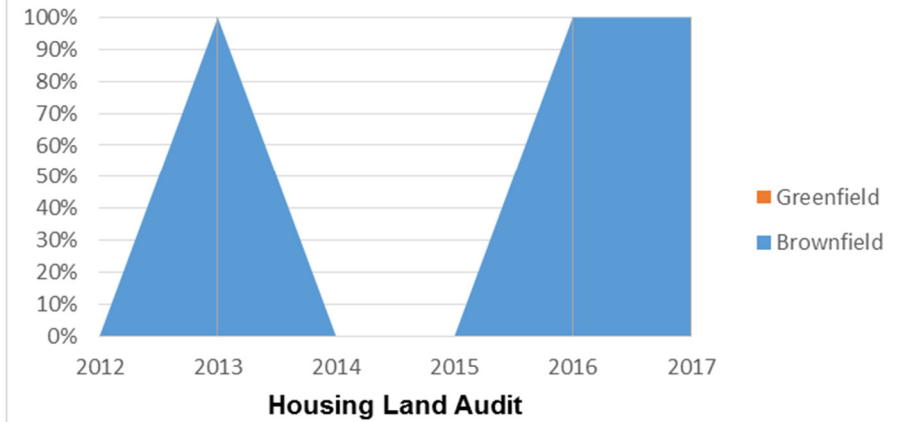
MW HMSA Social Rent Completions by Land Type- 2012-17 Housing Land Audits



MW HMSA Social Rent Annual Completions by Land Type



MW HMSA Social Rent Annual Completions by Land Type



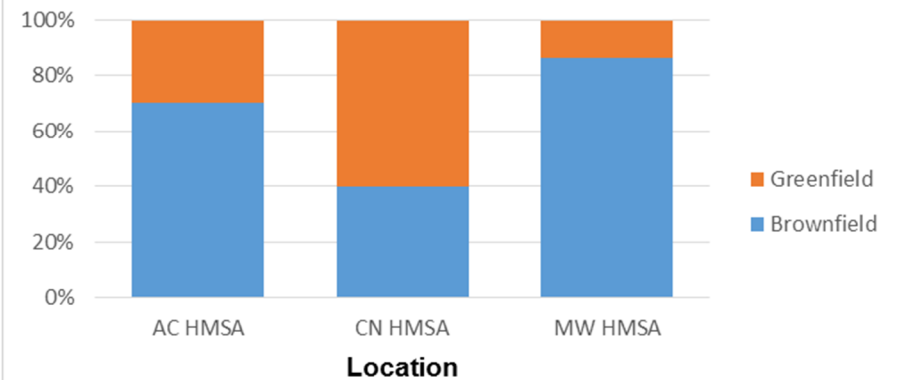
2 HOUSING

2.4 Existing Policy & Monitoring

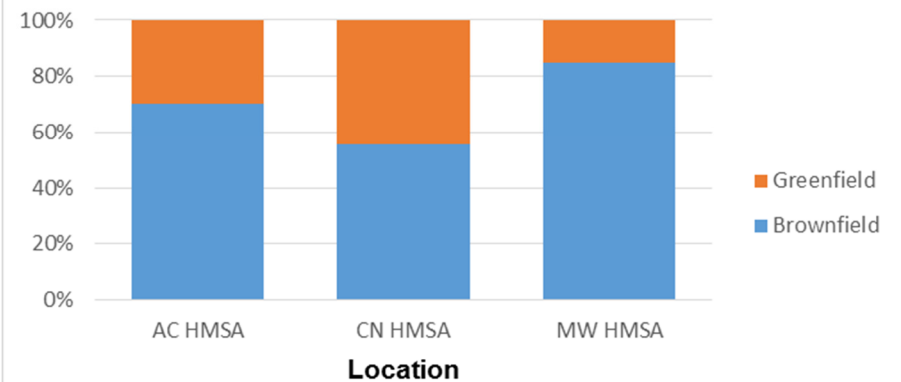
Social Rent (SR) Supply by Location- Land Type/Established Supply (Units)					Brownfield	Greenfield
AC HMSA					209	88
CN HMSA					747	1,126
MWHMSA					462	74
Total					1,418	1,288

Social Rent (SR) Supply by Location- Land Type/Effective Supply (Units)					Brownfield	Greenfield
AC HMSA					209	88
CN HMSA					654	519
MWHMSA					420	74
Total					1,283	681

**2017 Housing Land Audit Social Rent (SR)
Established Land Supply by Land Type and
Location**



**2017 Housing Land Audit Social Rent (SR)
Effective Land Supply by Land Type and
Location**



2 HOUSING

2.4 Existing Policy & Monitoring

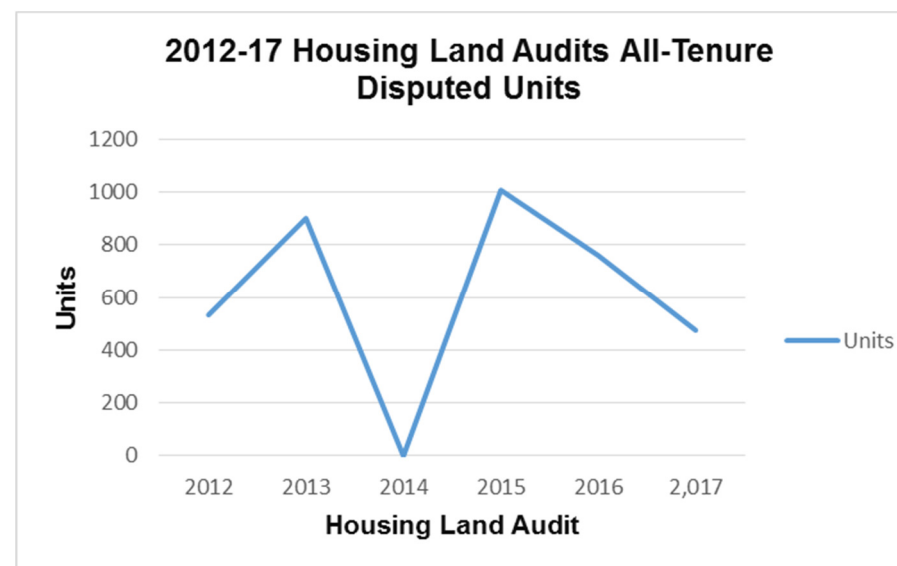
Disputed Sites or Units

2.4.37 North Lanarkshire Council liaises closely with HfS regarding the HLA and the effectiveness/programming of sites. Following dialogue between both parties, if no agreement is reached for the recording of a site/s, HfS can request that the effective programming of the site/s or a number of the effective units programmed on the site/s be recorded as Disputed. Where this occurs, the number of total Disputed units is recorded and displayed as part of the HLA record when the final agreed dataset is published.

2.4.38 Only units in the effective programming can be subject to this request by HfS. Units not included in the effective programming are already considered non-effective and subsequently not included in any assessment of the effective supply (such as the application of the PPF formula to the 2017 HLA effective housing land supply figures).

2.4.39 As disputes do not represent North Lanarkshire Council's view of sites in the HLA, their impact is not included in any of the work presented in this report. This view is supported by PAN 2/2010 where no credence is attached to disputes. Below however is a table and graph showing the number of Disputed units and the number of sites/HLA records this relates to in the 2012-17 HLAs. The level of dispute varies audit-to-audit. In the 2017 HLA this is at its second lowest point in the period being considered. It should be noted that in the HLA, a separate record exists for each tenure on a site which influences the Site/HLA Records figure.

North Lanarkshire All-Tenure Disputed Units by Housing Land Audit						
	2012	2013	2014	2015	2016	2,017
Units	531	899	0	1009	759	475
Sites/HLA Records	14	20	0	22	19	3



2 HOUSING

2.4 Existing Policy & Monitoring

Removed Sites

2.4.40 As part of the HLA process, the effectiveness of a site is determined and the site is programmed accordingly. This can also involve removing the site entirely from the HLA.

2.4.41 North Lanarkshire Council committed to an intensive review of sites in the HLA as the development plan context moved from the NLLP to the NLLDP. With the 2017 HLA being the base data for the NLLDP and its relationship to the adoption date of the NLLP allowing proposals in the NLLP almost a full plan cycle to come forward, the 2017 HLA was viewed as the pivotal HLA to deliver significant review.

2.4.42 In the 2017 HLA process, 66 sites/records were removed from the all-tenure established housing land supply with a total all-tenure capacity of 1,322 units. Further significant removals were made in the 2015 and 2016 HLAs and in those 3 years a combined capacity of 2,796 all-tenure units was removed on 90 sites/records from the all-tenure established supply.

North Lanarkshire All-Tenure Removed Capacity by Housing Land Audit				
	2015	2016	2019	Total
Units	147	1,327	1,322	2,796
Sites/HLA Records	5	19	66	90



Housing Site developed for Alternative Use (Leisure & Recreation), Bellshill

2 HOUSING

2.4 Existing Policy & Monitoring

NLLP Adoption and Structure Plan Issues

- 2.4.43 Scottish Ministers expressed concern over large scale land releases and supply effectiveness during NLLP adoption, and the NLLP examination revealed a shortfall in private effective supply in the CN HMSA. Whilst the Reporters allocated additional land to meet the shortfall, this did not fully address the shortage. The effectiveness of the 2017 housing land supply has already been demonstrated but the remaining issues will now be discussed along with overall structure plan requirements.



Gartcosh / Glenboig Community Growth Area (CGA)

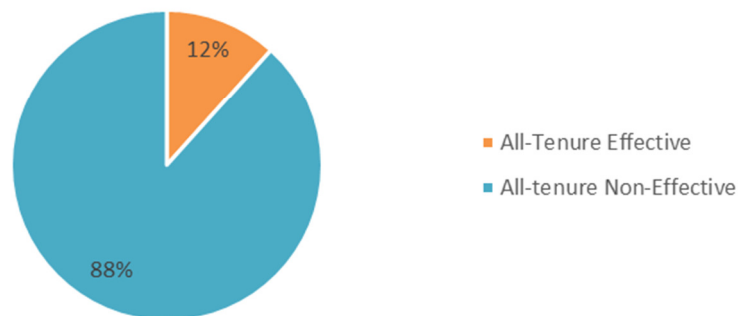
2 HOUSING

2.4 Existing Policy & Monitoring

Large Scale Land Release - Ravenscraig

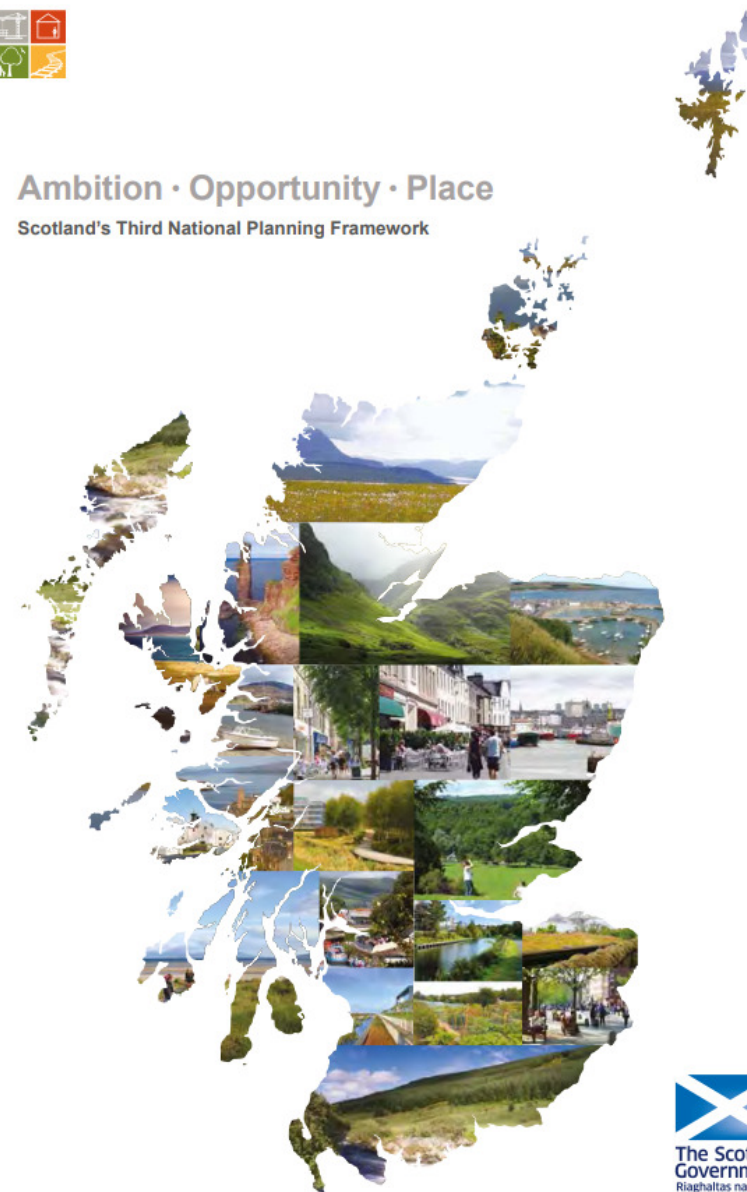
2.4.44 Whilst not being a large scale land release through the NLLP, Ravenscraig via its size is an area that the Scottish Ministers concern over large sites could relate to. A large brownfield site, Ravenscraig was added to the housing land supply in 1997 following the closure of the steelworks and is identified as a national development in National Planning Framework 3. The recording of Ravenscraig has changed since the HLA data used in the NLLP, reflecting newer masterplan information. This may change again in the future.

**2017 Housing Land Audit- Ravenscraig
All-Tenure (ALL) Effective/Non-Effective
Split**



Ambition · Opportunity · Place

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2 HOUSING

2.4 Existing Policy & Monitoring

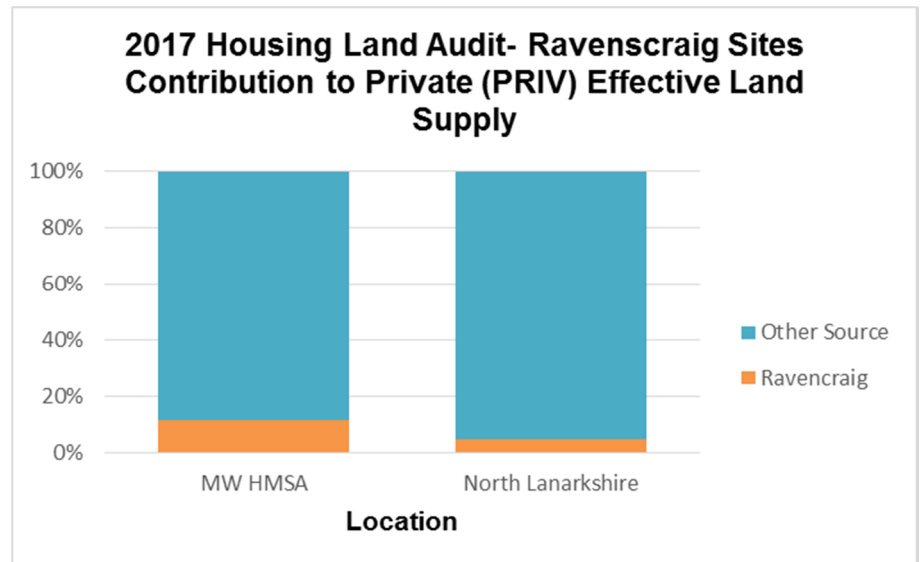
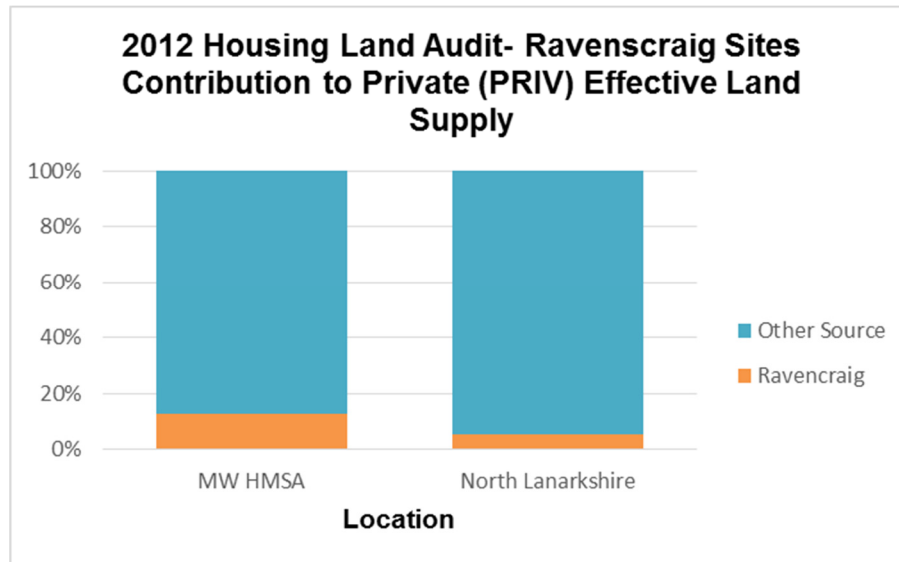
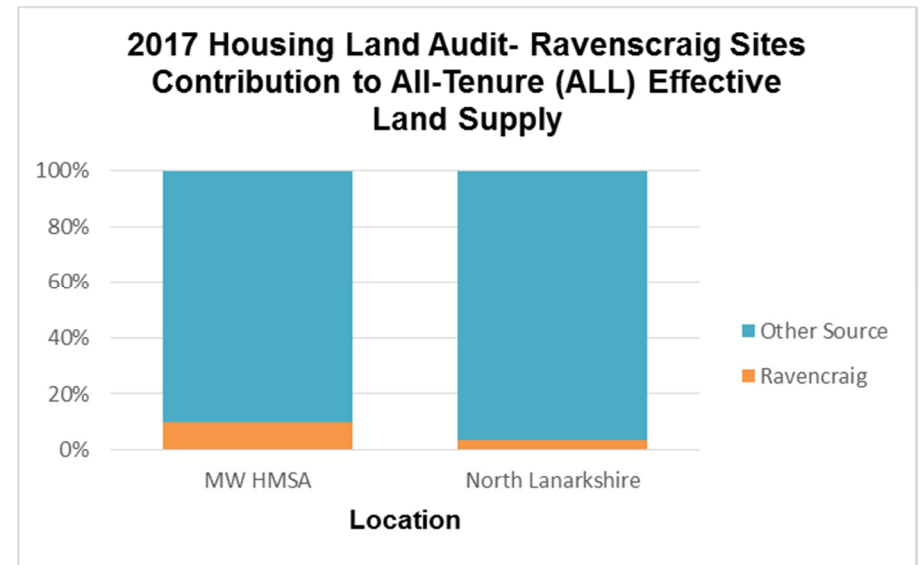
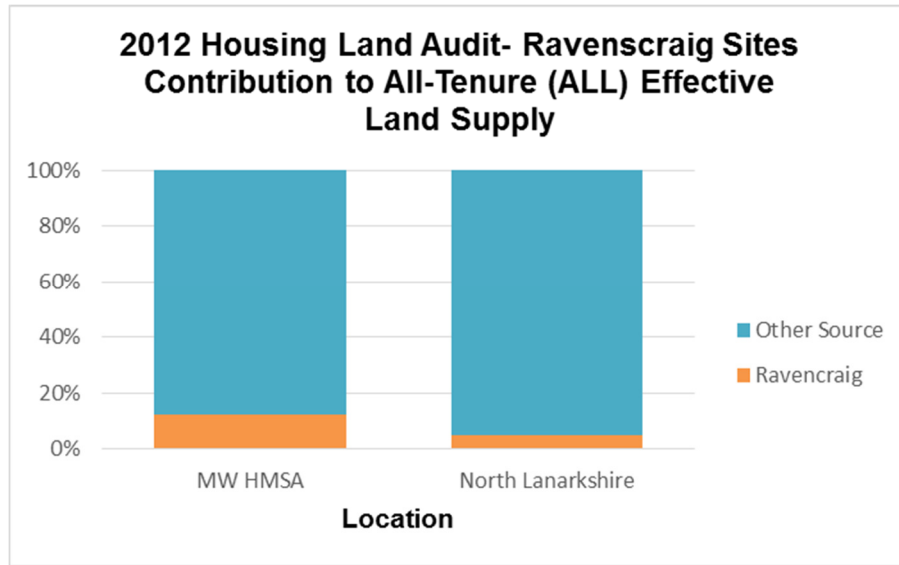
2.4.45 Housing development at Ravenscraig was kick-started by the development of 45 social rent units. This has been followed by private housing development. As of the 2017 HLA, there were a further 394 private completions giving a 439 all-tenure completion total across Ravenscraig.

2.4.46 The graphs and table below provide information regarding housing sites at Ravenscraig that have previously completed or are in the 2017 HLA. 12% of all-tenure units remaining at Ravenscraig are considered effective. This figure is the same for private effective supply as all remaining units at Ravenscraig in the 2017 HLA are recorded as private. At NLLP adoption in the 2012 HLA, Ravenscraig contributed 13% of the private effective housing land supply in the MW HMSA and 6% of the total private effective supply for North Lanarkshire. In the 2017 HLA these figures were 11% and 5% respectively. The contribution of Ravenscraig to all-tenure effective land supply was also lower in the 2017 HLA than in the 2012 HLA. Considering all Ravenscraig sites, this represents a low level of reliance on Ravenscraig for effective supply despite its national significance. This national status however could see future effective supply increase at Ravenscraig as it a national priority development location.

Ravenscraig Housing Sites at 2017 Housing Land Audit Base								
SITE REFERENCE	SITE NAME	TENURE	PLANNING STATUS	CAPACITY	TOTAL COMPLETIONS	REMAINDER/ ESTABLISHED SUPPLY	TOTAL EFFECTIVE (7 YEAR PERIOD)	TOTAL NON-EFFECTIVE
NLM W1015	Ravenscraig Carfin 1HA1	SR	Completed	27	27	N/A	N/A	N/A
NLM W1016	Ravenscraig Carfin 1NLC1	SR	Completed	18	18	N/A	N/A	N/A
NLM W1104	Ravenscraig Carfin 1South	PRIV	Completed	102	102	N/A	N/A	N/A
NLM W0573C	Ravenscraig Carfin 1North	PRIV	Completed	160	160	N/A	N/A	N/A
NLM W0573E	Ravenscraig Carfin 3 - Taylor Wimpey Ph1	PRIV	Completed	97	97	N/A	N/A	N/A
NLM W1202	Ravenscraig Carfin 3 - Taylor Wimpey Ph2	PRIV	Committed	98	23	75	75	0
NLM W1203	Ravenscraig Carfin 3 - Barratt Ph1	PRIV	Committed	104	12	92	92	0
NLM W0573A	Ravenscraig - Prospecthill Road North	PRIV	Consented (In Principle)	106	0	106	106	0
NLM W1205	Ravenscraig Prospecthill Road South	PRIV	Consented (Detailed)	97	0	97	97	0
NLM W0573L	Ravenscraig Nether Johnston	PRIV	Consented (In Principle)	313	0	313	0	313
NLM W0573M	Ravenscraig Meadowhead	PRIV	Consented (In Principle)	1,236	0	1,236	0	1,236
NLM W0573O	Ravenscraig Craigneuk/Roman Road	PRIV	Consented (In Principle)	634	0	634	0	634
NLM W0573Q	Ravenscraig Town Centre	PRIV	Consented (In Principle)	550	0	550	0	550
NLM W1201	Ravenscraig Carfin 3 - West Site Remainder	PRIV	Consented (In Principle)	64	0	64	0	64
All-Tenure Totals				3,606	439	3,167	370	2,797

2 HOUSING

2.4 Existing Policy & Monitoring



2 HOUSING

2.4 Existing Policy & Monitoring

Large Scale Land Release – HCF2 B

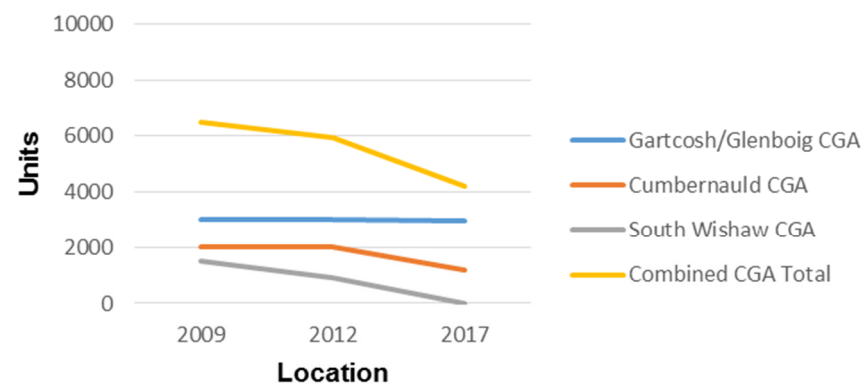
- 2.4.47 Under NLLP policy HCF2 B, the CGAs were large scale land release sites emanating from the superseded GCVJSP. The CGAs were added to the housing land supply in North Lanarkshire in 2009 following their inclusion in the finalised draft NLLP.
- 2.4.48 Strategically CGAs form the basis of planned expansion and growth in the Glasgow and Clyde Valley area, now Clydeplan area. It follows that North Lanarkshire's CGAs should play an integral part in both the Clydeplan and NLLP spatial strategies.
- 2.4.49 North Lanarkshire's CGAs all have unique characteristics. Strategic development frameworks have been prepared Gartcosh/Glenboig and Cumbernauld, and a mini-charrette was held regarding South Wishaw to explore the specific issues present there. None of the CGAs have delivered any units as of the 2017 HLA.
- 2.4.50 The graphs and table below provide information on the CGAs since they were added to the housing land supply.
- 2.4.51 In the 2017 HLA, the overall capacity across all CGAs had fallen to 4,187 units from 6,500 in the 2009 HLA, with 42% of the all-tenure units at the CGAs considered effective in the 2017 HLA.
- 2.4.52 At NLLP adoption in the 2012 HLA, the CGAs contributed 11% of the private effective housing land supply in North Lanarkshire. In the AC, CN and MW HMSAs the private effective contribution was 18%, 17% and 2% respectively. Comparable contributions levels exist when considered all-tenure.
- 2.4.53 The 2017 HLA features an increased contribution to the private effective housing land supply from the CGAs at 18%. In the AC HMSA the private effective contribution rose to 23% and in the CN HMSA, 36%. In the MW HMSA, the contribution was 0%. Similar contribution patterns exist for all-tenure provision.
- 2.4.54 Whilst the CGAs under NLLP policy HCF2 B are a significant NLLP intervention impacting on the all-tenure effective supply, at 11% of the private and all-tenure effective housing land supply at NLLP adoption, this is not considered to be an over-reliance on these sites. Despite this figure rising to 18% for private effective supply and 17% for all-tenure effective supply in the 2017 HLA, this is also not considered an over-reliance. Rather it is a reflection of planned growth in North Lanarkshire.
- 2.4.55 Contribution levels in the AC and CN HMSAs are higher reflecting planning applications/permissions at Gartcosh/Glenboig and as the CN HMSA hosts the Gartcosh element of that CGA as well as the Cumbernauld CGA. The South Wishaw CGA was removed from the housing land supply in the 2016 HLA. It should be noted that when it was in the HLA, the South Wishaw CGA was always viewed and programmed differently when considered in relation to the other CGAs due to the challenging circumstances it faced.
- 2.4.56 Reflected in supply figures, HCF3 is applicable to part of the Gartcosh/Glenboig CGA (Gartcosh) and the Cumbernauld CGA. Due to the size of the CGAs, the CGAs have the potential to make a large contribution to the provision of affordable housing.
- 2.4.57 It should be borne in mind that as the CGAs represent part of the planned expansion of the Clydeplan area via an approved spatial strategy, they could be viewed as a regional priority. Higher levels of effective units on the Cumbernauld and Gartcosh/Glenboig CGAs could feature in future HLAs.

2 HOUSING

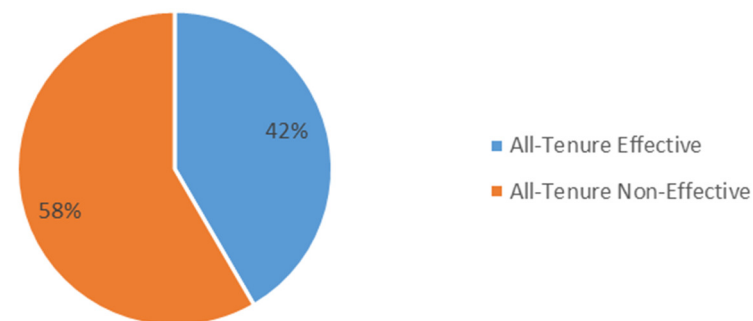
2.4 Existing Policy & Monitoring

HCF2 B Community Growth Areas (CGA) by Housing Land Audit		
Gartcosh/Glenboig CGA Supply	2012	2017
All-Tenure Capacity	3,040	2,987
All-Tenure Effective Units	457	1,308
Private Effective Units	415	1,117
Social Rent Effective Units	42	191
Cumbernauld CGA Supply	2012	2017
All-Tenure Capacity	2,000	1,200
All-Tenure Effective Units	393	434
Private Effective Units	290	363
Social Rent Effective Units	103	71
South Wishaw CGA Supply	2012	2017
All-Tenure Capacity	900	N/A
All-Tenure Effective Units	60	N/A
Private Effective Units	60	N/A
Social Rent Effective Units	0	N/A
Combined CGA Supply Totals	2012	2017
All-Tenure Capacity	5,940	4,187
All-Tenure Effective Units	910	1,742
Private Effective Units	765	1,480
Social Rent Effective Units	145	262

Selected Community Growth Area All-Tenure (ALL) Capacity Changes 2009-2017 Housing Land Audits



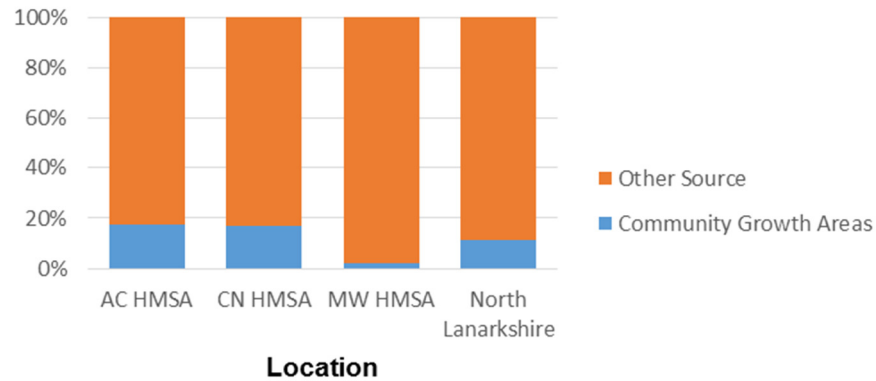
2017 Housing Land Audit- Community Growth Area All-Tenure (ALL) Effective/Non-Effective Split



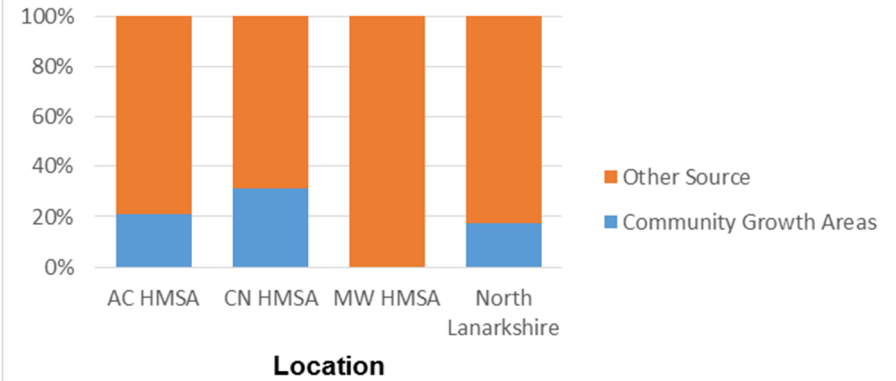
2 HOUSING

2.4 Existing Policy & Monitoring

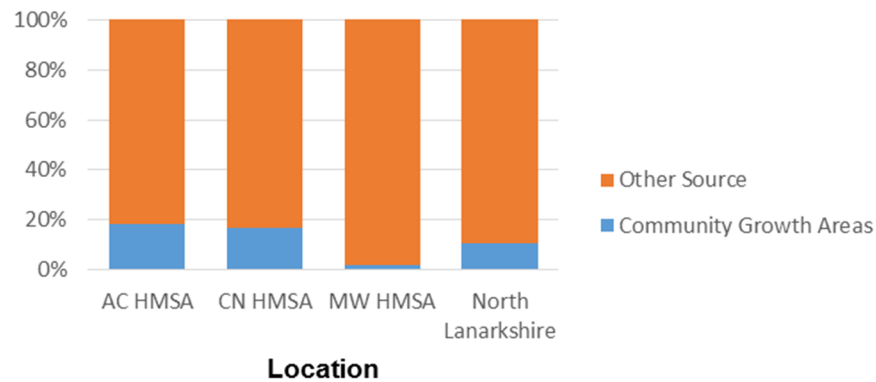
2012 Housing Land Audit- Community Growth Area Contribution to All-Tenure (ALL) Effective Land Supply



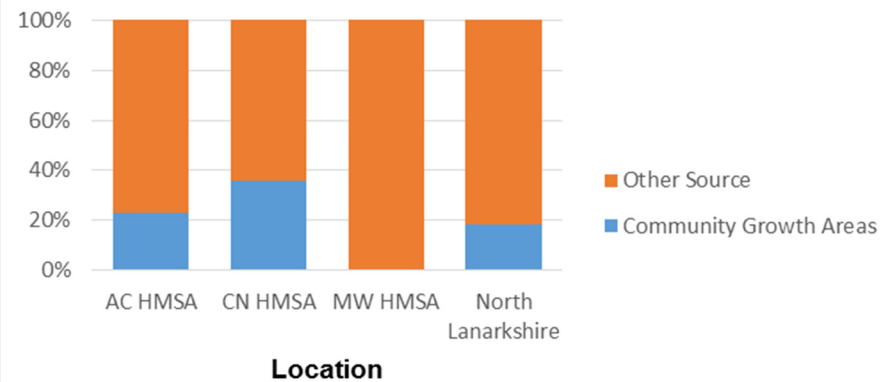
2017 Housing Land Audit- Community Growth Area Contribution to All-Tenure (ALL) Effective Land Supply



2012 Housing Land Audit- Community Growth Area Contribution to Private (PRIV) Effective Land Supply



2017 Housing Land Audit- Community Growth Area Contribution to Private (PRIV) Effective Land Supply



2 HOUSING

2.4 Existing Policy & Monitoring

Private CN HMSA Shortfall and Private Structure Plan Requirements

- 2.4.58 The Reporters in the NLLP examination identified a shortfall in private effective supply in the CN HMSA when considered against the GCVJSP. It is important to highlight again at this point that the GCVJSP is the strategic level plan that the NLLP was to accord with. The GCVJSP was only concerned with a private tenure housing requirement.
- 2.4.59 In assessing the adequacy of supply in the NLLP examination, the Reporters acknowledged that due to timing and circumstances, the GCVJSP planned for substantial growth between 2004 and 2018 at a time when unforeseen, unfavourable economic circumstances prevailed during the financial crisis and its aftermath. As demonstrated earlier, private completions have not yet returned to pre-recession levels.
- 2.4.60 The Reporters attempted to take account of the challenging conditions at the time of and during the NLLP examination by discussing and developing what they termed a 'benign market assumption'. Rather than adjusting the relevant housing requirements from the structure plan, this approach focussed on future delivery with altered programming/phasing to address these issues.
- 2.4.61 The result of this exercise was that the private effective housing land supply in the AC and MW HMSAs was found to be sufficient, but a shortfall of 1,888 units was identified in the private CN HMSA effective supply. In response, the Reporters added sites to the effective supply in the CN HMSA that partially met the shortfall. These additional sites had to be justified as effective by their proponents to the Reporters for inclusion in the NLLP.
- 2.4.62 These sites in a number of cases have not been developed in line with the timetable submitted to the Reporters as part of the evidence required to justify their inclusion and as effective (and therefore able to address the shortfall over the plan period). Despite being considered effective until then, in the 2017 HLA some of these sites are now considered non-effective. These sites in the 2017 HLA combined with relevant previously completed sites had an all-tenure capacity of 1287 units, of which 1028 were private. They accounted for 156 all-tenure completions, including 142 private completions, between the 2012 and 2017 HLAs. This level of delivery is massively short of what was expected from the evidence submitted by proponents during the NLLP examination for inclusion.
- 2.4.63 The table and graphs overleaf show how these sites augmented private and all-tenure completions between the 2012 and 2017 HLAs and the 2017 HLA effective land supply. HCF3 applies to all these sites and as such, some sites contribute to both private and social rent supply. To see the true effect of these additions in the HLA, the sites should be considered all-tenure.

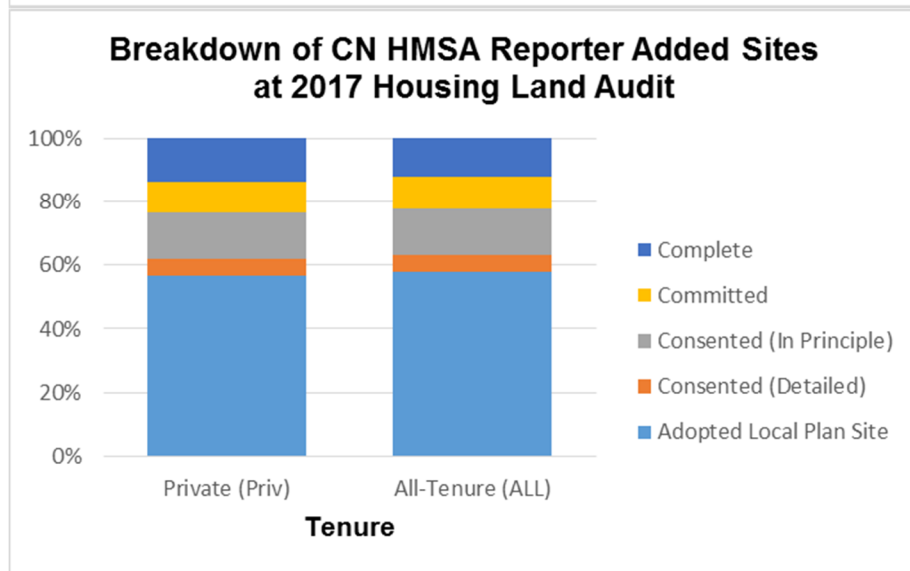
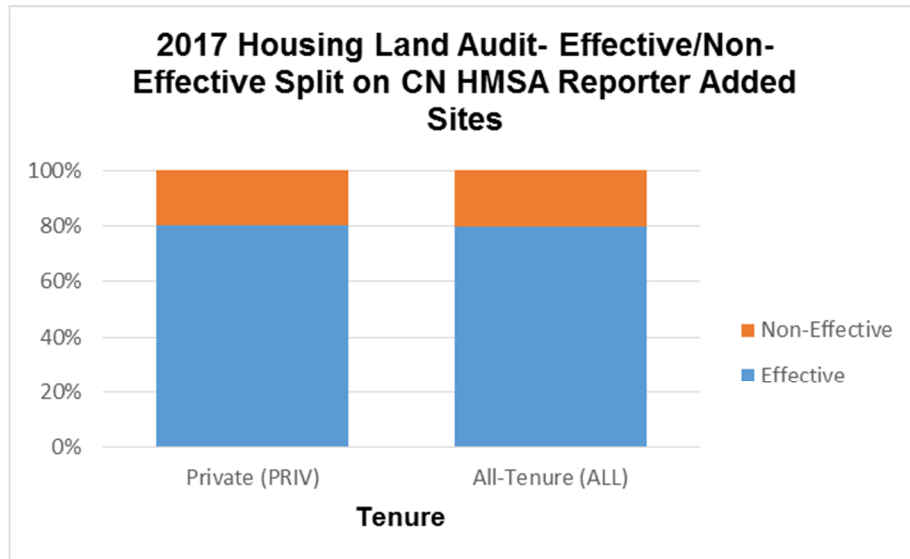
2 HOUSING

2.4 Existing Policy & Monitoring

North Lanarkshire Local Plan Reporter Added Sites to Address CN H M S A Shortfall in the 2017 Housing Land Audit and Previously Completed Sites																						
SITE REFERENCE	SITE NAME	LOCATION	TENURE	PLANNING STATUS	CAPACITY	TOTAL COMPS	REMAINDER/EST SUPPLY	TOTAL EFFECTIVE	TOTAL NON-EFFECTIVE	POLICY (HCF)	SITE REFERENCE	SITE NAME	LOCATION	TENURE	PLANNING STATUS	CAPACITY	TOTAL COMPS	REMAINDER/EST SUPPLY	TOTAL EFFECTIVE	TOTAL NON-EFFECTIVE	POLICY (HCF)	
NLCN1037A	Banton Mill	Banton	Private	Adopted Local Plan Site	41	0	41	0	41	2A2	NLCN1037B	Banton Mill	Banton	Social Rent	Adopted Local Plan Site	41	0	41	0	41	2A2	
NLCN1040	Auchenkilns Holdings	Cumbernauld	Private	Adopted Local Plan Site	8	0	8	0	8	2A2												
NLCN1041A	Eastfield Road	Cumbernauld	Private	Adopted Local Plan Site	38	0	38	38	0	2A2	NLCN1041B	Eastfield Road	Cumbernauld	Social Rent	Adopted Local Plan Site	12	0	12	12	0	2A2	
NLCN1042	Craigmarloch Nurseries	Kilsyth	Private	Adopted Local Plan Site	8	0	8	0	8	2A2												
NLSK0441A	Stoneyetts (Later Phases)	Mollinsburn	Private	Adopted Local Plan Site	253	0	253	135	118	2BB	NLSK0441B	Stoneyetts (Later Phases)	Mollinsburn	Social Rent	Adopted Local Plan Site	84	0	84	45	39	2BB	
NLSK1046A	Main Street/ Gartferry Road	Chryston	Private	Adopted Local Plan Site	168	0	168	168	0	2BB	NLSK1046B	Main Street/ Gartferry Road	Chryston	Social Rent	Adopted Local Plan Site	28	0	28	28	0	2BB	
NLSK1107A	Main Street/ Gartferry Road	Chryston	Private	Adopted Local Plan Site	68	0	68	68	0	2BB	NLSK1107B	Main Street/ Gartferry Road	Chryston	Social Rent	Adopted Local Plan Site	22	0	22	22	0	2BB	
NLSK1048A	Buchanan Business Park	Stepps	Private	Consented (In Principle)	113	0	113	113	0	2BB	NLSK1048B	Buchanan Business Park	Stepps	Social Rent	Consented (In Principle)	28	0	28	28	0	2BB	
NLSK1126A	Stoneyetts (Phase 1)	Mollinsburn	Private	Consented (In Principle)	38	0	38	38	0	2BB	NLSK1126B	Stoneyetts (Phase 1)	Mollinsburn	Social Rent	Consented (In Principle)	12	0	12	12	0	2BB	
NLCN1045A	Langmuirhead Road	Auchinloch	Private	Consented (Detailed)	51	0	51	51	0	2BB	NLCN1045B	Langmuirhead Road	Auchinloch	Social Rent	Consented (Detailed)	16	0	16	16	0	2BB	
NLSK1047A	Station Road	Muirhead	Private	Committed	156	56	100	100	0	2BB	NLSK1047B	Station Road	Muirhead	Social Rent	Committed	30	0	30	30	0	2BB	
NLSK1038	Lanrig Holdings	Chryston	Private	Complete	10	10	0	0	0	2A2												
NLSK1039	Lindsaybeg Road	Chryston	Private	Complete	11	11	0	0	0	2A2												
NLSK1106A	Main Street/ Gartferry Road	Chryston	Private	Complete	65	65	0	0	0	2BB	NLSK1106B	Main Street/ Gartferry Road	Chryston	Social Rent	Complete	14	14	0	0	0	2BB	
Private Totals					1,028	142	886	711	175		Social Rent Totals					259	14	245	193	52		

2 HOUSING

2.4 Existing Policy & Monitoring



Reporter Added Sites at Moodiesburn and Chryston



2 HOUSING

2.4 Existing Policy & Monitoring

CN HMSA Reporter Added Sites Contribution to All-Tenure (ALL) Completions- 2012-17 Housing Land Audits



CN HMSA Reporter Added Sites Contribution to Private (PRIV) Completions- 2012-17 Housing Land Audits



2017 Housing Land Audit- CN HMSA Reporter Added Sites Contribution to All-Tenure (ALL) Effective Supply



2017 Housing Land Audit- CN HMSA Reporter Added Sites Contribution to Private (PRIV) Effective Supply



2 HOUSING

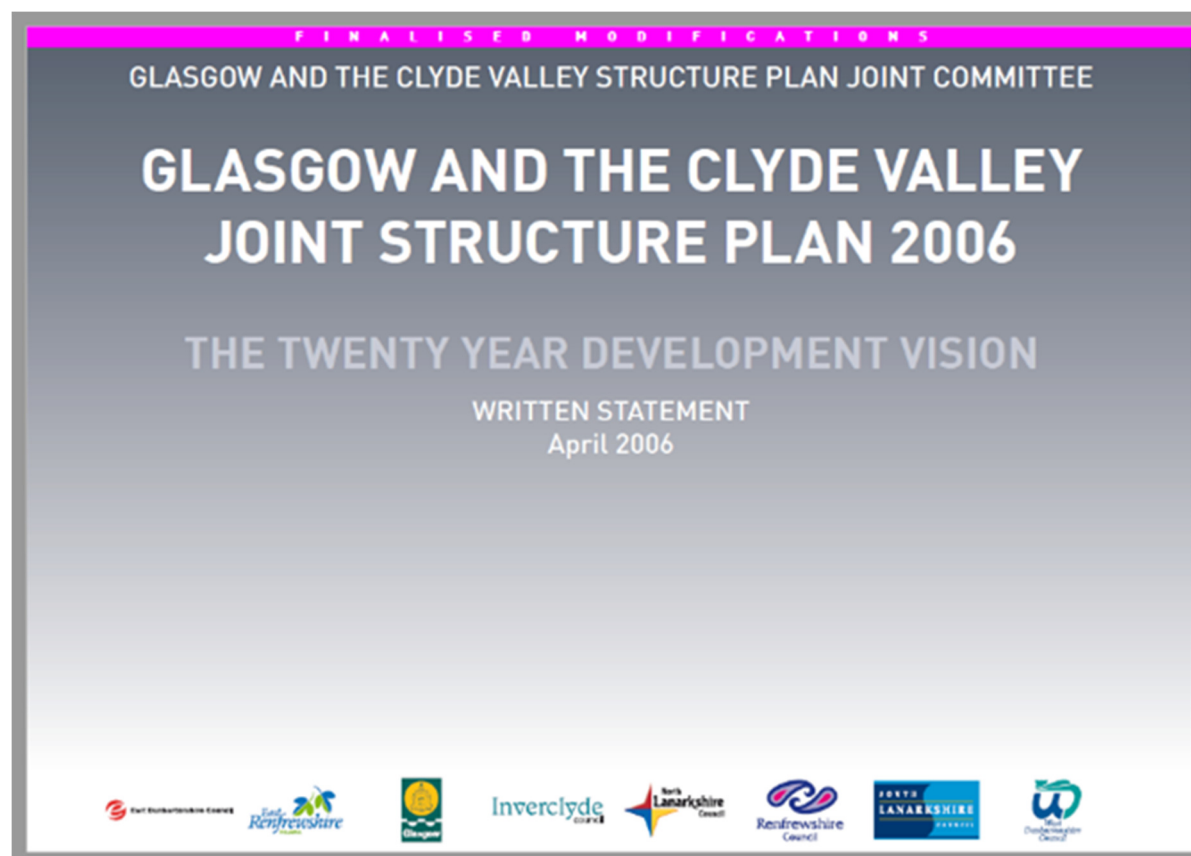
2.4 Existing Policy & Monitoring

2.4.64 As the GCVJSP has been superseded, the most appropriate forward looking means of currently assessing adequacy of effective housing supply is using the HST in the NLLDP and applying PPF formula to 2017 HLA supply figures. As shown previously, those results reveal there is no longer a private effective supply shortfall in the CN HMSA. Indeed a significant surplus now exists for private effective housing land supply in the CN HMSA and the HST set in NLLDP is met in full by supply figures in the 2017 HLA.

2.4.65 However, it remains important in this report to consider the NLLP against the requirements set in the GCVJSP. If completions between the 2005 and 2017 HLAs are used in conjunction with 2017-18 programming in the 2017 HLA, this covers the GCVJSP period to meet the structure plan requirement. As can be seen in the following tables, the structure plan requirements were not met for private housing delivery when these figures are compared to both the structure plan requirement and the numbers created by the Reporters' benign market assumption.

2.4.66 Even when the entire 2017 HLA private supply is added rather than 2017-18 programming, a shortfall in the private CN HMSA remains using the structure plan requirements and a shortfall in the AC HMSA using the benign market assumption is present.

2.4.67 Given the economic circumstances over the period concerned in relation to the GCVJSP aspiration, these results are not surprising. At this point due to the GCVJSP being twice superseded whilst important from a monitoring standpoint the actual relevance of these results is debatable.



2 HOUSING

2.4 Existing Policy & Monitoring

Glasgow & Clyde Valley Structure Plan- Land Supply Requirement/Delivery and Supply Comparision						
Tenure	Location- HMSA or North Lanarkshire	Structure Plan Requirement 2004-18	2004-17 Completions and 2017 HLA Programming 2017-18	2004-17 Completions and 2017 HLA Programming 2017-18 Surplus / Shortfall	2004-17 Completions and 2017 HLA Effective Supply	2004-17 Completions and 2017 HLA Effective Supply Surplus / Shortfall
Private	AC	6,400	4,582	-1,818	6,436	36
Private	CN	7,000	3,325	-3,675	5,930	-1,070
Private	MW	6,950	5,225	-1,725	8,068	1,118
Private	NL	20,350	13,132	-7,218	20,434	84
Glasgow & Clyde Valley Structure Plan- Reporter Benign Market Adjusted Land Supply/Delivery and Supply Comparision						
Tenure	Location- HMSA or North Lanarkshire	Report of Examination 2004-10 Completions and Benign Market Land Supply Figure	2004-17 Completions and 2017 HLA Programming 2017-18	2004-17 Completions and 2017 HLA Programming 2017-18 Surplus / Shortfall	2004-17 Completions and 2017 HLA Effective Supply	2004-17 Completions and 2017 HLA Effective Supply Surplus / Shortfall
Private	AC	6,937	4,582	-2,355	6,436	-501
Private	CN	5,112	3,325	-1,787	5,930	818
Private	MW	7,634	5,225	-2,409	8,068	434
Private	NL	19,683	13,132	-6,551	20,434	751

2 HOUSING

2.5 Summary & Conclusions

- 2.5.1 Over the last 13 years, private and all-tenure completion levels for North Lanarkshire peaked in the 2008 HLA before dropping to a low point in the 2011 HLA. The number of completions then began to increase in subsequent HLAs but they have not reached the levels recorded in the 2005 to 2008 HLAs as yet. Social rent completions followed a different trend influenced by different factors.
- 2.5.2 During the same period, the established land supply increased significantly. The effective land supply for North Lanarkshire was at its highest for private and all-tenure housing point in the 2006 HLA, before dropping to a low in the 2010 HLA and recovering thereafter. Social rent established and effective supply for North Lanarkshire increased.
- 2.5.3 The variations in private and all-tenure completions and effective supply levels cannot be separated from economic conditions whereas the established land supply increased due to the NLLP in the 2009 HLA. HCF3 played an important role in increasing social rent land supply.
- 2.5.4 The NLLP did not meet structure plan requirements for private housing. This also cannot be separated from economic conditions, and the conflict of the aspirations of the GCVJSP and it not accounting for those challenging circumstances. The GCVJSP has been superseded and using 2017 HLA data along with the HST in the NLLDP, there is an adequate effective housing land supply in North Lanarkshire moving forward. There is no longer a private effective housing land supply issue in the CN HMSA.
- 2.5.5 Information from the 2012-17 HLAs can be looked at in the context of NLLP policy due to the timing of NLLP adoption and the preceding Report of Examination. HCF2 A1 is the most significant policy mechanism contributing to housing delivery over the 2012-17 HLAs and supply in the 2017 HLA. As an articulation of the NLLP spatial strategy, policy relating to housing development can be viewed as a success.
- 2.5.6 HCF3 had an impact in generating commuted sums to be used in relation to affordable housing provision and has provided on-site affordable units in the CN HMSA. HCF3 remains applicable to a number of sites in the 2017 HLA.
- 2.5.7 Over the period of the 2012 to 2017 HLAs, the majority of completions were on brownfield land and in the 2017 HLA, a slight majority of future housing land supply is on greenfield land. Both land types have an important part to play for North Lanarkshire.
- 2.5.8 North Lanarkshire is comprised of 3 HMSAs that have different characteristics regarding housing development issues.
- 2.5.9 Ravenscraig is a large brownfield area comprising many housing sites which is now a national development priority. The effective contribution of Ravenscraig to land supply figures has slightly decreased between the 2012 and 2017 HLAs. The effective contribution the CGAs has increased over the same period, despite the South Wishaw CGA being removed from the supply. Whilst the contribution for the CGAs has increased, like Ravenscraig they are not the dominant influence on the effective housing land figures. It is possible that the effective contribution of Ravenscraig and the CGAs may increase as time progresses as they have specific roles in North Lanarkshire's future.
- 2.5.10 The 2015 to 2017 HLAs saw substantial removal of sites and capacity from the housing land supply as the NLLP reached the end of its plan cycle and North Lanarkshire Council prepared for the NLLDP.

2 HOUSING

2.5 Summary & Conclusions

2.5.11 The 2017 HLA shows a healthy land supply position for North Lanarkshire moving forward.