

HOUSING LAND AUDIT – 31 MARCH 2024

INTRODUCTION

This document identifies land with potential for housing development within the West Dunbartonshire planning authority area (excludes that part of West Dunbartonshire within the Loch Lomond and Trossachs National Park), based on housing sites with a potential capacity of 4 or more units, including conversions and sub-divisions. Included sites may have development plan status, may have or have had planning permission for residential development, or may be recognised as having potential for residential development. Residential development has already commenced on some of the sites.

This document is a record of the Council meeting the requirement to prepare an annual housing land audit as a means to monitor the delivery of housing land. It takes account of the Council's Strategic Housing Investment Plan (SHIP) and was issued in draft form to Homes for Scotland for comment before being finalised. This provides the opportunity for Homes for Scotland to comment on the effectiveness of the included sites and to 'dispute' any sites that it is in disagreement with the Council about.

The document consists of a series of tables providing summary information on housing land and completions for the West Dunbartonshire planning authority area and the separate Housing Market Areas within it. There is a series of schedules setting out details for each housing site, grouped by their tenure and planning status. These sections are preceded by an explanation of terms and abbreviations that are used.

The inclusion of a site in this document does not in itself infer that a site is designated or suitable for housing development, or for the number of units or tenure included here. Reference should be made to the development plan and the full planning history of a site for further information, and the Planning Service should be contacted at an early stage if consideration is being given to bringing forward proposals for any site included in this document.

DEFINITIONS

The schedules are organised by tenure and then by planning status:

Tenure

- **Registered Social Landlord** - Dwellings built for rent by the Council, housing associations or housing co-operatives.
- **Private Sector** - Dwellings built for owner occupation. This includes dwellings built for sale or shared ownership by housing associations or housing co-operatives and former rented stock refurbished for sale or shared ownership.
- **Private Rented** - Dwellings built by the private sector which are wholly for market rent.
- **Tenure Not Specified** - Dwellings where the tenure is not yet known.

Planning Status

Commitments - Sites under construction at 31 March 2024.

Consents - Sites with outline or detailed planning permission at 31 March 2024.

With Residential Potential - This category includes a wide variety of sites not covered by the above categories, for example:

- sites allocated for housing in the development plan;
- sites that previously had planning permission; and
- sites identified as having potential for housing development.

Information included in the Schedules

Site Ref - Unique sequential reference number for each site. Sites that have been sub-divided owing to different phases or developers have the suffix 'A', 'B', etc.

Grid - Ordnance Survey grid reference for central point on site.

Map - Reference number of map.

Town/Village - The town or village the site is located within or closest to.

Site - A description of the location of the site..

Builder - Refers to the developer of the site (if known). If the site is being developed as individual plots this will be shown as PLOTS.

Owner - Owner of site if known. This field is used in particular to indicate ownership of sites by public bodies.

Site Size (Ha) - Gross size of site in hectares.

Capacity - The total capacity of the site expressed as number of dwellings. This may be an estimate if no detailed layout has been prepared/approved.

Status - This reflects the planning status of the site. The codes used are:

COMM	-	Commitment
CONS	-	Consent
ALPS	-	Adopted Local Development Plan Site
PLPS	-	Proposed Local Development Plan Site
PROP	-	Proposal

Dev Type - Refers to the proposed type of development. The codes used are set out below. The definition of 'brownfield' and 'greenfield' as set out in the Clydeplan Strategic Development Plan 2017 have been used to define the nature of the site. A site is defined as Urban or Non-Urban based on whether it is within or outwith a settlement boundary as identified by the Proposed West Dunbartonshire Local Development Plan (2020).

NB - new build development.

CONV - conversion of an existing building for housing.

REFURB - refurbishment for sale of former public sector or other rented stock.

G - development on a greenfield site. Within the urban area this could be playing fields, amenity open space and other sites not previously developed. Outwith the urban area this could be land never previously developed, naturally regenerated land, or previously developed land brought back into active or beneficial use for agriculture or forestry.

B - development on a brownfield site.

M - development on a mixed part brownfield, part greenfield site.

U – urban

NU – non-urban

ELS - An entry in this field shows that the site is part of the Established Land Supply. The entries indicates the year since which the site was first in the Established Land Supply and continuously part of the Established Land Supply.

EFF - An entry in this field shows that the site is part of the Effective Land Supply i.e. that development is anticipated on the site over the next five years. The entries indicates the year since which the site has been continuously considered part of the Effective Land Supply.

Consent - Indicates the type of planning consent (if relevant):

DETL - Detailed Consent

OUTL - Outline Consent

PRIVTEN - Indicates the sub-tenure of private sites:

OO – owner occupied

PR – private rent

OTH – other e.g. Shared Ownership/Shared Equity

Built - Indicates the number of dwellings built and occupied each year over previous years.

Total Built - Refers to the total number of dwellings built and occupied as at 31st March 2024.

Rem Cap - The remaining capacity of the site, i.e. dwellings not yet started, under construction, or completed but not yet occupied at 31st March 2024.

Programming - Estimated completions by year over the next seven years.

Total 2024-2031 – Total programmed output for next seven years.

Post 2031 - Indicates the residual capacity of the site at the end of the programming period.

PROGRAMMED OUTPUT METHODOLOGY

Introduction

There are two processes involved in calculating the total programmed output from the land supply. Firstly, assessing the effectiveness of sites in the Established Land Supply, and then estimating the programmed output of those sites considered effective.

Effectiveness of the Land Supply

Planning Advice Note (PAN) 2/2010 defines the effective land supply as ‘...the part of the established land supply which is free or expected to be free of development constraints in the period under consideration, and will therefore be available for the construction of housing’. The criteria for assessing effectiveness as established by PAN 2/2010 are:

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

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

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

Deficit Funding - any public funding required to make residential development economically viable is committed by the public bodies concerned;

Marketability - the site, or a relevant part of it, can be developed in the period under consideration;

Infrastructure - the site is either free of infrastructure constraints, or any required infrastructure can realistically be provided by the developer or another party to allow development; and

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

Programed Output

In estimating the programmed output for each effective site, it is necessary to estimate both a start date for the site and then the annual number of completions.

Estimated start dates are based on:

- development lead-in times (including the estimated time taken to overcome constraints);
- availability of funding (if required); and
- development of other sites in the locality.

The annual programmed output of any effective site will be dependent upon a variety of factors, including:

- site location;
- developer involved;
- type and price of dwelling;
- past completion rates on the site; and
- size of site.

Homes for Scotland										
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Section C: West Dunbartonshire (Clydebank) part of the Greater Glasgow North and West Sub-Market Area

Tenure	Land Supply	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2024-2031	Post 2031
Private	1766	2	51	90	166	152	116	90	667	1099
Council/RSL	392	0	63	159	47	40	0	0	309	83
Total	2158	2	114	249	213	192	116	90	976	1182
Homes disputed by Homes for Scotland	-	0	19	100	122	110	60	60	471	582

WEST DUNBARTONSHIRE HOUSING LAND SUPPLY: 31st March 2024

SITE SCHEDULES

The following schedules present detailed information for each site in the West Dunbartonshire Housing Land Supply. The schedules are arranged by tenure and then by the planning status of the site (see introductory notes).

Private Sector Commitments - 31st March 2024

SITE REF GRID MAP No	TOWN SITE BUILDER OWNER	SITE SIZE CAPACITY STATUS DEV. TYPE	ELS EFF CONSENT PRIVTEN	BUILT				TOTAL BUILT	REM. CAP.	PROGRAMMING							TOTAL POST		
				PRE	17-18	18-19	19-20			24-25	25-26	26-27	27-28	28-29	29-30	30-31	24-31	2031	
				20-21	21-22	22-23	23-24												
WD0482	DUMBARTON SHED 7 CASTLE RD TURNBERRY PRIV	5.08 ha 219 COMM NB-BU	2005 2005 DETL OO	0	13	49	36	172	47	17	30	0	0	0	0	0	47	0	
WD0599	CLYDEBANK RHI SITE - STANFORD STREET TURNBERRY HOMES PRIV	3.09 ha 135 COMM NB-BU	2018 2022 DETL OO	0	0	0	0	0	135	0	0	10	30	30	30	30	130	5	
									REM.								TOTAL POST		
									TOTALS	CAP.	24-25	25-26	26-27	27-28	28-29	29-30	30-31	24-31	2031
									182	17	30	10	30	30	30	30	177	5	

Private Sector Consents - 31st March 2024

SITE REF GRID MAP No	TOWN SITE BUILDER OWNER	SITE SIZE CAPACITY STATUS DEV. TYPE	ELS EFF CONSENT PRIVTEN	APPLICATION DETAILS APPLICATION NO DECISION DATE	TOTAL BUILT	REM. CAP.	PROGRAMMING										TOTAL POST
							24-25	25-26	26-27	27-28	28-29	29-30	30-31	24-31	2031		
WD0450	HARDGATE HARDGATE HALL NK PRIV	0.10 ha 5 CONS CONV-U	2005 2005 DETL OO	DC20/121 GRANT 08/10/2020	0	5	0	0	5	0	0	0	0	0	5	0	
WD0463A	CLYDEBANK QUEENS QUAY - EAST YARD NK PRIV	4.28 ha 344 CONS NB-BU	2003 2003 OUTL OO	DC15/234 GRANT 28/08/2016	0	344	0	0	0	30	30	30	30	120	224		
WD0463B	CLYDEBANK QUEENS QUAY - PLOTS 8-12 NK PRIV	8.53 ha 468 CONS NB-BU	2003 2015 OUTL OO	DC15/234 GRANT 28/08/2016	0	468	0	0	0	30	30	30	30	120	348		
WD0548	DUMBARTON LAND AROUND FOOTBALL STADIUM NK PRIV	3.44 ha 37 CONS NB-BU	2010 DETL OO	DC19/127 GRANT 18/12/2019	0	37	0	0	0	0	0	0	0	0	37		
WD0564	BOWLING BOWLING BASIN NK PRIV	1.69 ha 75 CONS NB-BU	2013 OUTL OO	DC15/270	0	75	0	0	0	0	0	0	0	0	75		
WD0578	DUMBARTON HAWTHORNHILL ROAD PERSIMMON LA	3.26 ha 68 CONS NB-BU	2015 2015 DETL OO	DC22/072/FUL	0	68	0	24	34	10	0	0	0	68	0		
WD0591	CLYDEBANK adj 102 EAST BARNS STREET NK PRIV	0.07 ha 4 CONS NB-BU	2017 DETL OO	DC19/141 GRANT 23/12/2020	0	4	0	0	0	0	0	0	0	0	4		
WD0611	CLYDEBANK DUNTIGLENNAN, FARM ROAD BARRATT HOMES PRIV	8.84 ha 99 CONS NB-GNU	2022 2022 DETL OO	DC22/049/MSC GRANT 31/01/2023	0	99	0	25	25	25	24	0	0	99	0		
WD0612	CLYDEBANK FORMER PLAYDROME SITE MILLER HOMES LA	3.56 ha 128 CONS NB-BU	2023 2023 DETL OO	DC23/149/FUL GRANT 15/04/2024	0	128	0	26	38	36	28	26	0	154	-26		
WDD0300A	RENTON DALQUHURN NK RSL	2.56 ha 125 CONS NB-BU	1991 DETL	DC08/033/FUL GRANT 03/06/2008	0	125	0	50	25	25	25	0	0	125	0		

Private Sector Consents - 31st March 2024

SITE REF GRID MAP No	TOWN SITE BUILDER OWNER	SITE SIZE CAPACITY STATUS DEV. TYPE	ELS EFF CONSENT PRIVTEN	<u>APPLICATION DETAILS</u> APPLICATION NO DECISION DATE	TOTAL REM.		<u>PROGRAMMING</u>							TOTAL POST	
					BUILT	CAP.	24-25	25-26	26-27	27-28	28-29	29-30	30-31	24-31	2031
					REM.									TOTAL POST	
					<u>TOTALS</u>	<u>CAP.</u>	24-25	25-26	26-27	27-28	28-29	29-30	30-31	24-31	2031
					1353	0	125	127	156	137	86	60	691	662	

Private Sector with Residential Potential - 31st March 2024

SITE REF GRID MAP No	TOWN SITE BUILDER OWNER	SITE SIZE CAPACITY STATUS DEV. TYPE	ELS EFF CONSENT PRIVTEN	PROGRAMMING										TOTAL POST		
				TOTAL BUILT	REM. CAP.	24-25	25-26	26-27	27-28	28-29	29-30	30-31	24-31	2031		
WD0592	DUMBARTON CROSSLET ESTATE PLOTS LA	0.74 ha 6 FLPS NB-GU	2017 OO	0	6	0	0	0	0	0	0	0	0	0	6	
WD0593	ALEXANDRIA CHURCH STREET FORMER COUNCIL OFFICE NK PRIV	0.26 ha 15 FLPS NB-BU	2018 OO	0	15	0	0	0	0	0	0	0	0	0	15	
WD0594	HARDGATE HARDGATE HEALTH CENTRE NK OTH	0.13 ha 6 FLPS CONV-U	2018 OO	0	6	0	0	0	0	0	0	0	0	0	6	
WD0596	JAMESTOWN MAIN STREET NK PRIV	0.19 ha 4 FLPS NB-GU	2018 OO	0	4	0	0	0	0	0	0	0	0	0	4	
WD0597	OLD KILPATRICK GLEBE NK PRIV	1.08 ha 15 FLPS NB-GU	2018 2022 OO	0	15	0	0	0	5	10	0	0	0	15	0	
WD0604	CLYDEBANK DICKENS AVENUE TURNBERRY HOMES LA	0.03 ha 22 PROP NB-BU	2020 2020 OO	0	22	0	0	12	10	0	0	0	0	22	0	
WD0605	CLYDEBANK QUEEN MARY DAY CARE CENTRE NK LA	0.30 ha 15 PROP NB-BU	2020 OO	0	15	0	0	0	0	0	0	0	0	0	15	
WD0606	CLYDEBANK COCHNO ROAD (THREE ACRES) NK PRIV	0.32 ha 4 PROP NB-BU	2022 DETL OO	0	4	2	0	0	0	0	0	0	0	2	2	
WDD0302A	DUMBARTON FORMER LEVEN SHIPYARD TURNBERRY PRIV	3.00 ha 130 ALPS NB-BU	1991 2002 DETL OO	0	130	0	10	30	30	30	30	0	0	130	0	
				REM.										TOTAL POST		
				TOTALS	CAP.	24-25	25-26	26-27	27-28	28-29	29-30	30-31	24-31	2031		
				1314	2	36	78	64	40	34	0	254	1060			

Social Rent Commitments - 31st March 2024

SITE REF GRID MAP No	TOWN SITE BUILDER OWNER	SITE SIZE CAPACITY STATUS DEV. TYPE	ELS EFF CONSENT	BUILT				TOTAL BUILT	REM. CAP.	PROGRAMMING							TOTAL POST	
				PRE 17	17-18	18-19	19-20			24-25	25-26	26-27	27-28	28-29	29-30	30-31	24-31	2031
				20-21	21-22	22-23	23-24											
WD0589	OLD KILPATRICK MOUNT PLEASANT HO. ASHTREE COURT WDC LA	0.38 ha 19 COMM NB-BU	2016 2016 DETL	0	0	0	0	0	19	0	19	0	0	0	0	0	19	0
WD0602	CLYDEBANK CLYDEBANK EAST WDC LA	3.20 ha 88 COMM NB-BU	2020 2020 DETL	0	0	0	0	0	88	0	44	44	0	0	0	0	88	0
WDD0300D	RENTON DALQUHURN PHASE 4 CALEDONIA HA RSL	0.70 ha 25 COMM NB-BU	1996 2023 DETL	0	0	0	0	0	25	0	25	0	0	0	0	0	25	0
								TOTALS	REM. CAP.	24-25	25-26	26-27	27-28	28-29	29-30	30-31	TOTAL 24-31	POST 2031
								132	0	88	44	0	0	0	0	0	132	0

Social Rent Consents - 31st March 2024

SITE REF GRID MAP No	TOWN SITE BUILDER OWNER	SITE SIZE CAPACITY STATUS DEV. TYPE	ELS EFF CONSENT	APPLICATION DETAILS APPLICATION NO DECISION DATE	TOTAL BUILT	REM. CAP.	PROGRAMMING							TOTAL POST	
							24-25	25-26	26-27	27-28	28-29	29-30	30-31	24-31	2031
WD0463C	CLYDEBANK QUEENS QUAY - PLOT 7 WDC MIX	2.60 ha 100 CONS NB-BU	2003 2015 OUTL	DC15/234 GRANT 28/08/2016	0	100	0	0	30	30	40	0	0	100	0
WD0524	BONHILL 14-20 GOLFHILL DRIVE DUNBRITTON HA RSL	0.10 ha 7 CONS NB-BU	2006 2017 DETL	DC22/154/FUL GRANT 07/11/2023	0	7	7	0	0	0	0	0	0	7	0
WD0598	FAIFLEY FAIFLEY BOWLING CLUB KNOWES HA LA	1.02 ha 27 CONS NB-BU	2018 2022 DETL	DC23/083/FUL GRANT 14/10/2023	0	27	0	27	0	0	0	0	0	0	0
WD0608	DUMBARTON BELLSMYRE REDEVELOPMENT, PHASES 1-3 CALEDONIA HA RSL	4.87 ha 138 CONS NB-BU	2022 2022 DETL	DC21/244/FUL GRANT 16/02/2022	0	138	0	40	40	30	28	0	0	138	0
WD0613	BONHILL PAPPERT WDC LA	1.36 ha 26 CONS NB-BU	2024 2024 DETL	DC23/102/FUL GRANT 20/09/2023	0	26	0	26	0	0	0	0	0	26	0
					TOTALS									TOTAL POST	
						REM. CAP.	24-25	25-26	26-27	27-28	28-29	29-30	30-31	24-31	2031
						298	7	66	97	60	68	0	0	271	0

Social Rent Residential Potential - 31st March 2024

SITE REF GRID MAP No	TOWN SITE BUILDER OWNER	SITE SIZE CAPACITY STATUS DEV. TYPE	ELS EFF CONSENT	PROGRAMMING							TOTAL POST		
				TOTAL REM. BUILT	CAP.	24-25	25-26	26-27	27-28	28-29	28-30	30-31	24-31
				REM.								TOTAL	POST
TOTALS				CAP.	24-25	25-26	26-27	27-28	28-29	29-30	30-31	24-31	2031
				194	0	0	58	27	0	0	0	85	109

Sites Disputed by Homes for Scotland - 31st March 2024

SITE REF GRID MAP No	TOWN SITE BUILDER OWNER	SITE SIZE CAPACITY STATUS DEV. TYPE	ELS EFF CONSENT PRIV TE	APPLICATION DETAILS APPLICATION NO DECISION DATE	TOTAL BUILT	REM. CAP.	PROGRAMMING							TOTAL POST		
							24-25	25-26	26-27	27-28	28-29	29-30	30-31	24-31	2031	
WD0463A	CLYDEBANK QUEENS QUAY - EAST YARD NK PRIV	4.28 ha 344 CONS NB-BU	2003 2003 OUTL OO	DC15/234 GRANT 28/08/2016	0	344	0	0	0	30	30	30	30	120	224	
WD0463B	CLYDEBANK QUEENS QUAY - PLOTS 8-12 NK PRIV	8.53 ha 468 CONS NB-BU	2003 2015 OUTL OO	DC15/234 GRANT 28/08/2016	0	468	0	0	0	30	30	30	30	120	348	
WD0463C	CLYDEBANK QUEENS QUAY - PLOT 7 WDC MIX	2.60 ha 100 CONS NB-BU	2003 2015 OUTL	DC15/234 GRANT 28/08/2016	0	100	0	0	30	30	40	0	0	100	0	
WD0544	CLYDEBANK BOQUHANRAN ROAD CLYDEBANK HA PRIV	0.80 ha 34 FLPS NB-BU	2009 2022		0	34	0	0	17	17	0	0	0	34	0	
WD0588	CLYDEBANK FORMER CLYDEBANK HEALTH CENTRE WDC OTH	1.04 ha 41 FLPS NB-BU	2016 2016		0	41	0	0	41	0	0	0	0	41	0	
WD0589	OLD KILPATRICK MOUNT PLEASANT HO. ASHTREE COURT WDC LA	0.38 ha 19 COMM NB-BU	2016 2016	DC23/146/FUL GRANT 22/12/2023	0	19	0	19	0	0	0	0	0	19	0	
WD0597	OLD KILPATRICK GLEBE NK PRIV	1.08 ha 15 FLPS NB-GU	2018 2022 OO		0	15	0	0	0	5	10	0	0	15	0	
WD0604	CLYDEBANK DICKENS AVENUE TURNBERRY HOMES LA	0.03 ha 22 PROP NB-BU	2020 2020 OO		0	22	0	0	12	10	0	0	0	22	0	
					TOTALS		REM. CAP.	24-25	25-26	26-27	27-28	28-29	29-30	30-31	TOTAL POST 24-31	2031
					1043		0	19	100	122	110	60	60	471	572	