

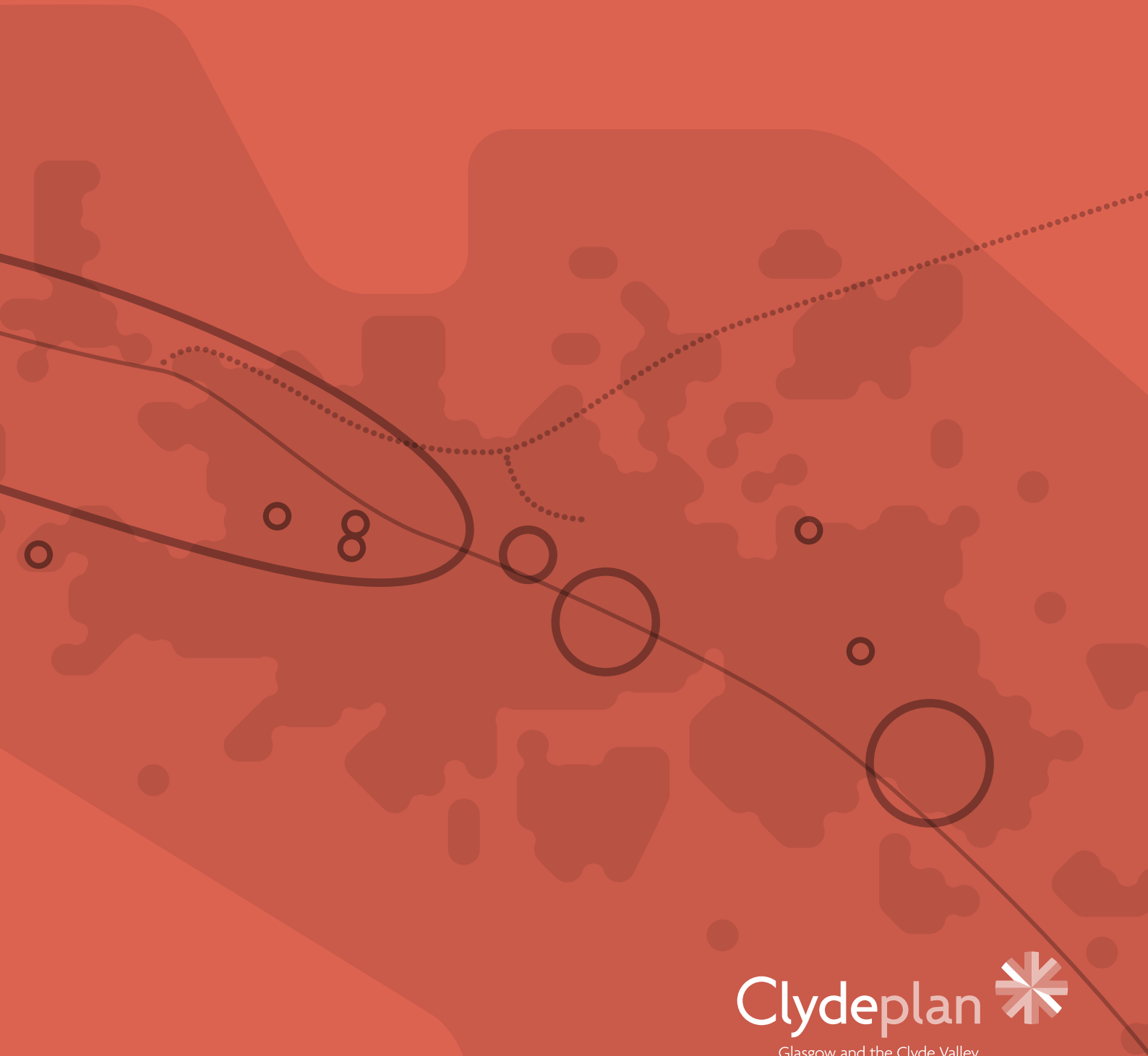
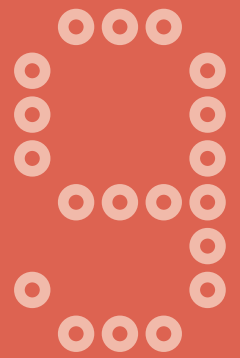
# Strategic Development Plan

Proposed Plan - Background Report

---

January 2016

Urban Capacity Study 2013





Glasgow and the Clyde Valley  
Strategic Development Planning Authority

# **STRATEGIC DEVELOPMENT PLAN**

## **PROPOSED PLAN**

### **BACKGROUND REPORT 9**

#### **URBAN CAPACITY STUDY 2013**

**January 2016**

## **Contents**

1. Context
2. Purpose
3. Urban Capacity Study 2013
4. Timing of Survey
5. Definitions
6. Programming and Time Periods
7. Survey Methodology and Sources
8. Source of UCS Sites
9. Current Use Analysis
10. Confidentiality
11. Results and Programming
12. Programming
13. Tenure
14. Using the Data

Appendix: Urban Capacity Study 2013 Guidance Note

## **1. Context**

- 1.1 The Strategic Development Plan requires to provide for the future development of the Glasgow and the Clyde Valley city region over the next 20 years and to ensure that sufficient land for housing is available to meet need and demand over the plan periods set out in Scottish Planning Policy (SPP). In doing so, consideration requires to be given to the existing supply of effective housing land in the short term as well as the availability of a longer term supply.
- 1.2 An important component of planning for longer term housing land requirements is an assessment of the additional longer term capacity for housing land. Urban Capacity Studies (UCS) have been undertaken in 2004 and 2009 in support of previous iterations of the strategic development plan for the city region.
- 1.3 The use of UCS is also encouraged within national planning policy and referenced in Scottish Planning Policy (paragraph 48) and also within Planning Advice Note 2/2010: Affordable Housing and Housing Land Audits (HLA).

## **2. Purpose**

- 2.1 The purpose of an UCS is twofold:
  - 1) to provide an estimate of the likely contributions to the housing land supply from additional housing land opportunities not currently in LDPs or within HLA; and,
  - 2) to provide the longer term programming for the periods for which the SDP is required to plan, for both existing sites in the HLA and the potential additions to the supply identified through this study.

## **3. Urban Capacity Study 2013**

- 3.1 In 2013 the 8 Clydeplan local authorities undertook an UCS in order to assess the potential delivery of additional land for housing beyond that already included within the 2013 Housing Land Audit (HLA) and the results are now collated in this report. The study essentially considered two components:
  - 1) the non effective component of existing sites already within the HLA Established Land Supply, with potential for delivery of homes in the longer term periods beyond 2020; and
  - 2) new sites which are not already in the HLA and could come forward for development either in the short or longer term.
- 3.2 The UCS takes a strategic approach relying on sites of 10 or more units unlike the HLA which considers sites with a capacity of 4 units or more. Further additions to the supply will therefore arise from smaller developments, conversions and the subdivision of small or single plots adding additional flexibility to the estimates of the land supply.

## **4. Timing of Survey**

- 4.1 The base year for the UCS is 2013 (31st March 2013). The HLA component reflects the finalisation of each local authorities HLA 2013 following consultation with Homes for Scotland.

## **5. Definitions**

- 5.1 The UCS is a strategic assessment of additional housing land capacity within the region focussing on the identification of additional and longer term sites of 10 or more units. This differs from the HLA which considers sites of only 4 or more units.

5.2 In order to provide a more complete picture of additional housing land supply coming forward through the LDP processes and not recorded in the Housing Land Audits it was agreed that the study should also include a category for Green Belt or Other Non-Urban release sites, and in this respect the study looks beyond the urban area.

## 6. Programming and Time Periods

6.1 The time periods utilised for the estimated programming of UCS sites, are based on the guidance in the Draft SPP. For the SDP which it is anticipated will be approved by Scottish Ministers in 2017, the relevant time periods are as follows:

<b>SDP Timelines</b>	<b>UCS Time Periods</b>	<b>SPP Requirements (paragraph 118)</b>
<b>SDP Submission May 2016</b>  <b>SDP Approval 2017</b>	<b>1st April 2013 - 31st March 2020</b> (to align with 2013 HLA base)	
	<b>1st April 2020 - 31st March 2024</b>	Following SDP approval (2017) the SDP is to identify LDP requirements to year 7 (to 2024). This builds in up to 2 years for LDP adoption (post SDP approval in 2017) to ensure a minimum 5 year effective supply in the LDP at all times (2019 - 2024).
	<b>1<sup>st</sup> April 2024 - 31<sup>st</sup> March 2029</b>	SDP to set out requirements to year 12 beyond the predicated year of SDP approval (to 2029).
	<b>1<sup>st</sup> April 2029 - 31<sup>st</sup> March 2037</b>	Indication of possible scale and location of housing land up to year 20 after SDP approval (to 2037)

## 7. Survey Methodology and Sources

7.1 The survey methodology is included in the Appendix.

7.2 The 'non-effective' element of sites from the Housing Land Audit was the main source for the period beyond 2020.

7.3 For other sites not in the existing HLA the sources were as follows:

- Previous Urban Capacity Studies;
- The Vacant and Derelict Land Survey;
- Industrial and Business Areas;
- Public Sector Demolitions;
- Car Parks;
- Green Spaces;
- Green Belt Release/Other Non Urban
- Potential and Pending Planning Applications

- Other potential sources included schools, hospitals, prisons, care establishments, NHS, Scottish Water and other similar large public sector land holding bodies and mixed use developments.

## 8. Source of UCS Sites

- 8.1 Sites in the HLA account for over two thirds of all sites in the 2013 UCS. Of the remaining sites, the main sources are Local Authority surplus assets and demolitions, vacant land, and site in industrial and business areas.
- 8.2 Where further information was provided on Capacity Source including where the Capacity Source was given as "Other", further information indicates that sites were sourced from sites coming forward through emerging LDPs, green belt and non urban locations, registered social landlords land holdings, and sites removed from the HLA.

<b>Capacity Source</b>				
<b>Capacity Source</b>	<b>Total No of Sites</b>	<b>%</b>	<b>Total No of Units</b>	<b>%</b>
HLA	702	66%	68,962	68%
Other	131	12%	17,795	18%
Residual Vacant Land	84	8%	2,791	3%
LA Surplus Assets	47	4%	1,944	2%
Public Sector Housing Demolitions	41	4%	1,963	2%
Industrial And Business Areas	21	2%	5,549	5%
Planning Application	14	1%	1,354	1%
Public Sector Other Demolitions	13	1%	477	0%
Green Belt Release/Other Non-urban	4	0%	358	0%
Green Spaces	3	0%	250	0%
Pre Application Discussions	3	0%	168	0%
<b>Total</b>	<b>1,063</b>	<b>100%</b>	<b>101,611</b>	<b>100%</b>

## 9. Current Use Analysis

- 9.1 The most common current use of sites is vacant land and buildings with 643 sites contributing an estimated 52,252 units. Thereafter, the next most common sources were agriculture, passive open space, green space and education.

Current Use		
Current Use	Total No of Sites	Total No of Units
Vacant land and buildings	643	52,252
Agriculture	83	17,936
Passive open space	65	3,734
Mixed	51	11,994
Education	46	2,285
Green Space	44	3,290
Other	41	4,447
Residential	32	1,124
Recreation and leisure	12	1,081
Transport	12	392
Community / Health	10	1,561
Offices	7	292
Manufacturing	5	375
Storage	4	72
Partially developed housing site	4	388
Retail	2	58
Utilities	2	330
<b>Total</b>	<b>1,063</b>	<b>101,611</b>

## 10. Confidentiality

- 10.1 Within this survey process, a small number of sites have been identified as confidential: 109 sites totalling 11,029 units are in this category. The most common reasons for retaining confidentiality are for sites in school closure programmes, other public sector closures and demolitions, industrial and business areas with residential potential, and sites that are in pre application discussions or pending planning decisions.

Confidential Status		
Confidentiality	Total No of Sites	Total No of Units
No	954	89,682
Yes	109	11,929
<b>Total</b>	<b>1,063</b>	<b>101,611</b>

## 11. Results and Programming

- 11.1 A total of 1,063 sites were identified with a potential capacity of 101,611 units. The following table provides a summary of the number of sites and units by Local Authority.

Local Authority Summary		
Local Authority	Total No of Sites	Total No of Units
East Dunbartonshire	32	1,461
East Renfrewshire	37	3,106
Glasgow City	315	42,049
Inverclyde	74	4,970
North Lanarkshire	255	21,286
Renfrewshire	93	8,455
South Lanarkshire	203	16,111
West Dunbartonshire	54	4,173
<b>Total</b>	<b>1,063</b>	<b>101,611</b>

- 11.2 Of these sites, the majority of sites and units are sourced from the Housing Land Audit and the following table demonstrates the split.

	No of Sites		No of Units	
	HLA Sites	Non HLA Sites	HLA Units	Non HLA Units
	702 (66%)	361 (34%)	69,022 (68%)	32,589 (32%)
<b>Total</b>	<b>1,063</b>		<b>101,611</b>	

## 12. Programming

- 12.1 There are a total of 1,063 sites in the UCS yielding an estimated 101,611 units over the whole period from 2013 to 2037. The programming for each period is set out in the summary table below.

	No of Sites	Total Capacity	2013-20	2020-24	2024-29	2029-37
<b>Total</b>	1,063	101,611	3,484	32,774	31,072	34,281



12.2 The following tables provide the total programming by Local Authority and split between sites within the existing HLA and the other Non HLA sites.

<b>Total Programming of HLA Sites</b>						
<b>LA</b>	<b>No of Sites</b>	<b>2013-20</b>	<b>2020-24</b>	<b>2024-29</b>	<b>2029-37</b>	<b>Total</b>
East Dunbartonshire	16	0	630	225	0	855
East Renfrewshire	30	0	902	1,082	898	2,882
Glasgow City	223	0	7,387	6,845	11,320	25,552
Inverclyde	43	0	1,528	1,069	534	3,131
North Lanarkshire	124	0	6,149	3,780	2,750	12,679
Renfrewshire	60	0	3,108	1,278	2,076	6,527
South Lanarkshire	169	0	5,367	5,232	3,639	14,238
West Dunbartonshire	37	0	1,563	977	618	3,158
<b>Total</b>	<b>702</b>	<b>0</b>	<b>26,634</b>	<b>20,488</b>	<b>21,835</b>	<b>69,022</b>

Note that sites in the existing HLA have no programming in the 2013-2020 period as this is programmed within the HLA. There is therefore no double counting between the two parts of the supply side, the HLA and the UCS.

<b>Total Programming of NON HLA Sites</b>						
<b>LA</b>	<b>No of sites</b>	<b>2013-20</b>	<b>2020-24</b>	<b>2024-29</b>	<b>2029-37</b>	<b>Total</b>
East Dunbartonshire	16	487	98	21	0	606
East Renfrewshire	7	12	22	40	150	224
Glasgow City	92	2,060	3,483	4,610	6,344	16,497
Inverclyde	31	0	290	899	650	1,839
North Lanarkshire	131	0	768	3,550	4,289	8,607
Renfrewshire	33	85	263	702	943	1,928
South Lanarkshire	34	582	876	415	0	1,873
West Dunbartonshire	17	258	340	347	70	1,015
<b>Total</b>	<b>361</b>	<b>3,484</b>	<b>6,140</b>	<b>10,584</b>	<b>12,446</b>	<b>32,589</b>

<b>Total Programming of ALL Sites</b>						
<b>LA</b>	<b>No of Sites</b>	<b>2013-20</b>	<b>2020-24</b>	<b>2024-29</b>	<b>2029-37</b>	<b>Total</b>
East Dunbartonshire	32	487	728	246	0	1,461
East Renfrewshire	37	12	924	1,122	1,048	3,106
Glasgow City	315	2,060	10,870	11,455	17,664	42,049
Inverclyde	74	0	1,818	1,968	1,184	4,970
North Lanarkshire	255	0	6,917	7,330	7,039	21,286
Renfrewshire	93	85	3,371	1,980	3,019	8,455
South Lanarkshire	203	582	6,243	5,647	3,639	16,111
West Dunbartonshire	54	258	1,903	1,324	688	4,173
<b>Total</b>	<b>1,063</b>	<b>3,484</b>	<b>32,774</b>	<b>31,072</b>	<b>34,281</b>	<b>101,611</b>

### 13. Tenure

- 13.1 The majority of sites identified and programmed in the longer term within the UCS are in the private sector. In many cases however, as these sites come forward through the planning system, the tenure may change particularly where affordable housing quota policies are in operation. The tenure projection for the supply of social rented is therefore considered to be low.

Tenure				
LA	No of Sites	Private	Social Rent	Total
East Dunbartonshire	32	947	514	1,461
East Renfrewshire	37	3,106	0	3,106
Glasgow City	315	38,699	3,350	42,049
Inverclyde	74	4,284	686	4,970
North Lanarkshire	255	19,808	1,478	21,286
Renfrewshire	93	7,975	480	8,455
South Lanarkshire	203	15,391	720	16,111
West Dunbartonshire	54	3,684	489	4,173
<b>Total</b>	<b>1,063</b>	<b>93,894</b>	<b>7,717</b>	<b>101,611</b>

### 14. Using the Data

- 14.1 The programming of the UCS sites, together with the programming from the HLA for the period 2013-20, provides a complete picture of the potential land supply available, during the plan periods for the SDP from 2013 through to 2037. This data can be interrogated at the required geographic areas including by local authority and housing market area, and also by tenure although in this regard the limitations described above are relevant i.e. the under counting of the social rented sector supply.
- 14.2 A comparison of supply and demand for the private sector has been undertaken undertaken and is fully documented in the Technical Report 7, 'Strategic Housing Estimates: Methodology and Results' which is part of the Housing Need and Demand Assessment prepared in support of the MIR.

Source	2013-2020	2020-2024	2025-2029	2029-2037	Total
UCS Non HLA Sites	3,484	6,140	10,584	12,446	<b>32,589</b>
UCS HLA Sites	0	26,634	20,488	21,835	<b>69,022</b>
<b>UCS Totals</b>	<b>3,484</b>	<b>32,774</b>	<b>31,072</b>	<b>34,281</b>	<b>101,611</b>
<b>HLA Totals</b>	<b>45,768</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>45,768</b>
<b>HLA + UCS Totals</b>	<b>49,252</b>	<b>32,774</b>	<b>31,072</b>	<b>34,281</b>	<b>147,379</b>

**Appendix**

# **URBAN CAPACITY STUDY 2013**

## **GUIDANCE NOTE**

## **Contents**

**Introduction**

**Survey Requirements**

**Data Submission Requirements**

**Appendix 1 Site Survey**

**Appendix 2 Suggested Densities**

**Appendix 3 Potential Tenure**

## **URBAN CAPACITY STUDY 2013**

### **GUIDANCE NOTE**

#### **INTRODUCTION**

- 1 This guidance note is to outline the preferred methodology for undertaking an Urban Capacity Study (UCS) for the second Glasgow and the Clyde Valley Strategic Development Plan (SDP) and to ensure a consistent approach across the 8 authorities. An UCS is required, along with the Housing Land Audit, for the year 2013 which will be the base year for SDP2 purposes. These two studies together aim to provide the complete picture of land supply that will become available during the SDP and LDP plan periods. The land supplies along with the Housing Need and Demand Assessment (HNDA) will enable a housing land supply and demand comparison to be undertaken which is of key importance for strategic planning purposes.
- 2 The focus of the Study will be exclusively on housing land and not on other land uses as in previous years. In preparing the guidance every effort will be made to provide practical support and to ensure that the survey requirements and returns do not place a significant or disproportionate burden on the authorities' resources. It is likely that many authorities will have undertaken a similar task recently in connection with their LDP preparation activities and/or the LATIS return from November 2012.
- 3 To assist with this task, the UCS Working Group will require to be reconvened to consider the guidance and survey task, to enable officers to collect and return the survey data, and to consider the survey results. It is envisaged that this group will require to meet on 2 or 3 occasions. This Group comprises Planning Officers from each of the 8 Clydeplan Local Authorities along with members of the Clydeplan Core Team and its remit is to prepare the 2013 UCS.

#### **Purpose**

- 4 The Scottish Government through SPP encourages planning authorities to use urban capacity studies, along with assumptions about the expected output from windfall sites, to inform the settlement strategy. Urban capacity studies are to be utilised to assess opportunities for further housing development within existing settlements, focusing on previously developed land and conversion of existing buildings, and reviewing land currently allocated for uses other than housing.
- 5 Additionally, the UCS, will be utilised to capture any additional land coming forward through the LDP processes and not recorded in the Housing Land Audits e.g. green belt or other release sites outwith settlements and not included in the HLA (see Para 19).

#### **Validating the Approach**

- 6 An assessment has been undertaken through the Planning Sub Group to assess the validity of the approach to UCS. A comparison was undertaken of the programmed output from the 2004/11 USC with actual output from sites and identified windfall sites that came forward within that period. A table was circulated ahead of the meeting which included the results from most of the authorities.
- 7 Of the seven authorities that submitted a return, the programmed output was 10,400 units 2004/11; actual output was 8,600 units (81%), however windfall was 9,800 units which more than compensates for the lower than predicted level of UCS completions. The overall level of correlation between predicted and actual output from identified Urban Capacity sites therefore gives increased confidence in the validity of this approach and usefulness of the results.

## **SURVEY REQUIREMENTS**

- 8 The following provides some clarification of the survey requirements with further detail included in Appendix 1 which lists the fields of data that require to be collected.

### **Base Date**

- 9 The base year for the UCS is 2013 and the nominal survey date is 31st March 2013.

### **Site Survey and Assessment of Sites - Criteria for Inclusion**

- 10 To make the process more manageable it is proposed that the study focuses on those sites which would yield 10 or more housing units.
- 11 A thorough site search of each defined urban area should be undertaken taking appropriate consideration of the following potential capacity sources. The study should also include Green Belt release sites or other sites outwith the Urban area that will make a contribution to the housing land supply, in order that a complete picture of the total housing land supply can be achieved:-

### **Housing Land Audit (HLA)**

- The 'non-effective' element of sites in the Established Housing Land Supply.

Note: This requires programming (for the time periods identified below) of the non effective element of sites already surveyed through the HLA and accounts for the most numerically significant element of the UCS.

### **Urban Capacity Study**

- Previous Urban Capacity Studies of 2004 and 2009 are a potential source of sites for this survey in 2013.

### **Vacant and Derelict Land Survey - Residual Vacant Land**

Note:-Residual Vacant and Derelict Land is that land which is on the Vacant and Derelict Land Survey which is not part of the Effective Housing Land Supply and is not a 'Marketable' Industrial site (i.e. Industrial Land Supply Categories 1 and 2).

- Use of 'Preferred Use' field
- 'Use of Development Potential' field (1, 2 or 3 see below) as a guide to programming
  - 1 - likely to be developed within 5 years;
  - 2 - expectation of development within 5 to 10 years;
  - 3 - unlikely to be developed for at least 10 years;
  - 4 - uneconomic to develop/soft end use.

### **Industrial and Business Areas**

- Potential area of land within industrial business areas which may fall out of use in the time periods under consideration.

### **Public Sector Demolitions**

- Sites approved for demolition;
- Sites in programme, but not approved;
- Sites required for re-provisioning of social rented stock

Note: A key source will be the Housing Service of the authority.

### **Car Parks**

- Where car parks are poorly located, under-utilised or of poor quality and their retention would no longer feature in the Local Transport Strategy

### **Green Spaces**

- Areas of surplus green space identified following an open space audit undertaken in line with SPP and PAN 65 Planning and Open Space.

### **Green Belt Release/Other Non Urban**

- Green Belt release sites or other sites outwith the urban area, not currently included in the Housing Land Audit, that will make a contribution to the overall land supply. This will include sites in LDPs that are not yet adopted. (Note: This is to avoid missing sites that will contribute to the housing land supply, but are not currently in the HLA and are on the edge of or outwith urban areas.)

### **Potential and Pending Planning Applications**

- Planning applications likely to be approved but not yet determined.
- Pre application discussions that are likely to be supported.

### **Other (Note: - This merges previous fields “Institutions” and “Other”)**

- Schools/hospitals/prisons/care establishments etc. in approved closure programme.  
Note: It may also be useful to contact key infrastructure providers such as Scottish Water as well as the NHS.
- Any other sources not outlined above. This includes commercial/ industrial/ residential/ other buildings which are generally sound but are unlikely to perform their current use in the future and which may be appropriate for conversion to residential use and/or other hard end uses. Examples of some typical uses that have been falling out of use in recent times include public houses, hotels, petrol filling stations and churches.  
Note: Numerically this category makes a small but noteworthy contribution to Urban Capacity and therefore where “Other” is given as the Capacity Source, further detail should be provided if possible.

### **Mixed**

- Similar to “Other” above, numerically this category makes a small but noteworthy contribution to Urban Capacity and therefore where “Mixed” is given as the Capacity Source, further detail should be provided if possible.

### **Use of Confidential Status**

- 12 The use of status being confidential should be used sparingly. Only those sites, where their identification for development purposes is not in the public domain, should be identified as confidential. Examples include, Potential and Pending Planning Applications, public sector demolitions, the schools estate programme, and sites in industrial areas, or currently in other uses, but likely to be developed for housing during the periods under consideration.
- In previous surveys confidential sites accounted for approximately 13% of sites recorded in the survey. Once the Draft results are available, consistency checks and comparisons on the use of this clause will be made.



## Programming and Tenuring

- 13 All sites require to be programmed for the longer term SDP plan periods identified below. Tenure requires to be recorded and to align with the Housing Land Audit as detailed in Appendix 3. The main required splits are for social rented, private, and Intermediate. Contact should be made with both Housing and Planning colleagues when considering a sites potential programming and tenuring, in the same manner as is undertaken for HLA purposes. Non-Effective sites from Established Housing Land Supply can be programmed in any of the time periods post 2020.
- 14 Sites should be programmed initially on a site by site basis to prepare the Draft UCS. However, once the draft is available, the programming of sites may require to be revisited in order to normalise any severe spikes and have consideration for past build rates and future anticipated rates of delivery. The approach to this will be further considered collectively by the SDP Core Team and the authorities.

## Time Periods Under Consideration

- 15 To ensure alignment with paragraph 72 of SPP and the relevant Development Plan periods, the UCS 2013 will utilise the following time periods:

Timelines	Time Periods	SPP Requirements (paragraph 72)
<b>SDP Submission May 2016</b>  <b>SDP Approval 2017</b>	<b>1st April 2013 - 31st March 2020</b> (to align with 2013 HLA base)	
	<b>1st April 2020 - 31st March 2024</b>	Following SDP approval (2017) the SDP is to identify LDP requirements to year 7 (to 2024). This builds in up to 2 years for LDP adoption (post SDP approval in 2017) to ensure a minimum 5 year effective supply in the LDP at all times (2019 - 2024).
	<b>1<sup>st</sup> April 2024 - 31<sup>st</sup> March 2029</b>	SDP to set out requirements to year 12 beyond the predicated year of SDP approval (to 2029).
	<b>1<sup>st</sup> April 2029 - 31<sup>st</sup> March 2037</b>	Indication of possible scale and location of housing land up to year 20 after SDP approval (to 2037)

## **DATA SUBMISSION REQUIREMENTS**

### **Format**

- 16 All sites should be mapped digitally and crossed referenced with the associated MS EXCEL spreadsheet (Urban Capacity Study 2013.xls) provided. The return will therefore include the GIS files and the associated MS EXCEL spreadsheet. If utilising an MS Access database, the returns can be readily exported to MS Excel. Advice and support with data transfer can be provided. The Knowledge Hub can be used for the exchange of files too large to email.

### **Timescale for completion**

- 17 The Draft 2013 UCS should be completed and submitted to the Strategic Development Planning Core Team after completion of the Draft (ideally finalised) Housing Land Audit which are now likely to be in place between December 2013 and January 2014. The date for submission of the Draft UCS is therefore Friday 24<sup>th</sup> January 2014 with Finalised UCS anticipated by Friday 21<sup>st</sup> February. A meeting will be convened early in 2014 to assess progress.

### **Publication**

- 18 The information in the UCS will be made publicly available, subject to consideration of the issue of confidentiality, as a Background Report informing the preparation of the Main Issues Report for the Strategic Development Plan.

### **Consultation**

- 19 Homes for Scotland will be invited to participate in this process particularly with regard to the marketability and programming of sites in a similar manner in which they comment on annual Housing Land Audits. Consultation will take place early in 2014. The format and level of detail of the consultation will be agreed in advance with the Authorities.

### **Monitoring and Reviewing the Process**

- 20 Upon completion of the 2013 UCS it will be necessary for the local planning authority to monitor the progress of the overall development on those identified sites as part of the monitoring of Strategic Development Plan policies.

### **Draft Submissions**

- 21 After receipt of Draft submissions a number of consistency checks will be performed including:
- the approach to programming;
  - the use of the field IntTen;
  - the use of Capacity Source and Current Use fields;
  - the use of Confidential status.
- 22 The UCS can then be finalised as a basis for consultation with Homes for Scotland.

## APPENDIX 1

Site Survey Details (to be entered into EXCEL Spreadsheet provided: Urban Capacity Study.xls)

FIELDNAME	TYPE	NOTES														
Local Authority	Text															
Unique Site Ref	Number	Ensure same Unique Ref is used as with GIS mapping														
Address 1	Text															
Address 2	Text															
Housing Market Area (3rd Tier)	Text - select from drop down box	<table border="1"> <thead> <tr> <th>HMA 3rd Tier – HSMA's + DMAs</th> </tr> </thead> <tbody> <tr><td>Greater Glasgow North and West</td></tr> <tr><td>Strathkelvin and Springburn</td></tr> <tr><td>Glasgow East</td></tr> <tr><td>Cumbernauld</td></tr> <tr><td>Greater Glasgow South</td></tr> <tr><td>Renfrewshire</td></tr> <tr><td>East Kilbride</td></tr> <tr><td>Airdrie and Coatbridge</td></tr> <tr><td>Motherwell</td></tr> <tr><td>Clydesdale</td></tr> <tr><td>Hamilton</td></tr> <tr><td>Dumbarton and the Vale of Leven</td></tr> <tr><td>Inverclyde</td></tr> </tbody> </table>	HMA 3rd Tier – HSMA's + DMAs	Greater Glasgow North and West	Strathkelvin and Springburn	Glasgow East	Cumbernauld	Greater Glasgow South	Renfrewshire	East Kilbride	Airdrie and Coatbridge	Motherwell	Clydesdale	Hamilton	Dumbarton and the Vale of Leven	Inverclyde
HMA 3rd Tier – HSMA's + DMAs																
Greater Glasgow North and West																
Strathkelvin and Springburn																
Glasgow East																
Cumbernauld																
Greater Glasgow South																
Renfrewshire																
East Kilbride																
Airdrie and Coatbridge																
Motherwell																
Clydesdale																
Hamilton																
Dumbarton and the Vale of Leven																
Inverclyde																
LA Sub Areas	Text - select from drop down box	<table border="1"> <thead> <tr> <th>LA Sub-Areas</th> </tr> </thead> <tbody> <tr><td>ED Bearsden &amp; Milngavie</td></tr> <tr><td>ED Strathkelvin</td></tr> <tr><td>ER Eastwood</td></tr> <tr><td>ER Levern Valley</td></tr> <tr><td>GC Baillieston and Shettleston and Greater Easterhouse</td></tr> <tr><td>GC Central and West</td></tr> <tr><td>GC East Centre and Calton</td></tr> <tr><td>GC Govan and Craigton</td></tr> <tr><td>GC Greater Pollok and Newlands/Auldburn</td></tr> <tr><td>GC Langside and Linn</td></tr> <tr><td>GC Maryhill/Kelvin and Canal</td></tr> <tr><td>GC North East</td></tr> </tbody> </table>	LA Sub-Areas	ED Bearsden & Milngavie	ED Strathkelvin	ER Eastwood	ER Levern Valley	GC Baillieston and Shettleston and Greater Easterhouse	GC Central and West	GC East Centre and Calton	GC Govan and Craigton	GC Greater Pollok and Newlands/Auldburn	GC Langside and Linn	GC Maryhill/Kelvin and Canal	GC North East	
LA Sub-Areas																
ED Bearsden & Milngavie																
ED Strathkelvin																
ER Eastwood																
ER Levern Valley																
GC Baillieston and Shettleston and Greater Easterhouse																
GC Central and West																
GC East Centre and Calton																
GC Govan and Craigton																
GC Greater Pollok and Newlands/Auldburn																
GC Langside and Linn																
GC Maryhill/Kelvin and Canal																
GC North East																

		GC Pollokshields and Southside Central GC West IC Inverclyde East IC Inverclyde West NL Airdrie and Coatbridge NL Cumbernauld NL Motherwell RF Johnstone/Elderslie RF North Renfrewshire RF Paisley/Linwood RF Renfrew RF West Renfrewshire SL Clydesdale SL East Kilbride SL Hamilton SL Rutherglen and Cambuslang WD Clydebank WD DMA Dumbarton/Vale of Leven								
Site Ownership	Text - select from drop down box	Only if known <table border="1"> <thead> <tr> <th>Ownership</th> </tr> </thead> <tbody> <tr> <td>Public</td> </tr> <tr> <td>Private</td> </tr> <tr> <td>Mixed</td> </tr> <tr> <td>Unknown</td> </tr> </tbody> </table>	Ownership	Public	Private	Mixed	Unknown			
Ownership										
Public										
Private										
Mixed										
Unknown										
Current Use	Text - select from drop down box	This field has been rationalised based on previous survey returns. To provide more useful information, it is considered that where either Other or Mixed is used, or where it is considered generally useful, a further description should be provided if possible. <table border="1"> <thead> <tr> <th>Current Use</th> </tr> </thead> <tbody> <tr> <td>Vacant land and buildings</td> </tr> <tr> <td>Residential</td> </tr> <tr> <td>Education</td> </tr> <tr> <td>Green Space</td> </tr> <tr> <td>Recreation and leisure</td> </tr> <tr> <td>Agriculture</td> </tr> <tr> <td>Community / Health</td> </tr> </tbody> </table>	Current Use	Vacant land and buildings	Residential	Education	Green Space	Recreation and leisure	Agriculture	Community / Health
Current Use										
Vacant land and buildings										
Residential										
Education										
Green Space										
Recreation and leisure										
Agriculture										
Community / Health										

		<table border="1"> <tr><td>Manufacturing</td></tr> <tr><td>Wholesale distribution</td></tr> <tr><td>Storage</td></tr> <tr><td>Offices</td></tr> <tr><td>Transport</td></tr> <tr><td>Utility services</td></tr> <tr><td>Minerals</td></tr> <tr><td>Retail</td></tr> <tr><td>Other</td></tr> <tr><td>Mixed</td></tr> </table>	Manufacturing	Wholesale distribution	Storage	Offices	Transport	Utility services	Minerals	Retail	Other	Mixed		
Manufacturing														
Wholesale distribution														
Storage														
Offices														
Transport														
Utility services														
Minerals														
Retail														
Other														
Mixed														
Current Use Description	Text	Not essential but useful.. Mainly to be used where Current Use is "Other", "Mixed" or where the Field "Current Use" could otherwise benefit from additional information.												
Capacity Source	Text - select from drop down box	<p>This field has been rationalised based on previous survey returns. To provide more useful information, it is considered that where Other is used, a further description should be provided if possible.</p> <table border="1"> <tr><th>Capacity Source</th></tr> <tr><td>Housing Land Supply</td></tr> <tr><td>Residual Vacant Land</td></tr> <tr><td>Industrial And Business Areas</td></tr> <tr><td>Public Sector Housing Demolitions</td></tr> <tr><td>Public Sector Other Demolitions</td></tr> <tr><td>Green Space</td></tr> <tr><td>Green Belt Release/Other Non Urban</td></tr> <tr><td>Planning Application</td></tr> <tr><td>Pre Application Discussions</td></tr> <tr><td>Other</td></tr> <tr><td>LA Surplus Assets</td></tr> </table>	Capacity Source	Housing Land Supply	Residual Vacant Land	Industrial And Business Areas	Public Sector Housing Demolitions	Public Sector Other Demolitions	Green Space	Green Belt Release/Other Non Urban	Planning Application	Pre Application Discussions	Other	LA Surplus Assets
Capacity Source														
Housing Land Supply														
Residual Vacant Land														
Industrial And Business Areas														
Public Sector Housing Demolitions														
Public Sector Other Demolitions														
Green Space														
Green Belt Release/Other Non Urban														
Planning Application														
Pre Application Discussions														
Other														
LA Surplus Assets														
Capacity Source - Other	Text	Where "Other" is used, further detail would be helpful eg. The Lone Star Public House												
VDL Ref	Text	Vacant and Derelict Land Supply Reference Number (if applicable)												
ILS Ref	Text	Industrial Land Supply Reference Number (if applicable)												
HLA Ref	Text	Housing Land Audit Reference Number (if applicable)												
Confidential Site	Yes/No													
Included in UCS 2009	Yes/No													
General	Text	For additional information												

Comments		
Total Area (Ha)	Numeric	Area of site as identified on mapping submitted.
Density	Numeric	(See Appendix 2 for density estimates) Not required if Total Capacity is known.

<b>PROGRAMMING</b>		
Remaining Balance of HLA Site	Numeric	Where the site is currently effective give the remaining balance of the part of the site in the non effective period. If not leave blank.
Total Capacity	Numeric	Where "Remaining Balance of HLA Site" is given, "Total Capacity" will be the same. Where there is no other information, Total Capacity will be generated from area and density (refer Appendix 2).  Total capacity should equal the sum of the 4 programming time period fields below.
<b>POTENTIAL TENURE</b> (See Appendix 3) Tenure should align with HLA definitions however given the uncertainties over the assessment of tenure, a more simplified approach than that adopted for the HLA, is recommended.		
PRIVTEN Total	Numeric	PRIVTEN Total should equal the sum of the 4 programming PRIVTEN time period fields below.
SRTEN Total	Numeric	SRTEN Total should equal the sum of the 4 programming SRTEN time period fields below.
INTTEN Total	Numeric	INTTEN Total should equal the sum of the 4 programming INTTEN time period fields below.
TNSTEN Total	Numeric	TNSTEN Total should equal the sum of the 4 programming TNSTEN time period fields below.
PRIVTEN 2013-20	Numeric	1 April 2013 – 31 March 2020
SRTEN 2013-20	Numeric	
INTTEN 2013-20	Numeric	
TNSTEN 2013-20	Numeric	
2013-20 Total	Numeric	2013-20 Total should equal the sum of the 4 Tenure Categories in that time period.
PRIVTEN 2020-24	Numeric	1 April 2020 – 31 March 2024
SRTEN 2020-24	Numeric	
INTTEN 2020-24	Numeric	
TNSTEN 2020-24	Numeric	
2020-24 Total	Numeric	2020-24 Total should equal the sum of the 4 Tenure Categories in that time period.
PRIVTEN 2024-29	Numeric	1 April 2024 – 31 March 2029
SRTEN 2024-29	Numeric	
INTTEN 2024-29	Numeric	

TNSTEN 2024-29	Numeric	
2024-29 Total	Numeric	2024-29 Total should equal the sum of the 4 Tenure Categories in that time period.
PRIVTEN 2029-37	Numeric	1 April 2029 – 31 March 2037
SRTEN 2029-37	Numeric	
INTTEN 2029-37	Numeric	
TNSTEN 2029-37	Numeric	
2029-37 Total	Numeric	2029-37 Total should equal the sum of the 4 Tenure Categories in that time period.



## APPENDIX 2

### SUGGESTED DENSITIES

Density should be estimated by taking account of the nature of development and densities in the surrounding locality of the site as well as the policy context, including the Development Plan. Given the references within Designing Places and Designing Streets, there is policy justification for adopting higher densities in areas well served by public transport.

The following density multipliers are suggested where no better information exists. These are considered to be minimum densities that allow for further flexibility.

#### Glasgow City

i). City Centre - densities will be determined by design, heritage and townscape considerations and other relevant policies.

ii). Inner Urban Area - depending on the level of accessibility to public transport, density may vary from a minimum of 30 dwellings per hectare (DPH) to a maximum of 100 DPH in base accessibility locations, whilst higher densities will be expected in high accessibility locations.

iii). Outer Urban Area - Higher densities (75+) may be considered in more limited circumstances for specific sites within High Accessibility Outer Urban Areas which form the frontage (including appropriate adjoining blocks) to main public transport routes and/or are located at key gateway or nodal points; and are clearly justifiable in terms of design quality and other relevant policies in the Development Plan.

*(Extracted from Glasgow City Plan 2)*

#### Other Areas (including Glasgow)

- Urban Area – 60 - 80 units per ha, a mixture of flats and houses where there is good accessibility to transport corridors.
- Urban Area - 40 - 50 units per ha, a mixture of detached and semi detached housing where there is good accessibility to transport corridors.
- Suburban/Renewal Areas - 30 units per ha typical of restructuring of public sector estates.
- Suburban Urban Edge - 25 units per ha for non flatted development.

Note: The Town and Country Planning Association (TCPA) in a paper from 2003 stated that:

“houses built at less than about 20 per hectare, generally fail to create a recognisably ‘urban’ context for community life. Variety of provision, between these extremes, is the way forward, with most homes designed to meet majority needs and aspirations, in the 30 to 40 DPH range.”

Source: “Residential Densities “ TCPA Nov 2003

[www.tcpa.org.uk/data/files/densities.pdf](http://www.tcpa.org.uk/data/files/densities.pdf)

## APPENDIX 3

### POTENTIAL TENURE

The approach to the recording of tenure as part of the Housing Land Audit is changing with further refinement being added in respect of Intermediate Tenure. An Intermediate Tenure detail category has been introduced as a trial in the 2013 HLA guidance to attempt to reflect the range of housing products that may be available under the banner 'affordable housing' outwith social rented housing. The separation is to ascertain if there is merit in identifying these products separately. The use of this category will be reviewed in the 2014 guidance.

Although difficult to predict with any certainty in the longer term it is important that the UCS aligns closely with the HLA in respect of Tenure. It is proposed therefore that the UCS utilises the broad categories of Private, Social and Intermediate, with further detail provided where this is known.

Such further detail is likely to reflect the application of any affordable housing quota policies. In these circumstances the Tenure is likely to be specified as Private and further detail of the estimate of the percentage of Affordable Tenure can be provided. A Tenure Note Field can be used to describe these circumstances which may include information such as "25% quota policy". The final Tenure of the units that may be delivered utilising an Affordable Housing quota policy, is unlikely to be known.

Where a 25% quota policy is applied, PRIVTEN will account for 75% of the units, with the remaining 25% split between either SRTEN, INTTEN or both.

The broad definitions of tenure from the HLA guidance are as follows:

#### TENURE SUMMARY ('TENURE'):

Indicate the proposed tenure of the site, Private, Social Rented, Intermediate or Tenure Not Specified. Where possible try to avoid use of Tenure Not Specified, these sites will not be counted in the UCS. Where the site is likely to provide RSL, Shared Equity or Shared Ownership (INTTEN) then please specify the number of units in TENURE NOTE.

Description	Code
Private	PRIVTEN
Intermediate	INTTEN
Social Rented	SRTEN
Tenure Not Specified	TNS

**Field format: Data Type - Text; Field Size - 4**

#### TENURE NOTE - (TENNOTE'):

This Note field can usefully include details of the specific tenure if known; the application of affordable housing quota policy e.g. "25% quota policy"; the negotiation of a Commuted sum; or the mix of tenures if relevant and known.

## **FURTHER DETAIL – FOR INFORMATION ONLY**

The remaining section provides the detail of tenures from the 2013 HLA Guidance and is provided for further information only. If you are able to expand the tenure categories in the UCS then please do so under TENURE NOTE.

### **PRIVATE TENURE DETAIL - ('PRIVTEN'):**

Indicate in more detail the nature of the Private tenure. If TENURE Private then PRIVTEN cannot be blank. If the property is Shared Equity/Shared Ownership (which was previously entered under this category) then please select 'Other' and enter the detail in 3.10.2. If the property could be classified as another 'Intermediate' product then please also fill in 3.10.2 INTERMEDIATE TENURE DETAIL.

Description	Code
Private	
- Owner Occupied	OO
- Private Rent	PR
- Other e.g. Shared Ownership/Shared Equity (see Intermediate)	OTH

**Field format: Data Type - Text; Field Size - 3**

### **SOCIAL RENTED TENURE DETAIL - ('SRTEN'):**

Indicate in more detail the nature of the Social Rented tenure. If TENURE Social Rented then SRTEN cannot be blank.

Description	Code
Social Rented Housing	
- Local Authority	LA
- Registered Social Landlord	RSL
- Mid Market Rent (Social) (*1)	MMRS

**Field format: Data Type - Text; Field Size - 4**

(\*1) Social rented Mid Market Rent is provided by a LA or RSL. It provides rented accommodation available at rents below market rent levels in the area and which would usually be provided over the long term by the LA or RSL (or potentially provided over the medium term using the RSL National Housing Trust initiative).

### **INTERMEDIATE TENURE - ('INTTEN'):**

Indicate in detail the nature of the Intermediate tenure. Please note that this is an additional field, all sites must also have an entry under 3.10.1 and either 3.10.1A. These categories are based on PAN 2/2010 and more detail of these can be found on page 30.

Description	Code
Subsidised low cost housing for sale	
- Discounted Sale	DS
- RSL Shared Equity	SE
- RSL Shared Ownership	SO

Unsubsidised low cost housing for sale	
- Entry level housing for sale	EL
- Developer Shared Equity	DSE
- Other	ULCHO
Intermediate rent	
- Mid Market (Intermediate) Rent Private(*2)	MMRP
- Other	IRO

(\*2) Mid market rented products, other than those provided by a LA or RSL, should be entered into this category e.g. the private developer National Housing Trust initiative



Clydeplan

Lower Ground Floor, 125 West Regent Street, Glasgow G2 2SA

0141 229 7730 • [info@clydeplan-sdpa.gov.uk](mailto:info@clydeplan-sdpa.gov.uk) • [www.clydeplan-sdpa.gov.uk](http://www.clydeplan-sdpa.gov.uk)