

Glasgow and the Clyde Valley Strategic Development Plan

Proposed Plan

Background Report 13

Urban Capacity Study 2009

June 2011

13



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Annex 1 and 2

(i) Context

- 1 An important part of the review of the *Glasgow and Clyde Valley Joint Structure Plan 2006* and the preparation of the *first Glasgow and Clyde Valley Strategic Development Plan* is an assessment of the capacity of the urban areas to absorb further development for housing. An Urban Capacity Study was undertaken as part of the background to the 2000 and 2006 Structure Plans and this has been updated by the constituent local authorities and forms the basis of this report.
- 2 The Scottish Government through its consolidated Scottish Planning Policy (February 2010) (paragraphs 81 an expectation on local authorities, where they are pursuing a sustainable communities strategy through ‘brownfield’ development, to undertake an urban capacity study to “assess further housing opportunities within existing settlements, focusing on previously developed land and conversion of existing buildings and reviewing land currently allocated or uses other than housing”.
- 3 In December 2008 the GCVSDPA published a ‘Urban Capacity Study Issues Report’ which set out the proposed methodology, in particular relating to time periods and density assumptions, for the 2009 Urban Capacity Study. A Guidance Note (Annex 1) was prepared following the consultation period to give local authorities a framework within which to undertake their urban capacity study.
- 4 The base year for the Study was **2009**.
- 5 To reflect paragraph 72 of the consolidated SPP the time periods under consideration were as follows
 - 1st Phase : 1 April 2009 - 31 March 2016
 - 2nd Phase : 1 April 2016 - 31 March 2020
 - 3rd Phase : 1 April 2020 - 31 March 2025
 - 4th Phase : 1 April 2025 - 31 March 2033

2004 Urban Capacity Study

- 6 A similar exercise was undertaken in 2004 in support of the 2006 Joint Structure Plan. At that time 3400ha of land was identified with an estimated potential for some 66,700 owner occupied units. Monitoring has shown that in the period 2004/05 to 2007/08 there were 1625 owner occupied completions of which 40% came for the Housing Established Land Supply (ELS).

(ii) Existing Identified Urban Development Opportunities

- 7 In 2009 within the Glasgow and the Clyde Valley Structure Plan area there were 3451ha of urban vacant and derelict land. This accounts for around 6.5% of the total urban area within the Metropolitan Area. Although this can cause blight it also represents an opportunity as a source of renewable development land.
- 8 Given the scale of vacant and derelict land and the likelihood of a continued supply expected to fall out of use, the land use strategy within the Strategic Development Plan area has been based upon 'brownfield' land being the continuing source of new development opportunities in the longer term. Existing identified 'greenfield' opportunities are essentially required to fill shortfalls in this supply either in terms of distribution or programming. The reuse of such 'brownfield' land within urban areas, where it is well related to existing infrastructure, particularly the public transport network, can make a significant contribution to delivering sustainable development and is supportive of national planning policy, in particular the *National Planning Framework 2*.
- 9 The 2009 land supply for both industry and business and housing is outlined in Tables 1 and 2.

Table 1 - Industrial and Business Land as at 31 March 2009		
	Marketable Industrial Land Supply*	Estimated 10 Year Take Up of Land for Industry and Business**
Glasgow and the Clyde Valley	1002ha	614ha
* Source: Industry and Business Survey 2008/09 GCVSDPA.		
** Estimated 10 year demand based on the last 5 years take up of land for Industry or Business.		

Table 2 - Housing Supply as at 31 March 2009 (Units)* - Private Sector Housing			
	Established Supply	Effective Supply (7 Years)	Non Effective
Glasgow and the Clyde Valley	108,173	40,954	67,219
* Source: Housing Land Survey 2009 GCVSDPA.			

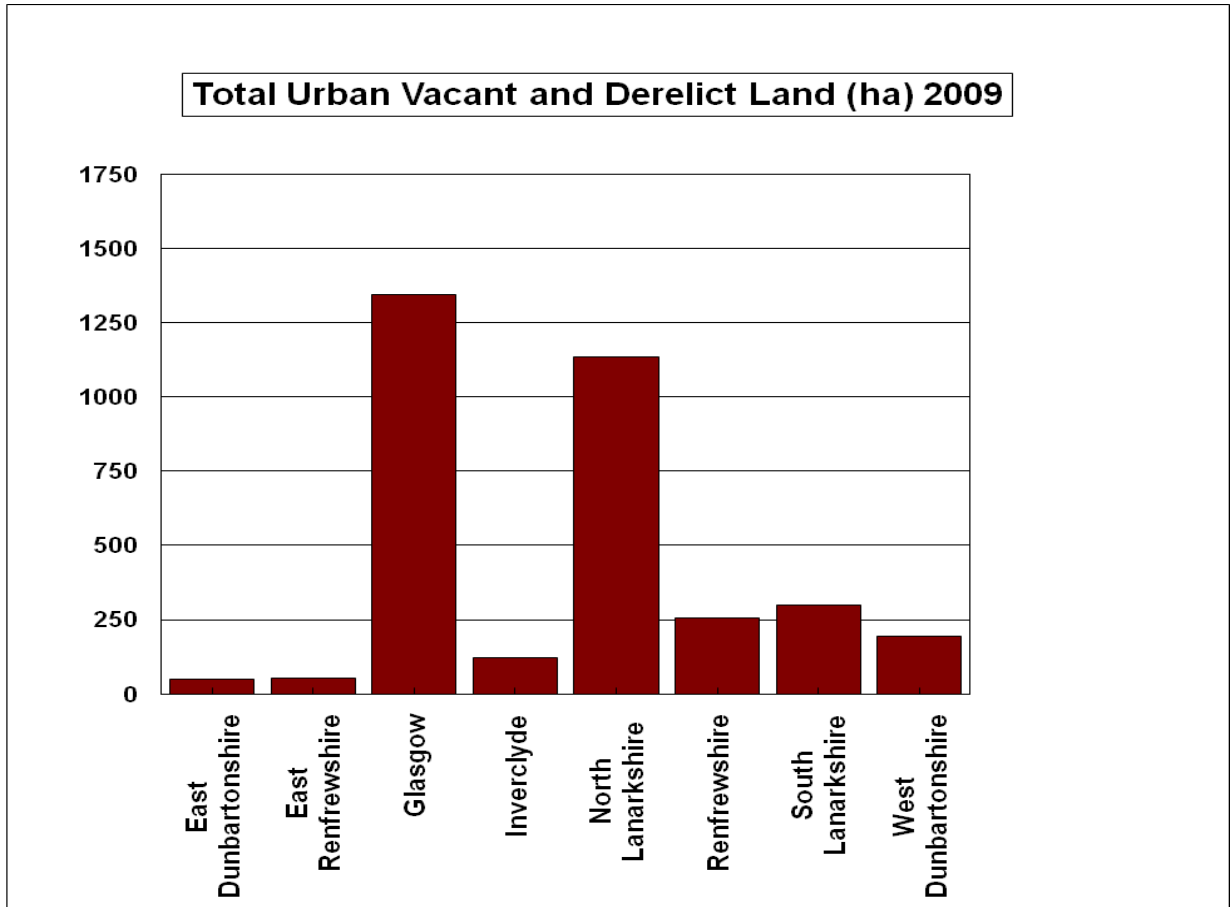
(iii) Vacant and Derelict Land

10 The Vacant and Derelict Land Survey (VDLS) is undertaken annually and relates to the Scottish Vacant and Derelict Land Survey (SVDLS) which is co-ordinated by the Scottish Government. The VDLS requires each Local Authority within Glasgow and the Clyde Valley to monitor a range of issues in terms of vacant and derelict land including, take up of land, fall out to a vacant or derelict state, area of sites, previous use, preferred use, length of time vacant or derelict and locational characteristics. Fuller information can be obtained by reference to the Vacant and Derelict Land Monitoring Report 2004.

11 Some key findings and summary statistics from the 2009 VDLS are considered below:

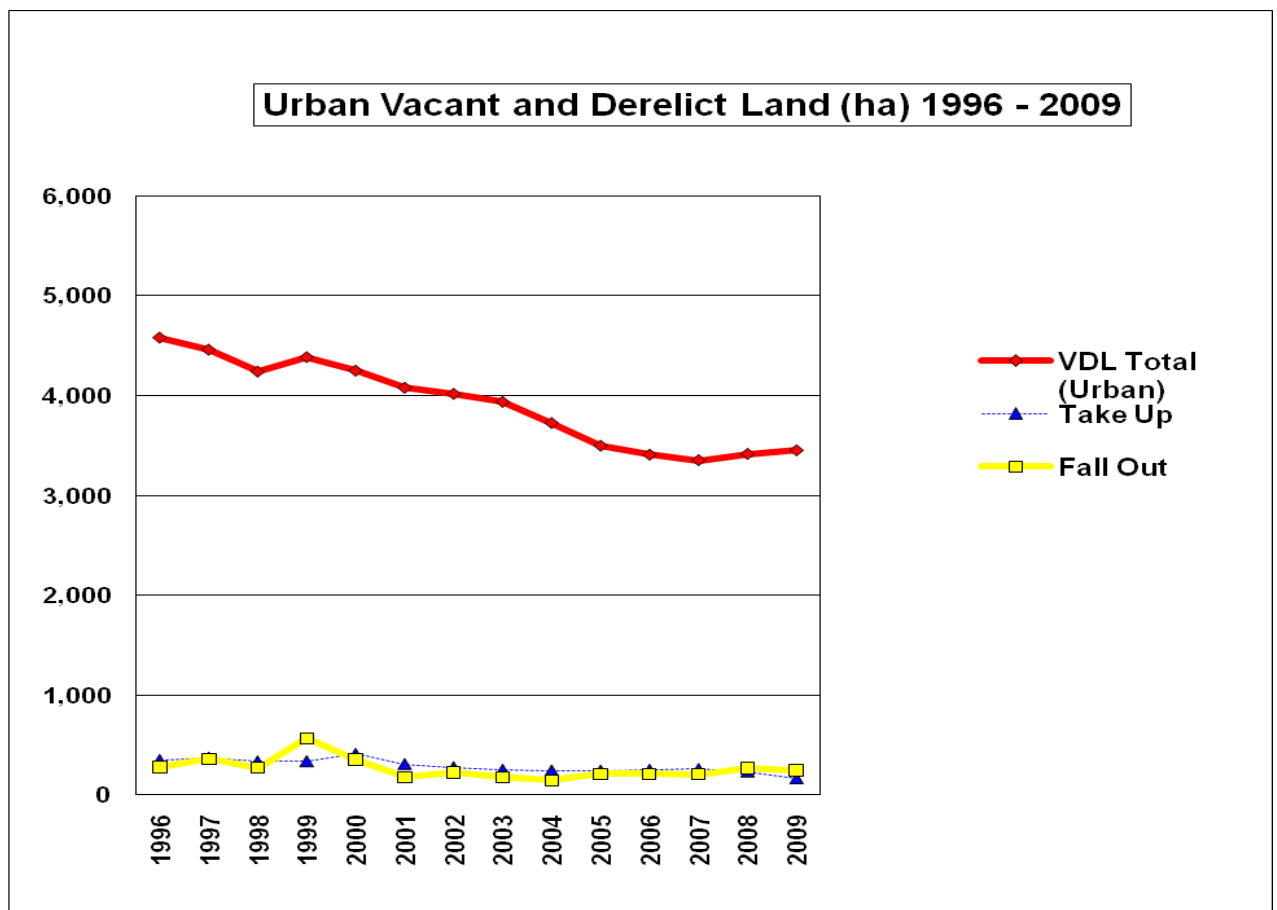
2009 Key Findings

- 44% (4753ha) of Scotland's total area of vacant and derelict land (10863ha, 2009), including rural derelict land, lies within the Strategic Development Plan area;
- 31% (1071ha) of all urban vacant and derelict land is comprised of land within a limited number of large sites (10ha and over);
- industrial/ business accounts for 36% (1254ha) and residential 11% (372ha) in terms of previous use.
- take up for residential development accounts for 31% (51ha) of all development take up. Take up for industrial/business is 14% (23ha), with 26% (43ha) for retailing and 2% (4ha) for environmental improvement.



Key Trend Statistics - 1996 to 2009

- the total amount of vacant and derelict land has declined by 20% since 1996 (5977ha/4753ha), an average of 87ha per annum.
- the total amount of urban vacant and derelict land has declined by 29% since 1996 (4581ha/3541ha), an average of 74ha per annum.
- in 1996 the urban vacant /derelict split was 46% vacant and 54% derelict; in 2009 the split is 42% vacant and 58% derelict.
- the average take up of land since 1996 has been 290ha per annum.
- the average fall out of developed land (new vacant/derelict land) since 1996 has been 266ha per annum.
- on average 73ha per annum has been removed from the Survey for 'definitional reasons' and other adjustments (including re-measurement) since 1996.
- if the above averages (97ha per annum) continue then it is estimated that it will take approximately 35 years to remove the current levels (3541ha) of urban vacant and derelict land from the Strategic Development Plan area.



- 12 The VDLS, as a result of its inter-relationship with both the housing and industrial land supply surveys, provides a key data set for the consideration of the urban capacity study. Analysis of residual vacant and derelict land (i.e. that land which is on the VDLS but 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) is identified as potential capacity based on the 'preferred' or 'intended' use category of the VDLS.
- 13 In addition to the consideration of residual vacant and derelict land, sites which are considered to have development potential as part of the capacity study, for example the restructuring of industrial areas, closure of schools and institutions as well as greenfield urban land which currently do not exhibit the characteristics of vacant land as defined by the VDLS represent an important sources of urban capacity.

(iv) Sources of Urban Capacity

- 14 The current 2006 Structure Plan's Metropolitan Development Strategy anticipates that 'brownfield' land will continue to be the main source of future development land and that areas of 'windfall' would result from principally the restructuring of industrial and housing areas and institutions falling out of use. A guidance note for the consideration of these areas was devised to establish their potential urban capacity. A set of criteria for inclusion for site survey and the assessment were set with the Study focusing on those sites which would yield a capacity of 10 or more housing units. Each constituent authority undertook a thorough site search of their urban areas taking appropriate consideration of the following potential sources of capacity:-

Housing Land Audit

- All 'non-effective' and 'part-effective' sites from the Established Housing Land Supply

Vacant and Derelict Land Survey - Residual Vacant Land

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 before 2033

Public Sector Demolitions

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

Institutions

- Schools/hospitals/prisons/care establishments etc. in approved closure programme
- Schools that meet criteria for closure, e.g. school roll as a percentage of capacity
- Schools PPP Programme

Car Parks

- Where car parks are poor 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 *SPP11 Open Space and Physical Activity* and *PAN 65 Planning and Open Space*.

Conversions of commercial/ industrial/ residential buildings

- Includes commercial/ industrial/ residential/ other buildings (including e.g. churches and public houses) 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

Other

Any other sources not outlined above.

(v) Outcomes

- 15 Some 4639ha of land (figures rounded) on 1098 sites has been identified across the Strategic Development Plan area as having potential in terms of future urban capacity. The split in terms of potential uses, in hectares, is as follows:

Total Urban Capacity Area	Housing	Industry/ Business	Retail	Green Network	Other
4639	3646	287	150	386	170

- 16 Of the total number of sites only 15% are confidential which is 23% of the total urban capacity (Annex 2).

- 17 The breakdown, in hectares, by individual local authority is as follows:

LOCAL AUTHORITY	Total	Housing	Industry/ Business	Retail	Green Network	Other
East Dunbartonshire	220	158	12	1	22	26
East Renfrewshire	111	74	19	11	3	3
Glasgow City	1099	897	60	65	2	76
Inverclyde	369	271	28	7	33	30
North Lanarkshire	1274	1132	34	24	68	16
Renfrewshire	367	299	58	10	0	1
South Lanarkshire	945	647	29	21	233	14
West Dunbartonshire	254	168	47	10	25	4
GCV Total	4639	3646	287	149	386	170

- 18 As part of the recently published Scottish Planning Policy and the requirement on local authorities to prepare a Housing Need and Demand Assessment to inform both Development Plans and Local Housing Strategies the Urban Capacity Study have undertaken to support the required outputs of the HNDA and in this regard results have been prepared for both the owner occupied (including shared equity/ownership) and the social rented sectors.
- 19 The total number of potential housing units is 104,726 of which 94,769 are owner occupied and 9,957 are social rented.

URBAN CAPACITY TOTAL					
	2009-2016	2016-2020	2020-2025	2025-2033	Total
East Dunbartonshire	0	1,336	408	0	1,744
East Renfrewshire	0	949	355	25	1,329
Glasgow City	1,183	14,825	16,564	12,749	45,321
Inverclyde	98	2,431	2,125	776	5,430
North Lanarkshire	0	9,393	6,867	6,859	23,228
Renfrewshire	968	4,111	2,790	1,594	9,463
South Lanarkshire	770	6,317	3,234	1,796	12,117
West Dunbartonshire	49	2,056	2,572	1,417	6,094
GCV Total	3,068	41,418	34,915	25,216	104,726

OWNER OCCUPIED					
	2009-2016	2016-2020	2020-2025	2025-2033	Total
East Dunbartonshire	0	1,262	408	0	1,670
East Renfrewshire	0	829	277	25	1,131
Glasgow City	285	12,863	16,005	12,588	41,741
Inverclyde	45	1,997	1,736	561	4,339
North Lanarkshire	0	8,766	6,427	6,799	21,992
Renfrewshire	763	3,991	2,790	1,594	9,138
South Lanarkshire	583	5,186	2,544	1,360	9,673
West Dunbartonshire	24	1,778	2,136	1,147	5,085
GCV Total	1,700	36,672	32,323	24,074	94,769

OWNER OCCUPIED (SHARED EQUITY/OWNERSHIP)					
	2009-2016	2016-2020	2020-2025	2025-2033	Total
East Dunbartonshire	0	0	0	0	0
East Renfrewshire	0	0	0	0	0
Glasgow City	0	340	99	0	439
Inverclyde	15	250	285	164	714
North Lanarkshire	0	0	0	0	0
Renfrewshire	165	35	45	0	245
South Lanarkshire	0	0	0	0	0
West Dunbartonshire	0	385	390	75	850
GCV Total	180	1,010	819	239	2,248

OWNER OCCUPIED (NON SHARED EQUITY/OWNERSHIP)					
	2009-2016	2016-2020	2020-2025	2025-2033	Total
East Dunbartonshire	0	1,262	408	0	1,670
East Renfrewshire	0	829	277	25	1,131
Glasgow City	285	12,523	15,906	12,588	41,302
Inverclyde	30	1,747	1,451	397	3,625
North Lanarkshire	0	8,766	6,427	6,799	21,992
Renfrewshire	598	3,956	2,745	7,299	8,893
South Lanarkshire	583	5,186	2,544	1,360	9,673
West Dunbartonshire	24	1,393	1,746	1,072	4,235
GCV Total	1,520	35,662	31,504	29,540	92,521

SOCIAL RENTED					
	2009-2016	2016-2020	2020-2025	2025-2033	Total
East Dunbartonshire	0	74	0	0	74
East Renfrewshire	0	120	78	0	198
Glasgow City	898	1,962	559	161	3,580
Inverclyde	53	434	389	215	1,091
North Lanarkshire	0	636	477	123	1,236
Renfrewshire	205	120	0	0	325
South Lanarkshire	187	1,131	690	436	2,444
West Dunbartonshire	25	278	436	270	1,009
GCV Total	1,368	4,755	2,629	1,205	9,957

21 The potential owner occupied housing capacity is broken down by Housing Sub Market Area (HSMA) as follows;

OWNER OCCUPIED					
HSMA	2009-2016	2016-2020	2020-2025	2025-2033	Total
Central Conurbation					
Greater Glasgow North/West	40	4821	5861	5007	15729
Strathkelvin/Springburn	60	2274	2144	931	5409
Glasgow East	100	4510	4889	3580	13079
Cumbernauld	0	2909	1311	254	4474
Greater Glasgow South	264	5001	5105	3597	13967
Renfrewshire	763	4420	2980	1619	9782
East Kilbride	216	1425	842	412	2895
Eastern Conurbation					
Airdrie/Coatbridge	0	2014	1442	2085	5541
Motherwell	0	3843	3674	4460	11977
Clydesdale	84	903	106	0	1093
Hamilton	104	1778	1174	708	3764
Discrete HSMA's					
Discrete HSMA's	69	2774	2795	1421	7059
Dumbarton/Vale of Leven	24	777	1,059	860	2720
Inverclyde	45	1997	1736	561	4339
Conurbation Total					
Conurbation Total	1,631	33898	29528	22653	87,710
GCV Total					
GCV Total	1,700	36672	32323	24074	94,769

20 In terms of the main sources of urban capacity these are outlined as follows:

Source	Ha	Private Sector Units	2009-2016	2016-2020	2020-2025	2025-2033
Car Parks	2	0	0	0	0	0
Conversions	8	67	0	51	0	16
Green Spaces	25	253	60	173	20	0
Housing Land Supply	2869	58737	0	27062	19110	12565
Industry and Business	478	9308	0	728	2485	6095
Institutions	135	4019	542	2102	934	441
Other	428	8939	577	2462	3266	2634
Public Sector Demolitions	226	7940	480	2325	4412	723
Residual Vacant and Derelict Land	468	5125	41	1645	1906	1533
GCV Total	4639	94388	1700	36548	32133	24007

(vi) Observations on Urban Capacity outcomes

- 21 It is recognised that due to the current economic conditions a significant proportion of the 2009 ELS has been identified as 'non-effective' which consequently contributes significantly to the overall Urban Capacity totals. The proportion of the ELS as part of the Urban Capacity Study has risen from 48% in 2004 to 62% in 2009.
- 22 It also needs to be recognised that the above estimates represent a minimum estimate of the likely future urban capacity that might emerge during the Plan period for the following reasons:-
- the use of data relates to known programmes for housing and institutional change without any expectation of the probable further rationalisation of the existing stock;
 - a conservative assessment of the likely fall out of industrial and business land ;
 - no allowance has been made for the contribution of development opportunities from small scale housing sites (10 units or less) or industrial development within existing curtilages (e.g. on reserved land);
 - no allowance has been made for change within Glasgow City Centre, and
 - use of conservative density assumptions.

ANNEX 1

GLASGOW AND THE CLYDE VALLEY STRATEGIC DEVELOPMENT PLANNING AUTHORITY

URBAN CAPACITY STUDY 2009

GUIDANCE NOTE

Preface

This guidance note is intended to outline the preferred methodology for undertaking an urban capacity study for the first Glasgow and the Clyde Valley Strategic Development Plan (SDP). Urban capacity studies have been undertaken in support of previous Structure Plans (refer Technical Report 4 of the Glasgow and Clyde Valley Joint Structure Plan 2000 and Technical Report TR5/06 of the Joint Structure Plan 2006).

It is considered that all local authorities should undertake a urban capacity study in line with this guidance in an attempt to ensure that there is consistency of effort and approach.

Introduction

The Scottish Government, through SPP3 '*Planning for Homes*' (revised 2008) paragraphs 62 and 63, encourages local authorities, where they are pursuing a sustainable communities strategy through 'brownfield' development, to undertake urban capacity studies for their areas, principally for new housing.

Urban capacity studies are viewed by the Scottish Government as being integral to the Development Plan review process by providing an indication of the amount of land that may be realistically available for development within the plan period by providing a snapshot of existing land-uses and likely land-use changes.

Urban capacity studies should make an assessment of the opportunities for further housing development within existing settlements, focusing on previously developed land and conversions of existing buildings or where appropriate a review of existing land allocations for uses other than housing. As part of the Glasgow and the Clyde Valley Urban Capacity Study 2009 consideration will be given to other potential uses including industry/business/office, retail and the green network.

The 2009 urban capacity study will also support the work being undertaken as part of the Housing Need and Demand Assessment (HNDA).

This guidance note gives local authorities a framework within which to undertake their urban capacity study while still having the flexibility to adopt an approach that is appropriate for their individual circumstances.

Urban Capacity Issues Report

An *Urban Capacity Issues Report* was published on 19th December 2008. The purpose of the Issues Report was to facilitate further discussion on one of the key aspects of the longer term development potential for all types of land-uses within established urban areas in the Glasgow and the Clyde Valley area, in particular private sector housing. The Issues Report was distributed to a list of 36 stakeholders and was available via the SDPA's web site. This guidance note reflects a number of the comments received.

Base Date

The base year for the urban capacity study will be **2009 (31st March)**.

Time Periods Under Consideration

To ensure alignment with paragraph 39 of SPP3 the Urban Capacity Study 2009 will utilise the following time periods;

- 1 April 2009 - 31 March 2016
- 1 April 2016 - 31 March 2020
- 1 April 2020 - 31 March 2025
- 1 April 2025 - 31 March 2033

Programming and Tenuring

In the context of the work being undertaken for the HNDAs contact should be made with both Housing and Planning colleagues when considering a sites potential programming and tenuring.

Site Survey and Assessment of Sites - Criteria for Inclusion

To make the process more manageable it is proposed that the study focuses on those sites which would yield **more than 10 housing units**.

A thorough site search of each defined urban area should be undertaken taking appropriate consideration of the following potential capacity sources:-

Housing Land Audit

- All 'non-effective' and 'part-effective' sites from the Established Housing Land Supply

Vacant and Derelict Land Survey - Residual Vacant Land

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 before 2033

Public Sector Demolitions

- Sites approved for demolition;
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- Schools/hospitals/prisons/care establishments etc. in approved closure programme
- Schools that meet criteria for closure, e.g. school roll as a percentage of capacity
- Schools PPP Programme

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 *SPP11 Open Space and Physical Activity* and *PAN 65 Planning and Open Space*.

Conversions of commercial/ industrial/ residential buildings

- Includes commercial/ industrial/ residential/ other buildings (including e.g. churches and public houses) 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

Other

Any other sources not outlined above.

Urban Capacity - Potential Uses

The primary driver of any urban capacity study, as set out in SPP 3, is to identify opportunities for new housing however consideration of other land allocations is also appropriate. In this context consideration should also be given to identifying sites which are potentially suitable for industry/business/office, retail, green network and other uses.

With regard to the green network three geographic project types (flagship, corridor and neighbourhood) are currently being developed by the Glasgow and the Clyde Valley Green Network Partnership and consideration of these project types, as they relate to an individual local authority area, should be used as a source when considering a particular site's suitability for contributing to the green network.

Outputs

All sites should be mapped digitally (the preferred format is GIS - ARCVIEW shapefile format (.shp) or MAPINFO Interchange File format (.MIF) and crossed referenced with an associated database. It is suggested that the database should incorporate the fields outlined in Appendix 1.

An ACCESS database and an EXCEL spreadsheet have been developed for this exercise by the Strategic Development Plan Team

Timescale for completion

The 2009 Urban Capacity Study should be completed and submitted to the Strategic Development Planning Authority Team by Wednesday 30th September 2009.

Published Material

It is intended that the information in the urban capacity study will be made available, subject to consideration of the issue of confidentiality, during the Main Issues Report for the Strategic Development Plan and will be incorporated into a technical note format.

Consultation

The first stage of stakeholder consultation was undertaken in late 2008/early 2009 through the publication of the *Urban Capacity Study Issues Report*.

The purpose of the future consultation may vary depending on the type of organisation being consulted. It is hoped in particular that Homes for Scotland will participate in this process particularly with regard to the marketability/programming of sites.

Monitoring and Reviewing the Process

Upon completion of the 2009 urban capacity study 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

Appendix 1

(A) Site Details (to be entered into database)

Local Authority _____ Text - select from drop down box

Unique Site Ref _____ Number (ensure same ref is used with GIS mapping)

Ordnance Survey Reference _____ Number (12 digit Easting (6 digit), and Northing (6 digit))

Address 1 _____ Text

Address 2 _____ Text

Audit Area _____ Text - select from drop down box

Housing Market Area (3rd Tier) _____ Text - select from drop down box

CEDA (Core Economic Development Area) _____ Text - select from drop down box

SIBL (Strategic Industrial and Business Location) _____ Text - select from drop down box

Urban Renewal Area _____ Text - select from drop down box

Current Use _____ Text - select from drop down box

Site Ownership _____ Text - select from drop down box

Capacity Source _____ Text - select from drop down box

Confidential Site _____ Text - select from drop down box

General Comments _____ Text

(B) Capacity Assessment (to be entered into database)

Total Urban Capacity Area (Ha) Calculated field which equals the sum of the following five fields:-

Housing (Ha) _____ Number

Industry/Business/Office (Ha) _____ Number

Retail (Ha) _____ Number

Green Network (Ha) _____ Number

Other (Ha) _____ Number

(Note 'Other' uses include Education, Recreation and Leisure, Community/Health, Defence, Transport, Utility Services, Minerals) - The specific use/s if known should be specified in the 'Comments' field

Potential Tenure _____ Text - select from drop down box

Non Effective Site _____ Text - select from drop down box

Remaining Balance of Effective Site _____ Text - select from drop down box

Density (See Appendix 2) _____ Number

(C) Programming (to be entered into database)

Housing Capacity _____ Number, generated from area and density (refer Appendix 2), except those sites from the Established Housing Land Supply whose capacity has already been established or where other information is available.

The housing capacity should equal the sum of the 4 programming timeframe fields below.

Four categories (i) Private (ii) Social Rented (iii) Mixed (iv) Unknown as applicable

1 April 2009 - 31 March 2016 Capacity _____ Number

1 April 2016 - 31 March 2020 Capacity _____ Number

1 April 2020 - 31 March 2025 Capacity _____ Number

1 April 2025 - 31 March 2033 Capacity _____ Number

Note

'Non Effective' sites from Established Housing Land Supply can be programmed in any the time periods post 2016

VDL Ref Vacant and Derelict Land Supply Reference Number (if applicable)

ILS Ref Industrial Land Supply Reference Number (if applicable)

HLA Ref Housing Land Audit Reference Number (if applicable)

2004 UCS Ref 2004 Urban Capacity Study Reference Number (if applicable)

Appendix 2

The following minimum (to allow for flexibility) density multipliers are suggested. As these are only a guide where better information about a sites capacity exists this should be used.

Urban Area - Glasgow City Centre 300 units per ha (high density flats)

Urban Area - Inner City 120 units per ha

Inner Urban Area - 80 units per ha (higher density locations accessible to town centres)

Urban Area - 60 units per ha, a mixture of flats and houses (good accessibility to transport corridors)

Urban Area - 40 units per ha, a mixture of detached and semi detached housing (good accessibility to transport corridors)

Suburban/Renewal Areas - 30 units per ha (outer urban areas or areas where restructuring of public sector estates)

Suburban Urban Edge - 20 units per ha (non flats)

Upper Market Executive Housing - 10 units per ha

ANNEX 2

	Total Capacity	Total No. of Sites	No. of Confidential Sites	Confidential Sites Capacity Total	% of Total Capacity Confidential
East Dunbartonshire	1,744	22	0	0	0.0%
East Renfrewshire	1,329	43	4	70	5.2%
Glasgow City	45,321	406	34	3,327	7.3%
Inverclyde	5,430	73	15	1,855	34.2%
North Lanarkshire	23,119	236	53	4,875	21.1%
Renfrewshire	9,463	93	4	245	2.6%
South Lanarkshire	12,117	116	31	1,519	12.5%
West Dunbartonshire	6,094	107	20	1,606	26.4%
GCV Total	104,617	1,096	161	13,497	12.9%





GLASGOW and
the CLYDE VALLEY
strategic development
planning authority

Glasgow and the Clyde Valley Strategic Development Planning Authority

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