

SUMMARY

- The finalised Housing Land Audit indicates a sufficient land supply to meet aspirations for the delivery of new homes up to 2021, and importantly will meet the requirements identified in the Highland Wide Local Development Plan (Proposed Plan) and the Housing Need and Demand Assessment that has been prepared to support that document.
- The number of housing completions by Highland Council Ward between 2007 and 2010 shows that there has been a 32% decrease in the number of new houses completed.

[This briefing note is based upon a report submitted to the Highland Council Planning and Economic Development Committee on 25th May 2011 on the Housing land Audit.](#)

Scottish Planning Policy (2010) indicates that planning authorities should ensure that sufficient land is available to meet the housing requirement for each housing market area in full. A supply of effective land for at least five years should be maintained at all times to ensure a continuing generous supply of land for house building. Planning authorities are to manage land supply through the annual housing land audit, prepared in conjunction with housing and infrastructure providers. The housing land audit is used to monitor the availability of effective sites, the progress of sites through the planning process, and to analyse work on house completions. It includes information up to 31st December 2010.

The Audit details all sites identified for housing in Local Plans throughout the area, as well as “windfall” sites (which have received planning permission for housing and which have not yet been built). For each of these sites, a number of key pieces of information has been collected and brought together. Of critical importance are the likely build rate (programming) of development on each site and the identification of any constraints holding up development. These will be made available on the Highland Council website.

This year’s Housing Land Audit sees the inclusion of all housing sites including long term sites and expansion sites. Sites identified within the Highland Wide Local Development Plan Proposed Plan are also included, albeit that this plan will still be subject to Examination by a Scottish Government appointed Reporter.

Consultation

During September to December 2010, the Planning & Development Service undertook a consultation exercise on its Draft Housing Land Audit. All known owners and developers of housing sites allocated within local plans were contacted and asked to provide updated information on the status of the site. Approximately 130 out of 383 landowners or developers responded to the consultation, providing information on 284 individual sites.

The responses received during the consultation period have been supplemented with professional assessments by local planning officers on the likely build rates on sites incorporated into the finalised Audit. A summary of this information by Council Ward and Housing Market Area is set out below.

Table 1 Land Supply for Housing by Ward – Figures given are number of housing units

Ward No	Ward Name	2010 - 2014					2014+	
		Local Plan Effective Supply (1)	Windfall on Large Site (2)	Windfall on Small Site (3)	Windfall Total (2) + (3)	Total Effective Supply (Local Plan + Windfall)	Local Plan Effective Supply (4)	Local Plan Constrained Supply (5)
1	North West And Central Sutherland	86	22	200	222	308	213	63
2	Thurso	71	40	22	62	133	342	63
3	Wick	147	59	25	84	231	220	162
4	Landward Caithness	199	80	348	428	627	355	75
5	East Sutherland And Edderton	116	37	117	154	270	642	83
6	Wester Ross Strathpeffer And Lochalsh	209	111	408	519	728	233	413
7	Cromarty Firth	183	100	74	174	357	1314	589
8	Tain And Easter Ross	81	23	149	172	253	568	419
9	Dingwall And Seaforth	197	81	36	117	314	738	517
10	Black Isle	230	19	123	142	372	335	239
11	Eilean a' Cheo`	173	16	471	487	660	301	321
12	Caol And Mallaig	50	65	242	307	357	766	486
13	Aird and Loch Ness	149	220	322	542	691	424	686
14	Inverness West	331	522	25	547	878	1075	5
15	Inverness Central	24	201	35	236	260	12	0
16	Inverness Ness-Side	193	32	23	55	248	408	0
17	Inverness Millburn	13	0	1	1	14	0	0
18	Culloden And Ardersier	155	142	59	201	356	541	7196
19	Nairn	422	111	68	179	601	1083	360
20	Inverness South	547	133	58	191	738	948	32
21	Badenoch And Strathspey	546	1724	147	1871	2417	1883	168
22	Fort William And Ardnamurchan	138	80	281	361	499	574	389
	Highland Total	4260	3818	3234	7052	11312	12975	12266

Please note that figures given are the number of housing units. All figures include Cairngorms National Park

The delivery of some of the units in (1), (2) and (3) may be affected by the lack of adequate water and drainage systems.

- 1.Units on Local Plan housing sites programmed between 2010 and 2014.
- 2.Units with planning permission on large windfall sites (sites not identified for housing in Local Plans) as at December 2010. Large sites are for 5 or more units.
- 3.Units with planning permission on small windfall sites (sites not identified for housing in Local Plans) as at December 2010. Small sites are for 4 or fewer units.
- 4.Units on Local Plan housing sites programmed for delivery in 2014 and beyond. These units are still considered to be effective.
- 5.Units on Local Plan housing sites that are subject to ownership, physical, landuse or infrastructure constraints. These are not considered to be part of the effective land supply.

Table 2: Land Supply for Housing by Housing Market Area – Figures given are the number of housing units

Area	2010 - 2014					2014+	
	Local Plan Effective Supply (1)	Windfall on Large Site (2)	Windfall on Small Site (3)	Windfall Total (2) + (3)	Total Effective Supply (Local Plan + Windfall)	Local Plan Effective Supply (4)	Local Plan Constrained Supply (5)
Badenoch and Strathspey	546	1724	147	1871	2417	1883	168
Caithness	406	179	392	571	977	869	292
East Ross	264	123	223	346	610	1882	1008
Inverness	1360	1245	495	1740	3100	3160	7913
Lochaber	188	145	519	664	852	1340	875
Mid Ross	427	100	170	270	697	1073	756
Nairn	474	116	92	208	682	1331	366
Ross and Cromarty West	158	47	308	355	513	195	130
Skye and Lochalsh	224	80	568	648	872	339	604
Sutherland	213	59	320	379	592	903	154
Highland Total	4260	3818	3234	7052	11312	12975	12266

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- 5.Units on Local Plan housing sites that are subject to ownership, physical, landuse or infrastructure constraints. These are not considered to be part of the effective land supply.

Recent Housing Development

Housing completions are calculated quarterly and are based on completion certificates issued through The Council's Area Planning and Building Standards Offices.

The number of housing completions by Highland Council Ward between 2006 and 2010 is set out in Table 3.

The significant number of houses on large "windfall" sites (5 or more housing units) in this Housing Land Audit has risen to 3,818 compared with 3,652 in the 2007 audit. This combined with the high level of single house completions in Highland again demonstrates the importance of smaller scale and single house developments in meeting Highland's housing requirement.

Housing Completions by Ward 2006 - 2010

Please note that figures given are the number of housing units.

Ward No	Ward Name	2006	2007	2008	2009	2010	Total
1	North, West and Central Sutherland	42	27	31	30	27	115
2	Thurso	27	55	31	31	31	148
3	Wick	43	38	29	5	21	93
4	Landward Caithness	68	80	62	73	56	271
5	East Sutherland and Edderton	25	30	65	48	44	187
6	Wester Ross, Strathpeffer and Lochalsh	66	62	74	111	51	298
7	Cromarty Firth	52	89	81	78	44	292
8	Tain and Easter Ross	42	39	43	78	35	195
9	Dingwall and Seaforth	31	75	73	113	54	315
10	Black Isle	48	23	35	34	37	129
11	Eilean a' Cheò	88	92	174	90	100	456
12	Caol and Mallaig	36	32	65	50	30	177
13	Aird and Loch Ness	86	134	140	98	115	487
14	Inverness West	30	37	45	4	12	98
15	Inverness Central	87	128	50	41	31	250
16	Inverness Ness-Side	96	96	33	18	74	221
17	Inverness Millburn	5	1	2	9	12	24
18	Culloden and Ardersier	47	97	47	20	8	172
19	Nairn	83	61	60	17	123	261
20	Inverness South	420	436	328	241	191	1196
21	Badenoch and Strathspey	206	137	89	70	91	387
22	Fort William and Ardnamurchan	58	35	56	45	36	172
Total		1686	1804	1613	1304	1223	5944

Conclusions and Next Steps

The completed Housing Land Audit is available on [The Council's website](#). Figure 1 (below) gives an example of the information that is presented.

Overall, there is sufficient land in Highland to meet our identified housing requirements, which have been drawn up with a positive outlook on economic growth across the whole area during the current plan period. This is in line with Scottish Government advice on providing an effective supply of housing land and assisting wider economic development.

Having identified the key constraints affecting housing development in Highland, the Council will seek to resolve these by informing the investment programmes of its partners (e.g. Scottish Water) and taking this latest information into account as part of the ongoing review of Local Development Plans. In particular the preparation of the Inner Moray Firth Local Development Plan will allow further sites to be identified to address any localised supply difficulties that there may be (whether that is in relation to infrastructure provision or where landowners are not releasing land for development).

The next Housing Land Audit will be prepared with a base date of 31st December 2011 and site surveys will be undertaken during the year to confirm the position.

Figure 1: Housing Land Audit Site Information - Example

