

HOUSING LAND AUDIT 2006

October 2007

Policy & Information Briefing Note No. 24

SUMMARY

- The finalised Housing Land Audit shows that there is an effective land supply of 13,329 housing units in Highland for the five years between 2007 and 2011.
- There was an increase of 25.6% in the number of new dwellings completed in 2006 (1,688) compared with 2005 (1,344).
- There will be continued engagement with Scottish Water and others to ensure that lack of infrastructure does not hold up housing and other developments.

HOUSING LAND AUDIT

Scottish Planning Policy 3 (Planning for Housing) issued by the Scottish Executive in 2003 states that "Planning authorities should carry out regular monitoring of housing completions and availability of effective land by preparing a housing land audit". It continues that "The aim of the audit process is to ensure that, at all times, sufficient effective land is available to meet the housing land requirement for at least the following five years". On this basis, and following guidance set out in the Scottish Executive's Planning Advice Note 38 (Housing Land), The Highland Council has produced a Housing Land Audit with a base date of 31 December 2006.

The Audit sets out the context to the supply of housing in the area, and 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 have not yet been built out. 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.



CONSULTATION

During April and May 2007, 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.



There were approximately 150 respondents providing information on 270 individual sites. This is an increased response rate compared with last year's consultation exercise and reflects a better knowledge of landowners and developers in the Highlands and their understanding of the Housing Land Audit process.

HOUSING LAND AUDIT RESULTS

The aspirational responses received during the consultation period along with planning officials' best estimate of programming on other sites have been incorporated into the finalised Audit. This provides an updated position statement on the availability of housing land within Highland. A summary of this information by Council Ward is set out in Table 1.

For the five years between 2007 and 2011 the conclusion is that there is an effective land supply of 13,329 housing units in Highland. This comprises programmed development of 8,959 units on Local Plan housing sites and a further 4370 units from extant planning permissions on windfall sites (those that have not been specifically allocated for housing within Local Plans). Since the last Housing Land Audit, the Council has been involved in extensive lobbying of Scottish Water to remove/reduce the water and waste water constraints that were restricting development in many parts of Highland. Scottish Water's "Strategic Asset Capacity and Development Plan 2007/08" has meant that a significant number of these constraints are being resolved in the short to medium term but the delivery of some of the effective land supply may still be affected by the lack of adequate water and drainage systems.

For 2012 and beyond, Table 1 shows that, on land allocated for housing within the Local Plans, there are 6,839 housing units programmed for development that are considered to be effective. 4,221 of these relate to the completion of site development where initial construction will have commenced before 2012. The remaining 2,618 units are subject to phasing (land programmed for longer term supply) or ownership (land not currently available) issues. There are, however, no physical constraints preventing development on these sites.

It can be seen from Table 1 that a further 2,532 housing units on land allocated for housing with the Local Plans are considered to be constrained and not deliverable before 2012. These sites are constrained by physical factors such as poor ground conditions, contamination, infrastructure (other than water and waste water provision) and land use. At the end of the 2007-2011 period there will be increasing housing pressure in the Inverness area as 1,160 houses at Charleston and Ness-side are constrained because housing development cannot commence prior to the completion of the River Ness and Caledonian Canal crossing.

Table 1: Land Supply for Housing by Ward

Ward No	Ward Name	2007-2011					2012+	
		Local Plan Effective Land 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 Land Supply (4)	Local Plan Constrained Land Supply (5)
1	North, West and Central Sutherland	60	12	221	233	293	170	32
2	Thurso	166	48	8	56	222	354	73
3	Wick	242	26	21	47	289	218	69
4	Landward Caithness	215	48	326	374	589	364	59
5	East Sutherland and Edderton	358	58	86	144	502	442	0
6	Wester Ross, Strathpeffer and Lochalsh	477	52	366	418	895	374	60
7	Cromarty Firth	509	61	59	120	629	1063	129
8	Tain and Easter Ross	395	9	78	87	482	469	87
9	Dingwall and Seaforth	841	47	50	97	938	690	209
10	Black Isle	410	0	99	99	509	294	72
11	Eilean a' Chèo	401	3	440	443	844	176	116
12	Caol and Mallaig	220	14	190	204	424	94	323
13	Aird and Loch Ness	595	149	348	497	1092	174	6
14	Inverness West	225	429	15	444	669	0	560
15	Inverness Central	90	145	16	161	251	0	0
16	Inverness Ness-Side	403	0	8	8	411	400	600
17	Inverness Millburn	9	8	10	18	27	0	0
18	Culloden and Ardersier	284	211	65	276	560	113	0
19	Nairn	334	57	45	102	436	87	0
20	Inverness South	1360	25	73	98	1458	559	0
21	Badenoch and Strathspey	1067	69	123	192	1259	476	46
22	Fort William and Ardnamurchan	298	52	200	252	550	322	91
Total		8959	1523	2847	4370	13329	6839	2532

Please note that figures given are the number of housing units. 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 Number of housing units on Local Plan housing sites programmed between 2007 and 2011.
- 2 Number of housing units with planning permission on large windfall sites (sites not specifically identified for housing within Local Plans) as at December 2006. Large sites are for 5 or more housing units.
- 3 Number of housing units with planning permission on small windfall sites (sites not specifically identified for housing within Local Plans) as at December 2006. Small sites are for 4 or fewer housing units.
- 4 Number of housing units on Local Plan housing sites programmed for delivery in 2012 and beyond. These units are still considered to be effective but are subject to phasing or ownership issues.
- 5 Number of housing units on Local Plan housing sites that are subject to physical or infrastructure (other than water or waste water treatment provision) constraints. These are not considered to be part of the effective land supply.

MEETING THE HIGHLAND STRUCTURE PLAN HOUSING NEED

The Highland Structure Plan Policy H1 sets out the housing allocations by Highland Council's former Administrative Areas for the period 1998-2017. It states that an adequate provision of effective land is required to meet these housing allocations.

Table 2, which assesses the gross housing requirement from Policy H1, shows that for the period 1998-2006 there was a requirement for 12,240 houses. During this same period 10,261 were built, creating a shortfall of 1,979 houses by the end of 2006.

Looking ahead to the five year period of the Housing Land Audit (2007-2011), there is a gross housing requirement of 6,400 houses. There is a programmed total effective supply of 13,329 new houses for the same period. At the end of 2011 it is projected that there will be a surplus of 4,950 houses (factoring in the shortfall of 1,979 houses).

Of particular relevance when considering these figures at the former Administrative Area level is the expected housing contribution being made by the new Ross and Cromarty East Local Plan, large scale development at Home Farm in Portree and significant number of planning permissions being granted in Sutherland after years of low activity.

In spite of the under-performance in house building in the period 1998-2006, the figures in Table 2 indicate that there is an adequate supply of land to meet the housing need for 2007-2011 as set out in Policy H1 of The Highland Structure Plan as well as cancelling out these shortfalls.

Table 2: Highland Structure Plan Assessment – Gross Housing Allocations

Area	1998-2006 Structure Plan Requirement (1)	1998-2006 Housing Completions (2)	Actual Structure Plan Surplus/Deficit 2006 (3)	2007-2011 Structure Plan Requirement (4)	Total Effective Supply (Local Plan + Windfall) (5)	Projected Structure Plan Surplus/Deficit 2011 (6)
Badenoch & Strathspey	945	824	-121	385	1259	753
Caithness	585	747	162	365	1100	897
Inverness	4230	4227	-3	2230	4441	2208
Lochaber	900	666	-234	500	967	233
Nairn	540	746	206	320	468	354
Ross & Cromarty	3420	1993	-1427	1780	3267	60
Skye & Lochalsh	1125	678	-447	525	1073	101
Sutherland	495	380	-115	295	754	344
Total	12240	10261	-1979	6400	13329	4950

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

1 Gross housing allocation for period 1998-2006 as set out in Policy H1 of The Highland Structure Plan.

2 Number of housing completions for period 1998-2006.

3 Difference between the number of houses required in Policy H1 and the number of houses completed for period 1998-2006.

4 Gross housing allocation for period 2007-2011 as set out in Policy H1 of The Highland Structure Plan.

5 Number of housing units on Local Plan housing sites programmed between 2007 and 2011 plus number of housing units with planning permission on small windfall sites (sites not specifically identified for housing within Local Plans) as at December 2006.

6 Projected difference between the number of houses required in Policy H1 and the number of houses programmed for development for period 2007-2011, taking into account the surplus/deficit for period 1998-2006.



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 2002 and 2006 is set out in Table 3. In 2006 1,688 new houses were completed in the Highland Council area – representing an increase of 25.6% compared with the 2005 figure of 1,344 new homes. This steep rise follows the steady increases seen in previous years. Overall between 2002 and 2006 the rise in the number of new houses completed is 30.3%.

In the first two quarters of 2007, 802 houses have been completed. This is an 18% increase on the number of houses completed in the same time period in 2006 and is a significant contribution to achieving the Highland Council Administration's target of building 6,000 new houses over the next four years .

Table 3: Housing Completions by Ward 2002 - 2006

Ward No	Ward Name	2002	2003	2004	2005	2006	Total
1	North, West and Central Sutherland	32	21	27	20	42	142
2	Thurso	41	24	41	31	27	164
3	Wick	19	20	26	15	43	123
4	Landward Caithness	34	40	41	58	68	241
5	East Sutherland and Edderton	18	16	18	39	25	116
6	Wester Ross, Strathpeffer and Lochalsh	53	48	63	58	65	287
7	Cromarty Firth	57	37	42	53	51	240
8	Tain and Easter Ross	27	38	10	29	42	146
9	Dingwall and Seaforth	71	69	93	48	30	311
10	Black Isle	50	69	97	48	47	311
11	Eilean a' Chèò	46	72	86	82	88	374
12	Caol and Mallaig	57	46	48	37	37	225
13	Aird and Loch Ness	96	88	40	97	86	407
14	Inverness West	4	62	89	63	30	248
15	Inverness Central	7	50	23	53	104	237
16	Inverness Ness-Side	146	78	66	81	77	448
17	Inverness Millburn	21	9	2	40	5	77
18	Culloden and Ardersier	50	63	31	21	35	200
19	Nairn	66	121	95	106	83	471
20	Inverness South	115	197	177	225	438	1152
21	Badenoch and Strathspey	89	81	135	105	206	616
22	Fort William and Ardnamurchan	35	40	37	35	59	206
Total		1134	1289	1287	1344	1688	6742

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

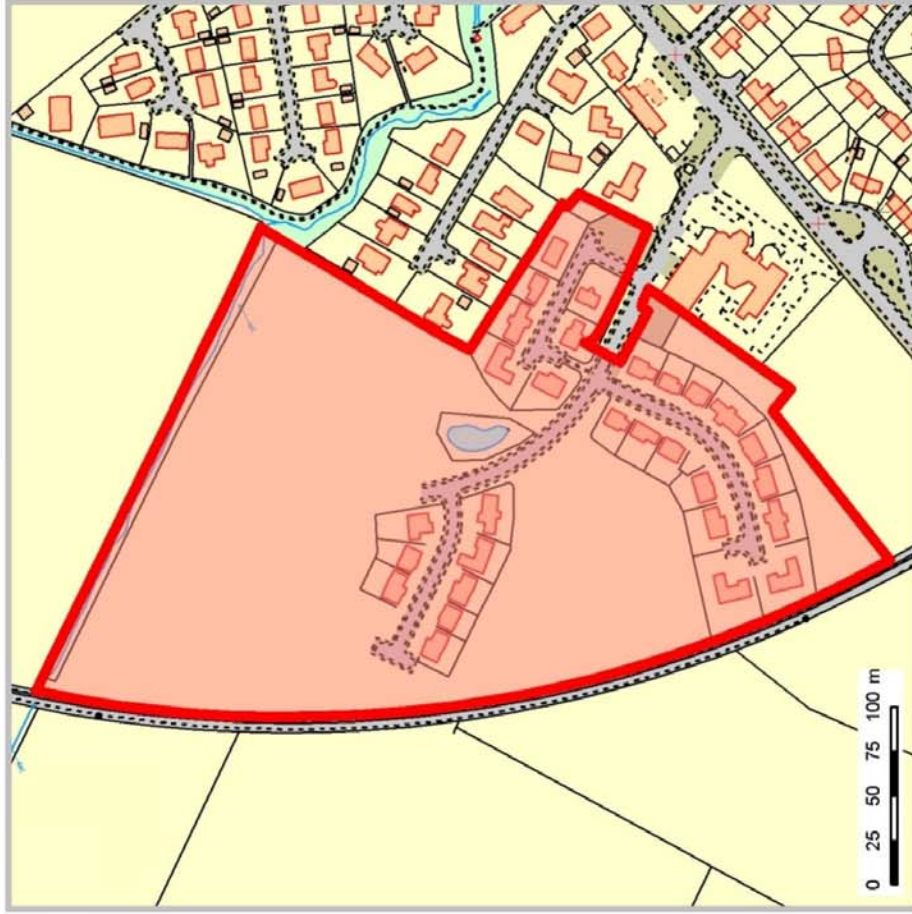
NEXT STEPS

- The completed Housing Land Audit will be made available on [The Council's website](#) on a site by site basis. Figure 1 (overleaf) gives an example of the information that will be presented.
- Having identified the key constraints affecting housing development in Highland, the Planning & Development Service will seek to resolve these by informing the investment programmes of its partners and taking this latest information into account as part of the ongoing review of Local Plans.
- The Housing Land Audit is an annual position statement on the supply of housing land. The next audit will be prepared in January 2007 with a base date of 31 December 2007.
- The Planning & Development Service intends to incorporate more information on affordable housing requirements and developer contributions into the next Housing Land Audit.

Figure 1: Housing Land Audit Site Information - Example

SETTLEMENT: Beauly
 REFERENCE: BELY10
 AREA (HA): 8.55
 INDICATIVE SITE CAPACITY FROM LOCAL PLAN: 85

LOCATION: West of Garden Place



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DWELLINGS BUILT 2000-2005	DWELLINGS BUILT 2006	PROGRAMMING					
		2007	2008	2009	2010	2011	2012+
2	25	29	0	0	0	0	0

CONSTRAINTS

Ownership

Physical

Contamination

Deficit Funding

Marketability

Infrastructure

Landuse

SITE TYPE

Greenfield

Brownfield

SITE STATUS

Not Developed

Under Construction / Partly Developed

Complete

SITE EFFECTIVENESS

Effective

Constrained

SCOTTISH WATER INFORMATION

The current status of water supply and waste water treatment works for this area can be found at: <http://www.scotishwater.co.uk/>