

HOUSING COMPLETIONS AND LAND SUPPLY 2005

May 2006

SUMMARY

- In 2005 1,344 new dwellings were completed. This is a 4.4% increase on 2004 figures.
- At the end of 2005 there were planning permissions in place for 8,275 dwellings (although these were not yet complete). Of these, 5,190 have detailed planning permission and 3,085 have outline planning permission.
- The Highland Council is preparing its annual Housing Land Audit and is currently consulting with developers, land owners and other interested parties.

HOUSING COMPLETIONS

Housing completions are calculated quarterly and are based on completion certificates issued through The Council's Area Planning and Building Standards Offices. *Please note that there may be an undercount as it is not possible to take into account those new dwellings currently occupied but without a completion certificate.*

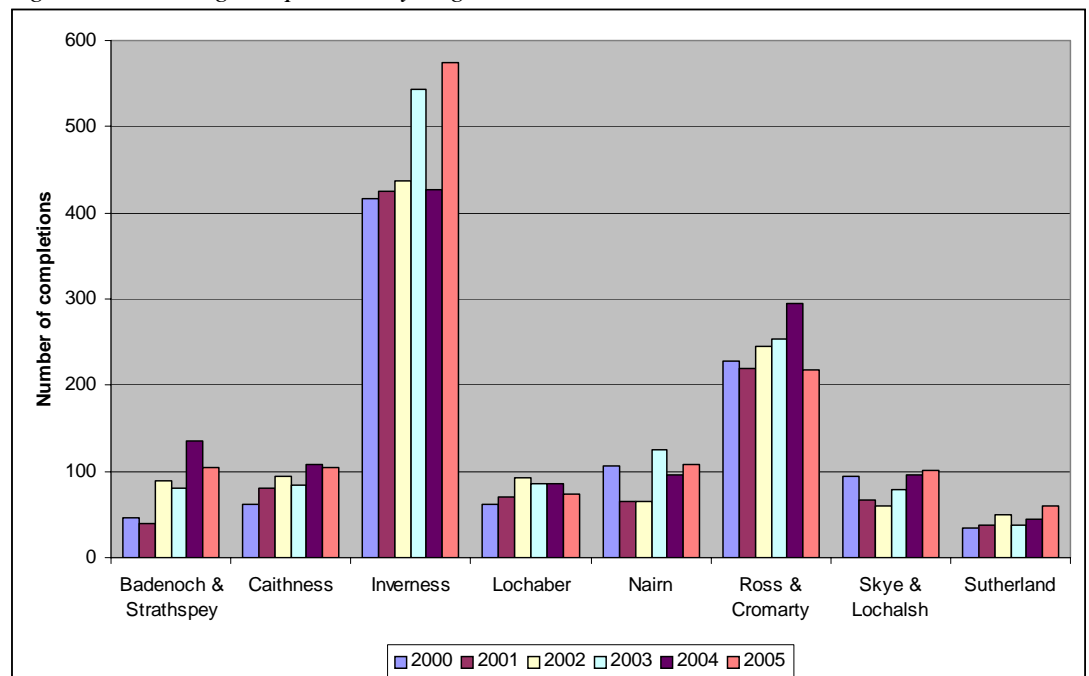
Table 1 and Figure 1 show the number of new dwellings by Council Area and year between 2000 and 2005.

There has been an increase of 4.4% in the number of new dwellings completed in 2005 (1,344) compared with 2004 (1,287). Overall between 2000 and 2005 the rise in the number of new dwellings completed is 28.4%.

Table 1: Housing completions by Highland Council Area 2000 - 2005

AREA	2000	2001	2002	2003	2004	2005	Total
Badenoch & Strathspey	46	39	89	80	135	105	494
Caithness	61	80	94	84	108	104	531
Inverness	416	425	437	544	427	575	2824
Lochaber	61	70	92	86	85	73	467
Nairn	106	66	66	125	96	108	567
Ross & Cromarty	228	219	246	254	295	218	1460
Skye & Lochalsh	94	67	60	79	96	101	497
Sutherland	35	37	50	37	45	60	264
Total	1047	1003	1134	1289	1287	1344	7104

Figure 1: Housing completions by Highland Council Area 2000 - 2005



HOUSING LAND SUPPLY

The housing land supply within Highland comprises land that has been allocated for housing within The Council's Local Plans and windfall sites (land with planning permission not specifically allocated for housing within Local Plans).

A fundamental purpose of preparing local plans is to ensure that enough land is available for both private and affordable homes. This is essential to allow the encouraging growth Highland has experienced in recent years to continue.

The Council has recently adopted the Inverness Local Plan which identifies significant areas for housing development over the course of the next five years and beyond. The Ross & Cromarty East and Wester Ross Local Plans are also nearing completion, and work is under way on the Sutherland, Lochaber and Skye & Lochalsh Local Plans. Further information on these Local Plans is available on the Highland Council web-site at www.highland.gov.uk.

Table 2 shows the total number of current planning permissions for new dwellings by Council Area at December 2005 on local plan sites and on windfall sites. There are currently 671 Local Plan sites across Highland with capacity remaining for housing. The number of dwellings approved but not yet complete on these sites is 4,180. The number on windfall sites is 4,095. This represents 51% and 49% respectively of all approvals.

HOUSING LAND AUDIT

Scottish Planning Policy 3: Planning for Housing recommends that planning authorities should carry out regular monitoring of housing completions and availability of effective land by preparing a housing land audit.

The Council is currently preparing a comprehensive Housing Land Audit. The Audit sets out a description and review of the status of all sites currently identified for housing in Highland. Although there is estimated to be enough land either identified within local plans or with planning permission, it is critical to gauge whether this is in the locations where there is demand, or whether there are any fundamental constraints to development that have emerged such as infrastructure deficiencies or contamination. It is hoped that, with the involvement of the key parties like land owners, developers, Communities Scotland and Scottish Water, it can be determined where there is an immediate shortfall of land which is likely to be developed for housing or to identify locations where co-ordinated action is required to remove constraints to development.

The Council is consulting on the draft audit until 30th June 2006, with a finalised audit being prepared by August 2006. This will then be used to inform the decisions made on housing development right across the Highlands. If you would like further information on the Housing Land Audit, please contact Helen Cunningham on 01463 702278.

Table 2: Extant Planning Permissions for new dwellings at December 2005

Area	Large Detail			Small Detail			Large Outline			Small Outline			Grand Total
	On Local Plan Allocated Sites	Not On Local Plan Allocated Sites	Total	On Local Plan Allocated Sites	Not On Local Plan Allocated Sites	Total	On Local Plan Allocated Sites	Not On Local Plan Allocated Sites	Total	On Local Plan Allocated Sites	Not On Local Plan Allocated Sites	Total	
Badenoch & Strathspey	73	258	331	8	93	101	98	47	145	13	28	41	618
Caithness	111	100	211	22	151	173	12	43	55	3	100	103	542
Inverness	1448	424	1872	29	258	287	834	630	1464	13	152	165	3788
Lochaber	106	65	171	20	208	228	48	7	55	12	85	97	551
Nairn	129	44	173	0	45	45	200	0	200	0	9	9	427
Ross & Cromarty	360	109	469	45	338	383	162	35	197	14	135	149	1198
Skye & Lochalsh	269	26	295	3	235	238	25	6	31	5	185	190	754
Sutherland	8	23	31	24	158	182	81	6	87	5	92	97	397
Grand Total	2504	1049	3553	151	1486	1637	1460	774	2234	65	786	851	8275

Figures shown are the number of dwellings approved and not completed as at December 2005.

Large Detail Sites of 5 or more units with detailed planning permission.

Small Detail Sites of fewer than 5 units with detailed planning permission.

Large Outline Sites of 5 or more units with outline planning permission.

Small Outline Sites of fewer than 5 units with outline planning permission.