

THE HIGHLAND COUNCIL
PLANNING, ENVIRONMENT AND DEVELOPMENT COMMITTEE

11 August 2010

Agenda Item	10
Report No	PED 61/10

HOUSING LAND AUDIT

Report by Director of Planning & Development

SUMMARY

This report advises Members on the progress of the preparation of the Highland Council's Housing Land Audit. When completed the Audit provides an updated position on housing land availability within Highland showing the number of houses programmed for completion over the next ten years as well as future development sites along with the key constraints affecting development. This report will form an important background paper to the consultation on the Highland wide Local Development Plan.

This report links to the delivery of Sustainable Communities and monitors progress towards the delivery of 6,000 new homes over the four years to the end of 2011.

1. Introduction

- 1.1 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 5 years should be maintained at all times to ensure a continuing generous supply of land for house building. Planning authorities should manage land supply through the annual housing land audit, prepared in conjunction with housing and infrastructure providers. The housing land audit should be used to monitor the availability of effective sites, the progress of sites through the planning process, and housing completions. The Highland Council is producing its annual Housing Land Audit with a base date of 31 December 2009.
- 1.2 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 of 4 or more houses which have received planning permission for housing and which have not yet been built out (i.e. sites not specifically identified for housing within Local Plans). For each of these sites, a number of key pieces of information is being 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. This programming element is part of the consultation process still to be carried out.

2. Recent Housing Development

- 2.1 The number of housing completions by Highland Council Ward between 2005 and 2010 is set out in Appendix 1. These figures have also been published on the Highland Council website in briefing notes. The last audit in 2007 highlighted that the economic slowdown would have an impact on the numbers of houses being

built and this has indeed proved to be the case. In 2009/10 1119 new houses were completed in the Highland Council area, representing a decrease of 29% compared with the 2008/09 figure of 1568 new homes and a decrease of 15% compared with the 2007/08 figure of 1845 new homes. The building of affordable homes and the continued build of single houses have assisted in maintaining the completion rate at this level.

- 2.2 In the first quarter of financial year 2010/11, 403 houses have been completed. This is a 6% increase on the number of houses completed in the same time period in 2007 and in 2008. Almost 5300 of the Council's target of 6000 new homes have been built.

3. Housing Land Audit Consultation

- 3.1 During August and September 2010, the Planning & Development Service will undertake a consultation exercise on its Draft Housing Land Audit. All known owners and developers of housing sites allocated within local plans will be contacted and asked to provide updated information on the status of each site, their aspirations and likely development timescales. These responses along with planning officials' best estimate of programming on sites will be incorporated into the finalised Audit

4. Draft Housing Land Audit

- 4.1 As the housing land audit is in draft form only it is not possible to provide programming figures at this stage. Appendix 2 shows the total land supply from all local plans for all short, medium, long and very long term sites. It also indicates the amount of this land which is effective – i.e. capable of being developed in the next five years.
- 4.2 The increase in the number of houses on large “windfall” sites (4 or more housing units) in this draft Housing Land Audit has continued mainly due to the approval of planning permission for 1,950 new homes at Whiteness Head near Ardersier.
- 4.3 The draft audit shows that there is a significant supply of housing land in Highland. However, the land supply is not always located in the right places, and the Highland wide Local Development Plan has sought to address particular supply issues around Inverness and Nairn. With this in mind, the audit does show that with the new and emerging Local Development Plans being put in place, and when market conditions improve there should be an adequate supply of land available for housing development across Highland.

5. Next Steps

- 5.1 The draft Housing Land Audit will be the subject of consultation with landowners and developers. After consultation the finalised audit will be published and reported to Committee.
- 5.2 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 Development Plans.

6. Resource Implications

- 6.1 There are no resource implications arising directly from the consideration of this report.

7. RECOMMENDATION

That the Committee agrees the attached tables as a draft position on housing land availability in Highland.

Signature:

Designation: Director of Planning & Development

Date: 2 August 2010

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Appendix 1: Housing Completions by Ward for the Financial Years 2005 - 2010

Ward	Ward Name	2005/2006	2006/2007	2007/2008	2008/2009	2009/2010	2010/2011*	Highland
1	North, West and Central Sutherland	19	48	20	41	20	11	159
2	Thurso	30	26	54	50	11	7	178
3	Wick	15	44	38	23	7	1	128
4	Landward Caithness	61	70	71	73	71	12	358
5	East Sutherland and Edderton	36	29	27	64	52	21	229
6	Wester Ross, Strathpeffer and Lochalsh	59	74	61	93	83	25	395
7	Cromarty Firth	48	79	69	80	67	7	350
8	Tain and Easter Ross	31	41	44	55	66	9	246
9	Dingwall and Seaforth	36	36	84	118	54	8	336
10	Black Isle	63	27	27	45	20	4	186
11	Eilean a' Cheò	71	96	114	146	109	33	569
12	Caol and Mallaig	35	31	60	48	40	6	220
13	Aird and Loch Ness	103	89	153	137	73	54	609
14	Inverness West	26	34	52	25	3	2	142
15	Inverness Central	44	87	150	50	21	23	375
16	Inverness Ness-Side	90	96	95	6	22	34	343
17	Inverness Millburn	41	2	1	3	16	3	66
18	Culloden and Ardersier	36	68	68	52	11	4	239
19	Nairn	100	67	60	53	53	19	352
20	Inverness South	251	482	406	286	208	75	1708
21	Badenoch and Strathspey	134	177	151	72	67	40	641
22	Fort William and Ardnamurchan	36	58	40	48	45	5	232
Highland		1365	1761	1845	1568	1119	403	8061

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

Note that figures include Cairngorms National Park Area as the Highland Council is the statutory Housing and Education Authority

* April to June 2010

Appendix 2: Draft Established Land Supply for Housing by Ward (as housing units)

Ward	Ward Name	Total remaining local plan land supply (1)	Remaining windfall on large sites (2)	Estimated annual average windfall on small sites (3)
1	North, West and Central Sutherland	369	33	29
2	Thurso	578	40	8
3	Wick	526	59	8
4	Landward Caithness	637	77	57
5	East Sutherland and Edderton	834	38	24
6	Wester Ross, Strathpeffer and Lochalsh	808	98	54
7	Cromarty Firth	1586	108	20
8	Tain and Easter Ross	1139	50	17
9	Dingwall and Seaforth	1633	71	9
10	Black Isle	800	17	20
11	Eilean a' Cheò	805	23	66
12	Caol and Mallaig	1217	62	28
13	Aird and Loch Ness	1013	242	59
14	Inverness West	761	528	15
15	Inverness Central	36	162	9
16	Inverness Ness-Side	1457	32	3
17	Inverness Millburn	13	0	3
18	Culloden and Ardersier	696	2104	12
19	Nairn	517	88	17
20	Inverness South	2111	118	10
21	Badenoch and Strathspey	1140	206	46
22	Fort William and Ardnamurchan	679	125	29
	Total	19355	4281	542

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 / drainage systems and all other infrastructure. e.g. a large number of houses in Inverness are constrained by the lack of a river and canal crossing.

Figures include Cairngorms National Park Area as the Highland Council is the statutory Housing and Education Authority

1 - Draft number of remaining housing units on Local Plan sites including all expansion and mixed use sites - not yet programmed

2 - Number of remaining housing units with planning permission on large windfall sites (sites not specifically identified for housing within Local Plans) as at December 2009. Large sites are for 4 or more housing units.

3 - Average number of housing units completed on small windfall sites (sites not specifically identified for housing within Local Plans) as at December 2009. Small sites are for 3 or fewer housing units.