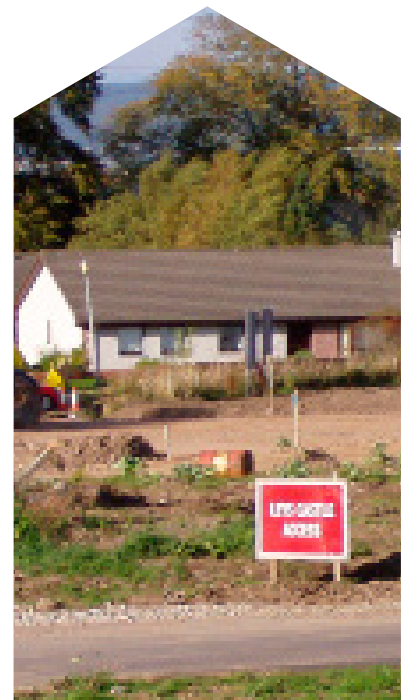
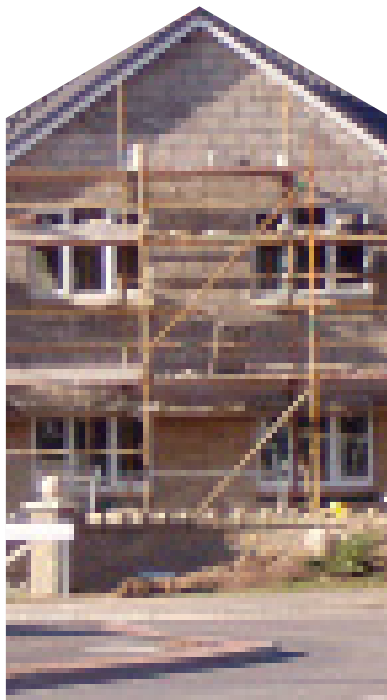


# Housing Land Audit Sgrùdadh Talamh Taigheadais

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## Cairngorms National Park Area Addendum





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## 1 Introduction

**1.1** This document covers the returns from the Badenoch and Strathspey Ward - which Cairngorms National Park Area (CNPA) for the Housing Land Audit 2016. This document should be read in conjunction with the overall Highland Housing Land Audit 2016 and includes sites in the Badenoch and Strathspey Ward of Highland Council - a similar extent to the Cairngorms National Park area of planning responsibility

**1.2** Sites included in the Audit are housing sites under construction, sites with planning consent, sites in the relevant adopted or finalised Local Plans/Development Plans and, as appropriate, other buildings and land with agreed potential for housing development. New housing developments, redevelopment, conversions and subdivisions are included. In addition to sites allocated in the Cairngorms National Park Local Development Plan, there are a number of other windfall sites that will provide 4 or more housing units and are included in the audit.

**1.3** The estimates of programmed completions in the draft audit are informed by CNPA officials. The information within the audit is provided in multiple forms to enable maximum access to both summary and detailed level information. Each settlement zone is provided with a map and table indicating the boundary for individual housing sites and columns detailing allocated site capacity, remaining capacity and programming for development for the audit period.

## Main Findings 2

2.1 The Housing Land Audit for the Cairngorms National Park Area sites finds that the existing planned developments provide an adequate supply of available housing land across this area for each of the identified programming periods. These findings are summarised below.

### Effective Sites

2.2 The initial 5 year period provides an indication of "effective" land supply in the CNPA/Badenoch and Strathspey Highland Council ward of 570 housing units in the five year period starting at the date of this audit (2016 - 2020).

### Windfall Sites

2.3 367 housing units of this effective supply comes from Windfall Sites (of 4 or more approved units). A significant number of these sites were granted permission prior to the March 2015 adoption of the Cairngorms National Park Local Development Plan. Smaller windfall development of less than 4 units is not included in this figure.

### House Completions

2.4 Figures for the previous 5 calendar years for this area of 2011 (39) - 2012 (68) - 2013 (24) - 2014 (41) - 2015 (71) - a total of 243 - suggest that the level of market demand prior to the period of this audit is catered for within the housebuilding figures identified as the effective housing land supply.

### Potentially Effective Supply

2.5 The following 5 year period from 2021 to 2025 identifies the potential for a further 394 units to be delivered - a figure significantly above the 243 housing completions identified over the last 5 year period.

### Summary Data for Ward 21 - Badenoch and Strathspey

2.6 The following table summarises settlement and site figures by Highland Council Ward to give an overview of the findings of the audit. It should be noted that a significant (133) number of these programmed units are identified at the An Camas Mor development. Without progress on this development - the effective supply would still be significantly higher than the HNDA 5 year requirement (305) and the historic 5 year delivery levels (243).  
Table 1: Summary Total - Ward 21

Ward No	Ward Name	LDP Remaining Capacity	Effective Supply	2016 - 2020 Windfall	Programming 2021 - 2025	Programming 2026 - 2035	Remaining Planning Permissions
			Programming 2016 - 2020 (Including Windfall)				
21	Badenoch and Strathspey	401	570	367	394	320	2230

Table 1

### Housing Land Availability and Demand

2.7 The 2015 **Highland Housing Needs and Demand Assessment (HNDA)** identifies the expected demand for housing over the years from mid 2015 to mid 2035.

2.8 Across Highland the HNDA suggests a 5 year total for 2015/6 to 2020/21 (using the principal estimate) of **4472** housing units. This Housing Land Audit suggests an established 5 year housing land supply of **4791** units programmed for a similar period (excluding Windfall sites of 1-3 units).

## 2 Main Findings

**2.9** The 20 year target identifies a cross Highland total of **12979** housing units. Again this Housing Land Audit indicates a higher programming of **14973** across a similar period to 2035. Table 2: Summary Totals - by Housing Market Area (HMA)

Housing Market Area (HMA)	HLA 2016 Programmed 2016 - 2020	HNDA 5 yr requirements Totals 2016 - 2020	HLA 2016 Programmed 2021 - 2025	HLA 2016 Programmed 2026 - 2035	HLA 2016 Programmed 20 Yr Total	HNDA 20yr Requirement (Principal estimate)
Badenoch and Strathspey	570	305	394	320	1284	975

**Table 2**

**2.10** Looking in more detail at Housing Market Areas the following should also be noted in considering these figures:

- 1-3 housing unit windfall sites are excluded from the Housing Land Audit meaning audit figures underestimate the actual delivery in any area.
- Non- effective housing (holiday/second homes) are typically included in both sets of figures for the Housing Land Audit (unless specifically identified by occupation restrictions) and for the HNDA.

### Access to the Audit Data

**2.11** Traditional schedules available for online inspection or download provide summary figures covering each settlement zone. These provide a map boundary for individual sites and describe allocated site capacities, remaining capacity and programming for development over the audit period and are accessed through the Map and Data Schedules Appendix at the end of this document.

**2.12** The Interactive Map available here: [Housing Land Audit 2016 - Interactive Mapping](#) has been updated to include this data.

## Map and Data Schedules 1

<a href="#">Aviemore</a>	<a href="#">Boat Of Garten</a>	<a href="#">Carrbridge</a>
<a href="#">Dalwhinnie</a>	<a href="#">Grantown On Spey</a>	<a href="#">Kincraig</a>
<a href="#">Kingussie</a>	<a href="#">Nethy Bridge</a>	<a href="#">Newtonmore</a>

**Appendix 1. Map and Data Schedules - By Settlement Zone**



**The Highland  
Council  
Comhairle na  
Gàidhealtachd**

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