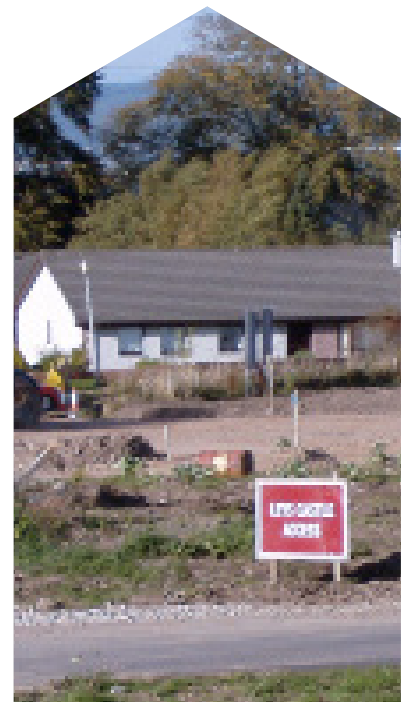
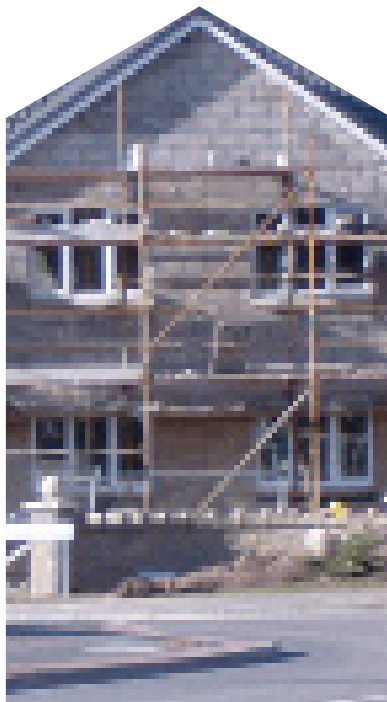
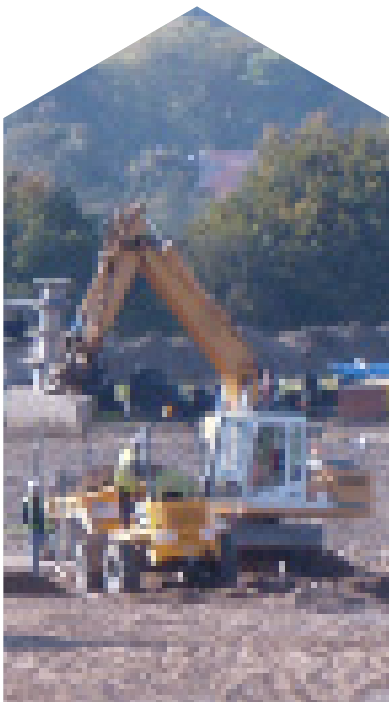


# Housing Land Audit

## Sgrùdadh Talamh Taigheadais

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## 1 Introduction

**1.1** The Housing Land Audit 2017 is an assessment of the housing land supply available in the Highland Council area as at 1st June 2017. The audit identifies and provides a programme of expected housing delivery over the initial and two following 5 year periods and includes expectations for the delivery of new homes up to and including the year from June 2031.

**1.2** Period 2017 - 2021 includes the 5 complete years commencing in June 2017. The next Housing Land Audits will be based upon a snapshot date of 1st June each year with the next audit taking a base date of 1st June 2018.

**1.3** 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. All new housing development, redevelopment, conversions and subdivisions are included. In addition to sites allocated in the relevant Local Development Plans, there are a number of other sources of development that provide additional supply through windfall sites. Where such a site has planning permission on 1st June 2017 and will provide 4 or more housing units it has been included in the audit.

**1.4** Scottish Planning Policy (2014) 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.

**1.5** The Housing Land Audit has multiple purposes:

- To monitor the availability of effective sites;
- To identify progress of sites through the planning process; and,
- Provide analysis on house completion.

**1.6** The audit comprises data for all allocated housing sites and windfall housing sites with four or more units. The estimates of programmed completions in the draft audit were initially informed by Highland Council officials, along with additional advice and input from Housing Associations and some developer input. A wider consultation on this draft version was carried out between 16 July 2017 and the extended deadline of 18 August 2017. This consultation invited developers, landowners, Housing Associations, public agencies and the public to confirm whether they considered these estimates presented a true picture for future development.

**1.7** Responses to the audit were received from a range of organisations and individuals and allowed updated figures for some sites, error corrections and presented different outlooks to the initial draft programming. As we move towards a more robust approach to supporting the delivery of development we have been keen to ensure that the planning of housing sites and the timing of infrastructure delivery is informed by more accurate and realistic forecasts and this engagement is welcomed.

**1.8** The information captured in the audit is provided in multiple forms to enable easy access to both summary and detailed site 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.

**2.1** The Housing Land Audit's main findings are that the existing planned developments provide an adequate supply of available housing land across the Highland area in each of the identified programming periods covering all of the different geographic areas of Highland. The main findings are summarised below.

### Effective Sites

**2.2** The initial 5 year period provides an indication of "effective" land supply in the Highland Council area. A programmed supply of 4964 housing units with 4204 units on allocated Housing and Mixed use sites are identified for delivery in the five year period starting at the date of this audit (June 1st 2017 - 31st May 2022).

### Windfall Sites

**2.3** Over 15% of the effective capacity is from Windfall Sites (of 4 or more approved units). Smaller windfall development of less than 4 units is not included in this figure or in the Housing Land Audit and this has historically contributed significantly to the total housing supply in specific areas.

### House Completions

**2.4** Information on house completions in previous years give a useful supplementary indicator of demand and supply. Figures as follows for the previous 5 calendar years - 2012 (932) - 2013 (811) - 2014 (984) - 2015 (886) - 2016 (816) - suggest that the level of market demand prior to the period of this audit is adequately catered for within the programmed housebuilding figures identified as the effective housing land supply.

### Potentially Effective Supply

**2.5** The following 5 year period from 2022 to 2026 offers potential for 3402 units to be delivered. Continuing delivery in large housing sites at Tornagrain, Stratton, Ness Castle, Ness Slide and Torvean) will ensure major available capacity is located in the areas of highest demand around the Inner Moray Firth area should changing market conditions demand this. Capacity in this period is also widely spread across the wider Highland area with increased programmed development in this second period in all Ward areas outside Inverness.

### Summary Data by Highland Council Ward Area

**2.6** The following table summarises settlement and site figures by Highland Council Ward to give an overview of the findings of the audit. Table 1: Summary Totals - by Ward

Ward No	Ward Name	LDP Remaining Capacity	Effective Supply	2017 - 2021 Windfall	Programming 2022 - 2026	Programming 2027 - 2031	Remaining Planning Permissions
			Programming 2017 - 2021 (Including Windfall)				
12	Aird and Loch Ness	946	191	15	29	0	238
20	Badenoch and Strathspey	401	418	241	375	285	2228
9	Black Isle	1021	352	24	26	7	315
11	Caol And Mallaig	1176	212	6	53	22	100
6	Cromarty Firth	2333	235	51	194	140	196
17	Culloden And Ardersier	8103	464	17	584	552	7459

## 2 Main Findings

8	Dingwall And Seaforth	1320	448	97	174	117	498
4	East Sutherland And Edderton	691	141	55	103	91	482
10	Eilean a' Cheò	811	219	28	144	103	193
21	Fort William And Ardnamurchan	1319	291	77	255	101	126
14	Inverness Central	282	76	18	61	17	184
16	Inverness Millburn	1402	51	6	228	190	101
15	Inverness Ness-Side	1721	544	0	450	450	413
19	Inverness South	1441	566	22	221	162	957
13	Inverness West	813	168	0	184	199	738
18	Nairn and Cawdor	1751	293	34	121	62	468
1	North West And Central Sutherland	385	46	20	10	3	123
7	Tain And Easter Ross	723	51	12	25	13	40
2	Thurso and North West Caithness	1167	41	12	59	83	88
5	Wester Ross Strathpeffer And Lochalsh	702	104	15	57	10	123
3	Wick and East Caithness	728	53	10	49	44	169
	<b>Grand Total</b>	<b>29236</b>	<b>4964</b>	<b>760</b>	<b>3402</b>	<b>2651</b>	<b>15239</b>

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 The HNDA suggests a 5 year requirement for the period 2015/6 to 2020/21 (using the principal estimate) of **4472** housing units. This latest Housing Land Audit suggests an established 5 year housing land supply for the nearest comparable period (2017-2021) of **4964** units programmed (excluding Windfall sites of 1-3 units).

## Main Findings 2

**2.9** The 20 year HNDA target identifies a cross Highland total requirement of **12979** housing units. The latest Housing Land Audit indicates a programming of **11017** over the shorter period from 2017 to 2031 (inclusive). Table 2: Summary Totals - by Housing Market Area (HMA).

Housing Market Area (HMA)	HLA 2017 Programmed 2017 - 2021	HNDA 5 yr requirements Totals 2016 - 2020	HLA 2017 Programmed 2022 - 2026	HLA 2017 Programmed 2027 - 2031	HLA 2017 Programmed 15 Yr Total	HNDA 20yr Requirement (Principal estimate)
Caithness	86	158	108	285	321	218
Badenoch and Strathspey	418	305	375	127	1078	975
East Ross	286	394	219	153	658	934
Inverness	2060	2090	1757	1570	5381	6898
Lochaber	503	312	308	123	934	852
Mid Ross	800	448	200	124	1124	1207
Nairn	293	208	121	62	476	618
Ross and Cromarty West	86	176	52	5	143	505
Skye and Lochalsh	237	251	149	108	494	569
Sutherland	195	130	113	94	402	203
<b>Grand Total</b>	<b>4964</b>	<b>4472</b>	<b>3402</b>	<b>2651</b>	<b>11017</b>	<b>12979</b>

**Table 2**

**2.10** Looking in more detail at Housing Market Areas (HMAs) in Highland (see Table 2) 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. In certain areas this makes up a significant contribution to the total housing delivery.
- The Area Development Plans, starting with the IMFLDP, identify "Other Settlements" or "Growing Settlements" where site allocations no longer apply and therefore any completions will increase the overall windfall contributions to figures in these areas.
- 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.

**2.11** Consultation on the draft audit and resulted in an unrealistic projection of likely housebuilding in the Inner Moray Firth Area Housing Market areas of Inverness, Mid and East Ross and Nairn. Using known housing delivery tracked through historic housing completions in this area over the preceding 5 years - the programming for a number of sites in this area has been downrated to better reflect reflect this baseline delivery rate.

**2.12** 5 year housing requirements are identified in the HNDA and this HLA identifies more than the identified requirements for capacity in Nairn, Badenoch and Strathspey, Mid Ross, Lochaber and Sutherland. Small shortfalls in identified programming in other areas are expected to be compensated for through the delivery of small windfall developments which provide much of the traditional supply in some areas.

## 2 Main Findings

### Access to the Audit Data

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

### Detailed Data Access

**2.14** The Highland Council Area contains very small Ward areas in the Inverness area through to extensive geographies in Sutherland and across the West and North of the Highland area. To enable easy access, detailed data for sites and settlements is also made available an through an Interactive Map available here: [Housing Land Audit 2017 - Interactive Mapping](#)

- Zoom into the the area of your interest or use the search button in the top left to type in a location
- Clicking on the Housing Land Site in the map displayed displays a table containing the attributes described in 3. 3'How to Access Maps and Data'.



## How to Access Maps and Data 3

3.1 Maps and detailed attributes for each site in the HLA2017 sites are available through the interactive mapping (Interactive Map available here: [Highland Housing Land Audit 2017 - Interactive Map](#)). In addition, individual Settlement Zone maps and tables are also available for on screen inspection or printing (See appendix).

### Settlement Zone Maps

- You can inspect all the Housing Land Allocations and Windfall Sites (4 or more houses in a permitted application outside a Housing Allocation) within a "Settlement Zone" on a single map (see example Figure 3a below).
- By clicking on the links in Table 1 in the Appendix: Map and Data Schedules, you can download and open the specific map(s) of interest to you.
- Grouped by Settlement Zone - all sites and individual figures applicable to each are collated. Significantly more site related detail is available through the maps and tables as described below.

### Settlement Zones

- The traditional map and table outputs are produced by Settlement Zone. These are smaller than the often very extensive Ward geographies and provide useful geographic groupings used to aggregate local sites for map display.

### LDP Site Capacity

- For all housing sites - taken from the Local Development Plan in force at the time of audit and giving an indication of the expected capacity for the site.

### Remaining Capacity Total

- After removal of those completed by 1st June 2017, a total of the remaining capacity at the date of audit for each site in the Housing Land Audit.

### Local Plan or Windfall

- Sites are separately listed as either LDP allocations or Windfall sites.

### Programming

- Indicative figures after input from internal and external consultations indicating expectations for development on the site for the periods specified.

### Number with Planning Permission

- Total number of housing units in each site remaining unbuilt and with outstanding permission at the date of audit.

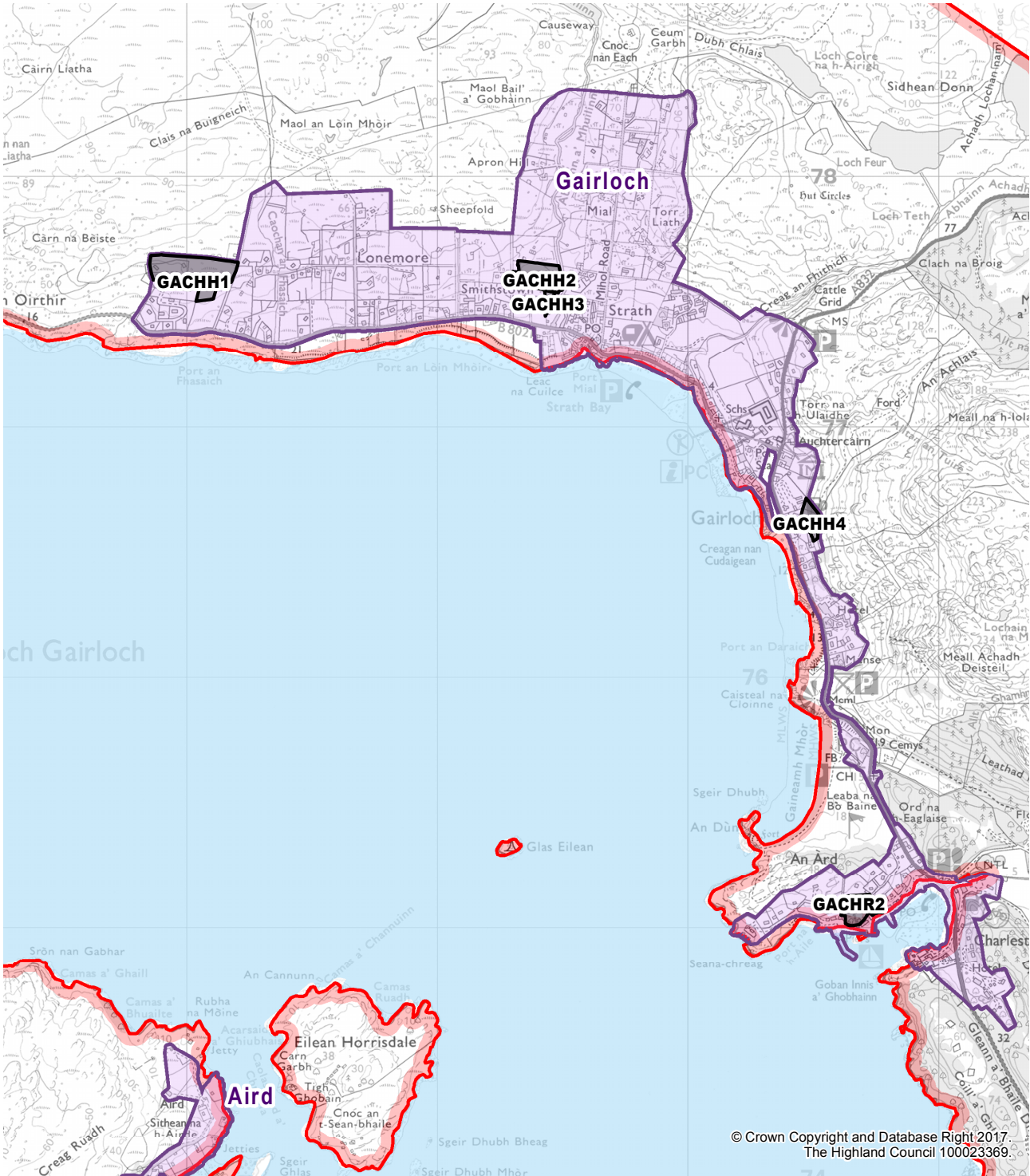
### Map Legend

- Housing Land Sites are labelled and shown on the map in grey with a Black Outline.
- Settlement Zone Boundaries are indicated in Red (however the boundary of the Zone may not appear on the map required to display housing sites within it.)
- Settlement Development Area Outlines (from Local Development Plans) are indicated in Light Purple with a Purple border.




3 How to Access Maps and Data

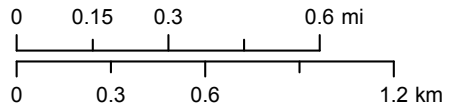
# Housing Land Audit 2017

## Settlement Zone: GAIRLOCH



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The Highland Council 100023369.

-  Settlement Zone
-  Local Plan SDA
-  Housing Land Allocation



Picture 3.1 Picture 3a Example Map

## How to Access Maps and Data 3

<b>Settlement Zone</b>	GAIRLOCH
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HLA Site Ref	LDP Allocation Capacity	Remaining Capacity	Established Supply 2017 - 21	Programmed 2022 - 26	Programmed 2027 - 32	Remaining Planning Permissions
<b>LP</b>	<b>48</b>	<b>43</b>	<b>18</b>	<b>15</b>	<b>2</b>	<b>15</b>
GACHH1	13	12	5	5	2	12
GACHH2	10	6	3	3	0	3
GACHH3	2	2	0	0	0	0
GACHH4	6	6	0	0	0	0
GACHR2	17	17	10	7	0	0
<b>Grand Total</b>	<b>48</b>	<b>43</b>	<b>18</b>	<b>15</b>	<b>2</b>	<b>15</b>

Picture 3.2 Picture 3b Example Table

## 1 Map and Data Schedules

<a href="#">Acharacle</a>	<a href="#">Drumnadrochit</a>	<a href="#">Maryburgh</a>
<a href="#">Achiltibuie</a>	<a href="#">Dunbeath</a>	<a href="#">Melvich</a>
<a href="#">Achmore</a>	<a href="#">Dunnet</a>	<a href="#">Morar</a>
<a href="#">Achnacarry</a>	<a href="#">Dunvegan</a>	<a href="#">Muir of Ord</a>
<a href="#">Achnasheen</a>	<a href="#">Durness</a>	<a href="#">Munlochy</a>
<a href="#">Alness</a>	<a href="#">Edderton</a>	<a href="#">Nairn</a>
<a href="#">Ardersier</a>	<a href="#">Edinbane</a>	<a href="#">Nethybridge</a>
<a href="#">Ardgay</a>	<a href="#">Evanton</a>	<a href="#">Newtonmore</a>
<a href="#">Ardgour</a>	<a href="#">Fort Augustus</a>	<a href="#">North Ballachullish</a>
<a href="#">Arisaig</a>	<a href="#">Fort William</a>	<a href="#">North Kessock</a>
<a href="#">Auldearn</a>	<a href="#">Fortrose and Rosemarkie</a>	<a href="#">Onich</a>
<a href="#">Aultbea</a>	<a href="#">Gairloch</a>	<a href="#">Plockton</a>
<a href="#">Aviemore</a>	<a href="#">Glenborrodale</a>	<a href="#">Poolewe</a>
<a href="#">Avoch</a>	<a href="#">Glencoe</a>	<a href="#">Portmahomack</a>
<a href="#">Balblair</a>	<a href="#">Glenelg</a>	<a href="#">Portree</a>
<a href="#">Ballachulish</a>	<a href="#">Golspie</a>	<a href="#">Raasay</a>
<a href="#">Balmacara</a>	<a href="#">Grantown</a>	<a href="#">Reay</a>
<a href="#">Beauly</a>	<a href="#">Halkirk</a>	<a href="#">Rogart</a>
<a href="#">Bettyhill Farr</a>	<a href="#">Helmsdale</a>	<a href="#">Rosehall</a>
<a href="#">Boat of Garten</a>	<a href="#">Invergarry</a>	<a href="#">Roy Bridge</a>
<a href="#">Bonar Bridge</a>	<a href="#">Invergordon</a>	<a href="#">Scourie</a>

## Map and Data Schedules 1

<a href="#">Broadford</a>	<a href="#">Inverinate</a>	<a href="#">Seabord</a>
<a href="#">Brora</a>	<a href="#">Inverness</a>	<a href="#">Skeabost Bridge</a>
<a href="#">Camusnagaul</a>	<a href="#">Kilchoan</a>	<a href="#">Sleat</a>
<a href="#">Carbost</a>	<a href="#">Kildary</a>	<a href="#">Spean Bridge</a>
<a href="#">Carrbridge</a>	<a href="#">Kiltarlity</a>	<a href="#">Staffin</a>
<a href="#">Castletown</a>	<a href="#">Kincraig</a>	<a href="#">Stoer</a>
<a href="#">Cawdor</a>	<a href="#">Kingussie</a>	<a href="#">Stratherrick</a>
<a href="#">Conon Bridge</a>	<a href="#">Kinlochbervie</a>	<a href="#">Strathpeffer</a>
<a href="#">Contin</a>	<a href="#">Kinlochleven</a>	<a href="#">Strontian</a>
<a href="#">Cromarty</a>	<a href="#">Kirkhill</a>	<a href="#">Tain</a>
<a href="#">Croy</a>	<a href="#">Kyle</a>	<a href="#">Thurso</a>
<a href="#">Culbokie</a>	<a href="#">Kyleakin</a>	<a href="#">Tomatin</a>
<a href="#">Culloden</a>	<a href="#">Lairg</a>	<a href="#">Tongue</a>
<a href="#">Dalcross</a>	<a href="#">Lochaline</a>	<a href="#">Tore</a>
<a href="#">Dalwhinnie</a>	<a href="#">Lochcarron</a>	<a href="#">Torridon</a>
<a href="#">Daviot</a>	<a href="#">Lochend</a>	<a href="#">Uig</a>
<a href="#">Dingwall</a>	<a href="#">Lochinver</a>	<a href="#">Ullapool</a>
<a href="#">Dores</a>	<a href="#">Lybster</a>	<a href="#">Watten</a>
<a href="#">Dornie</a>	<a href="#">Mallaig</a>	<a href="#">Wick</a>
<a href="#">Dornoch</a>	<a href="#">Marybank</a>	



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