

# The Highland Council

## HOUSING LAND AUDIT – Housing Schedules Description

### Reference:

- Site Reference - Unique site reference used within the Audit
- Settlement name based on the Local Plan, with Ward number and Ward name

**Location:** - Descriptive location of the site with the Type of Allocation in the Local Plan

**Area:** - Area in hectares if known

### Site Capacity:

- Indicative capacity – number of units to be built on the site based on the Local Plan or planning permission.
- Remaining capacity – number of units remaining to be built on site as at 31/12/2010

**Built:** - Number of units built on the site based on completion certificates issued

**Programming:** - Indicative figures for development on the site for the period under consideration

### Planning Status:

- **Local Plan, Status and Year** - The local plan, status of that plan and the year published that the site is in.

**Constraints:** *(For a site to be deemed as effective, it has to be free of the following constraints)*

- **Ownership** – The site is in the ownership or control of a party which can be expected to develop it or to release it for development.
- **Physical** – The site, or relevant part of it, is free from constraints related to slope, aspect, flood risk, ground stability or vehicular access which would preclude its development. Where there is a commitment to removing the constraints in time to allow development in the period under consideration, or the market is strong enough to fund the remedial work required, the site should be included in the effective land supply.
- **Infrastructure** – The site is either free of infrastructure constraints, or any required infrastructure can realistically be provided by the developer or another party to allow development.
- **Land use** – Housing is the sole preferred use of the land in planning terms or if housing is one of a range of possible uses other factors such as ownership and marketability point to housing becoming a realistic option.

**Other Constraints:** *(These constraints do not currently affect whether it is effective or not)*

- **Deficit Funding** – Any public funding required to make residential development economically viable is committed by the public bodies concerned.
- **Marketability** – The site, or a relevant part of it, is not required due to market conditions.

### Development Status:

- **Site with extant planning permission** – Site has an extant planning permission for housing development at 31 December 2010. It may cover part or all of a local plan housing site or be a windfall application.
- **Not developed** – No development has happened on the site.
- **Under Construction/Partly Developed** – Site is under construction or partially developed.
- **Complete** – Site is complete, has no remaining capacity.

**Site Type:** Greenfield – Land which has never previously been developed or Brownfield – Land which has previously been developed

### Site Effectiveness:

- **Effective** – The part of the established housing land supply that is expected to be free of development constraints
- **Constrained** – That part of the established housing land supply which at the time of any audit is not assessed as being effective.

**Site Status:** - Overall status of the Site

### Maps:

- **Site Map** (Shows the extent of site at a large scale) **Overview Map** (shows site location)

