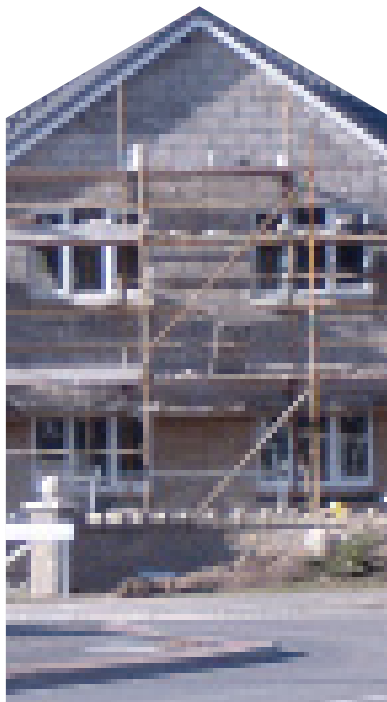
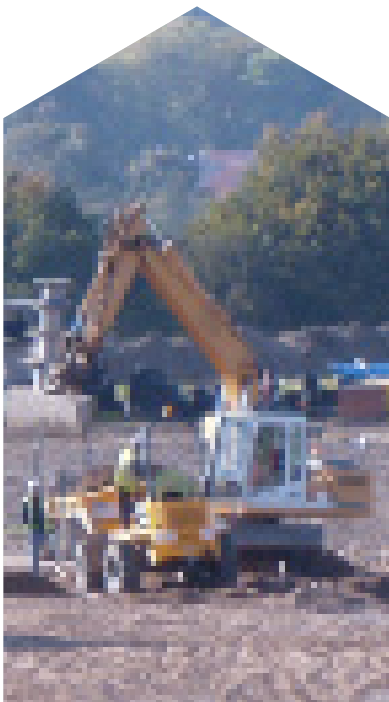


Housing Land Audit

Cairngorms National Park Area Addendum

Sgrùdadh Talamh Taigheadais

Leas-phàipear Sgìre Pàirc Nàiseanta a' Mhonaidh Ruaidh



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1 Introduction

1.1 The Housing Land Audit 2016 is an assessment of the housing land supply available in the Highland Council area as at 1st January 2016. The audit identifies and provides a programme of expected housing delivery over the initial and following 5 year periods and includes expectations for the delivery of new homes up to 2035.

1.2 The next Housing Land Audits will be based upon a snapshot date of 1st January each year with the next audit taking a base date of 1st January 2017.

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 will provide 4 or more housing units it has been included in the audit.

1.4 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 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 are initially informed by Highland Council officials. A consultation on this draft version was carried out between Monday 4 July 2016 and Friday 22 July 2016. This consultation invited developers, landowners, Housing Associations, public agencies and the public to confirm whether these estimates present a true picture for future development. No responses were received so the audit is now provided here in its final form.

1.7 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'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 4496 housing units are identified for delivery in the five year period starting at the date of this audit (2016 - 2020).

Windfall Sites

2.3 Approximately 8% 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 - 2011 (994) - 2012 (932) - 2013 (811) - 2014 (984) - 2015 (886) - 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 offers potential for 4722 units to be delivered. Some significant sites (including Tornagrain, Stratton and Ness Castle) 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	2016 - 2020 Windfall	Programming 2021 - 2025	Programming 2026 - 2035	Remaining Planning Permissions
			Programming 2016 - 2020 (Including Windfall)				
13	Aird and Loch Ness	960	135	30	59	0	225
10	Black Isle	1037	229	0	145	84	264
12	Caol And Mallaig	1159	122	18	116	122	124
7	Cromarty Firth	2413	256	44	195	367	374
18	Culloden And Ardersier	9763	1114	4	1905	1900	7455
9	Dingwall And Seaforth	1371	348	67	236	111	544

2 Main Findings

5	East Sutherland And Edderton	719	149	17	103	119	409
11	Eilean a' Cheò	852	208	20	164	193	188
22	Fort William And Ardnamurchan	1385	143	34	177	139	109
15	Inverness Central	385	206	20	45	54	96
17	Inverness Millburn	102	12		0	0	12
16	Inverness Ness-Side	1781	400		550	609	405
20	Inverness South	1391	530		275	168	689
14	Inverness West	788	238	17	307	235	245
4	Landward Caithness	650	57	11	38	26	121
19	Nairn	1383	122	22	154	159	481
1	North West And Central Sutherland	393	23		19	0	16
8	Tain And Easter Ross	718	42	10	16	4	371
2	Thurso	766	12		39	43	270
6	Wester Ross Strathpeffer And Lochalsh	642	109	14	120	56	143
3	Wick	459	41	12	59	82	164
	Grand Total	29117	4496	336	4722	4471	12705

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 total for 2015/6 to 2020/21 (using the principal estimate) of **4167** housing units. This Housing Land Audit suggests an established 5 year housing land supply of **4496** units programmed for a similar period (excluding Windfall sites of 1-3 units).

2.9 The 20 year target identifies a cross Highland total of **12004** housing units. Again this Housing Land Audit indicates a higher programming of **13689** across a similar period to 2035. Table 2: Summary Totals - by Housing Market Area (HMA)

Main Findings 2

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)
Caithness	110	158	136	151	397	218
East Ross	298	394	211	371	880	934
Inverness	2615	2090	3136	2966	8717	6898
Lochaber	265	312	293	261	819	852
Mid Ross	577	448	381	195	1153	1207
Nairn	142	208	159	159	460	618
Ross and Cromarty West	79	176	43	3	125	505
Skye and Lochalsh	238	251	241	246	725	569
Sutherland	172	130	122	119	413	203
Grand Total	4496	4167	4722	4471	13689	12004

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.
- 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 Badenoch and Strathspey is now covered by the new the new Cairngorms National Park Development Plan was - adopted in March 2015. Information on the housing land supply in this HMA is currently being compiled and will be published in due course as a supplement to this audit.

2.12 For the 5 year requirements identified in the HNDA this HLA identifies available capacity in Inverness, Mid Ross and Sutherland. In Skye and Lochalsh a small shortfall is identified, in Lochaber, East Ross, Caithness and Nairn shortfalls are expected to be significantly supplemented by the small windfall developments which have traditionally provided much of the housing land supply in these areas.

2.13 In Ross and Cromarty West - the shortfall - although the highest in percentage terms (55%) is actually 97 units. As identified above - this area is expected to gain from significantly from future windfall developments as there are limited remaining larger settlements in this HMA.

Access to the Audit Data

2.14 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 Main Findings

Detailed Data Access

2.15 As ward geographies range from very small areas in the Inverness area through to extensive geographies in Sutherland and across the West and North of the Highland area, detailed data for sites and settlements is also made available an through an Interactive Map available here:[Housing Land Audit 2016 - 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 'How to Access Maps and Data'.

How to Access Maps and Data 3

3.1 Maps and detailed attributes for each site in the HLA2016 sites are available through the interactive mapping (Interactive Map available here: [Highland Housing Land Audit 2016 - 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 January 2016, 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 discussion with planning staff 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.

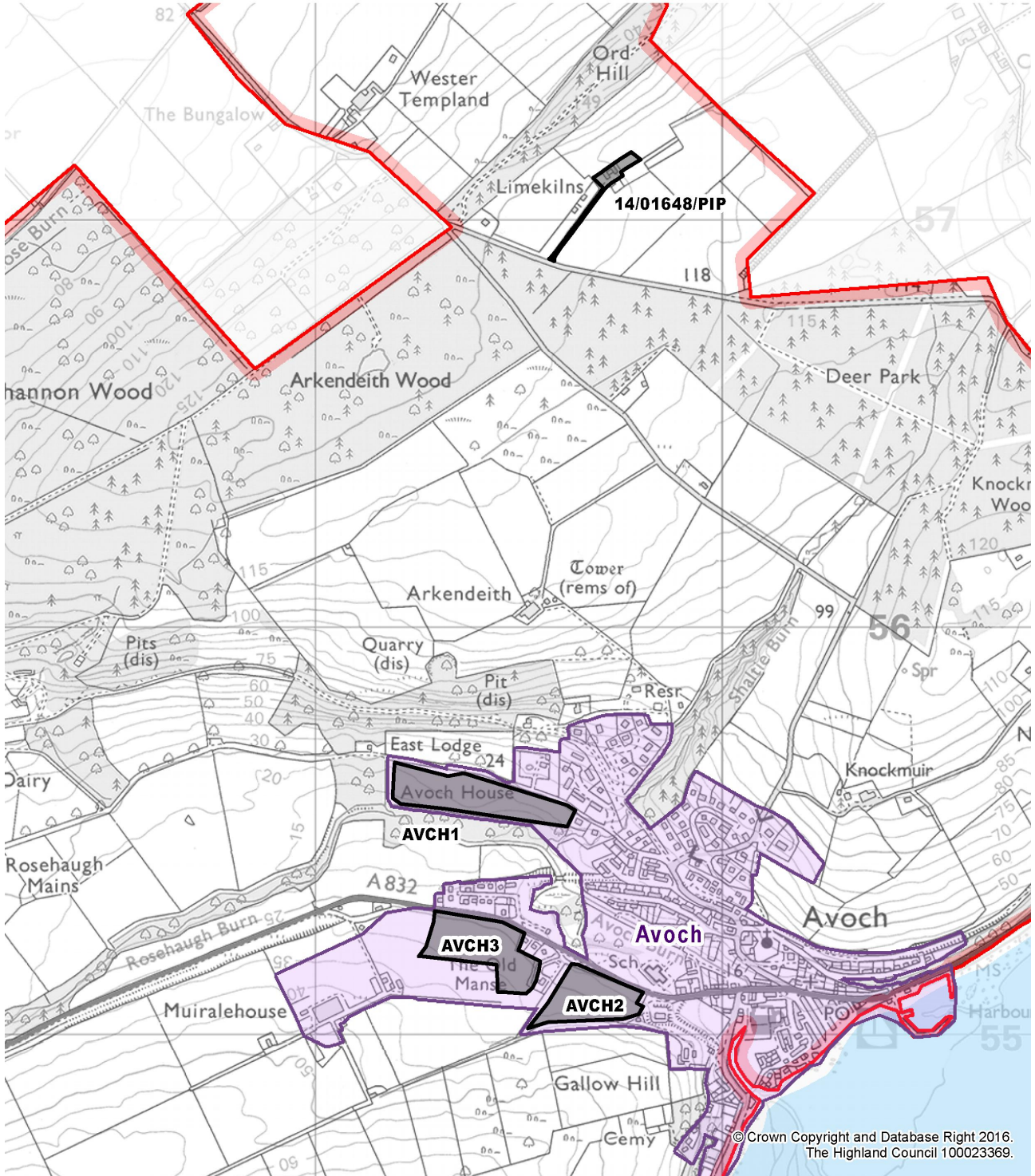
Map Legend

- 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 2016

Settlement Zone: AVOCH



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The Highland Council 100023369.

-  Settlement Zone
-  Local Plan SDA
-  Housing Land Allocation

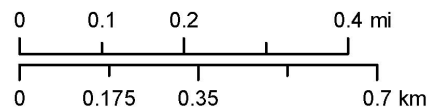


Figure 3a Example Map

How to Access Maps and Data 3

Settlement Zone		WICK				
HLA Site Ref	LDP Site Capacity	LDP Site Remaining	Programming			Remaining Planning Permissions
			Established Supply 2016 - 2020	2021 - 2025	2026 - 2035	
Local Development Plan Allocations						
WICK11a	12	12	0	0	0	0
WICK11b	30	14	0	0	0	0
WICK11c	30	30	0	0	0	0
WICK11d	8	8	0	0	0	0
WICK11e	25	25	0	0	0	0
WICK11f	12	11	0	0	0	0
WICK11h	11	11	0	0	0	0
WICK11i	4	4	0	0	0	0
WICK11j	4	4	0	0	0	0
WICK11l	25	25	0	0	0	0
WICK11m	20	20	0	0	0	0
WICK12b	40	34	0	6	10	0
WICK12c	50	22	10	10	8	21
WICK12d	15	5	0	0	0	0
WICK29a	100	72	0	10	40	50
WICK29b	20	16	3	2	3	0
WICK29c	80	34	9	11	14	37
WICK29d	80	80	2	3	2	0
WICK29e	80	32	5	5	5	32
Windfall Sites						
15/03041/FUL			12	12	0	24
Grand Total	646	459	41	59	82	164

Figure 3b Example Table

1 Map and Data Schedules

Acharacle	Dunvegan	Maryburgh
Achmore	Durness	Melvich
Achnacarry	Edderton	Morar
Achnasheen	Edinbane	Muir Of Ord
Alness	Evanton	Munlochy
Ardersier	Farr	Nairn
Ardgay	Fort Augustus	North Ballachulish
Ardgour	Fort William	North Kessock
Arisaig	Fortrose and Rosemarkie	Onich
Auldearn	Foyers	Plockton
Aultbea	Gairloch	Poolewe
Avoch	Glenborrodale	Portmahomack
Ballachulish	Glencoe	Portree
Balmacara	Glenelg	Raasay
Beauly	Golspie	Reay
Bettyhill Farr	Halkirk	Rogart
Bonar Bridge	Helmsdale	Rosehall
Broadford	Invergarry	Roy Bridge
Brora	Invergordon	Scourie
Camusnagaul	Inverinate	Seabord
Carbost	Inverness	Sleat

Map and Data Schedules 1

Castletown	Kilchoan	Spean Bridge
Cawdor	Kildary	Staffin
Conon Bridge	Kiltarlity	Stoer
Contin	Kinlochbervie	Stratherrick
Cromarty	Kinlochleven	Strathpeffer
Culbokie	Kirkhill	Strontian
Croy	Kyle	Tain
Culloden	Kyleakin	Thurso
Dalcross	Lairg	Tomatin
Dingwall	Lochaline	Tongue
Dores	Lochcarron	Tore
Dornie	Lochend	Torridon
Dunbeath	Lochinver	Uig
Dornoch	Lybster	Ullapool
Drumnadrochit	Mallaig	Watten
Dunnet	Marybank	Wick

Appendix 1. Map and Data Schedules - By Settlement Zone



**The Highland
Council
Comhairle na
Gàidhealtachd**
