

# Inverness and Nairn Housing Market Area

## Housing Land Supply

(updated information from Housing Land Audit 2007)



**Inverness Local Plans - City allocations**

Sub-area	HMA	Audit/Local Plan Ref.	ALLOCATION TYPE	SETTLEMENT	LOCATION	REMAINING CAPACITY	Notes
City	Inverness	CITY97x	Housing	Inverness City	Upper Cullernie	12	
City	Inverness	CITY97ii	Housing	Inverness City	Cullochen House	4	
City	Inverness	CITY97v	Housing	Inverness City	Resaurie (north)	64	
City	Inverness	CITY97vii	Housing	Inverness City	Easterfield	40	
City	Inverness	CITY97viii	Housing	Inverness City	Easter Muckovie	2	
City	Inverness	CITY71v	Housing	Inverness City	Slacknamarnock	31	
City	Inverness	CITY38iii	Expansion	Inverness City	Westhill	111	
City	Inverness	CITY71i	Housing	Inverness City	Balloan Fields	78	
City	Inverness	CITY79iv	Housing	Inverness City	Wester Drakies	13	
City	Inverness	CITY71iv	Housing	Inverness City	Castle Heather (south)	19	
City	Inverness	CITY38ii	Expansion	Inverness City	Culduthel - Slackbuie	821	
City	Inverness	CITY38iv		Inverness City	Ness Castle/Ness-Side	1348	Ness Castle capacity 984 (Ness-side unavailable prior to delivery of provision of river crossing pre 2021)
City	Inverness	CITY47iii	Housing	Inverness City	Leachkin Brae	56	
City	Inverness	CITY55iii	Housing	Inverness City	Carse Road	12	
City	Inverness	CITY55ii	Housing	Inverness City	Glendoe Terrace	24	
City	Inverness	CITY38v	Expansion	Inverness City	Charleston	700	Constrained until development of Caledonian Canal crossing (pre 2021)
City	Inverness	CITY104	Housing	Inverness City	Upper Cullernie	4	
City	Inverness	CITY38i	Expansion	Inverness City	Inshes	587	
City	Inverness	CITY80	Housing	Inverness City	Milton of Leys	324	
City	Inverness	CITY47i	Housing	Inverness City	Clachnaharry	5	
<b>City Total</b>						<b>4255</b>	

**Inverness Local Plans - Wider Inverness allocationg**

Sub-area	HMA	Audit/Local Plan Ref.	ALLOCATION TYPE	SETTLEMENT	LOCATION	REMAINING CAPACITY	Notes
Wider Inverness HMA	Inverness	LODE1	Housing	Lochside	Redundant poultry sheds (part)	9	
Wider Inverness HMA	Inverness	KILL1	Housing	Kirkhill	Achnagairn	5	
Wider Inverness HMA	Inverness	CRHY1	Housing	Croachy	South west	1	
Wider Inverness HMA	Inverness	CUOR1	Housing	Culloden Moor	West of Ben View	8	
Wider Inverness HMA	Inverness	CLON1	Housing	Clephanton	North	4	
Wider Inverness HMA	Inverness	STRN5	Housing	Strathnairn	School Wood	6	
Wider Inverness HMA	Inverness	STRN2	Housing	Strathnairn	Dalvourn	3	
Wider Inverness HMA	Inverness	STRN1	Housing	Strathnairn	East of Inverarnie	3	
Wider Inverness HMA	Inverness	INRE1	Housing	Inchmore	East of the former primary school	3	
Wider Inverness HMA	Inverness	INRE2	Housing	Inchmore	West and south of the former primary school	9	
Wider Inverness HMA	Inverness	BUEW1	Housing	Bunchrew	East of Mains of Bunchrew (part)	20	
Wider Inverness HMA	Inverness	DOES1	Expansion Housing	Dores	North east of Clune/Rosebank	6	
Wider Inverness HMA	Inverness	DOES4	Housing, Community	Dores	Between Dores Parish Church and Ness View Cottage	10	
Wider Inverness HMA	Inverness	CROY1	Housing	Croy	South west of the village	0	
Wider Inverness HMA	Inverness	CROY2	Housing	Croy	South west of the primary school	4	
Wider Inverness HMA	Inverness	CROY3	Housing	Croy	North of Rambogie	8	
Wider Inverness HMA	Inverness	CROY4	Housing	Croy	Adjoining Dalcroy Green	15	
Wider Inverness HMA	Inverness	KITY6	Expansion Housing	Kiltarlity	Glebe Farm	24	
Wider Inverness HMA	Inverness	KITY7	Expansion Housing	Kiltarlity	Sawmill	23	
Wider Inverness HMA	Inverness	KITY1	Housing	Kiltarlity	Former depot	6	
Wider Inverness HMA	Inverness	CACH2	Housing	Cannich	By youth hostel	4	
Wider Inverness HMA	Inverness	CACH7	Expansion Housing	Cannich	South of MacColl Road	18	
Wider Inverness HMA	Inverness	CACH1	Housing	Cannich	Opposite the post office	3	

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Wider Inverness HMA	Inverness	CACH6	Expansion Housing	Cannich	East of MacColl Road	26	
Wider Inverness HMA	Inverness	DRIT23	Housing, Community	Drumnadrochit	Pitkerrald/Allanmore	199	
Wider Inverness HMA	Inverness	DRIT4	Housing	Drumnadrochit	Pitkerrald Road	5	
Wider Inverness HMA	Inverness	DRIT10	Housing	Drumnadrochit	Pitkerrald Road (south)	5	
Wider Inverness HMA	Inverness	DRIT8	Housing	Drumnadrochit	Lewiston Arms	7	
Wider Inverness HMA	Inverness	DRIT7	Housing	Drumnadrochit	East Lewiston (south)	2	
Wider Inverness HMA	Inverness	TOCH1	Housing	Tomich	North east of Corrie Lodge	6	
Wider Inverness HMA	Inverness	CRHY3	Housing	Croachy	North east	3	
Wider Inverness HMA	Inverness	BELY12	Expansion Housing	Beauly	North east of Croyard Road	30	
Wider Inverness HMA	Inverness	BELY11	Expansion Housing	Beauly	North west of the lorry park	60	
Wider Inverness HMA	Inverness	TOIN4	Housing	Tomatin	South of Hazelbank	10	
Wider Inverness HMA	Inverness	TOIN6	Housing	Tomatin	South of the village	10	
Wider Inverness HMA	Inverness	FOUS4	Housing	Fort Augustus	Bunoich	2	
Wider Inverness HMA	Inverness	FORS1	Housing	Foyers	South west of Riverside/Grays Park	14	
Wider Inverness HMA	Inverness	KILL9	Expansion Housing	Kirkhill	Groam Farm Road	23	
Wider Inverness HMA	Inverness	KILL8	Expansion Housing	Kirkhill	Achnagairn	25	
Wider Inverness HMA	Inverness	TOIN17	Expansion Housing	Tomatin	East of the distillery	20	
Wider Inverness HMA	Inverness	TOIN1	Housing	Tomatin	Opposite the old post office	2	
Wider Inverness HMA	Inverness	TOIN2	Housing	Tomatin	North west of Tomatinard	2	
Wider Inverness HMA	Inverness	FOUS18	Expansion	Fort Augustus	Between the Academy and the golf course	75	
Wider Inverness HMA	Inverness	FOUS17	Expansion	Fort Augustus	Rear of the old convent	39	
Wider Inverness HMA	Inverness	FOUS5	Housing	Fort Augustus	Market Hill (south)	3	
Wider Inverness HMA	Inverness	BELY10	Expansion Housing	Beauly	West of Garden Place	36	



Inverness Area - Major Sites

HMA	Approved Capacity	SETTLEMENT	Proposal	ADDRESS
Inverness	120	Hinterland	Formation of two golf courses/hotel/healthclub/timeshare units/farm conversions to offices/dwelling and associated facilities, services and infrastructure	Golf Course Sites, Auld Petty, Dalcross, Inverness, Highland
Inverness	110	Fort Augustus	Restoration and conversion of abbey to residential use, involving part removal and replacement to create 80 flats and duplex units and part removal of outbuildings to create 12 cottage units	The Highland Club St Benedict's Abbey, Fort Augustus, Highland
Inverness	100	Inverness City	Outline application for Highland Housing Fair incorporating Residential Development and Temporary Exhibition Facilities	Highland Housing Fair Site, Castleton Village, Inverness, Highland
Inverness	517	Inverness City	Residential development and associated infrastructure based upon submitted Master Plan (as amended)	Craig Dunain Hospital, Inverness, IV3 6JR
<b>Total</b>	<b>847</b>			





**Nairn Local Plans - Town allocations**

Sub-area	HMA	Audit/Local Plan Ref.	ALLOCATION TYPE	PLAN	SETTLEMENT	LOCATION	COMPLETE	REMAINING CAPACITY	Notes
Nairn	Nairn	NARN27b	Expansion Housing	Nairnshire	Nairn	Sandown-Tradespark	No	350	Potential capacity indicated
Nairn	Nairn	NARN27a	Expansion Housing	Nairnshire	Nairn	Balmakeith (Lochloy)	No	206	
Nairn	Nairn	NARN10f	Housing	Nairnshire	Nairn	Showfield	No	10	
<b>Nairn Total</b>								<b>566</b>	

**Nairn Local Plans - Wider Nairn allocations**

Sub-area	HMA	Audit/Local Plan Ref.	ALLOCATION TYPE	PLAN	SETTLEMENT	LOCATION	COMPLETE	REMAINING CAPACITY	Notes
Wider Nairn	Nairn	AURN3d	Housing	Nairnshire	Auldearn	George Wilson Road	No	52	
Wider Nairn	Nairn	CAOR2	Housing	Nairnshire	Cawdor	West of the Church	No	12	
Wider Nairn	Nairn	FESS1	Housing	Nairnshire	Ferness	North east of the Village Hall	No	8	
Wider Nairn	Nairn	PILL1a	Housing	Nairnshire	Piperhill	South of the village	No	15	
<b>Wider Nairn Total</b>								<b>87</b>	