Inverness and Nairn Housing Market Area

Housing Land Supply (updated information from Housing Land Audit 2007)

Inverness Local Plans - City allocations

		Audit/Local				REMAINING	
Sub-area	HMA	Plan Ref.	ALLOCATION TYPE	SETTLEMENT	LOCATION	CAPACITY	Notes
		CITY97x	Housing	Inverness City	Upper Cullernie	12	
- 1		CITY97ii	Housing	Inverness City	Culloden House	4	
		CITY97v	Housing	Inverness City	Resaurie (north)	64	
- 1		CITY97vii	Housing	Inverness City	Easterfield	40	
City	Inverness	CITY97viii	Housing	Inverness City	Easter Muckovie	2	
,		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	
					Castle Heather		
City	Inverness	CITY71iv	Housing	Inverness City	(south)	19	
					Culduthel -		
City	Inverness	CITY38ii	Expansion	Inverness City	Slackbuie	821	
							Ness Castle capacity
							984 (Ness-side
							unavailable prior to
							delivery of provision
					Ness Castle/Ness		of river crossing pre
City	Inverness	CITY38iv		Inverness City	Side	1348	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	
							Constrained until
							development of
							Caledonian Canal
City	Inverness	CITY38v	Expansion	Inverness City	Charleston	700	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	
City Total						4255	

Inverness Local Plans - Wider Inverness allocationg

S Local Flans	- wider in	verness alloc	allong				
		Audit/Local				REMAINING	
Sub-area	HMA	Plan Ref.	ALLOCATION TYPE	SETTLEMENT	LOCATION	CAPACITY	Notes
Wider					Redundant		
Inverness					poultry sheds		
HMA	Inverness	LODE1	Housing	Lochside	(part)	9	
Wider							
Inverness		1211.1.4	I I a constante	12:-1-1-10	A - I i	-	
HMA Wider	Inverness	KILL1	Housing	Kirkhill	Achnagairn	5	
Inverness							
HMA	Inverness	CRHY1	Housing	Croachy	South west	1	
Wider	11170111033	ORITT	riodollig	Croacry	Oddin west		
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	inventess	OTIVINZ	Housing	ou au II laii []	Daivouiii	3	
Inverness							
HMA	Inverness	STRN1	Housing	Strathnairn	East of Inverarnie	3	
Wider							
Inverness					East of the former		
HMA	Inverness	INRE1	Housing	Inchmore	primary school	3	
Wider					West and south		
Inverness				l	of the former		
HMA	Inverness	INRE2	Housing	Inchmore	primary school	9	
Wider Inverness					East of Mains of		
HMA	Inverness	BUEW1	Housing	Bunchrew	Bunchrew (part)	20	
Wider	IIIVOITICOO	BOLVII	riodollig	Bullottiew	Bullottiew (part)	20	
Inverness					North east of		
HMA	Inverness	DOES1	Expansion Housing	Dores	Clune/Rosebank	6	
					Between Dores		
Wider					Parish Church		
Inverness					and Ness View		
HMA	Inverness	DOES4	Housing, Community	Dores	Cottage	10	
Wider Inverness					South west of the		
HMA	Inverness	CROY1	Housing	Croy	village	0	
Wider	11170111000	ORO II	riodollig	City	Villago		
Inverness					South west of the		
HMA	Inverness	CROY2	Housing	Croy	primary school	4	
Wider							
Inverness					North of	_	
HMA	Inverness	CROY3	Housing	Croy	Rambogie	8	
Wider Inverness					Adjoining Dalcroy		
HMA	Inverness	CROY4	Housing	Croy	Green	15	
Wider		31.017	ouomig	J. J.	510011	13	
Inverness							
HMA	Inverness	KITY6	Expansion Housing	Kiltarlity	Glebe Farm	24	
Wider							
Inverness	l .						
HMA	Inverness	KITY7	Expansion Housing	Kiltarlity	Sawmill	23	
Wider							
Inverness HMA	Inverness	KITY1	Housing	Kiltarlity	Former depot	6	
Wider		131111	i iodoling	- smarity	, office depot	0	
Inverness							
HMA	Inverness	CACH2	Housing	Cannich	By youth hostel	4	
Wider							
Inverness					South of MacColl		
HMA	Inverness	CACH7	Expansion Housing	Cannich	Road	18	
Wider					Opposite the post		
Inverness HMA	Inverness	CACH1	Housing	Cannich	Opposite the post office	3	
i iivi⁄\	111145111622	OAOIII	i iousing	Jannon	Office	ა	

Sub-area	HMA	Audit/Local Plan Ref.	ALLOCATION TYPE	SETTLEMENT	LOCATION	REMAINING CAPACITY	Notes
Wider							
Inverness		0.4.01.10			East of MacColl	00	
HMA Wider	Inverness	CACH6	Expansion Housing	Cannich	Road	26	
Inverness					Pitkerrald/Allanm		
HMA	Inverness	DRIT23	Housing, Community	Drumnadrochit	ore	199	
Wider		DITTI	riodoling, Community	Drammaaroome	0.0	100	
Inverness							
HMA	Inverness	DRIT4	Housing	Drumnadrochit	Pitkerrald Road	5	
Wider							
Inverness					Pitkerrald Road	_	
HMA Wider	Inverness	DRIT10	Housing	Drumnadrochit	(south)	5	
Inverness							
HMA	Inverness	DRIT8	Housing	Drumnadrochit	Lewiston Arms	7	
Wider	IIIVCIIIC33	DIVITO	riodomg	Drammaaroome	LOWISION 7 WITIS	,	
Inverness					East Lewiston		
HMA	Inverness	DRIT7	Housing	Drumnadrochit	(south)	2	
Wider							
Inverness].		l	L	North east of		
HMA	Inverness	TOCH1	Housing	Tomich	Corrie Lodge	6	
Wider							
Inverness HMA	Inverness	CRHY3	Housing	Croachy	North east	3	
Wider	111101111699	OINITIO	i iousing	Oroacity	I TOILLI CASL	3	
Inverness					North east of		
HMA	Inverness	BELY12	Expansion Housing	Beauly	Croyard Road	30	
Wider			-	,	,		
Inverness					North west of the		
HMA	Inverness	BELY11	Expansion Housing	Beauly	lorry park	60	
Wider							
Inverness	l.	TOINIA		- ··	South of	4.0	
HMA Wider	Inverness	TOIN4	Housing	Tomatin	Hazelbank	10	
vviaer Inverness					South of the		
HMA	Inverness	TOIN6	Housing	Tomatin	village	10	
Wider					· mage		
Inverness							
HMA	Inverness	FOUS4	Housing	Fort Augustus	Bunoich	2	
Wider					South west of		
Inverness					Riverside/Grays		
HMA	Inverness	FORS1	Housing	Foyers	Park	14	
Wider Inverness					Groam Farm		
HMA	Inverness	KII I 9	Expansion Housing	Kirkhill	Road	23	
Wider	11170111033	ICILLO	Expansion Flousing	Tarram	rtoad	20	
Inverness							
HMA	Inverness	KILL8	Expansion Housing	Kirkhill	Achnagairn	25	
Wider							
Inverness].				East of the		
HMA Widor	Inverness	TOIN17	Expansion Housing	Tomatin	distillery	20	
Wider Inverness					Opposite the old		
Inverness HMA	Inverness	TOIN1	Housing	Tomatin	post office	2	
Wider		. 01111	i loading	Tomacin	poor onioe		
Inverness					North west of		
HMA	Inverness	TOIN2	Housing	Tomatin	Tomatinard	2	
Wider					Between the		
Inverness					Academy and the		
HMA	Inverness	FOUS18	Expansion	Fort Augustus	golf course	75	
Wider					Decrett 11		
Inverness	Invorant-	EQUIC47	Evnancian	Fort Augustus	Rear of the old	00	
HMA Wider	Inverness	FUU51/	Expansion	Fort Augustus	convent	39	
Inverness							
HMA	Inverness	FOUS5	Housing	Fort Augustus	Market Hill (south)	3	
Wider				. J		J	
Inverness					West of Garden		
	•	BELY10	Expansion Housing	Beauly	Place	36	

		Audit/Local				REMAINING	
Sub-area	HMA	Plan Ref.	ALLOCATION TYPE	SETTLEMENT	LOCATION	CAPACITY	Notes
Wider							
Inverness							
HMA	Inverness	ARER12	Expansion Housing	Ardersier	Mains of Ardersier	55	
Wider							
Inverness		A DED44	Francisco Herritan	A	Maine David	0.4	
HMA Wider	Inverness	ARER11	Expansion Housing	Ardersier	Nairn Road	31	
Inverness							
HMA	Inverses	KILL7	Evanacion Housing	Kirkhill	Wester Kirkhill	11	
Wider	Inverness	KILL1	Expansion Housing	KIIKIIII	Glebe	11	
Inverness			Housing, Community,		Farm/Balgate		
HMA	Inverness	KITY8	Business, Amentiy	Kiltarlity	sawmill	114	
Wider	IIIVerriess	KITTO	Dusiness, Amenty	rantariity	Sawiiiii	114	
Inverness					North of		
HMA	Inverness	STCK4		Stratherrick	Ballochan	8	
Wider							
Inverness					North east of		
HMA	Inverness	STCK2		Stratherrick	Errogie church	2	
Wider							
Inverness							
HMA	Inverness	STRN6	Housing	Strathnairn	Croftcroy	1	
Wider			-				
Inverness							
HMA	Inverness	BELY3	Housing	Beauly	Ferry Road	5	
Wider							
Inverness					Balchraggan &		
HMA	Inverness	ABRH1	Housing	Abriachan	Balmore	4	
Wider							
Inverness			Housing, Community,		Land at Milton of		
HMA	Inverness	ARER13	Business, Amentiy	Ardersier	Connage	114	
Wider							
Inverness					Land Within the		
HMA	Inverness	BELY13	Amenity	Beauly	Railway Line	150	
Wider							
Inverness		000/44	Housing, Business,		Land west of the	000	
HMA	Inverness	CROY11	Community	Croy	Village	200	
Wider Inverness					East of the		
HMA	Inverness	CUOR5	Amenity	Culloden Moor	Railway	137	
Wider	iiiveilless	COOKS	Amonity	Cullouell MOOI	ixaliway	137	
Inverness							
HMA	Inverness	CUOR6	Amenity	Culloden Moor	West of Railway	159	
Wider		2001.0	, anomy	Canoacii Wool	TTOST OF INAIIWAY	139	
Inverness					Land West of		
HMA	Inverness	TOIN5	Housing	Tomatin	Hazelbank	4	
Wider							
Inverness							
HMA	Inverness	INTON1	Special Use	Invermoriston	Riverside Park	13	
Wider							
Inverness			Housing, Community,		Land East of		
HMA	Inverness	CACH4	Business	Cannich	Village Hall	1	
Wider							
Inverness							
HMA Total						1805	
				•	•		

Inverness Area - Mæjor Sites

	Area - Magor	0.100		
	Approved			
HMA	Capacity	SETTLEMENT	Proposal	ADDRESS
			Formation of two golf courses/hotel/healthclub/timeshare units/farm	
			conversions to offices/dwelling and associated facilities, services	Golf Course Sites, Auld Petty, Dalcross,
Inverness	120	Hinterland	and infrastructure	Inverness, Highland
			Restoration and conversion of abbey to residential use, involving-	
			part removal and replacement to create 80 flats and duplex units	The Highland Club St Benedict's Abbey,
Inverness	110	Fort Augustus	and part removal of outbuildings to create 12 cottage units	Fort Augustus, Highland
			Outline application for Highland Housing Fair incorporating	Highland Housing Fair Site, Castleton
Inverness	100	Inverness City	Residential Development and Temporary Exhibition Facilities	Village, Inverness, Highland
			Residential development and associated infrastructure based upon	
Inverness	517	Inverness City	submitted Master Plan (as amended)	Craig Dunain Hospital, Inverness, IV3 6JR
Total	847			

Nairn Local Plans - Town allocations

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

Nairn Local Plans - Wider Nairn allocations

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