The Highland
Council
Comhairle na
Gàidhealtachd

Housing Land Audit
Sgrùdadh Talamh Taigheadais

1. Introduction

1.1. The Housing Land Audit 2018 is an assessment of the housing land supply available in the Highland Council area as at 1st June 2018. 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 2019.

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 developers, landowner and Housing Associations.

1.7. 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 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. Main Findings

2.1. The housing land audit's main findings are that the existing planned development s 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.

2.2. **Effective Sites** - The initial 5 year period provides an indication of "effective" land supply in the Highland Council area. A programmed supply of 6145 housing units with 5317 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 2018 - 31st May 2023).

2.3. **Windfall Sites** - Over 13% 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.

2.4. **House Completions** - Information on house completions in previous years give a useful supplementary indicator of demand and supply. Figures as follows for the previous 5 calender years - 2013 (796) - 2014 (925) – 2015 (857) - 2016 (748) – 2017 (870) 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.

2.5. **Potentially Effective Supply** - The following 5 year period from 2023 to 2028 offers potential for a further 3651 units to be delivered. Continuing delivery in large housing sites at Tornagrain, Stratton, Ness Castle, Ness Side 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 Highland area with a wide range of programming from the Inverness development sites to the very low developments programmed on sites in rural Sutherland (where small windfall development is more prevalent).

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

Ward No	Ward Name	LDP Remaining Capacity 2018	Effective Supply Programming 2018-2022 (Including Windfall)	Windfall 2018 2022	Programming 2023-28	Programming 2028-32	Remaining Planning Permissions 2018
1	North, West and Central Sutherland	203	21	17	0	1	34
2	Thurso and Northwest Caithness	558	45	0	14	6	45
3	Wick and East Caithness	333	82	40	50	25	46
4	East Sutherland and Edderton	559	127	58	102	40	274
5	Wester Ross, Strathpeffer and Lochalsh	709	213	7	20	29	112
6	Cromarty Firth	2307	467	15	273	333	343
7	Tain and Easter Ross	739	38	4	33	5	338
8	Dingwall and Seaforth	1280	486	30	118	40	555
9	Black Isle	969	256	16	18	0	210
10	Eilean a' Chèo	787	133	46	121	0	171
11	Caol and Mallaig	1224	332	8	203	0	145
12	Aird and Loch Ness	949	292	14	8	0	183
13	Inverness West	723	266	266	71	0	321
14	Inverness Central	333	74	0	43	5	169
15	Inverness Ness-side	1595	527	0	599	598	1686
16	Inverness Millburn	1485	120	8	530	535	83
17	Culloden and Ardersier	8028	851	24	635	607	7574
18	Nairn and Cawdor	1418	270	100	94	200	132
19	Inverness South	1331	817	14	248	0	596
20	Badenoch and Strathspey	2532	522	828	327	256	2304
21	Fort William and Ardnamurchan	1371	206	0	144	170	89
	Grand Total	**29433**	**6145**	**828**	**3651**	**2850**	**15410**

Table 1: Summary Totals - by Ward

2.7. **Housing Land Availability and Demand** - The latest available Highland Housing Needs and Demand Assessment (HNDA) from 2015 identifies the expected demand for housing over the years from mid 2015 to mid 2035.

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 (2018-2022) of 6145 units programmed (excluding Windfall sites of 1-3 units).

The 20 year HNDA target identifies a cross Highland total requirement of 12979 housing units. The latest Housing Land Audit indicates a programming of 12646 over the shorter 15 year period from 2018 to 2033 (inclusive).

Housing Market Area (HMA)	HLA2018 Programmed 2018-2023	HNDA 5 Yr requirements - Totals 2016 - 2020	HLA2018 Programmed 2023-28	HLA2018 Programmed 2028-33	HLA2018 15 Year Programmed Total	HNDA 20 Yr Requirement (Principal Estimate)
Badenoch and Strathspey	522	305	327	256	1105	975
Caithness	119	158	64	31	214	218
East Ross	505	394	306	338	1149	934
Inverness	2947	2090	2134	1745	6826	6898
Lochaber	538	312	347	170	1055	852
Mid Ross	742	448	136	40	918	1207
Nairn	270	208	94	200	564	618
Ross and Cromarty West	194	176	15	29	238	505
Skye and Lochalsh	152	251	126	0	278	569
Sutherland	156	130	102	41	299	203
Grand Total	**6145**	**4472**	**3651**	**2850**	**12646**	**12979**

Table 2: Summary Totals - by Housing Market Area (HMA).

2.8. Looking in more detail at Housing Market Areas (HMAs) in Highland (see Table 2) the following should so 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 and CASPLAN and the forthcoming WESTPLAN identify **"Other Settlements" or "Growing Settlements"** where site allocations no longer apply. This is likely to particularly affect the remoter communities in Highland that comprise dispersed crofting townships but lack a nearby larger village to function as a centre for local facilities and services. Any completions here 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.

2.9. 5 year housing requirements are identified in the 2015 HNDA and this HLA identifies more than the identified requirements for capacity in all Housing Market Areas besides Skye and Lochalsh and Caithness. These shortfalls in identified programming are expected to be compensated for through the delivery of small windfall developments which provide much of the traditional supply in these areas.
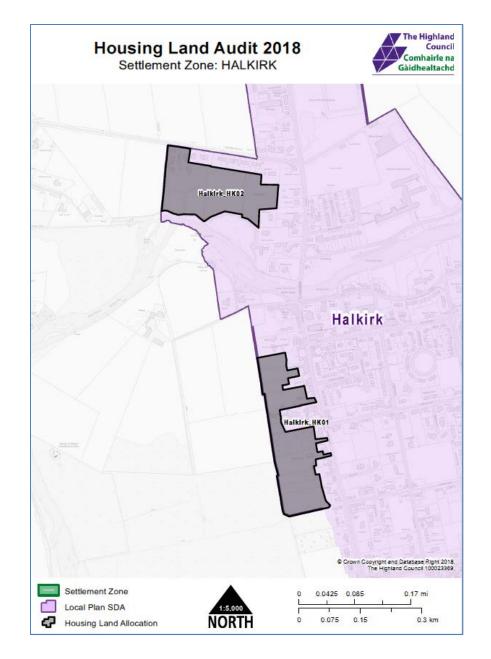
3. Access to the Audit Data

3.1. The detailed audit data is made available in multiple forms, through traditional downloadable schedules for each settlement zone and for online individual inspection through an interactive map. These provide different views of the same data - both summary figures covering each settlement zone with a mapped boundary for individual sites and describing 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.

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.
- **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.
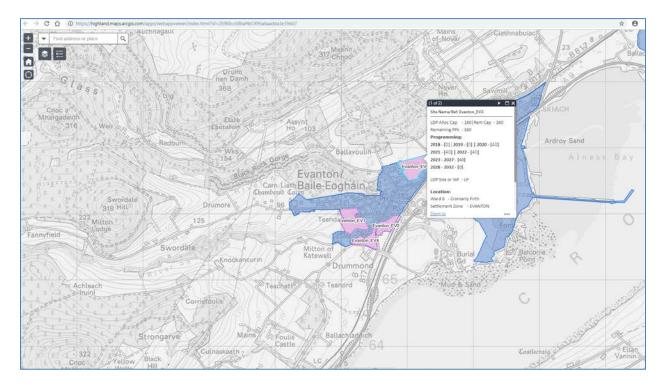
Example Data Schedule (Aggregated By Settlement Zone)

Settlement Zone	HALKIRK

HLA Site Ref	LDP Allocation Capacity	Remaining Capacity	Effective Supply 2018-2022	Programming 2023-27	Programming 2028-33	Remaining Planning Permissions
LP						
Halkirk_HK01	28	28	2	0	0	6
Halkirk_HK02	35	35	10	10	6	0
Grand Total	**63**	**63**	**12**	**10**	**6**	**6**

3.2. **Interactive Mapping -** 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 easier access to the detailed data for sites and settlements, this is made available through and an Interactive Map available here: **Highland Housing Land Audit 2018 - Interactive Map.**

3.3. Zoom into the area of your interest or use the search button in the top left to type in a location

3.4. Clicking on the Housing Land Site in the map displayed displays a table containing the attributes described below:

- **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 (LP) or Windfall (WF) -** 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.

Example Screenshot from: **Highland Housing Land Audit 2018 - Interactive Map.**

Map and Data Schedules Appendix.

Acharacle

Achiltibuie

Achmore

Achnacarry

Achnasheen

Alness

Ardersier

Ardgay

Ardgour

Arisaig

Auldearn

Aultbea

Aviemore

Avoch

Ballachulish

Balmacara

Beauly

Bettyhill/Farr

Bonar Bridge

Broadford

Brora

Camusnagaul

Carbost

Carrbridge

Castletown

Cawdor

Conon Bridge

Contin

Cromarty

Croy

Culbokie

Culloden

Dalcross

Dalwhinnie

Daviot

Dingwall

Dores

Dornie

Dornoch

Drumnadrochit

Dunnet

Dunvegan

Edderton

Edinbane

Evanton

Fort Augustus

Fort William

Fortrose

Gairloch

Glenborrodale

Glencoe

Glenelg

Golspie

Grantown

Halkirk

Helmsdale

Invergarry

Invergordon

Inverinate

Inverness

Kilchoan

Kildary

Kiltarlity

Kincraig

Kingussie

Kinlochleven

Kirkhill

Kyle

Kyleakin

Lairg

Lochaline

Lochcarron

Lochinver

Lybster

Mallaig

Marybank

Maryburgh

Morar

Muir of Ord

Munlochy

Nairn

Nethybridge

Newtonmore

North Ballachulish

North Kessock

Onich

Poolewe

Portmahomack

Portree

Raasay

Reay

Roy Bridge

Seaboard

Skeabost Bridge

Sleat

Small Isles

Spean Bridge

Staffin

Stratherrick

Strathpeffer

Strontian

Tain

Thurso

Tomatin

Tongue

Tore

Torridon

Uig

Ullapool

Watten

Wick

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