

# Housing Land Audit 2024

Highland Council area programmed house completions 2024 to 2039

**Highland Council Development Plans Team**

**31st March 2024**



# 1 Introduction

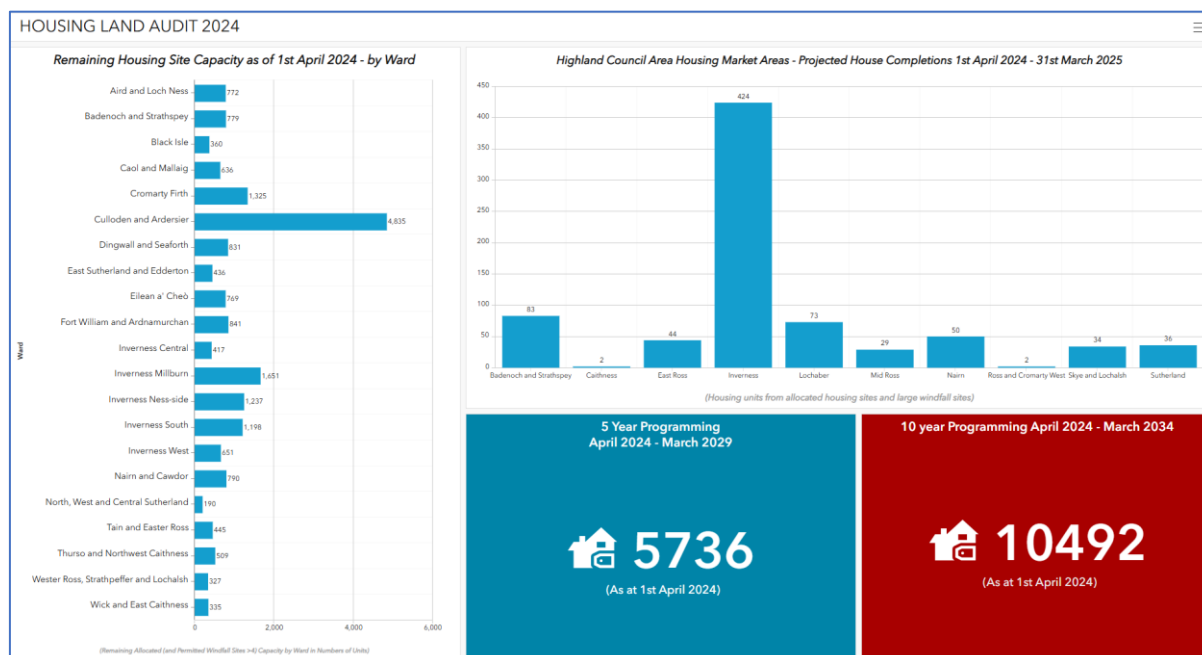
- 1.1 The Housing Land Audit 2024 is an assessment of the housing land supply available in the Highland Council area **as at 1st April 2024**. The audit identifies and provides a programme of expected housing delivery over the initial 5 years and the two following 5 year periods and includes expectations for the delivery of new homes up to and including the year from April 1st 2038.
- 1.2 The period 2024 - 2029 includes the 5 complete financial years commencing in April 2024. Sites included in the Audit are housing sites under construction, sites with planning consent, sites in the relevant adopted or finalised [Local 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 April 2024 and will provide 4 or more housing units it has been included in the audit.
- 1.3 New Housing Land Audit Guidance was published in late January 2025 after the data for this audit had been collected. The new guidance however proposes a very similar approach to that which this audit follows. The next audit (with a snapshot date of 1st April 2025) will follow this guidance.
- 1.4 The National Planning Framework ( NPF4) requires that planning authorities should ensure that sufficient land is available to meet the area housing land requirement (see below).
- 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 completions.
- 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 Homes for Scotland, developers, landowners and Housing Associations. 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.
- 1.7 The draft version of this audit was discussed and agreed with "Homes for Scotland" and their representatives in March 2025. Their view is that no programming should be included in the Housing Land Audit for years 1-10 if detailed planning consent has not been gained. Highland Council however do include in the HLA programming figures for sites from year 4 onwards where a

site has funding allocated in the SHIP or officer discussions have identified likely deliveries between years 4 and 15 to make the Housing Land Audit a practically useful document for infrastructure and service forward planning.

## 2 Main Findings

2.1 The dashboard reports summary figures for the HLA and can be interactively explored here in the online version here:

<https://highland.maps.arcgis.com/apps/dashboards/771ac1c86e2d43d78425b23fe4dcd36>



2.2 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.

2.3 **Housing Land Supply** - 5 and 10 year effective totals - The initial 5 year period provides an indication of the immediate housing land supply in the Highland Council area. A programmed supply of 5736 housing units are identified for delivery in this period (April 1st 2024 - 31st March 2029) with 5029 of these on sites allocated for Housing and Mixed-use (in the relevant Local Development Plan). The second 5 period from April 2029 to March 2034 suggests programming of a further 4756 units (with 4604 on housing allocated sites).

2.4 The 10 year supply (April 1st 2024 - 31st March 2034) contains 10492 units of which 9633 are on housing allocations from the relevant Local Development Plan. Forecasting this far out is difficult - especially for years 8-10 as planning permissions and funding this far ahead is much more difficult to forecast.

2.5 The remaining capacity in this period is widely spread across the Highland area with continuing significant numbers of programmed building on Inverness and Mid/East Ross development sites - but with lower forecasts for Nairn. In Ross

and Cromarty West, Caithness and Sutherland and Skye and Lochalsh low forecasts are currently being made, however in these Housing Market areas small windfall development on sites of 1 to 3 residential units has historically delivered a much higher proportion of completions.

- 2.6 **Windfall Sites** - Less than 10% of the 10 year programming delivery is expected from larger windfall sites (site of 4 or more approved units included in this audit). Smaller windfall development of less than 4 units is not included in this figure or in the Housing Land Audit however this has historically contributed significantly to the total housing supply in some housing market areas. Across the Highland Council area in Financial Year 2021/22 over 15% of completions were on small windfall sites of 1 to 3 residential units.
- 2.7 **House Completions** - Information on house completions in previous years give a useful supplementary indicator of demand and supply. The following table shows 5 Financial Years of House Completions to March 2024.

Financial Year	House Completions
2019/20	1333
2020/21	821
2021/22	1523
2022/23	1387
2023/24	1062

- 2.8 This is a 5 year average of 1225 per year and suggests that the level of market in recent years is adequately catered for within the programmed house building figures identified as the effective housing land supply, should demand continue at a similar level.
- 2.9 Detailed information on Housing Completions is available through a dashboard at the following link:  
<https://www.arcgis.com/apps/opsdashboard/index.html#/f827c80f82364d7b82ba5eca454f9f5e>

### 3 Ward Area - Summary

- 3.1 The following table summarises site-based programming figures for the first two 5 and 10 year periods. These are summarised by Highland Council Ward to give an overview of the findings of the latest April 1st 2024 based audit.

Ward No	Ward Name	Remaining Capacity 1st April 2024 (LDP Allocations and Windfall Sites of 4 or more)	Years 1-5 (1st April 2024 to 31st March 2029)	Years 6-10 (1st April 2029 to 31st March 2034)
1	North, West and Central Sutherland	190	17	36
2	Thurso and Northwest Caithness	509	9	20
3	Wick and East Caithness	335	22	16
4	East Sutherland and Edderton	436	198	124
5	Wester Ross, Strathpeffer and Lochalsh	327	104	50
6	Cromarty Firth	1325	453	304
7	Tain and Easter Ross	445	51	215
8	Dingwall and Seaforth	831	554	278
9	Black Isle	360	180	166
10	Eilean a' Cheò	769	267	218
11	Caol and Mallaig	636	143	110
12	Aird and Loch Ness	772	333	208
13	Inverness West	651	374	172
14	Inverness Central	417	70	100
15	Inverness Ness-side	1237	502	605
16	Inverness Millburn	1651	26	325
17	Culloden and Ardersier	4835	730	970
18	Nairn and Cawdor	790	332	66
19	Inverness South	1198	820	518
20	Badenoch and Strathspey	779	435	134
21	Fort William and Ardnamurchan	841	116	121
<b>Grand Total</b>		<b>19334</b>	<b>5736</b>	<b>4756</b>

Table 1 – Ward Area Summary

## 4 Availability vs Demand

- 4.1 The latest available Highland Housing Needs and Demand Assessment (HNDA) 2020 identifies the expected demand for housing over the years from 2019/20 to 2038/39 inclusive.
- 4.2 The HNDA suggested a 5 year requirement for the 5 Financial Years 2019/20 to 2023/24 (inclusive) using the High Migration estimate with additional "In-Year arising need" of 4996 housing units. The 5 financial years to March 2024 delivered 6162 house completions - an average of 1225 per year.
- 4.3 This Housing Land Audit indicates a 5 year housing land supply for the period (2024/25 to 2028/29) of 5736 units and a 10 year supply (for 2024/5 to 2034/35) of 10492 units.



4.4 The 20 year HNDA target (Financial years 2019/20 to 2038/39 inclusive) identifies a cross Highland total requirement of 13923 housing units. This latest Housing Land Audit indicates a programming of 12607 units over the shorter 15 year period from April 2024 to March 2039.

4.5 Looking in more detail at Housing Market Areas (HMAs) in the Highland Council area (see Table 2) the following should so be noted:

- 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 Housing Market areas this makes up a significant contribution to the total housing delivery.
- The Area Development Plans, starting with the IMFLDP and now CASPLAN and WESTPLAN identify "Growing Settlements" where sites are not allocated but development is guided by policy. Any completions here will increase the overall windfall contributions to figures in these areas.
- The building of properties that become "non-effective" as permanent residential housing (e.g. holiday homes or second homes, or become used as short-term lets) are included in programming figures and house completions used in the Housing Land Audit.

4.6 The table shows the yearly and 5 year and 10 year totals for programming on Housing allocations and Windfall sites of 4 or more units for each Housing Market Area.

Housing Market Area (HMA)	2024/5	2025/6	2026/7	2027/8	2028/9	5 Year Total	2029/30	2030/1	2031/2	2032/3	2033/4	2034/5	5 Years (1st April 2029 - 31st March 2035 Total)	10 year total
Badenoch and Strathspey	83	121	137	55	39	435	24	18	28	37	27	134	134	569
Caithness	2	12	6	6	5	31	1	5	25	5	0	36	36	67
East Ross	44	80	164	71	145	504	166	176	92	52	33	519	519	1023
Inverness	424	563	561	652	655	2855	923	558	468	496	453	2898	2898	5753
Lochaber	73	95	6	31	54	259	101	87	43	0	0	231	231	490
Mid Ross	29	101	213	188	203	734	247	105	88	2	2	444	444	1178
Nairn	50	75	75	91	41	332	5	61	0	0	0	66	66	398
Ross and Cromarty West	2	5	22	37	34	100	34	7	7	1	1	50	50	150
Skye and Lochalsh	34	2	48	113	74	271	81	46	41	25	25	218	218	489
Sutherland	36	53	74	49	3	215	70	30	9	23	28	160	160	375
<b>Grand Total</b>	<b>777</b>	<b>1107</b>	<b>1306</b>	<b>1293</b>	<b>1253</b>	<b>5736</b>	<b>1652</b>	<b>1093</b>	<b>801</b>	<b>641</b>	<b>569</b>	<b>4756</b>	<b>4756</b>	<b>10492</b>

Table 2 – Housing Market Area Summary

## 5 Sites in detail

5.1 The interactive mapping allows the user to display the detailed programming figures for housing used in this audit down to individual site level. There are 328 sites and it is much more effective to allow users to inspect sites for context with the latest available backdrop mapping and aerial photography. This can be accessed in a web browser from this link:

### [HLA2024 Interactive Web Map](#)

- 5.2 Zoom to a specific location and click on the displayed housing sites in this audit (red or blue dashed outlines) to expose a pop-up box showing information on the site and current programming of housing.
- 5.3 **Appendix A** contains a table with the attribution for each of the sites in this audit. The same data is accessible through the Highland Council “Open Data Portal” and can be downloaded **in a variety of formats** accessed through the following page:

### [HLA2024 Open Data Download](#)











HLA 2024 Site Code	Site Name	LDP_W F	Green or Brownfield	Site Capacity 2024	House Completions 2023-24	Remaining Capacity	Programming										Constraints 2024	Is SHIP?	Plan Application Refs	Settlement (SDA)	LDP	Ward No	Ward Name	Housing Market Area (HMA)	HC AREA	
							2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34										2034-35
Croy_CR02	North West of Primary School	LDP	G	50	0	50	0	0	0	0	0	25	25	0	0	0	School Capacity - Access	<Null>	<Null>	Croy	IMF2 LDP	11	Culloden and Ardersier	Inverness	IN	
Naim_NA05	West of Primary School	LDP	G	40	0	40	0	0	0	0	0	0	0	0	0	0	None known	<Null>	None	Naim	IMF2 LDP	10	Naim and Cowdrie	Naim	NA	
Tain_TN01	The Grove	LDP	B	3	0	3	0	0	0	5	0	0	0	0	0	0	None known	SHIP	16/0319/FUL PER 5	Tain	IMF2 LDP	7	Tain and Easter Ross	Easter Ross	EC	
Inverness_East_INE01	Easterfield	LDP	G	74	0	74	0	28	0	8	30	8	0	0	0	0	Nothing known	SHIP	21/04582/PIP PCO 05/12/2023 See 23/05890/MSC	Inverness City	IMF2 LDP	19	Inverness South	Inverness	IN	
Inverness_East_INE03	Ashton East	LDP	G	480	0	480	0	0	0	0	0	0	0	0	45	45	200	A36 dualling/ East Link - Watercourse	<Null>	04/0015/OUTIN	Inverness City	IMF2 LDP	16	Inverness Millburn	Inverness	IN
Ardersier_AR02	East of Station Road	LDP	B	10	0	10	0	0	0	0	0	10	0	0	0	0	Access - Woodland	<Null>	18/02394/FUL (Refused)	Ardersier	IMF2 LDP	11	Culloden and Ardersier	Inverness	IN	
Canon_Bridge_CB06	Riversford	LDP	G	75	0	75	0	10	24	20	21	0	0	0	0	0	Markes	SHIP	22/02183/SCOP 22/02057/PAN for T5	Canon Bridge	IMF2 LDP	8	Dingwall and Scalloway	Mid Ross	RC	
Kirkhill_KH02	Achaggairn	LDP	G	25	0	25	0	0	0	0	0	30	0	0	0	0	Sewerage - Access - Ownership	SHIP	07/00257/FULIN REF for 25	Kirkhill	IMF2 LDP	12	Aird and Loch Ness	Inverness	IN	
Tain_TN06	Keockbreck Road	LDP	G	210	0	210	0	0	0	0	0	25	25	25	25	25	Masterplan	<Null>	<Null>	Tain	IMF2 LDP	7	Tain and Easter Ross	East Ross	EC	
WF_22/03219/PIP	Inverness Mol South	WF	G	400	0	400	0	50	80	80	80	80	30	0	0	0	Legal - Electricity Supply - School Capacity	SHIP	22/03219/PIP South planning	Inverness City	IMF2 LDP	19	Inverness South	Inverness	IN	
WF_23/05446/FUL	Roskeen	WF	G	80	0	80	0	0	63	0	0	0	0	0	0	0	Nothing known	SHIP	23/05446/FUL PER 66	Invergordon	IMF2 LDP	6	Cromarty Firth	East Ross	EC	
WF_23/00410/FUL	Farmer School Site	WF	B	14	0	14	0	0	10	0	0	0	0	0	0	0	Nothing known	SHIP	23/00410/FUL PER 14	Aviemore	CNP LDP	20	Badenoch and Strathpey	Badenoch and Strathpey	BS	
WF_21/02288/FUL	Aviemore Laing View	WF	B	7	0	7	0	2	0	0	0	0	0	0	0	0	None known	SHIP	21/02288/FUL EXP 05.01.2024 PER 7	Aviemore	CNP LDP	20	Badenoch and Strathpey	Badenoch and Strathpey	BS	
WF_18/02251/FUL	Bridges View	WF	G	18	10	8	0	0	0	6	0	0	0	0	0	0	None known	SHIP	18/02251/FUL PER 18 23/00410/FUL PER 14	Dalnain Bridge	CNP LDP	20	Badenoch and Strathpey	Badenoch and Strathpey	BS	
WF_22/04116/FUL	Nethy Bridge Station	WF	B	21	0	21	0	0	21	0	0	0	0	0	0	0	None known	SHIP	22/04116/FUL PER 21	Nethy Bridge	CNP LDP	20	Badenoch and Strathpey	Badenoch and Strathpey	BS	
WF_16/03534/FUL	Terrace Caravan Park	WF	B	48	0	0	0	0	0	0	0	12	0	0	0	0	Existing Use	SHIP	16/03534/FUL 22/05111/342	Inverness City	IMF2 LDP	13	Inverness West	Inverness	IN	