

Housing Land Audit 2014

Sgrùdadh Talamh Taigheadais 2014



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1 Introduction

1.1 The Housing Land Audit 2014 is an assessment of the housing land supply available in the Highland Council area as at 1st January 2014. The audit identifies and provides a programme of expected housing delivery over the initial and following 5 year periods and includes the aspirations for the delivery of new homes up to 2034 and beyond.

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 2016.

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
- Provide analysis on house completion

1.6 The audit comprises data for each housing site with four or more units. The estimates of programmed completions were initially informed by Highland Council officials followed by a consultation on the draft version carried out between Monday 1 June 2015 and Friday 19 June 2015. This consultation invited developers, landowners, Housing Associations, public agencies and the public to confirm whether these estimates present a true picture for future development. Responses received have been incorporated into the Housing Land Audit and this is now provided here in 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. Housing site schedules cover each settlement zone providing a map boundary for individual sites and a table detailing allocated site capacities, remaining capacity and programming for development over 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.

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 4900 housing units are identified for delivery in the five year period starting at the date of this audit (2014 - 2018).

2.3 Windfall Sites - 20% 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 the Housing Land Audit.

2.4 House Completions - Information on house completions in previous years give a useful supplementary indicator of demand. Figures as follows for the previous 5 calendar years - 2009 (1304) - 2010 (1222) - 2011 (994) - 2012 (932) and 2013 - (811) suggest that the level of market demand prior to the period of this audit is catered for with the identified effective housing land supply.

2.5 Potentially Effective Supply - The following 5 year period from 2019 to 2023 offers potential for 9984 units to be delivered. Although the current market does not indicate a demand of this volume - this capacity includes some significant sites (including Tornagrain, Stratton and Charleston). These sites 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.

2.6 Summary Data by Highland Council Ward Area - The following Figure 1. summarises settlement and site figures by Highland Council Ward to give an overview of the findings of the audit.

Ward No	Ward	Sum of Remaining Capacity	Programming Estimates - Housing Land Supply					Sum of Number with Planning Permission on 1st January 2014
			2014 to 2018	2019 to 2023	2024 to 2028	2029 to 2033	2034 on	
13	Aird and Loch Ness	1241	207	548	197	188	101	431
21	Badenoch And Strathspey	2705	445	573	509	391	560	2350
10	Black Isle	558	162	198	65	0	0	285
12	Caol And Mallaig	895	93	415	246	92	49	160
7	Cromarty Firth	2129	260	509	703	326	331	502
18	Culloden And Ardersier	10658	597	1768	2139	2429	3725	7596
9	Dingwall And Seaforth	1368	229	703	223	95	103	1239
5	East Sutherland And Edderton	840	142	425	207	66	0	313
11	Eilean a' Cheò	591	104	407	65	15	0	128
22	Fort William And Ardnamurchan	1371	124	355	295	136	461	124
15	Inverness Central	278	74	62	50	50	42	22
17	Inverness Millburn	13	13	0	0	0	0	13
16	Inverness Ness-Side	1821	233	550	550	459	29	1067
20	Inverness South	1554	706	459	200	75	114	3438
14	Inverness West	976	271	300	380	25	0	665
4	Landward Caithness	822	258	342	58	19	145	245
19	Nairn	1940	418	672	400	200	250	508
1	North West And Central Sutherland	368	54	182	92	20	20	22
8	Tain And Easter Ross	1054	121	685	183	18	47	288
2	Thurso	484	89	205	75	15	100	136
6	Wester Ross Strathpeffer And Lochalsh	816	198	455	115	29	19	168
3	Wick	486	102	171	97	63	53	202
	Grand Total	32968	4900	9984	6849	4711	6149	19902

Figure 1 Summary by Ward Housing Land Audit

2.7 Housing Land Availability and Demand - The 2015 **Highland Housing Needs and Demand Assessment (HNDA)** identifies the expected demand for housing over the years from mid 2015 to mid 2035. The 20 year totals from mid 2015 to mid 2035 suggest a requirement (taking the High Scenario Totals) of **23850 units**. This compares with the 2014 Housing Land Audit findings identifies available land for housing in a similar 20 year period from 2014 to 2034 of **26444** across the Highland area.

2 Main Findings

2.8 Looking in more detail at Housing Market Areas (HMAs) in Highland (see Figure 2.) - requirements are easily achieved in most areas - however Skye and Lochalsh and both West and Mid Ross HMA identify capacity shortfalls of between 25% and 37%. In Mid Ross the identified under capacity is over 600 units. The audit used the Local Plan allocations in operation at the date of Audit. The recently adopted IMFLDP attempts to address this shortfall by including capacity for almost 2000 units within settlements in the Mid Ross HMA.

Housing Market Area	20 Year total from 2014 Housing Land Audit (2014 - 2034)	20 Year HNDA projected housing requirement (2015 - 2035)
Caithness	1421	530
East Ross	2805	1926
Inverness	12221	11429
Lochaber	1756	1738
Mid Ross	1675	2279
Nairn	1999	1263
West Ross/Ross and Cromarty West	472	744
Skye and Lochalsh	916	1339
Sutherland	1261	610
Badenoch and Strathspey	1918	1992
Totals	26444	23850

Figure 2. HNDA 20 Year Housing Requirement vs 2014 Housing Land Audit by Housing Market Area

2.9 In West Ross - the shortfall - although the highest in percentage terms (37%) is 272 units. Contin and Strathpeffer have allocations for more than half this shortfall identified in the IMFLDP. Windfall is expected to contribute significantly to development in this area as there are limited remaining larger settlements in this HMA. In Skye and Lochalsh much of this shortfall is expected to be through small individual developments and windfall sites which it is not possible to predict in the audit.

2.10 For Badenoch and Strathspey the Planning Authority is the Cairngorms National Park Authority. 2014 HLA figures are referenced against the Development Plan 2010 in force on the audit date. A small 20 year shortfall is identified however the new Cairngorms National Park Development Plan was adopted in mid 2015 and will be referenced in the next Housing Land Audit.

2.11 The following should also be noted in considering these figures:

- 1-3 unit windfall sites are excluded from the Housing Land Audit meaning audit figures underestimate the actual delivery in any area
- The 2014 HLA predates the adoption of the IMFLDP and does not reference capacity included in this plan
- Non- effective housing (holiday/second homes) are typically included in both sets of figures

2.12 **Access to the Audit Data** - 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.

2.13 **Detailed Data Access** - 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 through an Interactive Map available here: [Highland Housing Land Audit - Interactive Map](#)

- 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 section 3. **How to Access maps and Data**

How to Access Maps and Data 3

3.1 Maps and Data Tables - Both traditional summary maps and tables by settlement and the interactive mapping (Interactive Map available here: [Highland Housing Land Audit - Interactive Map](#)) contain the following data items:

3.2 Settlement 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" on a single map (see example Figure 3 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 Area - 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.

3.3 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.

3.4 Settlement Development Areas

- Taken from the Local Development Plan in force at the time of audit

3.5 Remaining Capacity Total

- For information a total of remaining capacity at the date of audit for the sites in each Settlement Zone map is included.

3.6 Local Plan or Windfall and Allocation Capacity

- **LP** - indicates the site is taken from an allocation in the relevant Local Development Plan. Where this is the case the Allocated Capacity is shown.
- **WF** - indicates a Windfall site of 4 or more houses (constructed or with planning permission).

3.7 Remaining Capacity

- Calculated by taking the Local Plan Allocation or Windfall allocation and removing the total of completed housing units since the allocation was adopted.

3.8 Programming

- Indicative figures for development on the site for the periods specified.

3.9 Number with Planning Permission

- Total number of housing units within the site both constructed and with outstanding permission since the adoption of the relevant Local Development Plan.

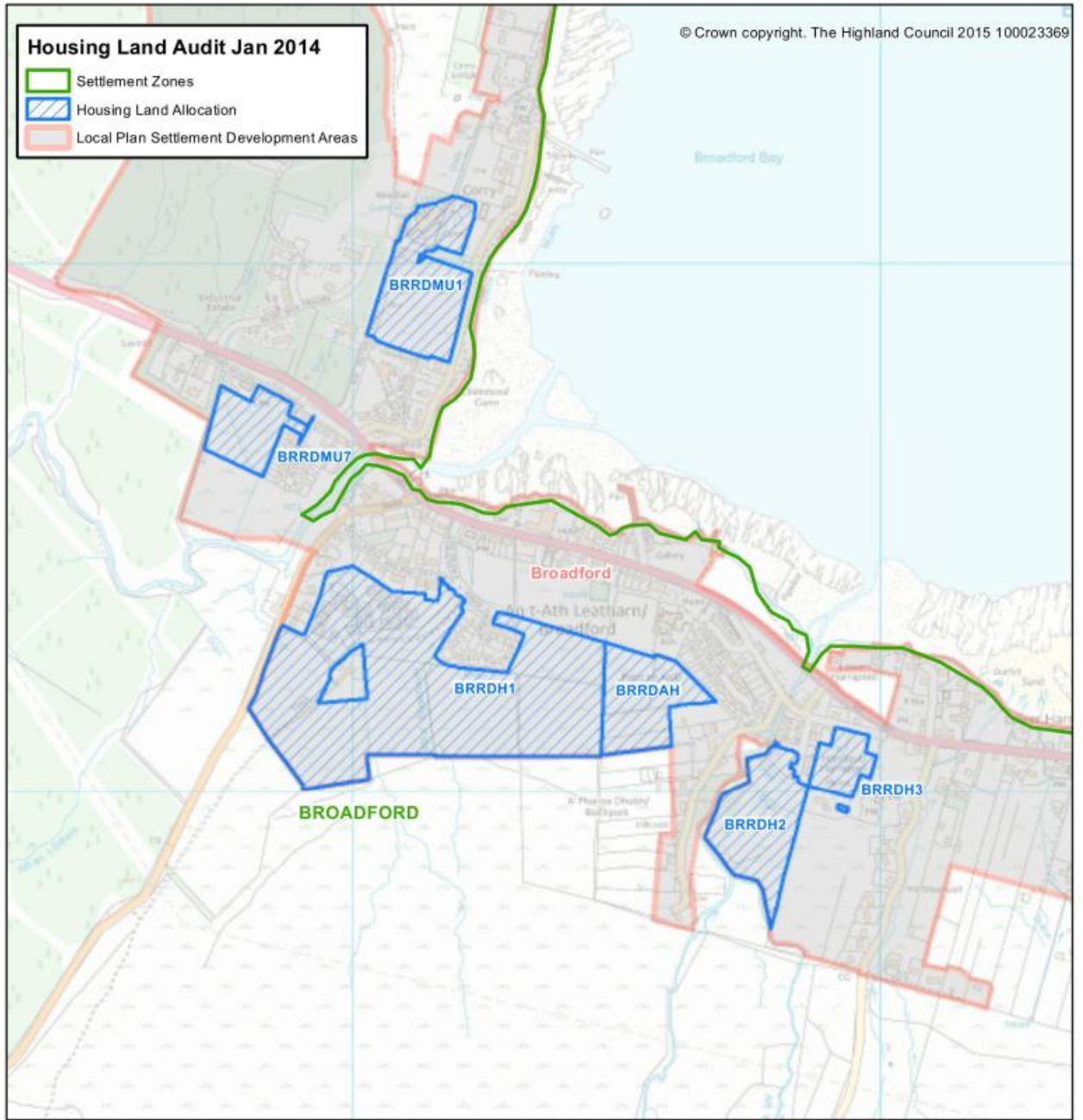
3.10 Live Planning Permission

- Indicates (Y or N) whether housing permissions existed at date of this Audit (1st Jan 2014).

3.11 Map Legend

- Housing Land Sites are labelled and shown on the map with a Blue Outline.
- Settlement Zone Boundaries are indicated in Green.
- Settlement Development Area Outlines (from Local Development Plans) are indicated in Red outline.

3 How to Access Maps and Data



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Settlement Zone	Site ID	Local Development Plan Allocation or Windfall Site	Local Plan Allocation Capacity	Remaining Capacity	Programming					Number with Planning Permission (Since LP Adoption)	Live Planning Permissions
					2014-18	2019-23	2024-28	2029-33	2034 on		
BROADFORD				225							
	BRRDAH	LP	11	11	0	11	0	0	0	0	N
	BRRDH1	LP	170	127	50	50	15	12	0	43	Y
	BRRDH2	LP	34	34	0	34	0	0	0	0	N
	BRRDH3	LP	10	10	3	7	0	0	0	0	N
	BRRDMU1	LP	20	20	0	20	0	0	0	0	N
	BRRDMU7	LP	23	23	0	10	10	3	0	3	Y

<h2>Housing Land Audit Jan 2014</h2> <p>Settlement Zone - BROADFORD</p> <p>Date: 01/01/2014</p>	<p>Map No: 19</p> <p>1:10,000</p>	 <p>The Highland Council Comhairle na Gàidhealtachd</p>
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Figure 3. Example Settlement Schedule

Map and Data Schedules 1

1 Acharacle	42 Dunbeath	83 Lochcarron	124 Tore
2 Achmore	43 Dundreggan	84 Lochend	125 Torridon
3 Achnasheen	44 Dunnet	85 Lochinver	126 Uig
4 Alness	45 Dunvegan	86 Lybster	127 Ullapool
5 Ardersier	46 Durness	87 Mallaig	128 Watten
6 Ardgay	47 Edderton	88 Marybank	129 Wick
7 Ardgour	48 Edinbane	89 Maryburgh	130 Nethy Bridge
8 Ardross	49 Evanton	90 Melness	131 Carrbridge
9 Arisaig	50 Farr	91 Morar	132 Kinraig
10 Auldearn	51 Fearn	92 Muir Of Ord	133 Kingussie
11 Aultbea	52 Ferness	93 Munloch	134 Newtonmore
12 Avoch	53 Fort Augustus	94 Nairn	135 Dalwhinnie
13 Balblair	54 Fort William	95 Newmore	136 Aviemore
14 Ballachullish	55 Fortrose	96 Nigg	
15 Balmacara	56 Foyers	97 North Ballachullish	
16 Beauly	57 Gairloch	98 North Kessock	
17 Bettyhill Farr	58 Garve	99 Onich	
18 Bonar Bridge	59 Glenborrodale	100 Plockton	
19 Broadford	60 Glencoe	101 Poolewe	
20 Brora	61 Glenelg	102 Portmahomack	
21 Bunchrew	62 Golspie	103 Portnalong	
22 Camusnagaul	63 Grantown	104 Portree	
23 Cannich	64 Halkirk	105 Raasay	
24 Carbost	65 Helmsdale	106 Reay	
25 Castletown	66 Inver	107 Rogart	
26 Cawdor	67 Invergarry	108 Rosehall	
27 Conon Bridge	68 Invergordon	109 Roy Bridge	
28 Contin	69 Inverinate	110 Scourie	
29 Croachy	70 Invermorsiston	111 Seabord	
30 Cromarty	71 Inverness	112 Sleat	
31 Croy	72 Kilchoan	113 Spean Bridge	
32 Culbokie	73 Kilcoy	114 Staffin	
33 Culloden	74 Kildary	115 Stoer	
34 Culloden Moor	75 Kiltarlity	116 Stratherrick	
35 Dalcross	76 Kinlochbervie	117 Strathpeffer	
36 Daviot	77 Kinlochleven	118 Strontian	
37 Dingwall	78 Kirkhill	119 Struan	
38 Dores	79 Kyle	120 Tain	
39 Dornie	80 Kyleakin	121 Thurso	
40 Dornoch	81 Lairg	122 Tomatin	
41 Drumnadrochit	82 Lochaline	123 Tongue	

Table 1 Map and Data Schedules - By Settlement

Getting Involved

If you would like more information or to get involved in the production of future plans please contact us in one of the following ways:

Telephone

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(01463) 702298

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