



Cairngorms National Park Local Development Plan
Main Issues Report - Background Evidence

I. Housing and Population



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This is one of five Background Evidence Reports that have informed the Cairngorms National Park Main Issues Report. These reports look at:

- 1 Housing and population – sets out the rationale for the new housing requirements identified in the Main Issues Report. It looks at how the population of the Park is expected to change and considers the impact this may have on the future number and types of households in the Park. It also summarises the Housing Need Demand Assessments produced by the Local Housing Authorities and identifies the housing land supply.
- 2 The economy – sets out the rationale for the new employment land identified in the LDP. It looks at the evidence which exists, the demand information gathered as part of a study commissioned to support the LDP and any available information published by the Local Authorities.
- 3 Monitoring report – an assessment of progress on the implementation of the adopted Local Plan (October 2010).
- 4 Other information – summary of other information which has informed the development of the Main Issues Report.
- 5 Site analysis – an assessment of potential development sites submitted by landowners, developers and agents as part of the CNPA 'Call for Sites' process.

These reports set out the rationale for the approach taken in the Main Issues Report on the various topics. They provide detail not contained within the Main Issues Report, and should be read together with the Main Issues Report to get a full picture.

**Cairngorms National Park
Main Issues Report Consultation
Monday 19 September – Friday 9 December 2011**

Any comments or responses to the content of these reports should be included within your consultation response on that part of the Main Issues Report and should not form a separate comment or response. Comment forms, and copies of all the Main Issues Report documents, are available from the CNPA offices or online at **www.cairngorms.co.uk**

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I. Introduction

- I.1 The Local Development Plan (LDP) must identify sufficient land to meet the demand for housing land for its area. It must focus on main proposals for development for the period of up to year ten from adoption. It must also provide a broad indication of the scale and location of growth up to year 20.¹

- I.2 This report sets out the rationale for the new housing requirement identified in the LDP. It looks at how the population of the Park is expected to change and considers the impact this may have on the future number and types of households in the Park. It also summarises the Housing Need Demand Assessments (HNDA) produced by the local housing authorities and identifies the housing land supply.

¹ SPP para 39

2. Policy Framework

The Cairngorms National Park Plan 2007-2012

- 2.1 The Local Development Plan (LDP) is a key tool in the delivery of the vision and outcomes of the National Park Plan (NPP)². The NPP provides an overarching context for development planning and development management within the National Park. The long-term vision for the National Park needs communities that are sustainable in social, economic and environmental terms. Basing the objectives for communities on nationally published projections, the NPP recognises the challenges facing communities in the Park, particularly in maintaining and enhancing economic activity and service provision. It sets out a number of strategic objectives which are aimed at achieving sustainable communities.
- Encourage a population level and mix in the Park that meets the current and future needs of its communities and businesses.
 - Make proactive provision to focus settlement growth in the main settlements and plan for growth to meet community needs in other settlements.
 - Promote provision of local services that meets the needs of communities through community planning and other community development initiatives.
 - Strengthen the capacity of local communities and encourage community development building on existing networks, expertise and experience.
- 2.2 In its aspirations relating to housing and accessibility of affordable housing to maintain sustainable communities, the NPP also sets out a series of strategic objectives for housing.
- 2.3 Whilst it is important to remember that the NPP is currently being reviewed, it is

still the key document which guides the overarching context for development planning and development management until it is formally replaced. The LDP will however take cognizance of the ongoing work to revise the NPP to ensure the two documents will be in accord on completion.

Local Housing Strategies

- 2.4 SPP³ states that where the Housing Need Demand Assessments (HNDAs) and the Local Housing Strategies (LHSs) identify a shortage of affordable housing it should be addressed in the development plan as part of the housing land allocation. The HNDA provides the evidence base for defining housing supply targets in LHS and allocating land for housing in development plans.
- 2.5 Local authorities have a statutory duty to prepare a LHS for their local authority areas⁴. The National Park boundary does not conform to discrete housing market areas as it has a strong link with the geography of the area, and has strong links to Aberdeen and Inverness in terms of housing market areas. (A housing market area is an area which is relatively self contained. This is in terms of a high percentage (normally 75 per cent) of households will have only sought a home within that area.)
- 2.6 Local authorities have a statutory obligation to prepare a LHS supported by a HNDA. The LHS provides the strategic direction to tackle housing need and demand and to inform future investment in housing and related services across the local authority area. It includes housing supply targets covering all tenures which will have been informed by the HNDA. Within this, targets should be included for affordable housing as well as market housing. It should also deal with the way in

² Cairngorms National Park Plan 2007

³ SPP 2010 para 86

⁴ The Housing (Scotland) Act 2001

which it is expected to deal with new supply, replacement supply, empty properties and conversions.

- 2.7 It is normal that the LHS, which is expected to cover a five-year period, is in line with the production of local development plans although it is recommended that it considers a 15-year housing supply target. It is also normal to prepare the LHS and Main Issues Reports in tandem, both of which should be informed by the outcomes of the HNDAs.
- 2.8 The requirement to produce a LHS and supporting HNDA is not a function of the National Park Authority. The CNPA therefore take the completed and most up-to-date LHSs and HNDAs from the five constituent local authorities and use them to inform the LDP. It is an inevitable complication of the process that these documents are produced to link to the production of the five local authority LDPs. These do not run to similar timescales. The CNPA must therefore take the best information available to inform its own LDP.

Housing Need and Demand Assessments

- 2.9 In the Cairngorms National Park it is unusual to have both a number of HNDAs to inform the process, and also a number of associated housing market areas. It is a reflection of the geographical position we find in the Park. The influences of surrounding centres of population all play their part on the various local authority areas, and we must reflect the demands of the various areas and the market area they find themselves in.
- 2.10 HNDAs provide evidence which underpins the LHS. It provides an important part of the evidence base upon which housing supply targets covering all tenures are defined in the LHS, and sufficient land allocated through the LDP to meet these targets. To ensure these plans are sound it is crucial that the HNDA on which they are based is robust and

credible. The HNDAs produced by the constituent local authorities are confirmed to be robust and credible by the Scottish Government. In such circumstances, Scottish Government advice confirms that the approach used will not be considered at examination. Any discussion at the examination will focus on the proposed spatial policies for housing set out in the LDP and their relationship with the HNDAs.

- 2.11 Taking the HNDAs produced by the local authorities, the CNPA must then assess the future housing and land supply requirements within the various housing markets and put forward an appropriate solution. Within this assessment, the CNPA must ensure a generous supply of sites to meet the demand, both within the plan period and beyond.

Scottish Planning Policy (SPP)

- 2.12 SPP⁵ clarifies that the delivery of housing through the development plan to support the creation of sustainable mixed communities depends on a generous supply of appropriate and effective sites being made available to meet need and demand, and on the timely release of allocated sites. The scale, nature and distribution of the housing requirement for an area identified in the LHS and the LDP should be based on the outcome of the HNDA. Wider strategic economic, social and environmental policy objectives should also be taken into account when determining the scale and distribution of the housing requirement and the housing supply target of an area. Allocating a generous supply of land for housing in the LDP will give the flexibility necessary for the continued delivery of new housing even if unpredictable changes to the effective land supply occur during the life of the Plan.
- 2.13 The LDP should identify the housing land requirement and allocate a range of sites

⁵ SPP 2010 para 70

which are effective or capable of becoming effective to meet the requirement up to year ten beyond the predicted year of plan adoption, ensuring a minimum of five years effective land supply at all times. The LDP should also provide an indication of the possible scale and location of housing land up to year 20. A five-year effective land supply should be maintained at all times⁶.

Strategic Housing Investment Plans (SHIPs)

- 2.14 The core purpose of the SHIP is to set out how investment in affordable housing will be directed over a five-year period to achieve the outcomes set out in the LHS relating to affordable housing. It includes affordable housing supply through new provision, replacement, rehabilitation and remodelling. It also details any provision local authorities themselves are planning. It is a five-year plan linked to the timescales for the LHS and the LDP. It addresses key outcomes and targets set out in the LHS which in turn have been informed by the HNDA.

⁶ SPP 2010 para 73

3. GROS Population Projections

Summary

3.1 The General Register Office for Scotland (GROS) published projections for both population⁷ and housing⁸ in the Cairngorms National Park in 2010. These projections for 2008-2033 show the population of the Park is expected to increase by around 20 per cent, from 16,430 in 2008 to 19,760 in 2033. The number of people of working age is projected to increase from 9,610 in 2008 to 11,180 in 2033, an increase of 16 per cent. Although the population of the Park is projected to rise between 2008 and 2033, the increase is not evenly distributed across all ages. The number of people aged 75 and over is projected to increase considerably – by 110 per cent. There is an increase of over a third in the population aged 60-74, and smaller increases in the population age groups under 60 (ranging from less than 1 per cent to 6 per cent). The number of people of pensionable age is projected to rise in the Park by 43 per cent from 4,090 in 2008 to 5,850 in 2033. It is expected in the Park that there will continue to be more deaths than births. The projected population increase is driven by a net inflow of 200 migrants per year across the projection period.

Background

3.2 Population and household projections are frequently used to inform LHSs and LDPs. These indicate how the population of any given area is predicted to change in the future, and the number, type and size of households that are likely to form. This

information is used to help inform housing land requirements in LDPs by comparing the existing housing supply identified in the Local Plan with the expected number of new households – the difference between these provides an indication of the amount of new land that will be required for future housing demands.

3.3 GROS prepare projections for population and number of households in the Cairngorms National Park. It is important to note that projections become more uncertain the further ahead they go. GROS advise that projections for small populations are likely to be less reliable than those for larger groups and that this is particularly the case for areas such as the National Park.

3.4 The projections to the year 2033, are based on the estimated population of the Park in mid 2008 (the base year for the projections), are trend based, and do not take into account future policy. For the GROS projections the Park's base population was built up from the GROS mid-2008 data zone populations. Data zones are the standard small geography used by the Scottish Government. In general they have populations of between 500 and 1,000 residents. Data zone boundaries do not exactly match the National Park boundary, so for the purposes of the projections, data zones are included or excluded based on the 'population weighted centroid'. This is a standard approach for assigning the population of small geographical areas to a larger area if the small area does not wholly fit within the boundaries of the larger area or lies across the border of two larger areas. The centroid is not a representation of the geographical centre of the data zone, but rather a representation of the population-weighted centre, or put more simply, the population 'centre of gravity' of the area. For the National Park, a data zone is allocated if

⁷ General Register for Scotland Population Projections for Scotland's Strategic Development Plan areas and National Parks (2008 based)

⁸ General Register for Scotland Household Projections for Scotland's Strategic Development Plan areas and National Parks (2008 based)

the population-weighted centroid lies within the Park boundary.

Population Projections

3.5 The projections show that between 2008 and 2033 the Park's population is predicted to increase from 16,430 in 2008 to 19,760 in 2033, an increase of 20 per cent or 3,330 people.

3.6 Looking at the structure of the population, the number of children aged under 16 is projected to remain fairly constant over the projected period. The number of working-age people is projected to increase from 9,610 in 2008 to 11,180 in 2033, an increase of 16 per cent. The number of people of pensionable age is projected to rise from 4,090 in 2008 to 5,850 in 2033, an increase of 43 per cent.

Table 1: Estimated and projected total population of the Cairngorms National Park, 2008-2033

Year	Population	Change from previous year	% change from previous year
001	15,410	-	-
002	15,310	-100	-0.64%
003	15,410	100	0.65%
2004	15,600	190	1.23%
2005	15,800	200	1.28%
2006	16,040	240	1.52%
2007	16,250	210	1.31%
2008	16,430	180	1.12%
Year	Population	Change from previous 5 years	% change from previous 5 years
2013	17,180	750	4.56%
2018	17,900	720	4.19%
2023	18,580	680	3.79%
2028	19,220	640	3.44%
2033	19,760	540	2.81%
Change 2008-2033		3330	20.27%

Source: GROS Population Projections 2008 based

Table 2: Estimated and projected total population of the Cairngorms National Park 2008-2033

	2008	2013	2018	2023	2028	2033	Change 2008-2033	
All ages	16,430	17,180	17,900	18,580	19,220	19,760	3,330	20%
0-15	2,730	2,750	2,730	2,750	2,720	2,730	0	0%
16-24	1,440	1,420	1,450	1,440	1,470	1,440	0	0%
25-29	750	860	830	840	850	870	120	16%
30-34	740	820	930	900	910	920	180	24%
35-44	2,270	2,090	1,950	2,160	2,240	2,210	-60	3%
45-54	2,410	2,610	2,730	2,550	2,400	2,630	220	9%
55-59	1,310	1,230	1,370	1,430	1,500	1,250	-60	-5%
60-64	1,380	1,350	1,270	1,410	1,470	1,550	170	12%
65-74	1,790	2,220	2,540	2,460	2,550	2,740	950	53%
75-84	1,180	1,250	1,390	1,790	2,060	2,020	840	71%
85+	440	580	700	850	1,040	1,390	950	216%
Children (0-15 yrs)	2,730	2,750	2,730	2,750	2,720	2,730	0	0%
Working ages ¹	9,610	9,880	10,400	10,730	11,150	11,180	1,570	16%
Pension ages ²	4,090	4,550	4,760	5,100	5,350	5,850	1,760	43%

¹ Working age is 16-59 for women and 16-64 for men until 2010; between 2010 and 2020 working age becomes 16-64 for women. Between 2024 and 2026 working age for both men and women becomes 16-65 and changes again, in two further steps, to 16-67 by 2046.

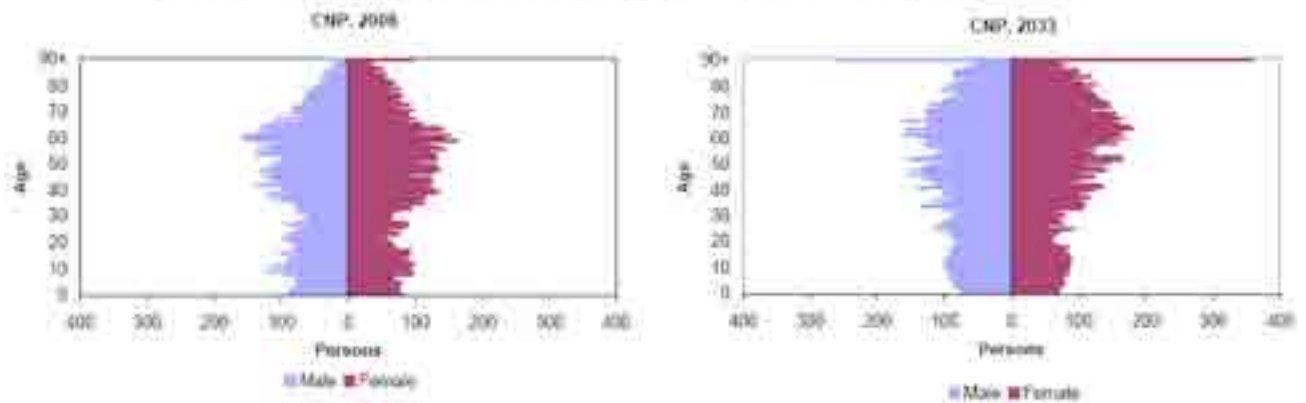
² Pensionable age is 65 for men and 60 for women until 2010; between 2010 and 2020 pensionable age for women increases to 65. Between 2024 and 2026 the pensionable age for both men and women increases to 66 and changes again, in two further steps, to 68 by 2046.

Source: GROS Population Projections 2008 based

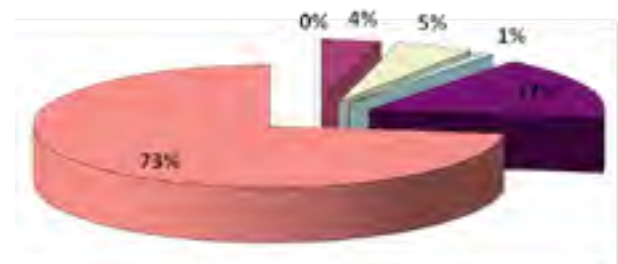
- 3.7 Figure 1 illustrates the changing age structure for the Park. In 2008 there was a small peak of children and a larger peak of people between ages 40-65. Due to the projected increase in the population of older age, by 2033 the population is projected to be more evenly distributed across all ages, except for a large increase in the population aged 90 and over.

Figure 1: Estimated and projected population, by age and sex in the Cairngorms National Park, 2008 and 2033

Source: GROS



3.8 Considered as a percentage of the total population, the number of people aged over 75 and over is projected to increase considerably, by 110 per cent. There is an increase of over one third in the population aged 60-74, and smaller increases in the population age groups under 60 (ranging from less than 1 per cent to 6 per cent).



0-15 16-29 30-44 45-59 60-74 75+

3.9 Looking at projected net migration and natural change (births minus deaths) the number of deaths is projected to continue to exceed the number of births (giving negative natural change), and the gap between births and deaths is projected to increase from 40 per year to 100 per year over the projection period. This is due to the rise in the number of deaths (because of the ageing population) whilst births remain fairly constant. A net inflow of 200 migrants per year is likely. This exceeds the negative natural change and accounts for the increase in the total population between 2008 and 2033.

Figure 2: Percentage change in population by age group in the Cairngorms National Park, 2008 and 2033⁹

⁹ General Register for Scotland Household Projections for Scotland's Development Plan areas and National Parks (2008 based)

4. GROS Household Projections

Summary

4.1 Between 2008 and 2033, the number of households is projected to increase by 31 per cent. The average household size decreases from 2.07 in 2008 to 1.88 in 2033. There is a projected increase in the number of households containing just one adult from 2,700 (35 per cent of all households) in 2008 to 4,360 (43 per cent) by 2033. Older women are more likely to live alone than older men, although the number of older men living alone is projected to increase more rapidly. There are projected increases in the number of households containing two or more adults without children. The biggest percentage increases are for households in the 60+ group, whereas there is a projected decrease in the 35-59 age group. The number of households with two or more adults with children is projected to decrease. In contrast, the number of households with one adult with children increases, though numbers are small. The number of households headed by people aged 60 or over is projected to increase by 56 per cent, whereas the percentage increase in the number of households headed by those who are under 60 is 14 per cent.

Background

4.2 Converting the population information into household projections aids informed decisions about future housing demand and service provision, and helps inform the LDP. It is important to reiterate that projections do have limitations. As they are based on population projections, and the assumptions used for these (particularly migration, fertility, mortality) will affect the household projection. They are informed by past trends and the scale of housing development that has occurred previously. The household projections should therefore be used to provide a general

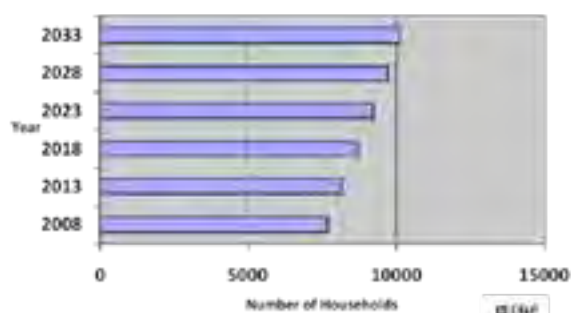
indication of how households within the Park may change over time.

Household Projections

Overall number of households

4.3 The number of households in the Cairngorms National Park is projected to increase from 7,700 in 2008 to 10,120 in 2033, an increase of 31%. Over the same period of time the population is projected to increase by around 20%.

Figure 3: Projected number of households in Cairngorms National Park 2008-2033¹⁰



Types of household

4.4 Figure 4 shows the projections for the number of households by household type in 2008 and 2033. In the Cairngorms National Park the number of adults living alone is projected to increase from 2,700 (35 per cent of all households) in 2008 to 4,360 (43 per cent) in 2033. Households containing two or more adults without children are also projected to increase from 3,320 to 4,110 households. The number of one adult with children households is projected to rise from 400 to 690. In contrast, the number of larger households is projected to fall, with households containing two or more adults with children decreasing from 1,280 to 970.

¹⁰ General Register for Scotland Household Projections for Scotland's Strategic Development Plan areas and National Parks (2008 based)

Age group of head of household

- 4.5 Figure 5 shows the projected number of households in 2008 and 2022 by the age group of the head of household (the 'head of household' is normally the first person entered on the Census form).
- 4.6 The population projections show that the population is ageing with projected increases in the number of people in the older age groups. This trend is reflected in the household projections, with the largest increases shown in households headed by people 60 and above. In the Cairngorms National Park there is a projected increase of 56 per cent from 3,150 to 4,910 households. Households headed by people aged 60 and under are projected to increase by over 14 per cent from 4,550 to 5,210.

Household type by age group of head of household

- 4.7 **One adult households** – in 2008, 20 per cent of the population in the Park aged 16 or over lived alone. This is projected to increase to 26 per cent by 2033. People are more likely to live alone over the age of 60. Men are more likely to live alone until the age of 60. However from the age of 60 onwards, women are more likely to live alone. This is influenced by women's greater life expectancy and the tendency of women to marry men who are older than them.
- 4.8 **Households containing one adult with children** – in 2008, 5 per cent of all households consisted of one adult living with one or more children. This is projected to increase to 7 per cent by 2033.
- 4.9 **Households containing two or more adults without children** – in the older age groups, there is a large projected increase in the number of households containing two or more adults without

children. For this type of household, headed by someone aged 60 or over, there is a projected increase of 45 per cent from 1,660 to 2,410 households. In contrast, there is a small projected decrease of 2 per cent in this type of household for the 35-49 age group.

- 4.10 **Households containing two or more adults with children** – there is a projected decrease in the number of households with two or more adults with children. In 2008, 17 per cent of households contained two or more adults with children and this future is projected to fall to 10 per cent by 2033.

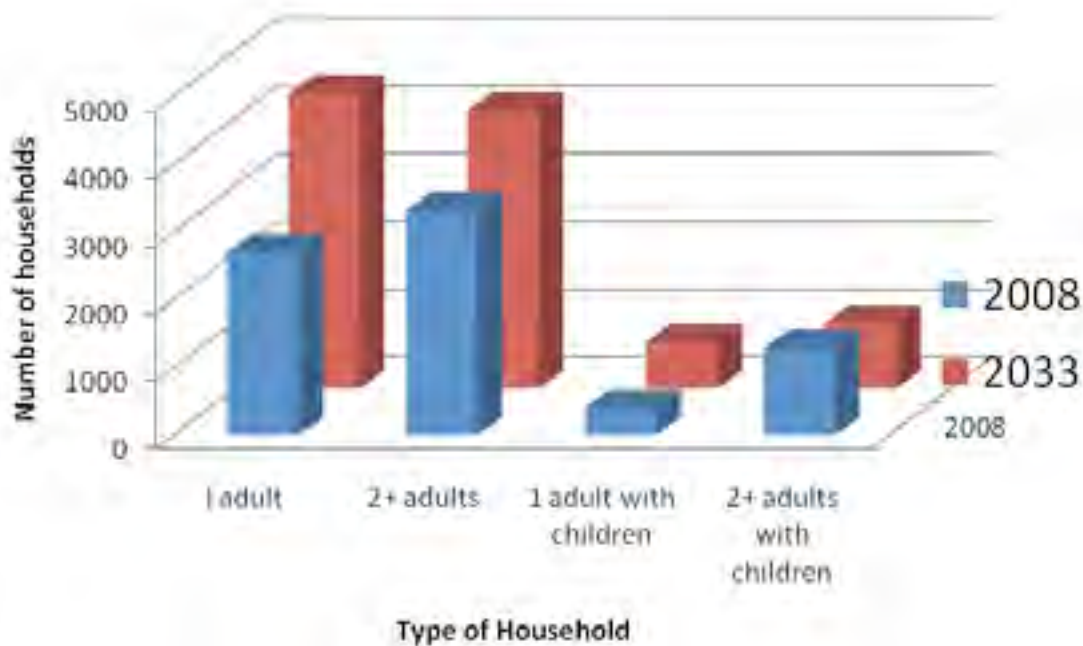


Figure 4: Projected number of households in the Cairngorms National Park by household type, 2008 and 2033¹¹

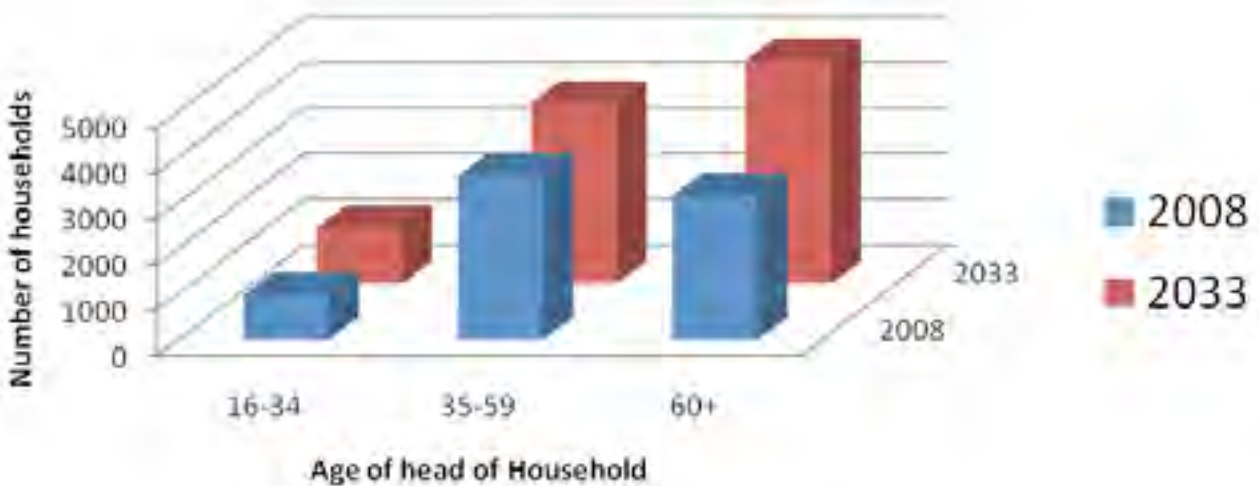


Figure 4: Projected number of households in the Cairngorms National Park by age group of head of household, 2008 and 2033¹²

¹¹ General Register for Scotland Household Projections for Scotland’s Strategic Development Plan areas and National Parks (2008 based)

¹² General Register for Scotland Household Projections for Scotland’s Strategic Development Plan areas and National Parks (2008 based)

5. Key Issues for the Local Development Plan to Address – Projections

- 5.1 Population and Household projections are recognised as a useful starting point to inform future housing land requirements in the Local Development Plan. These need to be interpreted carefully and considered alongside other factors and trends, including housing need and demand as well as supply. Jointly these combine to inform the new housing land requirement that the Local Development Plan will need to identify and the type of housing that requires to be provided.
- 5.2 Based on the above projections, the Local Development Plan will have to identify additional land for housing land to meet the projected change. The projected growth of 31 per cent in the number of households, and 20 per cent growth in the total population also indicates a demand for housing to meet not just the growth in population, but also to meet the demands of a population which is living in smaller household units.
- 5.3 The continued inflow of 200 people per year indicates the popularity of the Park as a destination to live. This figure is significant when compared with the Highland Council HNDA later. While not as simple as adding 1000 people to the population every five years (as in Table 4¹³), the Cairngorms National Park Authority must take a view on the validity of both figures, and consider the impact this figure will have on the growth of the overall population and resulting demand for housing.
- 5.4 An aging population with a significant growth in those over 60 will have an

impact on the ability to achieve the Park Plan's vision and the National Park's fourth aim to support sustainable social and economic development in its communities. Evidence gathered as part of the consultation on community needs indicates support to achieve sustainable communities, particularly through support for the economy.

- 5.5 To address the trend towards an ageing population, the Local Development Plan needs to enable more economic growth to support those of working age, and young people to find opportunities within their local areas to live and work. The LDP will need to provide a pro-active policy basis that can accommodate its growing population in a sustainable way which supports itself. It will need to be supportive not just to the provision of homes for the population, but to the provision of jobs, services and facilities.
- 5.6 Evidence provided through assessments of the needs of the economy suggest that whilst the tourism industry plays a key role in the National Park, it is only one part of a more complex picture. The diverse nature of the local economy is dependent on a local labour pool, and access to housing is key if a growth in the economy is to be realised.
- 5.7 The housing supply must also be fit for purpose and meet the needs of its communities. The supply must therefore be sufficiently broad to meet the needs of households which are decreasing in size, but increasing in total number.

¹³ General Register for Scotland Household Projections for Scotland's Strategic Development areas and National Parks (2008 based)

6. Housing Need and Demand

Background

6.1 Housing need refers to households within an area that are not able to address their housing requirements independently within the housing market (through either buying or renting) and that require some form of assistance. They may either lack their own housing, or are living in housing that is inadequate or unsuitable. Planning Advice Note (PAN) 2/2010 and Scottish Planning Policy (SPP) requires Local Development Plans to address housing need requirements as part of the overall housing land requirement through an affordable housing policy, informed by information on the scale and type of housing need identified in the local authority LHS. Where local plans are to be used to increase the affordable housing provision, SPP identifies a benchmark figure of 25 per cent affordable houses on each site. PAN 2/2010 clarifies any deviation from this benchmark must be justified by the HNDA and identified in the LHS and the development plan.

6.2 Affordable housing is defined in PAN2/2010 as: 'Housing of a reasonable quality that is affordable to people on modest incomes. In some places the market provides some or all of the affordable housing needed, while in other places it will be necessary to make housing available at a cost below market value to meet an identified need'.

6.3 Affordable housing tenures include:

Social rented

Housing provided at an affordable rent and usually managed locally by a Registered Social Landlord (RSL) such as a housing association, housing co-operative, local authority or other housing body regulated by the Scottish Housing Regulator.

Subsidised low-cost housing for sale

Subsidised low-cost sale – a subsidised dwelling sold at an affordable level.

Discounted serviced plots for self build can contribute here.

Shared ownership – the owner purchases part of the dwelling and pays an occupancy payment to the RSL on the remainder.

Shared equity – the owner pays for the majority share in the property with the RSL, local authority or Scottish Government holding the remainder share under a shared equity agreement. Unlike shared ownership, the owner pays no rent and owns the property outright.

Unsubsidised low-cost housing for sale

Entry-level housing for sale – a dwelling without public subsidy sold at an affordable price. Conditions may be attached in order to maintain the house as an affordable unit to subsequent purchasers.

Shared equity – the owner purchases part of the dwelling, with the remaining stake held by the developer.

Mid-market or intermediate rented

Private rented accommodation available at rents below market rent levels in the area and which may be provided either over the medium or long-term.

6.4 Housing demand refers to the number and type of housing which households wish to, and are able to buy. This takes account of the willingness and ability of households to meet their own housing aspirations. The GROS projections are normally used as a starting point to calculate demand, as the projections include migration patterns. Other information sources, such as Sasines data (records of all household sales), are also used to show where households are moving to and from and the price they are willing to pay for housing.

- 6.5 Identifying housing need and demand is a complex process and one that is often subject to challenge and debate. The Scottish Government wishes to see a more joined-up and consistent approach to assessing housing need and demand across Scotland and issued Housing Need and Demand Assessment Guidance in March 2008. This guidance identifies how local housing and planning authorities are to identify housing need and demand. This guidance encourages local authorities to undertake an analysis at a local housing market area level and provide a clear understanding of the operation of the housing system as a whole.

Housing Need Demand Assessments (HNDA) within the Cairngorms National Park

- 6.6 The five HNDAs are used to provide a single evidence base for all documents associated with the delivery of housing across the Park. Where distinct local housing market areas are identified by the relevant HNDA, the Cairngorms National Park Authority (CNPA) will take this information into its assessment of the need and demand, and ultimately the need to identify land for housing development within the LDP. However, this is not the case in all local authority areas. Where the part of that local authority is not a self-contained local housing market area, the CNPA will take into account any other information available to establish the need and demand. Where there is insufficient information available to provide a suitably robust evidence base, a policy approach will be used to provide sufficient/generous housing to meet need and demand.

Aberdeen City and Shire Housing Need and Demand Assessment, June 2010

- 6.7 This assessment was prepared to provide an evidence base that both the local authorities and partners can use to inform policy discussions and decisions in relation to both market and affordable housing. Its primary purpose is to inform the City and Shire LDPs and SDP, the LHS update, and the SHIP which is prepared by the two councils. The CNPA can therefore take the information included which is relevant to that part of rural Aberdeenshire within its boundary to inform policy development in relation to the provision of housing.
- 6.8 In looking at the housing market areas across the assessment area, two areas have been identified – Aberdeen Housing Market Area and the Rural Housing Market Area (HMA). For the purposes of the research the area within the Cairngorms

National Park has been included in the Rural HMA. This was necessary because the Aberdeenshire LHS covers the whole of the council area and much of the necessary data is not available for small areas. The numbers involved are very small (approximately 3,200 people in 2008, 0.7 per cent of the total population of the area) so this does not have any significant effect to the outcome of the assessment.

- 6.9 Some information is included however which is at a Park level. Tables 3 and 4 (below) compare information of total dwellings in that part of the study area within the Cairngorms National Park against the rest of the Rural HMA.
- 6.10 Considering the change in the number of dwellings, the HNDA provides some evidence at the Cairngorms National Park level.

Table 3: Total dwellings in the Cairngorms National Park and the Rural HMA 2008

	All dwellings	Occupied dwellings	Vacant dwellings	Second homes
Cairngorms National Park	1,900	84%	4%	12%
Rural HMA	59,127	95%	4%	2%

Source: LA and GROS estimates of households and dwellings 2008
HMA figures from Scottish Neighbourhood Statistics Estimates of households and dwellings 2008

Table 4: Number of dwellings in the Cairngorms National Park and the Rural HMA, 2001-2007

	2001	2003	2008	Change 2003 - 2008
Cairngorms National Park	-	1,866	1,900	1.8%
Rural HMA	2,320,642	2,356,176	2,460,833	4.4%

Source: 2001 Population Census
LA and National Figures from GROS estimates of households and dwellings 2003 and 2008
HMA figures from Scottish Neighbourhood Statistics Estimates of households and dwellings 2003 and 2008

6.11 The HNDA guidance clearly requires information to be gathered and analysed at a functional housing market area level. The number of units within the boundary of the Park is sufficiently low to allow the CNPA to conclude that this part of rural Aberdeenshire is not a functional HMA. The CNPA must therefore take into account any other information available to provide sufficient/generous supply of land for housing to meet the need and demand. If no such information is available, a policy approach may be used to meet need and demand.

Angus Council Housing Need and Demand Assessment, February 2010

6.12 This study was commissioned by Angus Council to provide a robust and credible HNDA which would provide the evidence base to inform the definition of housing supply targets, the strategic allocation of land designated for housing at Strategic Development Plan level, the definition and implementation of LHS and LDP objectives, and submission of funding applications to enhance delivery of affordable housing.

6.13 In establishing the functional housing market areas for the HNDA, that part of Angus within the National Park boundary was included within the West Angus HMA which includes Forfar, Kirriemuir and the Angus Glens. Within this HMA it is concluded that purchasers from that part within the Cairngorms National Park have no influence on the operation of any HMA in Angus, and consideration of this area was excluded from the assessment of housing need and demand.

6.14 The HNDA guidance clearly requires information to be gathered and analysed at a functional housing market area level. The number of units within the boundary of the Park is sufficiently low to allow the CNPA to conclude that this part of the Angus Glens is not a functional HMA. The CNPA must therefore take into account any other information available to provide sufficient/generous supply of land for housing to meet the need and demand. If no such information is available, a policy approach may be used to meet need and demand.

Highland Council Housing Need and Demand Assessment, August 2009

- 6.15 The greatest geographical area of the National Park falls within the Highland Council local authority area, and the Highland Council HNDA has identified the Badenoch and Strathspey area as one of ten housing market areas within the Highland Council area.
- 6.16 The Highland Council HNDA has analysed the Badenoch and Strathspey area in line with the standards set out by the Scottish Government's Centre of Housing Market Analysis, and has set out the housing requirement for the HMA. It has not however projected the land requirement for planning purposes, leaving this to the CNPA to establish. This approach is in line with Scottish Government advice.
- 6.17 In summary it is useful to set out the conclusions reached regarding the position in Badenoch and Strathspey in the HNDA before considering the land requirement to be taken forward through the planning process.
- 6.18 In the most simple terms, the HNDA bases its calculations on the changing population, migration rates set at three different growth scenarios, the backlog of need for affordable housing, the current need for affordable homes, the headship rates which give an average household size and any ineffective stock such as vacant or holiday homes. Using the growth scenarios for migration, three growth scenarios for future population and households can then be calculated. The principle or central projection is based on recent past birth and migration trends continuing; the high migration scenario is based on strong economic growth in Highland which impacts on all areas of Highland and attracts more people to move into the area; the low migration projection is based on the assumption that growth rates and

migration will revert to trends seen in the early 00s. The continuing policy initiatives of organisations across Highland such as The Highland Council (THC) and Highlands and Islands Enterprise (HIE) along with Scottish Government aspirations all indicate a commitment to the promotion of strong economic growth. THC have taken this commitment as the basis for their decision to opt for the high growth, concluding that growth will fall somewhere between the high and central projections. The assessment also concludes that the current recession will impact mainly on affordability issues (and therefore housing need).

- 6.19 **The future population** – the three growth scenarios each start from the 2006 GROS's small area population estimates for Highland and assume the same fertility and mortality rates and inward and outward migration profile by age. Each scenario is based on a different long-term rate of net inward migration. The central projection in the HNDA is equivalent to the GROS's principal projection except that it uses migration numbers by five-year age bands, supplied by the GROS, for each of the eight former years looked at in the study. (See Table 5, p22).
- 6.20 The high migration scenario is equivalent to the GROS's high migration scenario in which they assume that the long-term inward migration to Scotland overall will double to 17,000 people per year (from the figure of 8,500 used in the principal projection). They assume that this migration will come from the rest of the UK and overseas, and allocate it between council areas in proportion to their long-term net migration share from these origins. The GROS has apportioned the Highland Council's share of this at 450 per year. The study apportions a share to Badenoch and Strathspey in a way that reflects:

- the proportion for future growth within the area;
- the preferred destination for migrants from these origins ;
- historic patterns of change in net rates during periods of high and low inward migration to the Highlands within the area.

6.21 The low migration scenario is based on the three-year average of migrant movements between 2001 and 2004, a period of lower net inward migration.

6.22 **Projected population** – the assessment looks at the projected population on a HMA basis. The population of Badenoch and Strathspey is projected to increase under all migration scenarios. (See Table 6 below).

Table 5: Long-term net inward migration for Badenoch and Strathspey in migration scenarios (persons per year)

	Central projection	High migration scenario	Low migration scenario
Badenoch and Strathspey	110	155	80

Source: Highland Council HNSA 2010 Table F1

Table 6: Estimated population for Badenoch and Strathspey in 2006 and projections to 2031 under three migration scenarios

	2006 estimated	2031 Projected			% change 2006-2031		
		Central projection	High migration scenario	Low migration scenario	Central projection	High migration scenario	Low migration scenario
Badenoch and Strathspey	12,272	14,142	15,180	13,358	15.2	23.7	8.8

Source: Highland Council HNSA 2010 Table F3

6.23 The future number of households –

The assessment looks also at the projected number of households. The number of households is projected to increase. The rate of change is higher than the rate of growth in the population, which means that more houses need to be built to meet the growth. (See Table 7 below).

Table 7: Estimated number of households in Badenoch and Strathspey in 2006 and Projections to 2031 under three migration scenarios

	2006 estimated	2031 Projected			% change 2006 - 2031		
		Central projection	High migration scenario	Low migration scenario	Central projection	High migration scenario	Low migration scenario
Badenoch and Strathspey	5,474	6,961	7,443	6,615	27.2	36.0	20.8

Source: Highland Council HNDA 2010 Table F5

6.24 In conclusion, the assessment finds all the evidence suggesting that the population of the Highland Council area as a whole and of Badenoch and Strathspey will continue to grow in the medium to long term. With the number of households growing at a rate faster than the population, it can be concluded that more houses of all tenures will need to be built, even if the population were to remain static. With changes in the age structure and household composition leading to smaller households, the size of the units provided must reflect this increasing demand for smaller-sized houses.

6.25 **Assessing the housing need** – the base information above provides broad estimates of the change in the number of households and therefore gives a starting point for estimating the number of houses that might be required in the future. However, they do not provide any information on the need for affordable housing, which is a key parameter.

6.26 The HNDA provides information on the need for affordable housing by HMA. For Badenoch and Strathspey, the new units required are detailed in Table 8 below:

Table 8: Need for new social rented affordable housing, 2007-2021

	2007	2011	2016	2021
Badenoch and Strathspey	57	40	25	20

Source: Highland Council HNDA 2010

6.27 In addition to this, the study has also considered the issue of a backlog of need. The figures are based on the central projection. (See Table 9 below).

6.28 The Development Plan must provide information on specific housing requirements (both open market and affordable) for years one to ten of the Plan, with a broad indication of the scale and location for years 11 to 20. The information in the HNDA is

therefore provided on the basis of the need and demand required in the Highland-wide Local Development Plan, with an assumed start date of 2010. The figures assume the backlog is removed over a ten year period. (See Table 10 below).

6.29 Beyond 2019, the need assumes there to be no backlog and the need figure is equal to the newly arising need in each year. (See Table 11 below).

Table 9: Components of need in 2007 (number of households per year) – central projection

	New households (that can't afford to buy)	Migrant need	Former owners' need	Backlog allowance	Net relets	Net positive need	Net need as a % of households
Badenoch and Strathspey	51	19	9	30	51	57	1.04%

Source: Highland Council HNDA 2010 Table N3

Table 10: Total need for affordable housing in Badenoch and Strathspey, 2010 -2019 (houses)

Badenoch and Strathspey	Central projection	High migration scenario	Low migration scenario
2010-2014	215	235	206
2014-2019	141	177	126

Source: Highland Council HNDA 2010 Tables N4 and N5

Table 11: Need for affordable housing in Badenoch and Strathspey in 2021, indicative of the general level of need 2020-2029 (number of houses per year)

	Central projection	High migration scenario	Low migration scenario
Badenoch and Strathspey	1	11	0

Source: Highland Council HNDA 2010 Table N6

6.30 Projecting these various components forward, the HNDA sets out the housing requirement by housing market area. By way of demonstration of the calculation, the HNDA clarifies in detail the level set at the central projection. (See Table 12 below).

6.31 Based on this methodology, the HNDA then sets out the total housing requirement for Badenoch and Strathspey from 2010-2029. (See Table 13 below).

Table 12: Steps in the calculation of housing requirement for 2010-2014, central projection

	1. Change in the number of households 2010-2014	2. Backlog 2010-2014	3. Total households 2010-2014	4. Need 2010-2014	5. Open market housing demand 2010-2014	6. % stock vacant or second / holiday homes	7. Open market demand adjusted for ineffective stock	8. Total housing requirement
Source	from household and population projections	from need analysis	(1)+(2)	from need analysis	(3)-(4)	from Census 2001	(5)/[1-(6)]	(4)+(7)
Badenoch and Strathspey	336	133	469	215	254	20.0	317	532

Source: Highland Council HNDA 2010 Table D1

Table 13: Total housing requirement for Badenoch and Strathspey, 2010-2029 (houses)

	Central migration scenario	High migration scenario	Low migration scenario
2010-2014	532	640	444
2015-2019	463	616	410
2020-2029	659	915	460

Source: Highland Council HNDA 2010 Tables D2, D3 and D4

6.32 As at para 2.4, SPP directs planning authorities to ensure that sufficient land is available to meet the housing requirement for each housing market area in full, unless there are serious local environmental or infrastructure constraints which cannot be resolved to allow development within the life of the plan. To this end allocating a generous supply of land for housing will give the flexibility necessary for the continued delivery of new housing even if unpredictable changes to the effective supply occur during the life of the Plan.

6.33 The LDP should identify sufficient land on a range of sites to meet the requirements up to year ten beyond the predicted date of plan adoption, ensuring a minimum of five years effective land supply at all times. It should also provide an indication of the possible scale and location of housing land up to year 20.

6.34 To ensure this requirement is met the above calculation must be used to form the

basis of the calculation for housing land for the various plan periods. THC has included an allowance of 25 per cent added to the requirement figures to reflect this long-standing Scottish Government guidance on flexibility. Based on this assumption the land requirement for Badenoch and Strathspey for 2010-2029 for the three growth scenarios is therefore set out below.

6.35 It is projected that the Cairngorms National Park Local Development Plan will be adopted by 2014. Based on this assumption, the LDP will need to provide sufficient effective land to meet the requirement to 2019, land that is capable of becoming effective between 2019-2024 and an indication of possible growth up to 2034. The end date goes beyond that information presented in the HNDA, and the CNPA must therefore ensure that it has included sufficient land to meet an unpredictable change in circumstances in the long term. (See Table 14 below).

Table 14: Total housing land requirement for Badenoch and Strathspey, 2010-2029 including flexibility (houses)

	Central migration scenario	High migration scenario	Low migration scenario
2010-2014	665	800	555
2015-2019	579	770	513
2020-2029	824	1144	575

Source: Highland Council HNDA 2010 Tables D2, D3 and D4 + 25 per cent flexibility allowance

Moray Council Housing Need and Demand Assessment, February 2010

6.36 The Moray HNDA has been developed to provide an assessment of any imbalances within Moray’s housing market. The strategic response to those imbalances are provided in the Council’s strategic planning and policy documents including the Local Development Plan, and the Housing Strategy, and will be reflected in the Cairngorms National Park’s Local Development Plan where appropriate.

6.37 Moray Council uses the Scottish Government’s definition of a functional housing market: ‘A functional area is defined as an area that is meaningful to households searching for housing to suite their purposes. A ‘local housing system’ is a functional area. A local housing system is also generally the smallest unit for which is it appropriate to attempt to estimate, project or forecast demographic trends, including migration flows’. (Source: Local Housing System Analysis: Good Practice Guide 2004, page 39)

6.38 From this, the Moray HNDA concludes that Moray is a functional housing market, and within that, six sub or local housing market areas (LHMA) exist. That area of Moray which lies within the Cairngorms National Park is one such area.

6.39 The analysis shows that of houses sold in the Cairngorms National Park’s LHMA, only 33.33 per cent were bought by a purchaser originating within that LHMA. The next largest originating areas were England (24.24 per cent), Highland (9.09 per cent) and Aberdeen City (9.09 per cent).

6.40 Although this analysis does not show a level of containment of over 70 per cent it is of note that there is little housing market activity with the neighbouring LHMA, Speyside LHMA (6.06 per cent). This would suggest that Park’s LHMA is a functional housing sub-market within the Moray housing market. The Cairngorms National Park was regarded as a housing market in the previous LHS.

Table 15: Number of dwellings in the part of Moray that falls within the Cairngorms National Park, 2001-2010

	2001	2010	Average new dwellings per year	% change 2001-2010
Cairngorms part	450	469	2	4.22%
Moray	38,548	42,115	396	9.25%

Table 16: Total housing requirement for the part of Moray that falls within the Cairngorms National Park

	Principal migration scenario	High migration scenario	Low migration scenario
2008-2013	12	26	18
2013-2018	12	19	8
2018-2023	8	15	3
2008-2023	32	60	29

Source: Moray Council HNDA 2011 GROS Household projections 2008 and 2009

- 6.41 Moray Council have taken the view that, in light of the uncertainty surrounding the economy of Moray as a result of potential outmigration associated with the closure of RAF Kinloss, the possible closure of RAF Lossiemouth, and the impact these changes may have on the population, and because of the small difference between the low migration scenario and the principal scenario, the principal scenario is to be used as the basis for estimates for household formation.
- 6.42 Based on this information we will need 12 units between 2008 and 2013, and a further 12 for the subsequent five years. A total of 32 units will be needed between 2008 and 2023.
- Perth & Kinross Council Housing Need and Demand Assessment, August 2009**
- 6.43 Perth & Kinross Council prepared their HNDA before the extension of the Park boundary into Highland Perthshire in October 2010. In their analysis of the operational housing market areas within their council boundary, the part within the Cairngorms National Park boundary containing Blair Atholl and Killiecrankie is within the Highland HMA. However, within that HMA these two settlements form only a part of the whole.
- 6.44 The HNDA guidance clearly requires information to be gathered and analysed at a functional housing market area level. The number of units within the boundary of the Park is sufficiently low to allow the Cairngorms National Park Authority to conclude that this part of rural Highland Perthshire is not a functional HMA. The CNPA must therefore take into account any other information available to provide sufficient/generous supply of land for housing to meet the need and demand. If no such information is available, a policy approach may be used to meet need and demand.

7. Delivering Housing for Local Need

- 7.1 The delivery of affordable housing and housing for local people has been raised as an issue both for this plan and the last. To assess this need and demand thoroughly and to consider options on how to address it, the Cairngorms National Park Authority (CNPA) commissioned a study to look into practical and effective mechanisms that target new housing to meet local need and demand.¹⁴
- 7.2 The study considered options for delivery of units to meet this sector of the market, with the intention of guiding the approach therefore taken in the LDP. The study looked at mechanisms in comparable local authorities in Scotland and also used in English and Welsh national parks.
- 7.3 The study concluded that in light of the current economic climate, coupled with the reduction in public funding to provide affordable units, the provision of affordable housing is going to be increasingly dependent on the private sector. An enabling approach where the public sector and private developers can work in a positive way seems the most likely way to deliver the housing required to meet the local demands rather than taking a more drastic approach through the application of restrictive planning mechanisms.

¹⁴ Delivering Housing for Local Needs, Andrew McCafferty Associates 2010 (see Appendix 4, p218)

8. Key Issues for the Local Development Plan to Address – Supply

- 8.1 The Cairngorms National Park Authority (CNPA) must be satisfied that the methodologies presented by the five local authorities is sufficiently robust and credible to form the basis for the housing land requirement calculation within the Local Development Plan. The methodologies used are cross checked by the Scottish Government through its Centre for Housing Market Analysis against the guidance produced on the development of housing need and demand assessments. As such, the CNPA is satisfied that the assessments provide a robust evidence base from which to move forward.
- 8.2 We must consider the level of information given in the five HNDAs. It is clear that there is no one-size-fits-all approach that can be applied across the Park due to the different characteristics of the various housing market areas. In accepting the methodologies used by the local authorities, we accept their conclusions regarding the different housing market areas found in the Park. Taking the Scottish Government's advice that a policy approach can be used where areas of the Park do not form a self-contained housing market area, the CNPA must consider the best way in which to ensure that there is sufficient land identified in the LDP to meet the requirements of SPP and provide for the need and demand for up to year 20 after the Plan is adopted.
- 8.3 Looking at those areas which do form a self-contained HMA, the CNPA must be satisfied with the assumptions made which form the basis of the selection of the growth scenarios opted for. This is the case with Badenoch and Strathspey and Moray.
- 8.4 The Highland Council has based their calculations on the high growth scenario. This is based on the continued commitment of the Council, the Highlands and Islands Enterprise agency and the Scottish Government to inward investment to promote sustainable economic growth. The Scottish Government and Highlands and Islands Enterprise have agreed an annual growth rate across the Highlands of 0.7 per cent over the next 10 years. Whilst no authority-wide or sub-authority targets have been set, comparing this growth rate to that seen in Badenoch and Strathspey in the past, it is clear that this area, has seen a growth in population of 616 people (5.2 per cent) from 1998-2007, an annual increase of 68 people (0.57 per cent). Looking at individual years the greatest growth occurred in 2006 when the population grew by 1.52 per cent (240 people). The average rate of growth from 2001-2008 was 0.93 per cent so this level of growth is not unprecedented for Badenoch and Strathspey. It is fair to assume that the area will continue to contribute to the overall growth rate and by applying a 0.7 per cent growth rate per year, this would translate to around 90 people in Badenoch and Strathspey per year as a minimum (based on the 2007 population). Provision must be made to house at least this level of growth if the targets agreed with the Scottish Government are to be achieved. Compare this with the three migration scenarios of 80, 110 or 155 people per year. It could therefore be argued that taking the central projection might provide sufficient housing land for the growth expected to meet the Scottish Government's agreed target.
- 8.5 However, when the GROS population growth projections are considered, which give an annual increase for the whole Park of 200 people a year, the difference with the figures for Badenoch and Strathspey must be questioned. The GROS and the HNDA

figures can be compared using the base population for 2006. For the Park as a whole, the population at that point was 16,040, and for Badenoch and Strathspey 12,272. Badenoch and Strathspey therefore contained more than 75 per cent of the total population of the Park. Using this assumption in its most basic form, and comparing the migration rates, the GROS figure could be considered to suggest an inward migration into that part of the Park of 150 per year, equating to the higher migration scenario suggested in the HNDA.

- 8.6 Looking also at the GROS estimated and projected growth in population for the whole Park might suggest that, with an average growth of 0.93 per cent, the Park could be expected to grow at a higher rate than the 0.7 per cent growth sought by the Government, the Council and the Enterprise agency. The CNPA must be clear on the basis on which it decides on its growth scenario to take forward in the LDP.
- 8.7 Moray Council has based their projections on the principal or central projection scenario. This is based on the continuing uncertainty faced by the area as a result of the closure of RAF Kinloss and possible closure of RAF Lossiemouth. These changes will undoubtedly have a significant impact on the population and economy.
- 8.8 Looking at the estimates for second and vacant homes, the Highland Council include a percentage allowance of 20 per cent, whereas the GROS in their 2009 estimates have provided the CNPA with data setting out a Park-wide percentage of 16.5 per cent, and a percentage for Badenoch and Strathspey of 11.8 per cent. Including an allowance of 20 per cent seems to be quite high compared to the latest Park-wide information.
- 8.9 The Local Development Plan must also build in a degree of flexibility to the housing land requirement calculations. The Highland Council has added 25 per cent. The CNPA must be satisfied that this approach is reasonable, or must justify a different calculation from that which has been accepted by the Scottish Government as robust and credible. In looking at past trends, the addition of a 25 per cent flexibility rate is a common one which has been used across the country to provide sufficient flexibility in the calculations.
- 8.10 The data used in all the HNDAs is based on the best information provided by the GROS and other data sources at the time the local authorities produced their assessments. The CNPA must consider how the latest data provided by the GROS on a Park-wide basis impacts on these calculations. It may be that the changes are not sufficiently significant to impact on the overall approach and calculations. However the trend changes must be assessed to ensure this is the case.
- 8.11 In considering the delivery of affordable housing in particular, the Local Development Plan must create the most flexible approach to the delivery of units, and facilitate private investment. In light of the conclusions of the commissioned study the use of restrictive planning mechanisms is not an option which is being taken forward.

9. Housing Land Requirement

Current housing allocations, existing permissions and the effective land supply

- 9.1 In any assessment of the demand for further land allocations to be included in future plans, we must look at existing permissions and allocations. Where permission has been granted the development can take place, pending the discharge of any relevant planning conditions. They will provide housing which will meet the housing need and demand.

- 9.2 We must also look at the information provided in the housing land audits, published by the relevant local authority. These give an indication of the likely phasing of developments, both those with consent, and for land that is allocated in an adopted plan. They look at allocations and assess how effective they are over the long term. These therefore provide a useful starting point after the existing consents are deducted from the land we must identify.

Table 17: Current permissions, allocations and effectiveness

Site Name	Total remaining capacity	No. affordable units (where consent granted)	Status – existing consent	Status – existing allocation	Effective 0-5 year	Effective 5-20 year	Effective 0-20 year
Ballater HI - Monaltrie Park	250			250	39	51	90
Braemar HI - St Andrews Ter	30	0	30 (pending)		30	0	30
Braemar H2 – Springfield	25	0	25		0	0	0
Braemar Kindrochit Court	11	0	11 (pending)		13	0	13
Braemar Invercauld Farm	6	6	6				
An Camas Mòr	1,500	375 (25%) minimum	1,500 (pending)		275	750	1,025
Aviemore HI - Horsefield	161	27	161		50	111	161
Aviemore H2/H3 - Dalfaber	85	22 (25%) minimum	85		49	31	80
Aviemore Highburnside	45	0	45				
Aviemore Milton Wood	25	4 (15%)	25				
Carrbridge HI	117	24 (minimum)	117		50	81	117
Cromdale Auchroisk Park	22	0	22				
Dalwhinnie HI	6			6	0	6	6
Dalwhinnie H2	12			12	0	12	12
Dalwhinnie H3	5	0	5		5	0	5
Dulnain Bridge HI	30			30	0	30	30
Dulnain Bridge H2	10	2 (offsite)	10		6	4	10
Grantown-on-Spey HI	50			50	10	40	50
Grantown Strathspey Hotel	8	0	8				
Grantown Grant Arms	6	6	6				
Kincraig HI	40			40	10	30	40
Kincraig Ardgeal	6	6	6				
Kingussie HI	300	75 (25%) minimum	300 (pending)		50	250	300
Kingussie St Vincent's Ter	4	0	4				
Nethy Bridge Braes of	2	0	2				

Assumptions and flexibility

9.3 The new housing requirement to be met through the LDP uses the above information to provide the basis of the allocations and policies which will be made in the Plan. However, a number of assumptions and other factors must be understood all of which influence the way in which the housing markets and demand for new housing operates within the Park:

- The Park boundary does not form a discrete housing market area, and within the boundary different settlements have strong links with various larger settlements around the periphery. Highland Perthshire holds strong links with Perth, while Upper Deeside is linked but less strongly, with Aberdeen. The Badenoch and Strathspey area as a whole is influenced by the growth of Inverness, while the part of the Park in Moray, is linked with both Inverness and Elgin.
- The Park has a limited capacity for sustainable growth. Given the number of constraints to development the way in which sites are phased is vital to the success of any growth to support sustainable communities.
- We must assume that existing consents identified as effective in the housing land audits can and will be built. We therefore take this supply as the first

part of the provision to meet the need and demand.

- To provide some indication of need for those areas which do not identify the Cairngorms National Park as a separate HMA, we use waiting list data. We have assumed that this need should be provided for in the current plan period. It is not reasonable to delay the provision of affordable units beyond the next year period when further need will inevitably be identified. There is also demand for some housing other than those which are affordable. To allow some provision for this part of the market historic completion information is used where available. It is reasonable to allow for this level, which does not provide for affordable development, to be sustained in the future.

Table 18: Waiting list information and completions by local authority

Local authority	Waiting list figure	Completion rate (per 5 years)
Aberdeenshire	94	34
Angus	0	
Highland	Information taken direct from HNDA	
Moray	Information taken direct from HNDA	
Perth & Kinross	14	

Source: Local Authority Housing Waiting Lists, April 2011

Calculating the new housing land requirement

- 9.4 The following tables set out the demand for housing based on the three growth scenarios put forward by the GROS projections and, where this data is not available, the best information available on which to base our calculations.
- 9.5 Waiting list information together with average completion rates for the area – which will maintain the current level of supply – feeds into the overall calculation to determine the housing land requirement for the plan period.

Table 19: Summary 2010-2014 – the next five years

	High growth scenario	Central growth scenario	Low growth scenario
Badenoch and Strathspey	800	665	555
Aberdeenshire	128*	128*	128*
Angus	0	0	0
Moray (2008-2013)	26	12	18
Perth & Kinross	14*	14*	14*
Total	968	819	715
*Information based on LHA waiting lists (1 st preference) + average completion rates			

Table 20: Summary 2015-2029 – the long-term requirements

	High growth scenario	Medium growth scenario	Low growth scenario
Badenoch and Strathspey	1,914	1,403	1,088
Aberdeenshire	102*	102*	102*
Angus	0	0	0
Moray (2014-2023)	34	20	11
Perth & Kinross	0	0	0
Total	2,053	1,525	1,201
*Information based on average completion rates			

Table 21: Summary 2010-2029 – the total housing demand for the next 20 years

	High growth scenario	Medium growth scenario	Low growth scenario
Badenoch and Strathspey	2,714	2,068	1,643
Aberdeenshire	230*	230*	230*
Angus	0	0	0
Moray (2008-2023)	60	32	29
Perth & Kinross	0	0	0
Total	2,910	2,236	1,808

The Housing Land Requirement 2010-2029

- 9.6 Whilst we accept the use of the high migration scenario across Highland Council, we also accept that using this projected level of growth across the Park is not appropriate. We therefore agree with the approach taken in Moray Council where the growth scenario is less clear. Here we will therefore use the principal scenario in that area.
- 9.7 Based on this, the projected requirement is set out in Table 22 below.

Table 22: Projected requirement

	2010-2014	2015-2029	2010-2029
Badenoch and Strathspey	800 (235 affordable)	1,914 (188 affordable)	2,714 (423 affordable)
Aberdeenshire	128 (94 affordable)	102	230 (94 affordable)
Angus	0	0	0
Moray (2008-2023)	12	20	32
Perth & Kinross	14 (14 affordable)	0	14 (14 affordable)
Total	945	2,036	2,990

The Housing Land Requirement and the Local Development Plan

9.8 In translating the housing land requirement into the identification of appropriate amounts of land, we must take into account the existing consents. These will deliver units which will help meet this overall demand. In considering this we must look at both the delivery of affordable units and all other forms of housing.

9.9 The LDP must identify sufficient land to provide an effective supply for five years, and indicate future options for up to ten and then 20 years. As a first step we must establish how to meet the long-term requirement. We will then break this down to provide for the short and medium term.

9.10 Although we have existing permissions of 2,497¹⁵ for the time period, the housing land audits clarify that only 2,260 of those units are effective in the next 20 years. We must therefore deduct this effective supply with consent from the total demand over 20 years.

Total demand	Consented supply considered to be effective	Total remaining demand (1)
2990	1909	1081

9.11 We must not forget the windfall consents not identified in the housing land audits.

Total remaining demand(1)	Windfall sites with consent	Total remaining demand (2)
1081	124	957

9.12 We must therefore identify land for an additional 957 units over the next 20 years. Having established this as a baseline requirement for the next 20 years, we must consider how best to identify appropriate

land across the Park to meet this. Those sites which are allocated in adopted local plans provide a useful starting point. These sites have been considered by the local authorities in their Housing Land Audits and have been assessed to establish their effectiveness.

Total remaining demand (2)	Existing allocations considered to be effective	Total remaining demand (3)
957	403	554

9.13 We are therefore left with a requirement to identify land for 554 units which is considered effective during the next 20 years. This will be done through the Main Issues Report on a site by site basis.

9.14 Looking in more detail at the requirement for the next five years, we have identified a total figure of 945 units.

Total demand	Consented supply considered to be effective	Total remaining demand(1)
945	576	369

Total remaining demand (1)	Windfall sites with consent	Total remaining demand (2)
369	124	245

Total remaining demand (2)	Existing allocations considered to be effective	Total remaining demand (3)
245	169	76

9.15 We are therefore left with a requirement to identify land for 76 units which is considered effective during the next five years. This will be done through the Main Issues Report on a site by site basis.

¹⁵ Includes those permissions which are pending subject to the completion of legal agreements

Affordable provision for the next 20 years

9.16 At the same time as providing sufficient land for all forms of housing, we must also make sure we are providing sufficient opportunity to meet the need for affordable housing. Having established that we need at least 531 affordable units in the next 20 years, we must again look first at the existing consents to identify what contribution they will make.

Total need	Consented supply considered to be effective ¹⁶	Total remaining need (1)
531	444	87

Total remaining need (1)	Windfall sites with consent	Total remaining need (2)
87	22	65

Total remaining need (2)	Existing allocations considered to be effective*	Total remaining need (3)
65	100	0 (-35)**

*Assumes 25 per cent of the existing allocation which is effective will be affordable

**Existing allocations should provide sufficient affordable units to meet the needs over 20 years.

9.17 Given the position with existing consents which are considered to be effective over the 20-year time period plus the units which will be provided through the development of existing allocated land, the need for affordable units should be met.

9.18 However, the work carried out with communities to consider their long-term

future identified affordable housing provision as a key issue which remains high on community agendas. Waiting list information and other data collected by housing authorities in the production of their housing need and demand assessments do not identify into the hidden needs of communities. The need to provide sufficient flexibility to ensure that affordable units do get delivered is a key concern for communities.

9.19 The Local Development Plan, and in its initial stages through the Main Issues Report, must endeavour to create the best environment in which to deliver affordable units in the communities where they are needed. Existing consents will provide units, but these are not equally spread across the Park. The need for affordable housing is raised as an issue across all communities, and all communities must therefore have some opportunity for new affordable development.

¹⁶ Includes those permissions which are pending subject to the completion of legal agreements

10. Key Issues for the Local Development Plan to Address – Land Requirement

- 10.1 When dealing with the identification and allocation of land for housing development, the Local Development Plan must ensure that there is a generous and effective supply of land. It should base this on the HNDAs and should include provision for affordable housing.¹⁷
- 10.2 SPP¹⁸ sets the benchmark for each site to contribute 25 per cent of the total number of units as affordable. If a different percentage is required locally, justified by the HNDA and identified in the LHS and the Development Plan, then the 25 per cent benchmark does not apply.
- 10.3 In total, the Local Development Plan must ensure that there is provision for the development of at least 2,990 units in the next 20 years (Table 22). To ensure that all communities have some opportunity for growth, this should be spread across the Park. The Local Development Plan must therefore recognise that the permission existing in principle for the new settlement at An Camas Mòr, will not provide housing to meet the needs of all communities in the Park. It is not simply a process of ensuring there is capacity in the number of units identified. These units must be located in the communities where they are needed. Appropriate land should therefore be identified to support the whole of the Park.
- 10.4 The need to spread the supply across the Park is particularly important when the existing consents are considered. Taking these as a starting point, the Local Development Plan must make provision in

communities, where there are no existing permissions to support them appropriately.

- 10.5 Looking also at existing consents, we must consider how to provide an appropriate amount of affordable units. Over the next 20 years the available information indicates a need of 65 in addition to those that will come forward as part of existing consents.
- 10.6 If we use the Scottish Government's benchmark as a guide for other sites which are considered effective in the housing land audits we will achieve our target figure. However the Local Development Plan must make sure that the needs of communities are served. In doing this we should not preclude the development of more than the benchmark figure on any individual development.¹⁹ Reasoned justification is needed where this is a requirement of any permission, and the Local Development Plan must ensure that any requirement for affordable units is based on clear and robust methodology.

¹⁷ PAN 2/2010

¹⁸ SPP

¹⁹PAN 2/2010 para 15

11. Conclusions

11.1 The Local Development Plan has a key role to play in facilitating the development of the right amount of housing, in the right place, to support local communities. It must meet the demands of projected changes in the make up of the population. The changes in household size, the change in the population structure, and the impact of the working population all must be provided for. At the heart of this must be the needs and demands of our local communities. Achieving sustainable and balanced communities is key to the long-term success of our population.

11.2 Whilst there are several mathematical calculations at the back of the issue of housing and the demand for land, it is not a simple exercise of matching sufficient land to meet the calculated number. We must make sure we are supporting all our communities. We cannot simply provide for the total need in a few communities, and leave others with no opportunities for growth.

11.3 The Local Development Plan must also consider the affordable needs of communities. This sector of the housing market presents its own specific issues, not least on how best to deliver units on the ground in the current economic climate. Flexibility seems to be key to this question.

11.4 We must also be mindful of the number of units for all forms of housing which already exist. They will play a significant role in meeting the demand for housing in the next 20 years. Sites which are already in adopted local plans must also be looked at carefully. We must ensure they are

effective, but realise that they provide the development sector with long-term guidance for investment.

11.5 We must ensure we have an effective supply of land for the next five years, but also look to the longer term, and indicate likely options for growth for up to 20 years. This will then provide for a continual five-year supply of effective sites at any given time. In this calculation, monitoring of existing consents and development on the ground plays a key part. This must form part of our ongoing monitoring and assessment work in the future.

12. Appendices

Appendix 1 – Housing Land Audits

Appendix 2 – GROS Population Projections

Appendix 3 – GROS Household Projections

Appendix 4 – Delivery Housing for Local Need: A Review

Appendix I – Housing Land Audits

Background

Housing Land Audits are prepared by the five local authorities to illustrate the scale and characteristics of the current housing supply in their areas. They explain the background to the identification of the land supply and the way in which it is determined. The five local authorities use these audits to monitor the uptake of land contained within local plans, and also to inform work on service provision in communities. The work, relating to service provision, goes beyond the work of the Cairngorms National Park Authority (CNPA) – it informs the requirements for the provision of services such as education, infrastructure, waste management, investment etc. It has therefore been agreed that rather than duplicate this work specifically for the National Park, the CNPA will use the information published in the local authority audits to monitor the uptake of land allocated in local plans, and establish the effective and constrained supply for the future.

Limitations of the Audits

Housing Land Audits should be produced annually. As the CNPA relies on the work of the local authorities, we are not in complete control of the dates when their audits are carried out and published. We recognise this limitation however, and use the audits as a snapshot in time to inform the monitoring of the Local Plan.

Annex 1 – Aberdeenshire Council Housing Land Audit – relevant extract

Annex 2 – The Highland Council Housing Land Audit – relevant extract

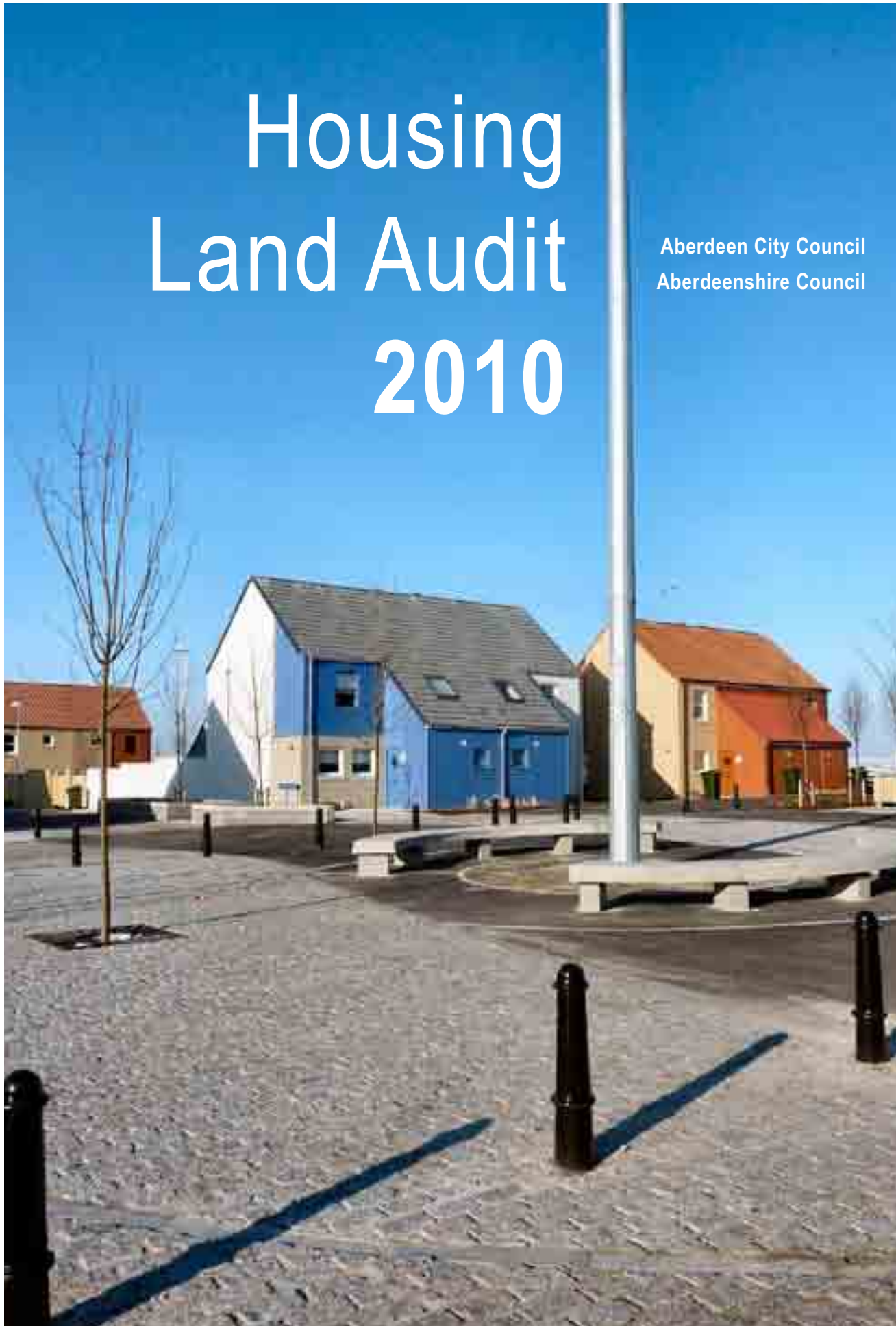
Annex 3 – Moray Council Housing Land Audit – relevant extract

Annex 4 – Perth & Kinross Council Housing Land Audit – relevant extract

Annex I – Aberdeenshire Council Housing Land Audit

The complete published Audit can be viewed at:

www.aberdeenshire.gov.uk/statistics/hla/housing_land_audit2010.pdf



Housing Land Audit 2010

Aberdeen City Council
Aberdeenshire Council

Housing Land Audit 2010

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Appendix 1 Glossary of Terms

Definitions Used in Housing Land Audit Tables

Appendix 2 Detailed Statement of Established, Constrained and Effective
Land Supply 2010 for Aberdeen City and Aberdeenshire

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Aberdeen City

Aberdeenshire Part of Aberdeen Housing Market Area

Aberdeenshire Rural Housing Market Area

Appendix 3 Actual and Programmed Housing Completions in Aberdeen
and Rural Housing Market Areas

Appendix 4 Constrained Sites

A joint publication by Aberdeen City Council and Aberdeenshire Council

Published October 2010



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1. Introduction

1.1 Purpose of Audit

- 1.1.1 This report illustrates the scale and characteristics of the current housing land supply in Aberdeen City and Aberdeenshire. It briefly explains the background to the identification of the land supply and the way in which it is determined. It then reviews the main characteristics of the current supply and gives details of each site. The base date of the Housing Land Audit is 1 January 2010.
- 1.1.2 The report has been produced using Scottish Government guidance, as previously contained in Scottish Planning Policy 3 “Planning for Homes” Annex A (revised 2008), which sets out the criteria for the inclusion of sites in the audit, and gives guidance on determining the status of these sites. New guidance from the Scottish Government is expected to be published shortly.
- 1.1.3 The new Aberdeen City and Shire Structure Plan was approved by Scottish Ministers on 14 August 2009 and the housing land supply in the Housing Land Audit 2010 has been compared against the new housing requirement.

1.2 Preparation of Audit

- 1.2.1 The statement of land supply in Aberdeen City and Aberdeenshire is the result of systematic preparation and consultation, the main elements of which are:

Regular Monitoring: The existing land supply is kept up to date during the year by regular monitoring. The information kept under review includes house completions, permissions granted and new allocations. The base date for the audit is taken to be 1st January every year to allow direct comparisons between individual years.

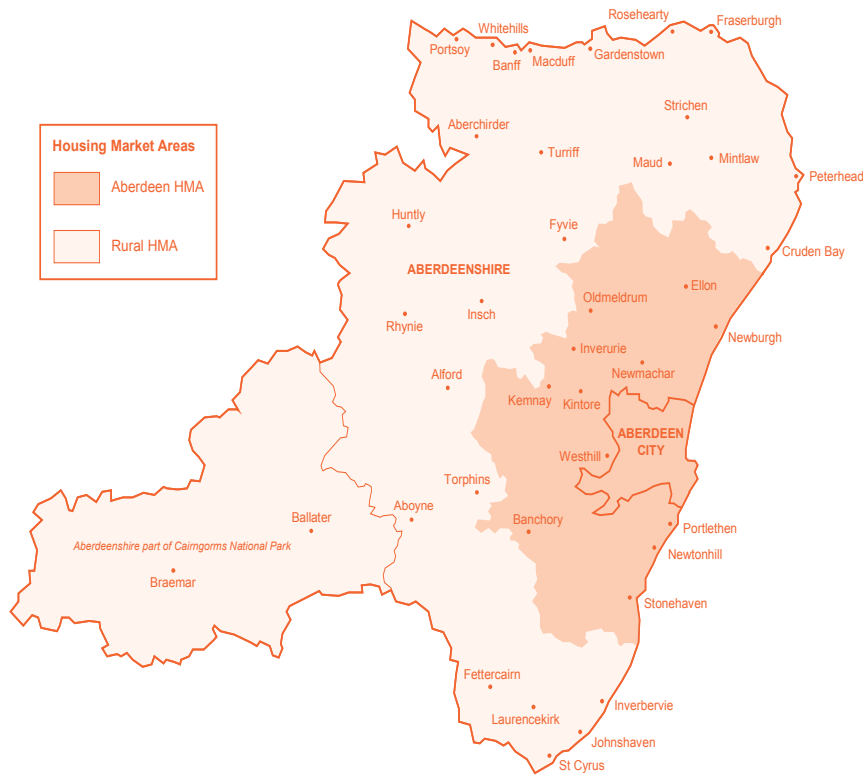
Survey of Private House Builders: In January each year, a range of private house builders currently active in the area are contacted. They are requested to confirm the details held relating to their own development sites, discuss their anticipated development rates and identify any relevant development constraints. The Scottish Government (Housing Investment Division) is also asked at this stage for information about their development funding programme.

Preparation of Draft Land Supply: In the spring, the information is consolidated to produce a draft statement of land supply. This draft is made available on the Aberdeenshire Council and Aberdeen City Council websites for consultation and notification is sent to Homes for Scotland (HfS), Scottish Government (Housing Investment Division), Scottish Environment Protection Agency (SEPA), Scottish Water, Scottish Natural Heritage (SNH) and a number of large and small developers. Once all responses to the draft have been received and analysed by the two Councils, a meeting is held with consultees with a view to producing an agreed statement of the land supply situation.

1.3 Housing Market Areas

- 1.3.1 The land supply statement is divided up by Housing Market Area. The Aberdeen Housing Market Area (AHMA) includes Aberdeen City and the part of Aberdeenshire which forms roughly a 30km radius of the City boundary while the Rural Housing Market Area (RHMA) takes in the rest of Aberdeenshire. These areas are shown on *Figure 1*.
- 1.3.2 Information for land within the Cairngorms National Park can be found in the Rural Housing Market Area tables under the Marr Administrative Area. A summary table is also provided in *Chapter 8*. However, the sites within the Cairngorms National Park have been excluded from the land supply calculations as this area of Aberdeenshire does not form part of the new Aberdeen City and Shire Structure Plan.

Figure 1 - Housing Market Areas



Based on Ordnance Survey mapping. © Crown copyright reserved. Aberdeenshire Council 0100020767 2010.

1.4 Land Supply Definitions

1.4.1 Three categories of land are identified in the audit. The **Established** Housing Land Supply includes the remaining capacity of sites under construction, sites with planning consent, local plan allocations and other sites with agreed potential for development. Within the Established Supply, sites may be classed as effective or constrained. The **Constrained** Housing Land Supply consists of those sites or parts of sites which have problems preventing development starting within five years from the base date of the audit. The **Effective** Housing Land Supply contains all sites which do not have identified constraints and are therefore expected to be available for housing development. The effective supply is divided into two sub-categories, the Effective Supply (Five Year) and the Effective Supply (Post Five Year). The Five Year Effective Supply consists of the total number of units which are expected to come forward within five years of the base date of the audit and includes an estimate of the likely contribution within the period on small sites of five units or less.

The Five Year Effective Supply total is the figure used to measure the adequacy of the land supply for Structure Plan monitoring purposes. Remaining units on effective sites which are programmed beyond the five year period fall into the Post Five Year Effective Supply.

- 1.4.2 In summary, the Established Supply is calculated by adding together the Effective Supply (5 Yr), the Effective Supply (Post 5 Yr) and the Constrained Supply. Additional detail on these definitions is given in *Appendix 1*.
- 1.4.3 The statement of Established, Constrained and Effective Housing Land supply is reproduced in full in *Appendix 2*. This is expressed in terms of the number of dwellings each site could be expected to accommodate and is concerned only with sites with a total capacity of 5 or more units. For sites which are under construction, the figure shown is the number of units which were not yet complete at the base date of 1 January 2010. Totals for small sites are given in *Figure 11*.
- 1.4.4 Maps and further detail on the sites listed in the Housing Land Audit can be found in the Aberdeenshire Housing Schedules 2010 and the Aberdeen City Housing Schedules 2010, which are available in a new fully searchable format on the Councils' websites at:

<http://www.aberdeenshire.gov.uk/statistics/land/index.asp>

<http://www.aberdeencity.gov.uk/housinglandaudit>

2. Background to Housing Land Audit 2010

2.1 2010 Draft Housing Land Audit Consultation

2.1.1 Responses to the draft audit were received from Homes for Scotland, Scottish Water, SEPA, Mr I Downie, Dunecht Estates, one councillor and an individual landowner. A meeting was held on 18 June 2010 to discuss outstanding issues and move towards an agreed position on audit sites. It was attended by a number of representatives from Homes for Scotland, a number of house builders, officers of the two Councils and an independent Chair and note taker.

2.1.2 Some general issues relating to the audit were discussed at the meeting and these are covered in some detail below. In addition, there was detailed discussion on individual sites in a range of locations.

Retirement Housing for Over 55s

2.1.3 Homes for Scotland had again challenged the validity of including retirement housing in the audit on the basis that buyers have to be over 55 years of age and therefore houses are not available on the open market. This issue was also raised in the course of the 2007, 2008 and 2009 Housing Land Audit consultations. The two Councils disagree with this view and are confident that these sites should be included, a position supported by recent appeal decisions.

Long Term Constrained Sites

2.1.4 Consultees again raised the issue of the inclusion of long term constrained sites in the Housing Land Audit, where there had been no apparent progress or interest in the sites in over ten years. It was suggested that these sites should be taken out of the Housing Land Audit. The majority of these sites are in the Rural Housing Market Area.

- 2.1.5 The view of Aberdeenshire Council is that the Local Development Plan process of renewal and review is responsible for both the allocation of sites and their removal where necessary. The purpose of the Housing Land Audit is to monitor the progress of these sites. Aberdeenshire Council believes it is important that these sites remain in the Audit in order to highlight problem areas where constraints are affecting development. This information will then inform decision making about where new housing land allocations should go in future Local Development Plans.
- 2.1.6 The issue was discussed at the meeting on 18 June 2010 and it was agreed that the long term constrained sites would remain in the Audit and remain as part of the Established Supply. However, as per the 2009 Audit, a separate list would be included of the constrained sites that have been in the audit prior to 2000, in order to highlight these sites to policy planners when considering future Local Development Plans. Further details on constrained sites are included in *Chapter 4*.

Reporting of Housing Land Audit to Council Committees

- 2.1.7 The consultees from the house building industry expressed concern at how the results and implications of the Housing Land Audit are reported to Councillors and Committees. The two Councils are of the view that the Audit should continue to be reported to the Strategic Development Planning Authority (SDPA) whose role is to consider the implications of the Audit and request the Councils to take action as necessary. Within Aberdeenshire, the Audit is put forward to the Infrastructure Services Committee as an Information Bulletin and within Aberdeen City the Audit is put forward to the Enterprise, Planning and Infrastructure Committee as an Information Bulletin.

3. Established Housing Land Supply

3.1 Established Housing Land Supply

3.1.1 The Established Housing Land Supply for the Aberdeen and Aberdeenshire Structure Plan Area and the housing market areas is shown in *Figure 2*.

Figure 2 - Established Housing Land Supply 2009 and 2010

Area	2009	2010	Change
Aberdeen City	3,157	4,041	28%
Aberdeenshire (part)	4,834	4,435	-8%
Small Sites AHMA	530	485	-8%
Aberdeen Housing Market Area	8,521	8,961	5%
Aberdeenshire RHMA	5,707	5,033	-12%
Small Sites RHMA	745	755	1%
Rural Housing Market Area	6,452	5,788	-10%
Structure Plan Area	14,973	14,749	-1%

3.1.2 The Established Housing Land Supply in 2010 for the Structure Plan Area has a capacity for 14,749 units – a decrease of 1% on the previous year.

3.2 Greenfield / Brownfield Land

3.2.1 Figure 3 shows the relative proportions of the Established Supply which are located on greenfield and brownfield land.

Figure 3 - Proportion of Established Housing Land Supply in 2010 on Greenfield / Brownfield Land (Excluding Small Sites)

Area	Greenfield	Brownfield
Aberdeen City	35%	65%
Aberdeenshire (part)	92%	8%
Aberdeen Housing Market Area	64%	36%
Rural Housing Market Area	87%	13%
Structure Plan Area	73%	27%

3.2.2 In Aberdeenshire, in both housing market areas, the majority of housing land is on greenfield sites, whereas in Aberdeen City the majority of housing land is on brownfield sites.

4. Constrained Housing Land Supply

4.1 Constrained Housing Land Supply

4.1.1 The Constrained Housing Land Supply for the Aberdeen and Aberdeenshire Structure Plan Area and the housing market areas is shown in *Figure 4*.

Figure 4 - Constrained Housing Land Supply 2009 and 2010

Area	2009	2010	Change
Aberdeen City	458	1,623	254%
Aberdeenshire (part)	1,272	1,339	5%
Aberdeen Housing Market Area	1,730	2,962	71%
Rural Housing Market Area	2,503	2,600	4%
Structure Plan Area	4,233	5,562	31%

4.1.2 A total of 5,562 units are constrained in the Structure Plan Area in 2010, an overall increase of 31%. This has been largely as a result of the 254% increase in constrained land supply in Aberdeen City. There are two key factors in this increase. Firstly, large greenfield allocations that are in Council ownership have been constrained because the Council was unable to provide evidence or confirmation that the sites will be put onto the market and allow development to come forward within a 5 year period. Secondly, there are a number of large brownfield sites that have become less viable in the current financial market.

4.1.3 33% of units in the AHMA Established Supply are classed as constrained and in the RHMA the percentage is 45%.

4.2 Long Term Constrained Sites

- 4.2.1 As mentioned in *Chapter 2*, it has been agreed with consultees from the house building industry to highlight the number of units within the constrained supply that are long term constrained sites, i.e. are constrained and have been in the Housing Land Audit prior to 2000. These sites are all within Aberdeenshire and are listed in *Appendix 4*.
- 4.2.2 There are 3 sites in the AHMA which amount to 45 constrained units and 27 sites in the RHMA which amount to 538 constrained units. Within the Structure Plan Area the total constrained supply is 5,562 units, and 583 units (11%) are classed as long term constrained. It has been proposed that the reasons for the long term constraint of these sites should be examined by the policy planners when considering future Local Development Plans.

4.3 Analysis of Constraints

- 4.3.1 *Figures 5 and 6* show the breakdown of constraints for each of the two housing market areas. Please note that the total of the number of units given does not equal the number of units in the Constrained Supply given in *Figure 4* as some sites have more than one constraint and therefore may be counted twice.

Aberdeen Housing Market Area

- 4.3.2 The main constraints in the AHMA are ownership, marketability and infrastructure. There has been a large increase this year in the sites constrained by ownership because of the position with regard to Local Plan sites owned by Aberdeen City Council. The large greenfield allocations that are in Council ownership have been constrained because the Council was unable to provide evidence or confirmation that the sites will be put to the market and allow development to come forward within a 5 year period.

Rural Housing Market Area

- 4.3.3 In the RHMA, marketability remains the main constraint with 69% of all constrained units falling into this category. Marketability is a particular problem in the north of Aberdeenshire where there are some locations with little or no apparent demand for new housing. The situation has been exacerbated again this year due to the prevailing difficult economic conditions. The next most significant constraint is

infrastructure with development in a wide range of areas restricted by a lack of drainage capacity. Many sites in the Rural HMA are constrained by both marketability and infrastructure.

Figure 5 - Constraint Analysis, Aberdeen Housing Market Area

Constraint	No. of Sites	No. of Units	% of Constrained Units
Ownership	18	1,094	37%
Physical	2	117	4%
Contamination	0	0	0%
Funding	1	25	1%
Marketability	19	848	28%
Infrastructure	13	868	29%
Land Use	1	29	1%
All	54	2,981	100%

Figure 6 - Constraint Analysis, Rural Housing Market Area

Constraint	No. of Sites	No. of Units	% of Constrained Units
Ownership	3	28	1%
Physical	10	225	7%
Contamination	0	0	0%
Funding	3	61	2%
Marketability	72	2,267	69%
Infrastructure	20	708	21%
Land Use	0	0	0%
All	108	3,289	100%

4.4 Constrained Sites and Completions

- 4.4.1 Sites with constraints which are unlikely to be resolved in the near future are listed in the 'Post 2020' column in the completion summary for each site rather than having a programmed build rate. This does not mean that they cannot come forward earlier, just that at present we do not have sufficient information to determine when constraints will be lifted.
- 4.4.2 A separate list of all constrained sites has been compiled and the nature of the constraint identified - see *Appendix 4*. Where there is information available on the constraint and potential steps to the removal of constraint this has been listed. In reality it is very difficult to do for most sites with any accuracy, and for a number of sites the information is unknown.

5. Effective Housing Land Supply

5.1 Five Year Effective Housing Land Supply

5.1.1 The five year Effective Housing Land Supply for the Aberdeen and Aberdeenshire Structure Plan Area and the housing market areas is shown in *Figure 7*.

Figure 7 - Five Year Effective Housing Land Supply 2009 and 2010

Area	2009	2010	Change
Aberdeen City	2,138	1,892	-12%
Aberdeenshire (part)	2,680	2,642	-1%
Small Sites AHMA	530	485	-8%
Aberdeen Housing Market Area	5,348	5,019	-6%
Aberdeenshire RHMA	2,723	2,077	-24%
Small Sites RHMA	745	755	1%
Rural Housing Market Area	3,468	2,832	-18%
Structure Plan Area	8,816	7,851	-11%

5.1.2 The Effective Supply in the Structure Plan Area in 2010 has a capacity of 7,851 units, a decrease of 11% since last year. This is due to a significant reduction in the Effective Supply in Aberdeen City and in the RHMA.

5.1.3 In Aberdeen City there was a decrease of 12% in the Effective Supply. The significant reduction in the Effective Supply is mainly a result of some of the larger greenfield allocations and brownfield sites moving into the Constrained Supply.

5.1.4 In the RHMA, there was a decrease of 18% which reflects the exclusion of the sites within the Cairngorms National Park, the reduction in new sites coming forward, and further movement of some sites into the constrained supply.

5.1.5 64% of the Effective Supply is located in the AHMA with 53% of the effective units within the AHMA being located within Aberdeenshire.

5.2 Post Five Year Effective Supply

5.2.1 *Figure 8* shows the total number of units on effective sites which are expected to be built beyond the five year period for each housing market area and gives a comparison with 2009.

Figure 8 - Effective Units Programmed Beyond Year 5 in 2009 and 2010

Area	2009	2010	Change
Aberdeen City	561	526	-6%
Aberdeenshire (part)	882	454	-49%
Aberdeen Housing Market Area	1,443	980	-32%
Rural Housing Market Area	481	356	-26%
Structure Plan Area	1,924	1,336	-31%

5.2.2 In the AHMA, there was an overall decrease of 32% in the number of effective units programmed beyond the five year period. This was largely due to a 49% reduction in the Aberdeenshire part of the AHMA as a result of the progress with ongoing large developments, but continued uncertainty in respect of sites yet to commence. The reduction of 26% for the RHMA can be largely accounted for by the exclusion of sites falling within the Cairngorms National Park.

5.2.3 The reasons for sites being programmed beyond the five year period varies between the two housing market areas. In the AHMA, units in this category are mainly on very large sites where despite a high build rate, sites are unlikely to be complete within the five years. In the RHMA, the sites may be smaller but are still unlikely to be completed within five years because of the level of local market demand.

- 5.2.4 *Figure 9* indicates the number of units on effective sites that are expected to be built in years 6, 7, and 8.

Figure 9 - Units on Effective Sites Programmed for Years 6, 7, 8

Year	Year 6 (2015)	Year 7 (2016)	Year 8 (2017)	Post 2017	Total
Number of Effective Units (AHMA)	480	262	140	98	980
Number of Effective Units (RHMA)	166	112	62	16	356

5.3 Small Sites

- 5.3.1 The housing land audit focuses on sites with a capacity of five or more units. In addition, there are many smaller sites which can be developed for housing and this forms an important component of the effective housing land supply, particularly in rural areas.
- 5.3.2 The small sites figures are based on an analysis of completions over the past five years. This is in recognition of the practical difficulties in identifying individual small sites and listing all of these sites. Small sites completions in the part of the Cairngorms National Park Authority within Aberdeenshire have been excluded.

Figure 10 - Completions on Small Sites 2005-2009

Year	Aberdeen City	Abshire part of AHMA	AHMA	RHMA
2005	41	78	119	155
2006	27	61	88	147
2007	25	50	75	115
2008	33	75	108	158
2009	20	77	97	179
5 Year Total	146	341	487	754
5 Year Average	29	68	97	151

5.3.3 The contribution of small sites to the five year effective supply is therefore the average figure for each of the housing market areas multiplied by five years to give the totals shown in *Figure 11*.

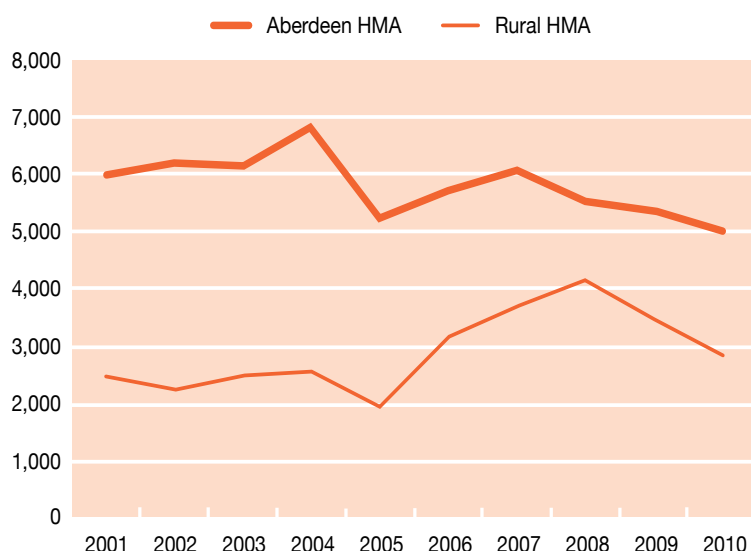
Figure 11 - 2010 Small Sites Totals

Housing Market Area	2010 Total
AHMA	485
RHMA	755

5.4 Trends in the Effective Supply

5.4.1 *Figure 12* shows the trend in the Effective Supply for both the housing market areas over the past ten years.

Figure 12 - Trends in the Effective Supply



5.4.2 In the AHMA, the Effective Supply has fluctuated between 5,000 and just under 7,000 units since 2001. The allocation of new sites in Aberdeenshire following the Public Local Inquiry into the Consolidated Aberdeenshire Local Plans resulted in an increase in the Effective Supply in 2001 and growth then continued up until 2004 due to the inclusion of a number of large windfall sites, particularly in Aberdeen City. The Effective Supply has declined since 2007 in the AHMA largely due to existing sites having been taken up and the continuation of uncertain economic conditions.

5.4.3 In the RHMA, the Effective Supply has fluctuated between 2,000 and 4,000 units over last 10 years. Between 2000 and 2005, the general trend was downwards, until 2006 when there was a significant increase in the Effective Supply due to the addition of new Local Plan sites and an increase in the number of small sites. The upward trend continued into 2007 and 2008 with increases due mainly to more rapid progress on sites and the removal of constraints reflecting the buoyancy of the housing market over this period. The downward trend in 2009 and 2010 reflects the uncertain economic climate that prevailed from mid 2008 and the resulting downturn in the housing market.

6. Housing Requirement and Effective Supply

6.1 Housing Requirement and Effective Supply

- 6.1.1 The Aberdeen City and Shire Structure Plan sets out the Housing Requirement against which the Effective Supply in the Audit must be measured (Figure 8, page 17).
- 6.1.2 *Figure 13* shows that when compared with the Housing Requirement, the Effective Supply of 2.5 years in the AHMA does not meet the five year requirement. In the RHMA the Effective Supply has fallen just below the five year requirement at 4.4 years.
- 6.1.3 The Housing Requirement in the new Structure Plan is considerably higher than that in the previous Structure Plan, NEST, which was in force for the 2009 Audit. However, the new sites that will be allocated by both Councils through the local development plan process to meet the new Housing Requirement were still at a draft stage at the base date of this audit, 1 January 2010. The housing land supply in both housing market areas therefore shows a significant drop compared to last year and has fallen to below a five year supply.

Figure 13 - Housing Requirement and Effective Supply

Housing Market Area	Structure Plan Housing Requirement 2010-2014	Effective Supply 2010	No. of Years' Supply
AHMA	9,887	5,019	2.5
RHMA	3,184	2,832	4.4

7. Agreement on Effective Supply

7.1 Agreement on Effective Supply

7.1.1 An integral part of the process of preparing the Audit is consultation with representatives of the house building industry and other interested parties in order to try to reach agreement on the Effective Supply. The sites disputed by house builders in this year's Audit are shown in *Figure 14*.

Figure 14 - Aberdeen Housing Market Area

Area	Settlement/ Parish	Site Code	Location	No. of Effective Units (5 Yr)
City	PC	A/PC/R/059	Tor-na-dee, Milltimber	60
'Shire	Inchmarlo	M/IM/R/007	Inchmarlo Phase 6	36
Total				96

7.1.2 96 units on 2 sites were disputed in the AHMA. These sites comprise of retirement housing for people over the age of 55. This issue is discussed in *para 2.1.3*.

7.1.3 No individual sites in the RHMA Effective Supply were disputed this year. However, refer to comments in *Chapters 2 and 4* regarding long term constrained sites and their continued inclusion in the Audit.

8. Cairngorms National Park Sites

8.1 Cairngorms National Park Sites

- 8.1.1 The area of the Cairngorms National Park that falls within the RHMA is not included in the new Aberdeen City and Shire Structure Plan. The Cairngorms National Park Authority is currently developing a new Local Plan to cover the Park area.
- 8.1.2 By agreement, the sites that fall within the Cairngorms National Park will continue to be monitored and the results passed on to the Authority. These units are excluded from the Established, Constrained and Effective Supply figures for the RHMA.

Figure 15 - Sites in the Housing Land Audit 2010 within the Boundary of the Cairngorms National Park

Settle-ment	Ref No.	Location	Est.	Con.	Post 5 Year Eff.	5 Year Eff.
Ballater	M/BL/H/018	Monaltrie Park	250	115	96	39
Braemar	M/BR/H/004	Balnellan Road	20	20	0	0
Braemar	M/BR/H/005	St Andrews/ Fife Brae	30	0	0	30
Braemar	M/BR/H/009	Chapel Brae Gardens	5	5	0	0
Braemar	M/BR/H/010	Invercauld Farm/ Bus Depot	13	0	0	13
Total			318	140	96	82

Appendix 1: Glossary and Definitions

Glossary of Terms:

Established Housing Land Supply

The total supply, including both constrained and unconstrained sites. This will include the effective housing land supply, plus the remaining capacity of sites under construction; sites with planning consent; sites in adopted plans; and other land with agreed potential for housing development.

Effective Housing Land Supply (Five Year)

The part of the Established Supply that is free or is expected to be free from development constraints in the five year period under consideration, and will, therefore, be available for the construction of houses.

Effective Housing Land Supply (Post Five Year)

The part of the Established Supply which is not subject to constraints but is not expected to be built within five years taking into account lead-in times, the capacity of the builder to develop the site, and the capacity of the local housing market.

Constrained Housing Land Supply

The part of the Established Supply which at the time of the audit is not assessed as being effective. For a site to be classed as effective, it must be free of each of the following types of constraint:

- **Ownership:** the site is in the ownership or control of a party which can be expected to develop it or to release it for development. Where a site is in the ownership of a local authority or other public body, it should be included only where it is part of a programme of land sales;
- **Physical:** the site, or relevant part of it, is free from constraints related to slope, aspect, flood risk, ground stability or vehicular access which would preclude its development. Where there is a commitment to removing the constraints in time to allow development in the period under consideration, or the market is strong enough to fund the remedial work required, the site should be included in the effective land supply;

- **Contamination:** previous use has not resulted in contamination of the site or, if it has, commitments have been made which would allow it to be developed to provide marketable housing;
- **Deficit funding:** any public funding required to make residential development economically viable is committed by the public bodies concerned;
- **Marketability:** the site, or a relevant part of it, can be developed to provide marketable housing;
- **Infrastructure:** the site is either free of infrastructure constraints, or any required infrastructure can realistically be provided by the developer or another party to allow development;
- **Land use:** housing is the sole preferred use of the land in planning terms or if housing is one of a range of possible uses other factors such as ownership and marketability point to housing becoming a realistic option.

Housing Requirement

The number of units of housing which are forecast to be needed over a given period of time. This is calculated by assessing changes to population and population structure, changes to existing housing stock, and from a broader perspective, the needs and preferences of present and future households.

Five Year Housing Land Supply

An area has a five year housing land supply if the number of effective units is greater than or equal to the forecast housing requirement for the five year period in question.

Definitions Used in Housing Land Audit Tables:

Site Ref. No.

Unique site reference number.

Location

Location of site.

Developer

Agency responsible for the development of the site.

Tenure

Options are:

PRIV - Private owner-occupied

PRIV RENT - Private rented

RSL RENT - Registered Social Landlord (e.g. Housing Association) rented

RSL LCHO - RSL Low Cost Home Ownership

RSL MIX - Mix of RSL rented and LCHO

Other - Other LCHO

HA - Housing Association

Status (Aberdeenshire only)

Options are:

Allocated - Allocated in a local plan

Outline PP - Outline planning permission

Full PP - Full planning permission

Under Construction

Other - for example, windfall sites where consent has not yet been issued but where developer has confirmed they are going ahead or Communities Scotland have confirmed funding.

Type

Greenfield or Brownfield.

Year Entered

The year the site first entered the audit.

LP Code (Aberdeenshire only)

Local Plan reference code.

Constraint

If site is constrained, what is the reason (from list of possible constraints in Scottish Government SPP3).

Total Capacity

Total number of units on the site.

Remaining Capacity (1st Jan)

Number of units still to be built at 1 January of the audit year.

5 Yr Effective

Number of units which are expected to be built within 5 years from the base date of the audit (1st January) and are therefore regarded as effective (SPP3).

Post 5yr Effective

Units on effective sites which are expected to be built beyond the first 5 years.

Constrained

Number of units which cannot be built within 5 years because they have constraints on development.

Completions

Actual and programmed completions are shown from 2005 to 2017 in Aberdeen City and 2007 to 2017 in Aberdeenshire. Please note that some sites may have completions prior to 2005/2007 which are not shown here. As a result, totalling the completions shown may not add up to the Total Capacity figure.

<http://www.aberdeenshire.gov.uk/statistics/land/index.asp>

<http://www.aberdeencity.gov.uk/housinglandaudit>

Appendix 2

Detailed statement of Established, Constrained and Effective Land Supply 2010 for Aberdeen City and Aberdeenshire

Tables:

Aberdeen City

Aberdeenshire Part of Aberdeen Housing Market Area

Aberdeenshire Rural Housing Market Area

As at January 2010

Aberdeenshire Rural HMA

Marr
Aboyne

Site Ref	Location	Developer	Tenure	Status	Type	Yr Ent.	LP Code	Constraint
M/AB/H/030	North Of Ballater Road	ALBA HOMES	PRIV	Under Construction	G	2006	fh3	
Total Capacity	20	Post 5 Yr Effective	0					
Remaining Capacity (1st Jan)	2	Constrained	0					
5 Yr Effective	2							

Year	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2017+
Capacity	7	11	2									

Alford

Site Ref	Location	Developer	Tenure	Status	Type	Yr Ent.	LP Code	Constraint
M/AF/H/027	Kingsford Road Phase 3	STEWART MILNE HOMES	PRIV	Allocated	G	2004	fh2	
Total Capacity	85	Post 5 Yr Effective	10					
Remaining Capacity (1st Jan)	85	Constrained	0					
5 Yr Effective	75							

Year	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2017+
Capacity						35	30	10	10			

Marr

Site Ref	Location	Developer	Tenure	Status	Type	Yr Ent.	LP Code	Constraint
M/AF/H/028	Greystone Road	STEWART MILNE HOMES	PRIV	Allocated	G	2004	C	
Total Capacity	100	Post 5 Yr Effective	0					
Remaining Capacity (1st Jan)	100	Constrained	0					
5 Yr Effective	100							

Year	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2017+
Capacity					30	20	20	30				

Marr

Site Ref	Location	Developer	Tenure	Status	Type	Yr Ent.	LP Code	Constraint
M/AF/H/030	West Of Cemetery	STEWART MILNE HOMES	PRIV	Allocated	G	2006	fh1	
Total Capacity	65	Post 5 Yr Effective	45					
Remaining Capacity (1st Jan)	65	Constrained	0					
5 Yr Effective	20							

Year	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2017+
Capacity								20	35	10		

Ballater

Site Ref	Location	Developer	Tenure	Status	Type	Yr Ent.	LP Code	Constraint
M/BL/H/018	Monaltrie Park	SCOTIA	PRIV	Allocated	G	2008	H1 (fh1*)	MARKET
Total Capacity	250	Post 5 Yr Effective	96					
Remaining Capacity (1st Jan)	250	Constrained	115					
5 Yr Effective	39							

Year	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2017+
Capacity							15	24	24	24	24	139

Aberdeenshire Rural HMA

**Marr
Ballogie**

Site Ref	Location	Developer	Tenure	Status	Type	Yr Ent.	LP Code	Constraint
M/BO/H/004	Marywell	BALLOGIE ESTATES	PRIV	Under Construction	G	2009		
Total Capacity		0	2007 2008 2009 2010 2011 2012 2013 2014 2015 2016 2017 2017+					
Remaining Capacity (1st Jan)	5	Post 5 Yr Effective	0					
5 Yr Effective	2	Constrained	0					
	2							

Bogniebrae

Site Ref	Location	Developer	Tenure	Status	Type	Yr Ent.	LP Code	Constraint
M/BB/H/004	North Of Bognie Place	BMF Group		Outline PP	G	2006	fh1	Market
Total Capacity		0	2007 2008 2009 2010 2011 2012 2013 2014 2015 2016 2017 2017+					
Remaining Capacity (1st Jan)	6	Post 5 Yr Effective	0					
5 Yr Effective	6	Constrained	6					6
	0							

Braemar

Site Ref	Location	Developer	Tenure	Status	Type	Yr Ent.	LP Code	Constraint
M/BR/H/004	Balnellan Road	SPRINGFIELD PROPERTIES	PRIV	Full PP	G	1994	eh1/H1	MARKET
Total Capacity		0	2007 2008 2009 2010 2011 2012 2013 2014 2015 2016 2017 2017+					
Remaining Capacity (1st Jan)	20	Post 5 Yr Effective	0					
5 Yr Effective	20	Constrained	20					20
	0							

Site Ref	Location	Developer	Tenure	Status	Type	Yr Ent.	LP Code	Constraint
M/BR/H/005	St Andrews/ Fife Brae	GORDON LAND LTD	PRIV	Allocated	G	1994	ch1/ H2	
Total Capacity		0	2007 2008 2009 2010 2011 2012 2013 2014 2015 2016 2017 2017+					
Remaining Capacity (1st Jan)	30	Post 5 Yr Effective	0					
5 Yr Effective	30	Constrained	0					
	30							

Site Ref	Location	Developer	Tenure	Status	Type	Yr Ent.	LP Code	Constraint
M/BR/H/009	Chapel Brae Gardens	None to date		Allocated	G	2006	fh1/ H3	Market
Total Capacity		0	2007 2008 2009 2010 2011 2012 2013 2014 2015 2016 2017 2017+					
Remaining Capacity (1st Jan)	5	Post 5 Yr Effective	0					
5 Yr Effective	5	Constrained	5					5
	0							

Aberdeenshire Rural HMA

**Marr
Braemar**

Site Ref	Location	Developer	Tenure	Status	Type	Yr Ent.	LP Code	Constraint
M/BR/H/010	INVERCAULD FARM/BUS DEPOT	PRIVATE	PRIV	Full PP	B	2010		
Total Capacity	13	Post 5 Yr Effective	0					
Remaining Capacity (1st Jan)	13	Constrained	0					
5 Yr Effective	13							

Year	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2017+
				0	3	3	4	3				

Finzean

Site Ref	Location	Developer	Tenure	Status	Type	Yr Ent.	LP Code	Constraint
M/FZ/H/005	East Of Whitestone Steading	None to date		Allocated	G	2006	fh1	Market
Total Capacity	5	Post 5 Yr Effective	0					
Remaining Capacity (1st Jan)	5	Constrained	5					
5 Yr Effective	0							

Year	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2017+
												5

Forgue

Site Ref	Location	Developer	Tenure	Status	Type	Yr Ent.	LP Code	Constraint
M/FG/H/003	Chapelhill	BOGNIE TRUSTEES	PRIV	Full PP	G	2004	A	INFRASTRUCTURE
Total Capacity	10	Post 5 Yr Effective	0					
Remaining Capacity (1st Jan)	9	Constrained	5					
5 Yr Effective	4							

Year	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2017+
	1	0	2	2								5

Glass

Site Ref	Location	Developer	Tenure	Status	Type	Yr Ent.	LP Code	Constraint
M/GL/H/001	Steadings to north of Geddes House, Invermarkie Farm	PRIVATE		Full PP	B	2010		
Total Capacity	6	Post 5 Yr Effective	0					
Remaining Capacity (1st Jan)	6	Constrained	0					
5 Yr Effective	6							

Year	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2017+
					6							

Huntly

Site Ref	Location	Developer	Tenure	Status	Type	Yr Ent.	LP Code	Constraint
M/HT/H/024	Gladstone Road	None to date		Allocated	G	2004	A	PHYSICAL
Total Capacity	30	Post 5 Yr Effective	0					
Remaining Capacity (1st Jan)	30	Constrained	30					
5 Yr Effective	0							

Year	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2017+
												30

Appendix 3

Actual and Programmed Housing Completions: Aberdeen and Rural Housing Market Areas

As at January 2010

Marr	Actual Completions													Anticipated Completions												
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	Post 18									
Settlement																										
Aboyne	18	3	3	6	4	24	54	33	15	24	32	20	20	20	0	0	55									
Alford	14	14	0	14	30	24	9	0	30	55	50	60	45	10	0	0	0									
Ballater	12	8	2	5	13	26	1	0	0	0	15	24	24	24	24	115	0									
Ballogie	2	1	0	0	0	0	3	2	0	0	0	0	0	0	0	0	0									
Banchory	31	78	94	46	57	46	19	13	57	30	36	30	30	30	20	0	29									
Blairdaff	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0									
Bogniebrae	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6									
Braemar	1	0	0	0	3	0	1	10	13	13	4	3	0	0	0	0	25									
Breda	0	0	5	6	3	0	1	0	0	0	0	0	0	0	0	0	0									
Bridge of Alford	0	7	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0									
Bridge of Canny East	0	0	0	0	0	0	0	5	4	0	0	0	0	0	0	0	0									
Cairnie	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0									
Crathes	0	0	0	2	0	0	0	0	0	0	15	30	0	0	0	0	0									
Dinnet	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0									
East Mains	1	5	4	3	2	0	0	0	0	0	0	0	0	0	0	0	0									
Finzean	0	4	1	1	0	0	1	0	0	0	0	0	0	0	0	0	5									
Forgie	0	0	0	0	0	1	0	2	2	0	0	0	0	0	0	0	5									
Glass	0	0	0	0	0	0	0	0	6	0	0	0	0	0	0	0	0									
Huntly	5	0	1	6	33	33	61	6	9	0	0	0	0	0	0	0	273									
Inchmarlo	5	26	0	0	13	4	8	10	10	10	6	0	0	0	0	0	0									
Keig	0	0	0	0	0	0	0	3	4	4	0	0	0	0	0	0	0									
Kennethmont	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	6									
Kincardine O'Neil	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	23									
Knowehead	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0									
Largue	0	4	1	0	1	1	0	0	0	0	0	0	0	0	0	0	0									
Logie Coldstone	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0									
Lumphanan	1	1	0	1	0	7	8	3	0	6	7	7	0	0	0	0	0									
Lumsden	0	0	0	1	1	1	0	0	0	0	0	0	0	0	0	0	5									
HOUSING SUMMARIES																	Marr									
																	1st January 2010									

Marr	Actual Completions										Anticipated Completions									
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	Post 18			
Settlement																				
Monymusk	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	80			
Muir of Fowfils	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	6			
Rhynie	0	0	0	1	2	0	6	2	3	4	4	4	5	5	5	4	0			
Strachan	0	0	0	0	0	11	3	5	4	4	0	0	0	0	0	0	0			
Sundayswells	2	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Tarland	4	1	0	1	3	6	2	0	0	0	0	0	0	0	0	0	29			
Tillyfourie	0	0	0	0	0	0	0	0	0	0	6	0	0	0	0	0	0			
Torphins	1	2	0	0	6	0	0	0	0	0	0	0	0	0	0	0	0			
Towie	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5			
Wardhouse	0	0	0	0	0	0	0	3	3	3	3	3	0	0	0	0	0			
Ythanwells	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15			
REMAINDER	31	26	34	37	21	25	27	0	0	0	0	0	0	0	0	0	0			
AREA TOTAL	129	189	145	130	194	212	204	97	160	153	178	181	124	89	49	28	682			
HOUSING SUMMARIES	1st January 2010										Marr									

Appendix 4

Constrained Sites

As at January 2010

Site Reference	Location	Settlement	Constrained Units	Market Area	Administrative Area	Constraint	Year entered Audit	Estimated Removal of Constraint
F/UG/H/006	East Of School	Udny Green	15	Aberdeen	Formartine	MARKET/ INFRASTRUCTURE	2004	Unknown - drainage also a problem
K/WD/H/001	Woodlands Of Durris	Woodlands of Durris	20	Aberdeen	Kincardine and Mearns	INFRASTRUCTURE	2006	Drainage problem - timescale for resolution unknown

RURAL HOUSING MARKET AREA

Site Reference	Location	Settlement	Constrained Units	Market Area	Administrative Area	Constraint	Year entered audit	Estimated Removal of Constraint
B/AB/H/008	Comhill Road North	Aberchirder	15	Rural	Banff and Buchan	MARKET	2006	Unknown
M/AB/H/029	North Of Kinord Drive	Aboyne	55	Rural	Marr	MARKET	2006	Unknown
U/AG/H/004	Former Station Yard	Auchnagatt	2	Rural	Buchan	INFRASTRUCTURE	2007	Unknown - depends whether private drainage solution can be agreed
M/BL/H/018	Monaltrie Park	Ballater	160	Rural	Marr	MARKET	2008	Unknown
B/BF/H/012x	Golden Knowes Road West	Banff	60	Rural	Banff and Buchan	MARKET/ INFRASTRUCTURE	1995	Unknown
B/BF/H/029	South Of Colleonard House	Banff	40	Rural	Banff and Buchan	MARKET	2006	Unknown
B/BF/H/027	Land To South Of Colleonard Road	Banff	55	Rural	Banff and Buchan	MARKET	2004	Unknown
B/BF/H/030	Lusylaw Road	Banff	60	Rural	Banff and Buchan	MARKET	2006	Unknown
U/BM/H/005	Land Adjacent To Raf Buchan	Boddam	6	Rural	Buchan	PHYSICAL	1995	Unknown - access problem
M/BB/H/004	North Of Bognie Place	Bogniebrae	6	Rural	Marr	MARKET	2006	Unknown
M/BR/H/004	Balnellan Road	Braemar	20	Rural	Marr	MARKET	1994	Unknown
M/BR/H/009	Chapel Brae Gardens	Braemar	5	Rural	Marr	MARKET	2006	Unknown



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AB16 5GB



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Back cover: Bothwell Road, Aberdeen. Courtesy of Aberdeen City Council.*

Produced by Aberdeenshire Council GDT13041 October 2010

Annex 2 – The Highland Council Housing Land Audit

The complete published Audit can be viewed at

www.highland.gov.uk/yourcouncil/highlandfactsandfigures/housinglandaudit/

Site Reference ANOR1 **An Camas Mor** **Ward** 21 Badenoch And Strathspey


LOCATION
East of Spey opposite Aviemore

Allocation Type Housing


Area (HA) 104.7

Original Site Capacity 1500

Remaining Capacity 1500



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		PROGRAMMING				
		2008	2009	2010	2011	2012
BUILT		0	0	0	0	0
		2000-2007	2008	2009	2010	
		0	0	0	0	0
			First 5 Years	5 to 10 Years	10 to 15 years	15 to 20 years plus
			275	250	250	475

PLANNING STATUS

Local Plan Cairngorms National Park

Status Adopted

Year October 2010

DEVELOPMENT STATUS

Not Developed

Under Construction / Partly Developed

Site with Extant Planning Permission

Complete

SITE EFFECTIVENESS

Effective

SITE STATUS

Subject to appeal against Cairngorms National Park Subject to appeal

Developments with Planning permission or under development

SITE TYPE

Greenfield

Further Information

Cairngorms National Park, Appeal lodged against this site in Cairngorms National Park Local Plan

Highland Council's Housing Land Audit 2010- Figures up to 31st December 2010 email: landr@Highland.gov.uk

Site Reference AVH1 **Aviemore** **Ward** 21 Badenoch And Strathspey

LOCATION
North of Aviemore Highland Resort

Allocation Type Housing **Area (HA)** 9.7 **Original Site Capacity** 161 **Remaining Capacity** 161

BUILT	PROGRAMMING										
	2000-2007	2008	2009	2010	2011	2012	First 5 Years	5 to 10 Years	10 to 15 years	15 to 20 years	20 years plus
0					0	0	0	50	50	11	0

CONSTRAINTS

Ownership

Physical

Infrastructure

Landuse

Deficit Funding

Marketability

SITE EFFECTIVENESS

Effective

SITE TYPE

Greenfield

PLANNING STATUS

Local Plan Cairngorms National Park

Status Adopted **Year** October 2010

DEVELOPMENT STATUS


Not Developed

Under Construction / Partly Developed

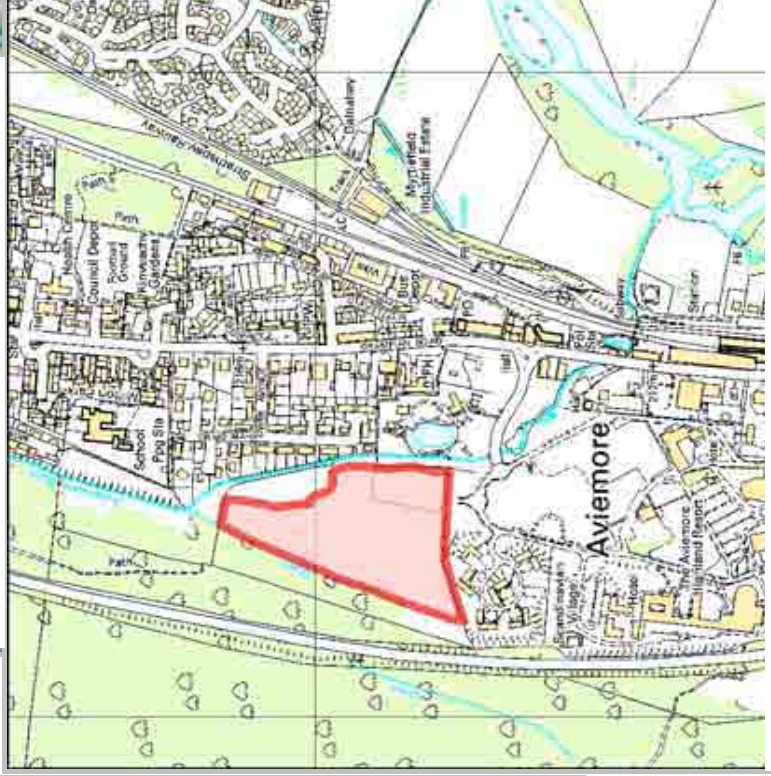
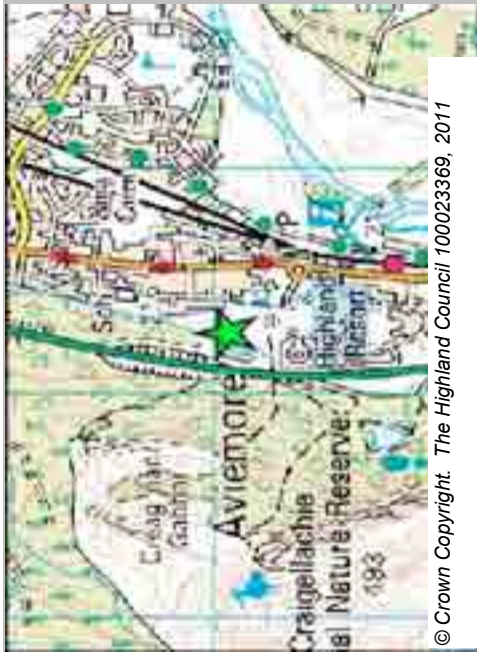
Site with Extant Planning Permission

Complete

SITE STATUS

 Developments with Planning permission or under development

Further Information
Cairngorms National Park





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Site Reference AVH2 **Aviemore** **Ward** 21 Badenoch And Strathspey

LOCATION
West of the golf course

Allocation Type Housing

Area (HA) 1.7

Original Site Capacity 10

Remaining Capacity 10

BUILT		PROGRAMMING								
2000-2007	2008	2009	2010	2011	2012	First 5 Years	5 to 10 Years	10 to 15 years	15 to 20 years	20 years plus
0			0	0	0	3	9	1	0	0

PLANNING STATUS

Local Plan
Cairngorms National Park


Status
Adopted

Year
October 2010

DEVELOPMENT STATUS

- Not Developed
- Under Construction / Partly Developed
- Site with Extant Planning Permission
- Complete

SITE STATUS

 Effective Sites without Planning permission and undeveloped

CONSTRANTS

- Ownership
- Physical
- Infrastructure
- Landuse
- Deficit Funding
- Marketability

SITE EFFECTIVENESS

Effective

SITE TYPE

Greenfield

Further Information
Cairngorms National Park



Site Reference AVH3 **Aviemore** **Ward** 21 **Badenoch And Strathspey**

LOCATION
East of Aviemore

Allocation Type Housing **Area (HA)** 5.5 **Original Site Capacity** 70 **Remaining Capacity** 70

BUILT	PROGRAMMING				
	2000-2007	2008	2009	2010	2011
0	0	0	0	0	0
	First 5 Years	10 to 15 years	15 to 20 years	20 years plus	
	40	30	0	0	0

CONSTRAINTS

- Ownership
- Physical
- Infrastructure
- Landuse
- Deficit Funding
- Marketability

PLANNING STATUS

Local Plan Cairngorms National Park **Status** Adopted **Year** October 2010

DEVELOPMENT STATUS

- Not Developed
- Under Construction / Partly Developed
- Site with Extant Planning Permission
- Complete

SITE EFFECTIVENESS

Effective

SITE TYPE

Greenfield

SITE STATUS


Effective Sites without Planning permission and undeveloped

Further Information
Cairngorms National Park

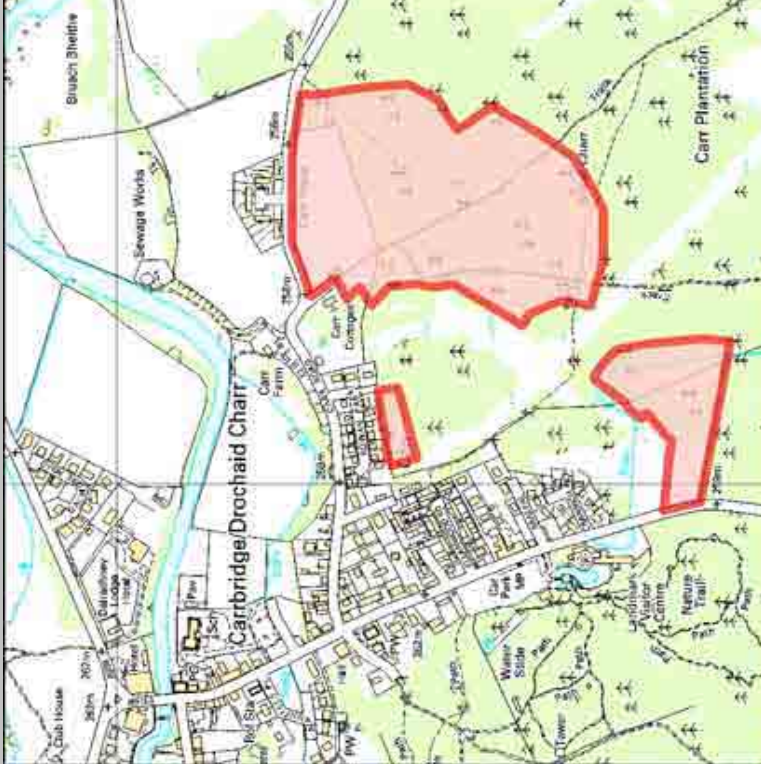
Highland Council's Housing Land Audit 2010- Figures up to 31st December 2010 email: landr@Highland.gov.uk

Site Reference CH1 **Carrbridge** **Ward** 21 Badenoch And Strathspey

LOCATION	South east of Carrbridge				
Allocation Type	Housing				
Area (HA)	15.9				
Original Site Capacity	117				
Remaining Capacity	131				



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BUILT		PROGRAMMING								
2000-2007	2008	2009	2010	2011	2012	First 5 Years	5 to 10 Years	10 to 15 years	15 to 20 years	20 years plus
0			0	0	0	10	50	81	0	0

PLANNING STATUS

Local Plan
Cairngorms National Park

Status
Adopted

Year
October 2010

DEVELOPMENT STATUS

Not Developed

Under Construction / Partly Developed


Site with Extant Planning Permission

Complete

SITE EFFECTIVENESS

Effective

SITE STATUS



Subject to appeal against Cairngorms National Park Subject to appeal

Developments with Planning permission or under development

SITE TYPE

Greenfield

Further Information

Cairngorms National Park, Appeal lodged against this site in Cairngorms National Park Local Plan

Site Reference DWH1 **Dalwhinnie** **Ward** 21 Badenoch And Strathspey

LOCATION
Opposite and north west of community hall

Allocation Type Housing **Area (HA)** 0.5 **Original Site Capacity** 6 **Remaining Capacity** 6

BUILT		PROGRAMMING								
2000-2007	2008	2009	2010	2011	2012	First 5 Years	5 to 10 Years	10 to 15 years	15 to 20 years	20 years plus
0			0	0	1	0	6	0	0	0

CONSTRAINTS

- Ownership
- Physical
- Infrastructure
- Landuse
- Deficit Funding
- Marketability

SITE EFFECTIVENESS
Constrained


SITE TYPE
Greenfield

PLANNING STATUS
Local Plan: Cairngorms National Park
Status: Adopted
Year: October 2010

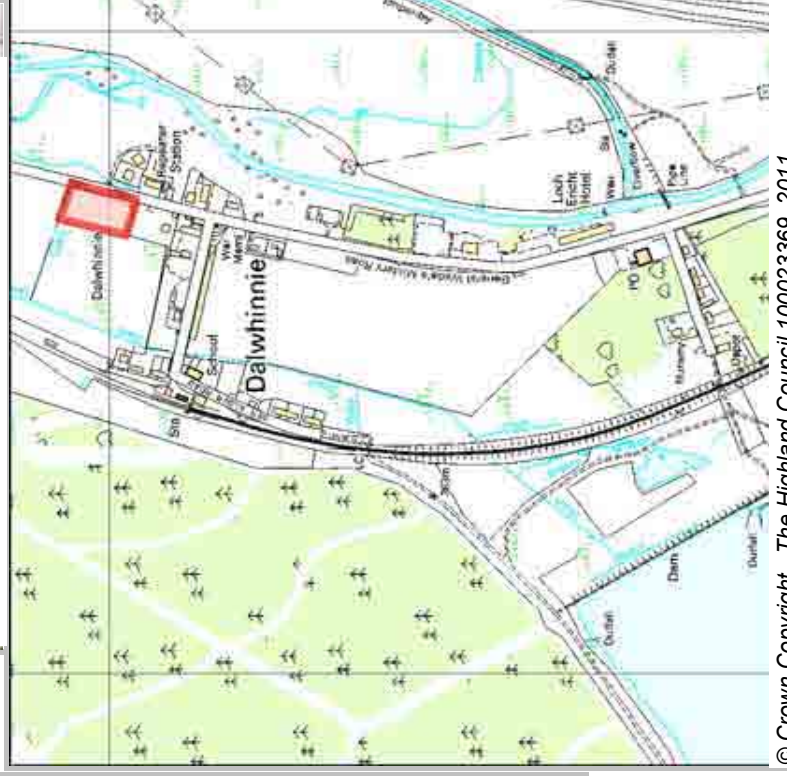
DEVELOPMENT STATUS

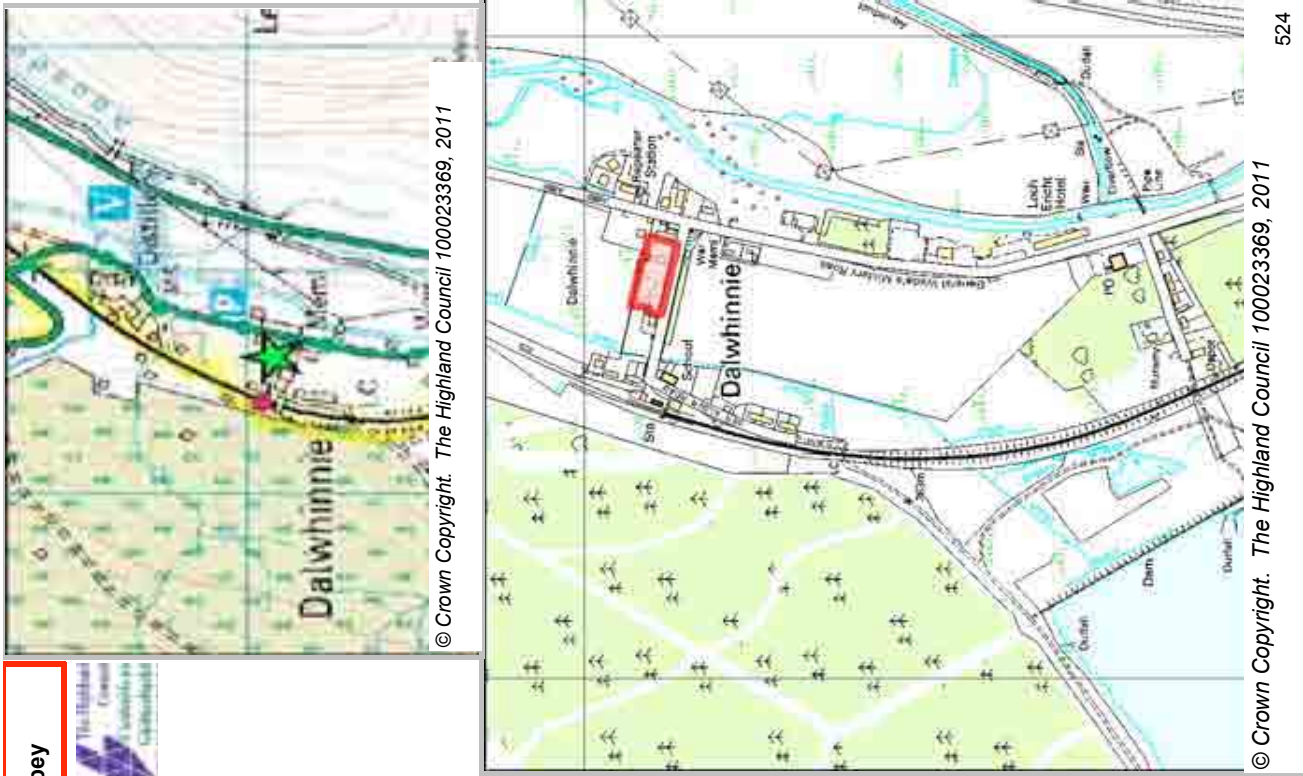
- Not Developed
- Under Construction / Partly Developed
- Site with Extant Planning Permission
- Complete

SITE STATUS
Development Constrained



Further information
Cairngorms National Park





Site Reference DWH2 **Dalwhinnie** **Ward** 21 Badenoch And Strathspey



LOCATION
Former hotel

Allocation Type Housing **Area (HA)** 0.5 **Original Site Capacity** 12 **Remaining Capacity** 12

BUILT		PROGRAMMING								
2000-2007	2008	2009	2010	2011	2012	First 5 Years	5 to 10 Years	10 to 15 years	15 to 20 years	20 years plus
0			0	0	0	0	0	6	0	0

CONSTRAINTS

- Ownership
- Physical
- Infrastructure
- Landuse
- Deficit Funding
- Marketability

SITE EFFECTIVENESS
Constrained

SITE TYPE
Brownfield

PLANNING STATUS
Local Plan: Cairngorms National Park
Status: Adopted
Year: October 2010

DEVELOPMENT STATUS

- Not Developed
- Under Construction / Partly Developed
- Site with Extant Planning Permission
- Complete

SITE STATUS
Development Constrained

Further Information
Cairngorms National Park


Site Reference DWH3 **Dalwhinnie** **Ward** 21 Badenoch And Strathspey



LOCATION
Opposite Ben Alder Cottages

Allocation Type Housing **Area (HA)** 0.5 **Original Site Capacity** 5 **Remaining Capacity** 5

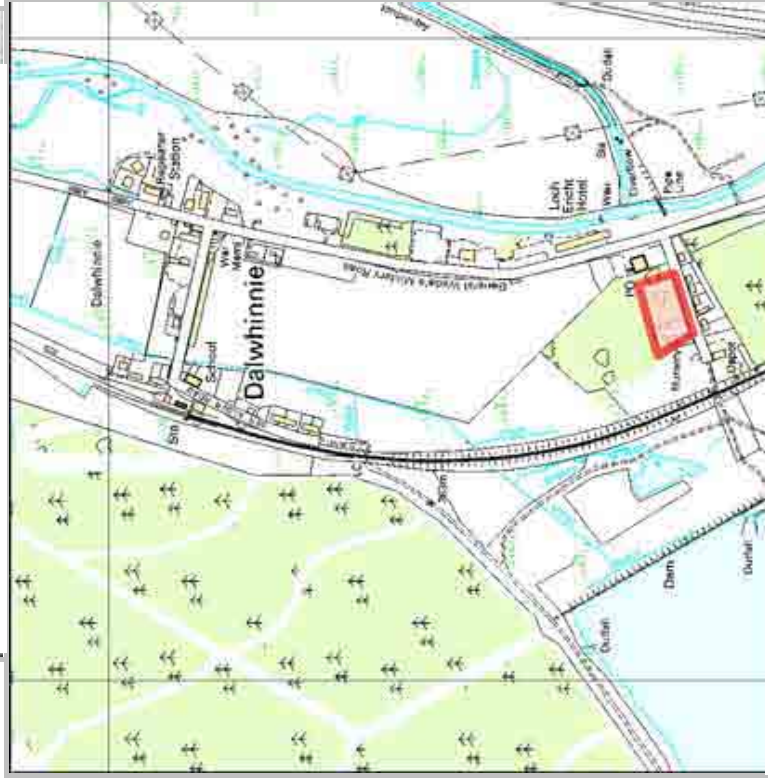
BUILT		PROGRAMMING								
2000-2007	2008	2009	2010	2011	2012	First 5 Years	5 to 10 Years	10 to 15 years	15 to 20 years	20 years plus
0			0	0	0	5	0	0	0	0

CONSTRAINTS	PLANNING STATUS
<input type="checkbox"/> Ownership <input type="checkbox"/> Physical <input type="checkbox"/> Infrastructure <input type="checkbox"/> Landuse <input type="checkbox"/> Deficit Funding <input checked="" type="checkbox"/> Marketability	Local Plan Cairngorms National Park Local Plan Cairngorms National Park DEVELOPMENT STATUS <input type="checkbox"/> Not Developed <input checked="" type="checkbox"/> Under Construction / Partly Developed <input checked="" type="checkbox"/> Site with Extant Planning Permission <input type="checkbox"/> Complete
SITE EFFECTIVENESS	SITE STATUS
Effective	 Developments with Planning permission or under development
SITE TYPE	
Greenfield	

Further Information
Cairngorms National Park




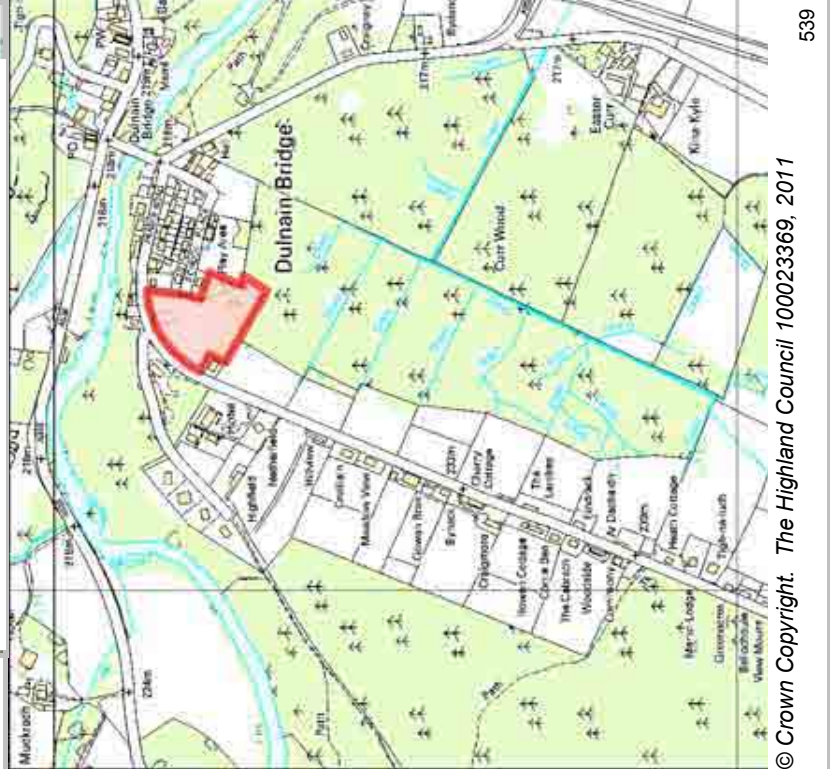
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Site Reference DBH1 **Dulnain Bridge** **Ward** 21 **Badenoch And Strathspey**

LOCATION	West of the play area					
Allocation Type	Housing					
Area (HA)	1.5					
Original Site Capacity	30					
Remaining Capacity	30					


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		PROGRAMMING					
		2008	2009	2010	2011	2012	2013
BUILT	2000-2007	2008	2009	2010	2011	2012	2013
	0	0	0	0	0	0	0
		First 5 Years	5 to 10 Years	10 to 15 Years	15 to 20 Years	20 years plus	0

CONSTRAINTS	PLANNING STATUS
<input type="checkbox"/> Ownership <input type="checkbox"/> Physical <input type="checkbox"/> Infrastructure <input type="checkbox"/> Landuse <input type="checkbox"/> Deficit Funding <input type="checkbox"/> Marketability	Local Plan Cairngorms National Park Development Status <input checked="" type="checkbox"/> Not Developed <input type="checkbox"/> Under Construction / Partly Developed <input type="checkbox"/> Site with Extant Planning Permission <input type="checkbox"/> Complete
SITE EFFECTIVENESS	STATUS
Effective	Adopted
SITE TYPE	Year
Greenfield	October 2010

SITE STATUS



Effective Sites without Planning permission and undeveloped

Further Information
Cairngorms National Park

Site Reference DBH2 **Dulnain Bridge** **Ward** 21 **Badenoch And Strathspey**

LOCATION

Adjacent to the A938

Allocation Type Housing

Area (HA) 1.2

Original Site Capacity 10

Remaining Capacity 10

BUILT

2000-2007	2008	2009	2010	PROGRAMMING			
0	0	1	1	5 to 10 Years	10 to 15 years	15 to 20 years	20 years plus
0	0	1	1	4	0	0	0

CONSTRAINTS

- Ownership
- Physical
- Infrastructure
- Landuse
- Deficit Funding
- Marketability

PLANNING STATUS

Local Plan Cairngorms National Park

Status Adopted

Year October 2010

DEVELOPMENT STATUS

- Not Developed
- Under Construction / Partly Developed
- Site with Extant Planning Permission
- Complete

SITE EFFECTIVENESS

Effective

SITE TYPE

Greenfield



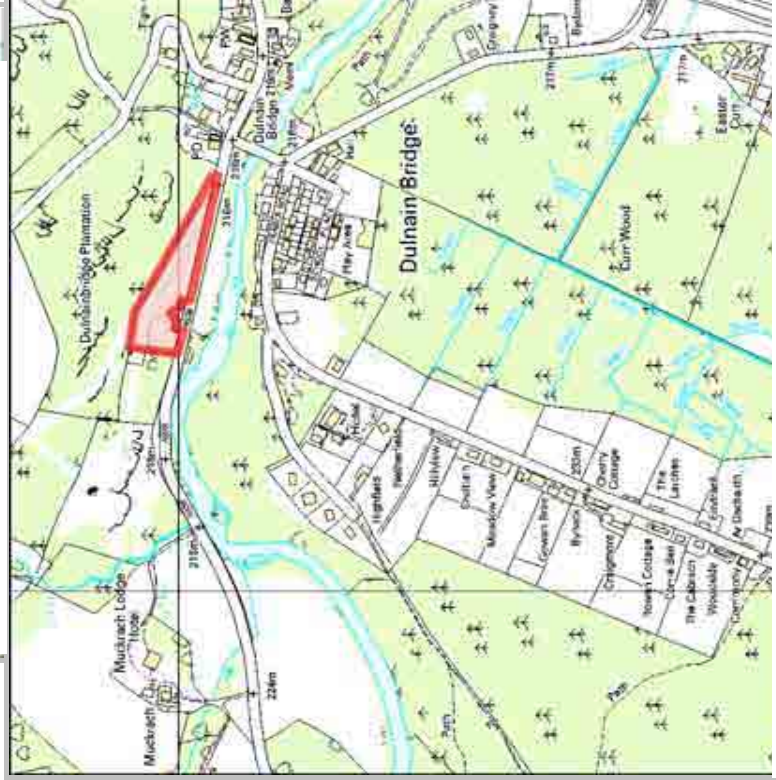
Effective Sites without Planning permission and undeveloped

Further Information

Cairngorms National Park



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Site Reference GSH1 **Grantown on Spey** **Ward** 21 Badenoch And Strathspey

LOCATION
North of Beachen Court

Allocation Type
Housing

Area (HA)
3.2

Original Site Capacity
50

Remaining Capacity
50

		PROGRAMMING				
		2011	2012	5 to 10 Years	10 to 15 years	15 to 20 years plus
BUILT		0	0	0	0	0
2000-2007	2008 2009 2010	0	0	0	0	0

PLANNING STATUS

Local Plan
Cairngorms National Park

Status
Adopted

Year
October 2010

CONSTRANTS

- Ownership
- Physical
- Infrastructure
- Landuse
- Deficit Funding
- Marketability

DEVELOPMENT STATUS

- Not Developed
- Under Construction / Partly Developed
- Site with Extant Planning Permission
- Complete

SITE EFFECTIVENESS

Effective

SITE TYPE

Greenfield

SITE STATUS

Effective Sites without Planning permission and undeveloped

Further Information

Cairngorms National Park



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Site Reference KCH1 **Kincairg** **Ward** 21 Badenoch And Strathspey

LOCATION
South of the school

Allocation Type Housing

Area (HA) 5.7

Original Site Capacity 40

Remaining Capacity 40



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530

BUILT		PROGRAMMING								
2000-2007	2008	2009	2010	2011	2012	First 5 Years	5 to 10 Years	10 to 15 years	15 to 20 years	20 years plus
0			0	0	0	0	0	15	0	0

CONSTRAINTS	PLANNING STATUS	Status	Year
<input type="checkbox"/> Ownership <input type="checkbox"/> Physical <input type="checkbox"/> Infrastructure <input type="checkbox"/> Landuse <input type="checkbox"/> Deficit Funding <input type="checkbox"/> Marketability	Local Plan Cairngorms National Park	Adopted	October 2010

DEVELOPMENT STATUS	SITE STATUS
<input checked="" type="checkbox"/> Not Developed <input type="checkbox"/> Under Construction / Partly Developed <input type="checkbox"/> Site with Extant Planning Permission <input type="checkbox"/> Complete	Effective Sites without Planning permission and undeveloped

SITE EFFECTIVENESS	SITE TYPE
Effective	Greenfield

Further Information
Cairngorms National Park

Site Reference KGH1 **Kingussie** **Ward** 21 Badenoch And Strathspey



LOCATION
Between Ardbroilach Road and Craig an Darach

Allocation Type
Housing

Area (HA)
15.9

Original Site Capacity
300

Remaining Capacity
300

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BUILT		PROGRAMMING						
2000-2007	2008	2009	2010	First 5 Years	5 to 10 Years	10 to 15 years	15 to 20 years	20 years plus
0	0	0	0	0	0	80	80	0

CONSTRAINTS

- Ownership
- Physical
- Infrastructure
- Landuse
- Deficit Funding
- Marketability

SITE EFFECTIVENESS
Effective

SITE TYPE
Greenfield

PLANNING STATUS

Local Plan
Cairngorms National Park


Status
Adopted

Year
October 2010

DEVELOPMENT STATUS

- Not Developed
- Under Construction / Partly Developed
- Site with Extant Planning Permission
- Complete

SITE STATUS



Subject to appeal against Cairngorms National Park Subject to appeal
ad Effective Sites without Planning permission and un

Further Information
Cairngorms National Park, Appeal lodged against this site in Cairngorms National Park Local Plan

Highland Council's Housing Land Audit 2010- Figures up to 31st December 2010 email: iandr@Highland.gov.uk



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Site Reference NBH1 **Nethy Bridge** **Ward** 21 Badenoch And Strathspey

LOCATION
Opposite the football pitch

Allocation Type Housing
Area (HA) 0.4
Original Site Capacity 13
Remaining Capacity 0

BUILT		PROGRAMMING						
2000-2007	2008	2009	2010	First 5 Years	5 to 10 Years	10 to 15 years	15 to 20 years	20 years plus
0			13	4	4	0	0	0

CONSTRAINTS

- Ownership
- Physical
- Infrastructure
- Landuse
- Deficit Funding
- Marketability

PLANNING STATUS

Local Plan Cairngorms National Park

Status Adopted

Year October 2010

DEVELOPMENT STATUS

- Not Developed
- Under Construction / Partly Developed
- Site with Extant Planning Permission
- Complete

SITE EFFECTIVENESS

Effective

SITE TYPE

Greenfield




Further Information


Cairngorms National Park, Site Completed

Site Reference NBH2 **Nethy Bridge** **Ward** 21 Badenoch And Strathspey

LOCATION	School Wood	Allocation Type	Housing	Area (HA)	9.4	Original Site Capacity	40	Remaining Capacity	40
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BUILT		PROGRAMMING								
2000-2007	2008	2009	2010	2011	2012	First 5 Years	5 to 10 Years	10 to 15 years	15 to 20 years	20 years plus
0			0	0	0	0	30	10	0	0

<p>CONSTRAINTS</p> <p><input checked="" type="checkbox"/> Ownership</p> <p><input type="checkbox"/> Physical</p> <p><input type="checkbox"/> Infrastructure</p> <p><input type="checkbox"/> Landuse</p> <p><input type="checkbox"/> Deficit Funding</p> <p><input type="checkbox"/> Marketability</p> <p>SITE EFFECTIVENESS</p> <p>Constrained</p> <p>SITE TYPE</p> <p>Greenfield</p>	<p>PLANNING STATUS</p> <p>Local Plan Cairngorms National Park</p> <p>DEVELOPMENT STATUS</p> <p><input checked="" type="checkbox"/> Not Developed</p> <p><input type="checkbox"/> Under Construction / Partly Developed</p> <p><input type="checkbox"/> Site with Extant Planning Permission</p> <p><input type="checkbox"/> Complete</p> <p>SITE STATUS</p> <div style="display: flex; align-items: center;">  Subject to appeal against Cairngorms National Park Subject to appeal </div> <p>Status Adopted Year October 2010</p>
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Further Information

Cairngorms National Park, Appeal lodged against this site in Cairngorms National Park Local Plan

Site Reference NIMH1 **Newtonmore** **Ward** 21 **Badenoch And Strathspey**

LOCATION
Between Perth Road and Station Road
Allocation Type Housing
Area (HA) 11.9
Original Site Capacity 120
Remaining Capacity 120



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541

BUILT		PROGRAMMING								
2000-2007	2008	2009	2010	2011	2012	First 5 Years	5 to 10 Years	10 to 15 years	15 to 20 years	20 years plus
0	0			6	6	40	37	43	0	0

CONSTRAINTS

- Ownership
- Physical
- Infrastructure
- Landuse
- Deficit Funding
- Marketability

SITE EFFECTIVENESS

Effective 

SITE TYPE

Greenfield

PLANNING STATUS

Local Plan Cairngorms National Park
Status Adopted
Year October 2010

DEVELOPMENT STATUS

- Not Developed
- Under Construction / Partly Developed
- Site with Extant Planning Permission
- Complete

SITE STATUS

Developments with Planning permission or under development

Further information
Cairngorms National Park

Site Reference NMH2 **Newtonmore** **Ward** 21 **Badenoch And Strathspey**



LOCATION
Between Perth Road and Laggan Road
Allocation Type Housing
Area (HA) 5.2
Original Site Capacity 100
Remaining Capacity 100

BUILT		PROGRAMMING								
2000-2007	2008	2009	2010	2011	2012	First 5 Years	5 to 10 Years	10 to 15 years	15 to 20 years	20 years plus
0	0	0	0	0	0	0	40	30	30	0

CONSTRAINTS

- Ownership
- Physical
- Infrastructure
- Landuse
- Deficit Funding
- Marketability

SITE EFFECTIVENESS
Constrained


SITE TYPE
Greenfield

PLANNING STATUS
Local Plan Cairngorms National Park
Status Adopted
Year October 2010

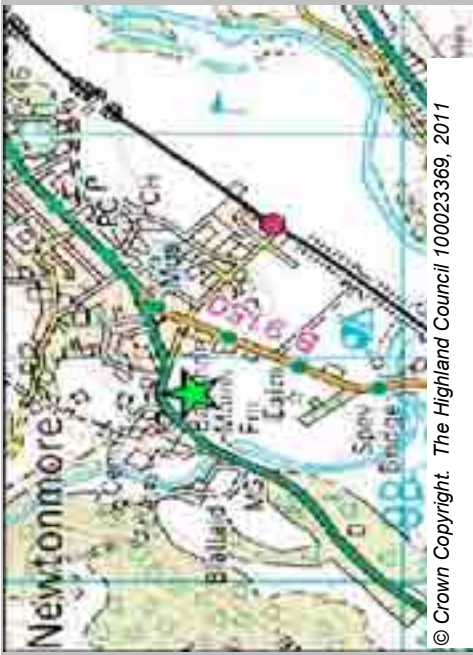
DEVELOPMENT STATUS

- Not Developed
- Under Construction / Partly Developed
- Site with Extant Planning Permission
- Complete

SITE STATUS
Development Constrained



Further Information
Cairngorms National Park



Annex 3 – Moray Council Housing Land Audit

The Moray Council Housing Land Audit 2010

TOMINTOUL

Built:	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015+
					8		5	3				
LPR:	00R1											
Supply Type:	Effective											
SITE REF:	M/TM/R/002											
LOCATION:	WHITE HEATHER HOTEL SITE											
Capacity:	Units Not Built: 8 Effective Units: 8 Total Units: 16 Constrained Units: 0											
Extra Information:	Easting: 317103 Northing: 818342 Primary School: Tomintoul Ward: Speyside Glenlivet Secondary School: Speyside High Area (Ha): 0.41											
Tenure:												
Tenure Type	Units											
Planning Applications:												
Application	Units	Type	Decision	Decision Date	Aff Type							Notes
07/940	8	Full	Approved	06/02/2008								
03/151	8	Full	Approved	02/05/2003								

Planning:

Planning Consent: Green/Brown: Brown

Adopted Local Plan: House Programme: Commercial

Constraint Type: Land Use Type: Commercial

Constraint Notes: Effective Land: No

Established Land: Windfall: No

Dispute: Agreed

Owner: LANGSTANE HOUSING ASSOCI Developer: LANGSTANE HOUSING ASSOCIAT



TOMINTOUL

The Moray Council Housing Land Audit 2010

Built:	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015 +
	1	1	1	1	1	2	1	1				

LPR:	00R2	SITE REF:	M/TM/R/006
Supply Type:	Effective	LOCATION:	TOMINABAT LANE

Planning:
 Planning Consent: Green
 Adopted Local Plan: House Programme:
 Constraint Type: Land Use Type:
 Constraint Notes: Effective Land: 2003
 Established Land: 2003
 Dispute: Agreed
 Windfall: No
 Owner: PRIVATE
 Developer: PRIVATE

Capacity:
 Units Not Built: 2 Effective Units: 2 Total Units: 8
 Constrained Units: 0

Extra Information:
 Easting: 316586 Northing: 818985
 Primary School: Tomintoul Ward: Speyside Glenlivet
 Secondary School: Speyside High Area (Ha): 1.87



Tenure:	Units		
Tenure Type	Units	Type	Notes
	1	Full	Approved 18/03/2003
	3	Outline	Approved 03/02/2003
	1	Full	Approved 26/07/2002
	3	Outline	Approved 07/01/2002

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes
03/152	1	Full	Approved	18/03/2003		
02/2129	3	Outline	Approved	03/02/2003		
02/998	1	Full	Approved	26/07/2002		
01/1540	3	Outline	Approved	07/01/2002		

TOMINTOUL

The Moray Council Housing Land Audit 2010

Built:	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015+
								4	4			

Planning:

Planning Consent:

Adopted Local Plan:

Constraint Type:

Constraint Notes:

Established Land: Agreed

Dispute:

Owner:

Green/Brown:

House Programme:

Land Use Type:

Effective Land: No

Windfall:

Developer:

LPR:	M/TM/R/007
SITE REF:	57 Main Street
LOCATION:	
Supply Type:	Effective
Capacity:	Total Units 8
Units Not Built	8
Effective Units	8
Constrained Units	0
Extra Information:	
Easting:	316678
Northing:	818984
Primary School:	Tomintoul
Ward:	Speyside Glenlivet
Secondary School:	Speyside High
Area (Ha):	0.12



Tenure:						
Tenure Type	Units					
Planning Applications:						
Application	Units	Type	Decision	Decision Date	Aff Type	Notes
07/01996	8	Full	Approved			

TOMINTOUL

The Moray Council Housing Land Audit 2010

Built:	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015+												
												5												
LP:	05H4																							
Supply Type:	Constrained																							
SITE REF:	M/TM/R/07/01																							
LOCATION:	TOMNABAT LANE (STH-EAST)																							
Capacity:	<table border="0"> <tr> <td>Units Not Built</td> <td>5</td> <td>Effective Units</td> <td>0</td> <td>Total Units</td> <td>5</td> </tr> <tr> <td>Constrained Units</td> <td>5</td> <td></td> <td></td> <td>Constrained Units</td> <td>5</td> </tr> </table>												Units Not Built	5	Effective Units	0	Total Units	5	Constrained Units	5			Constrained Units	5
Units Not Built	5	Effective Units	0	Total Units	5																			
Constrained Units	5			Constrained Units	5																			
Extra Information:	<table border="0"> <tr> <td>Easting:</td> <td>316929</td> <td>Northing:</td> <td>818480</td> </tr> <tr> <td>Primary School:</td> <td>Tomintoul</td> <td>Ward:</td> <td>Speyside Glenlivet</td> </tr> <tr> <td>Secondary School:</td> <td>Speyside High</td> <td>Area (Ha):</td> <td>0.66</td> </tr> </table>												Easting:	316929	Northing:	818480	Primary School:	Tomintoul	Ward:	Speyside Glenlivet	Secondary School:	Speyside High	Area (Ha):	0.66
Easting:	316929	Northing:	818480																					
Primary School:	Tomintoul	Ward:	Speyside Glenlivet																					
Secondary School:	Speyside High	Area (Ha):	0.66																					
Tenure:																								
Tenure Type	Units																							
Planning Applications:																								
Application	Units	Type	Decision	Decision Date	Aff Type							Notes												

Planning:

Planning Consent: None
 Adopted Local Plan:
 Constraint Type: Programming
 Constraint Notes: Programming
 Established Land: Agreed
 Dispute:
 Owner:

Green/Brown: Green
 House Programme:
 Land Use Type:
 Effective Land: No
 Windfall:
 Developer:



TOMINTOUL

The Moray Council Housing Land Audit 2010

Built:	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015+
								2	2	2	2	

LPR:	05H3	SITE REF:	M/TM/R/07/02
Supply Type:	Effective	LOCATION:	LECHT DRIVE

Planning:

Planning Consent: None
 Adopted Local Plan:
 Constraint Type:
 Constraint Notes:
 Established Land: 2003
 Dispute: Agreed
 Owner:

Green/Brown: Green
 House Programme:
 Land Use Type:
 Effective Land: 2003
 Windfall: No
 Developer:

Capacity:

Units Not Built	8	Effective Units	8	Total Units	8
			Constrained Units		

Extra Information:

Easting: 317171 Northing: 818476
 Primary School: Tomintoul Ward: Speyside Glenlivet
 Secondary School: Speyside High Area (Ha): 1.27



Tenure:

Tenure Type	Units

Planning Applications:

Application	Units	Type	Decision	Decision Date	Aff Type	Notes

EFFECTIVE HOUSING SUPPLY

The Moray Council Housing Land Audit 2010

Reference	Local Plan	Location	Owner	Developer	5 year effective supply	Dispute
PORTKNOCKIE						
M/PK/R/004	08R1	SEABRAES	SEAFIELD ESTATE		20	No
					Town Total 20	
REMAINDER OF MORAY						
M/RM/R/999B		SITES BELOW 5 HOUSES	PRIVATE	PRIVATE	250	No
					Town Total 250	
ROTHERS						
M/RS/R/008	080PP2	Granary, Kirk Place, Rotheres			5	No
M/RS/R/07/02	08R2	Greens of Rotheres	Edward Mountain		5	No
					Town Total 10	
ROTHIEMAY						
M/RT/R/001	08R1	CASTLE TERRACE	PRIVATE	PRIVATE	12	No
M/RT/R/07/02	08R2	ANDERSON DRIVE			4	No
					Town Total 16	
TOMINTOUL						
M/TM/R/002	00R1	WHITE HEATHER HOTEL SITE	LANGSTANE HOUSING ASSOCIATION	LANGSTANE HOUSING ASSOCIATION	8	No
M/TM/R/006	00R2	TOMVABAT LANE	PRIVATE	PRIVATE	2	No
M/TM/R/007		57 Main Street			8	No
M/TM/R/07/02	05H3	LECHT DRIVE			8	No
					Town Total 26	
						Total Effective Housing Supply 3211

CONSTRAINED HOUSING SUPPLY

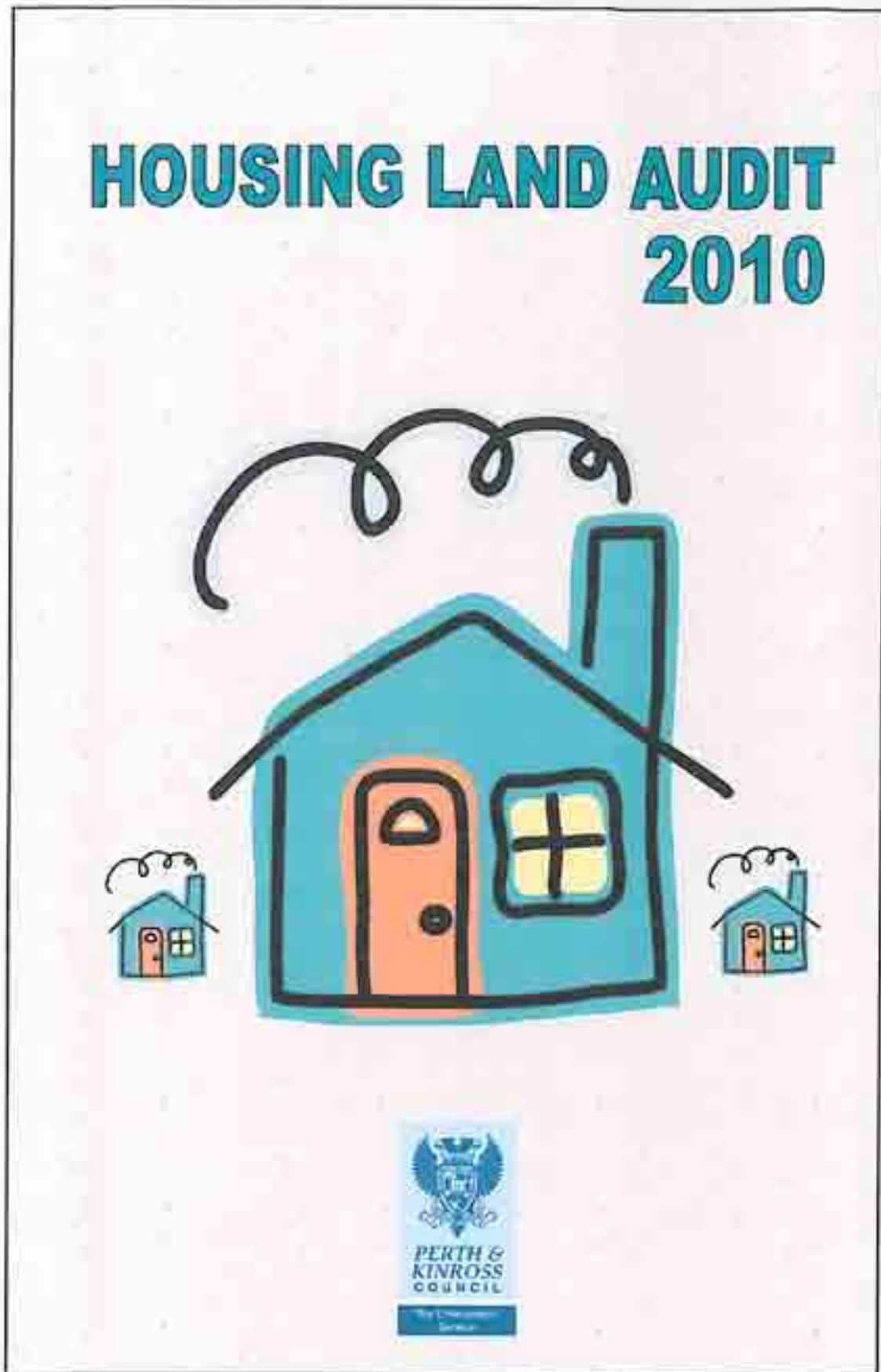
The Moray Council Housing Land Audit 2010

Reference	Local Plan	Location	Owner	Developer	Undeveloped (Units)	Constraint	Details
PORTKNOCKIE							
M/PK/R/004	08R1	SEABRAES	SEAFIELD ESTATE		30	Part Constrained	Programming
					Town Total	30	
RAFFORD							
M/RF/R/07/01	08R1	BROCHLOCH			10	Constrained	Physical
					Town Total	10	
REMAINDER OF MORAY							
M/RM/R/999B		SITES BELOW 5 HOUSES	PRIVATE	PRIVATE	50	Part Constrained	Programming
					Town Total	50	
ROTHERS							
M/RS/R/07/01	08R1	SPEY STREET			30	Constrained	Physical
M/RS/R/07/03	LONG	Greens of Rotheres			50	Constrained	Programming
					Town Total	80	
ROTHIEMAY							
M/RT/R/001	08R1	CASTLE TERRACE	PRIVATE	PRIVATE	3	Part Constrained	Programming
M/RT/R/07/02	08R2	ANDERSON DRIVE			1	Part Constrained	Programming
					Town Total	4	
TOMINTOUL							
M/TM/R/07/01	05H4	TOMNABAT LANE (STH-EAST)			5	Constrained	Programming
					Town Total	5	

Annex 4 – Perth and Kinross Council Housing Land Audit

The complete published Audit can be viewed at:

www.pkc.gov.uk/Planning+and+the+environment/Planning/Development+plan/Development+plan+-+background+information+and+studies/Housing+land+audit.htm



HIGHLAND AREA LANDWARD

Site ref.	Submission	Name	Developer/Agent	Appr Date	Status	LP ref/year	Area	Capacity	Build	to build	10	11	12	13	14	15	16	17	18	19	20	21	22	Comments
-----------	------------	------	-----------------	-----------	--------	-------------	------	----------	-------	----------	----	----	----	----	----	----	----	----	----	----	----	----	----	----------

Non-effective

HA	HIL008	Loggans	Crainzies (West)	Housing Allocation	Nov-00	ALP	H04	2000	0.46	5	0	0	0	0	0	0	0	0	0	0	0	0	0	(Inf)
----	--------	---------	------------------	--------------------	--------	-----	-----	------	------	---	---	---	---	---	---	---	---	---	---	---	---	---	---	-------

PV

	HIL037	Achern	Edbergoll	Private	Nov-00	ALP	H02	2000	0.33	6	0	0	0	0	0	0	0	0	0	0	0	0	0	Over
	HIL047	Auldm	Kermore Road	Private	Nov-00	ALP <td>H03</td> <td>2000</td> <td>0.23</td> <td>5</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>(Inf)</td>	H03	2000	0.23	5	0	0	0	0	0	0	0	0	0	0	0	0	0	(Inf)
	HIL008	Bainquent	Aberfeldy Road	Private	Nov-00	ALP <td>H05</td> <td>2000</td> <td>0.71</td> <td>10</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>Over</td>	H05	2000	0.71	10	0	0	0	0	0	0	0	0	0	0	0	0	Over	
	HIL000	Bial Abial	Old All	Private	Nov-00	ALP <td>H07</td> <td>2000</td> <td>0.31</td> <td>5</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>(Inf)</td>	H07	2000	0.31	5	0	0	0	0	0	0	0	0	0	0	0	0	(Inf)	
	HIL054	Killicornie	Sheel Tree	Private	Nov-00	ALP <td>H01</td> <td>2000</td> <td>0.78</td> <td>5</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>(Inf)</td>	H01	2000	0.78	5	0	0	0	0	0	0	0	0	0	0	0	0	(Inf)	
	MIL017	Kuloch Rannoch	Tanna Court (S)	Private	Nov-00	ALP <td>H02</td> <td>2008</td> <td>0.43</td> <td>10</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>Over</td>	H02	2008	0.43	10	0	0	0	0	0	0	0	0	0	0	0	0	Over	
	MIL057	Turnish Bridge	Apsich	Private	Nov-00	ALP <td>H06</td> <td>2000</td> <td>0.38</td> <td>5</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>(Inf)</td>	H06	2000	0.38	5	0	0	0	0	0	0	0	0	0	0	0	0	(Inf)	

PVINA

	HIL060	Bear Inhol	Gairnede	Private H5	Nov-00	ALP	H06	2000	2.71	30	0	0	0	0	0	0	0	0	0	0	0	0	0	Over
--	--------	------------	----------	------------	--------	-----	-----	------	------	----	---	---	---	---	---	---	---	---	---	---	---	---	---	------

TOTAL ESTABLISHED SUPPLY: 223 4 11 24 35 20 11 1

Appendix 2 – GROS population projections



General Register Office
for
SCOTLAND
information about Scotland's people

**Population Projections for Scotland's Strategic
Development Plan Areas and National Parks
(2008-based)**

Published on 10 June 2010

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1 Introduction

- 1.1 This report gives the General Register Office for Scotland’s forward projection of the population in Scotland’s National Parks and Strategic Development Plan (SDP) areas. The forward projections are given up to the year 2033, based on the estimated population of these areas in mid-2008. The projections are trend-based and do not, for example, take account of future policy.
- 1.2 National Parks are protected areas of beautiful countryside, wildlife and cultural heritage. There are two National Parks in Scotland: Loch Lomond and the Trossachs National Park (LLTNP), and Cairngorms National Park (CNP). The locations of the National Parks are shown on [Map 1](#). Each National Park is managed by a National Park Authority.
- 1.3 Table A gives information on the population of the National Parks. These populations are quite small – and forward projections for such small populations are less reliable, especially for the distant future, than those for larger communities.

Table A: Total populations in the National Parks in 2008

	Population	Percentage of Scotland's Population
CNP	16,430	0.3%
LLTNP	14,590	0.3%
Rest of Scotland	5,137,480	99.4%
Scotland	5,168,500	100.0%

All population figures are rounded to the nearest 10.

- 1.4 SDP areas ([Map 2](#)) cover the regions around Aberdeen, Dundee, Edinburgh and Glasgow. Three quarters of the population of Scotland live in these areas. SDP areas were created in November 2008 to help with strategic development planning. They comprise:

Glasgow and the Clyde Valley Strategic Development Plan Area (Glasgow & Clyde Valley SDP area)

East Dunbartonshire, East Renfrewshire, Glasgow City, Inverclyde, North Lanarkshire, Renfrewshire, South Lanarkshire and West Dunbartonshire council areas (except the part of West Dunbartonshire that forms part of Loch Lomond and the Trossachs National Park).

Aberdeen City and Shire Strategic Development Plan Area (Aberdeen City & Shire SDP area)

Aberdeen City and Aberdeenshire council areas (except the part of Aberdeenshire that forms part of Cairngorms National Park).

Edinburgh and South East Scotland Strategic Development Plan Area (SESplan SDP area)

City of Edinburgh, East Lothian, Midlothian, Scottish Borders, West Lothian and Fife (Kirkcaldy, Mid-Fife and Dunfermline local planning areas only) council areas.

Dundee, Perth, Angus and North Fife Strategic Development Plan Area (TAYplan SDP area)

Angus (except the part of Angus that forms part of Cairngorms National Park), Dundee City, Perth & Kinross (except the part of Perth & Kinross that forms part of Loch Lomond & the Trossachs National Park) and Fife (St Andrews and North Fife local planning areas only) council areas.

- 1.5 Table B gives information on the population in SDP areas.

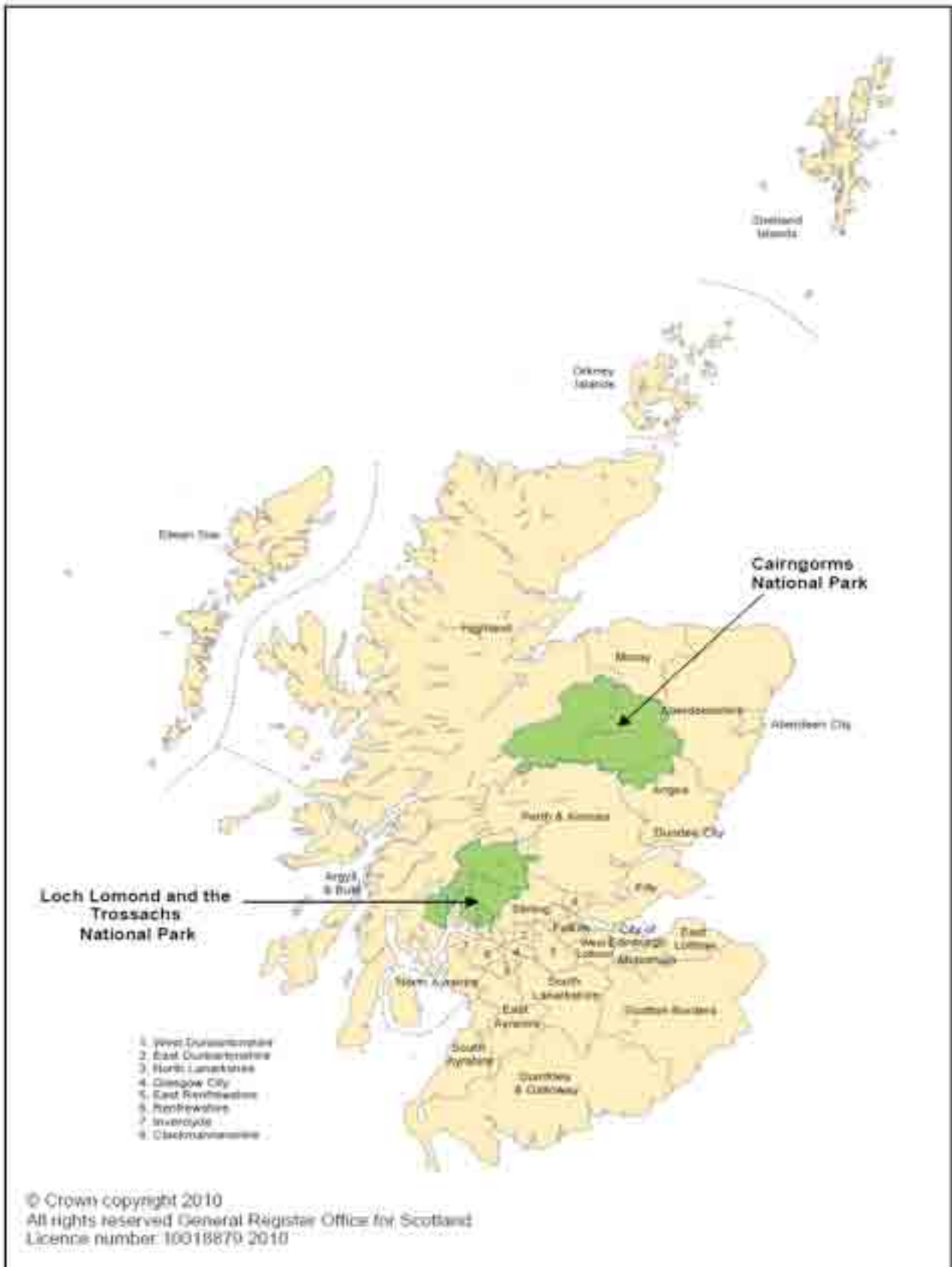
Table B: Total populations in SDP areas in 2008

	Population	Percentage of Scotland's Population
Glasgow & Clyde Valley	1,752,950	34%
Aberdeen City & Shire	448,690	9%
SESplan	1,213,910	23%
TAYplan	475,190	9%
Rest of Scotland	1,277,760	25%
Scotland	5,168,500	100%

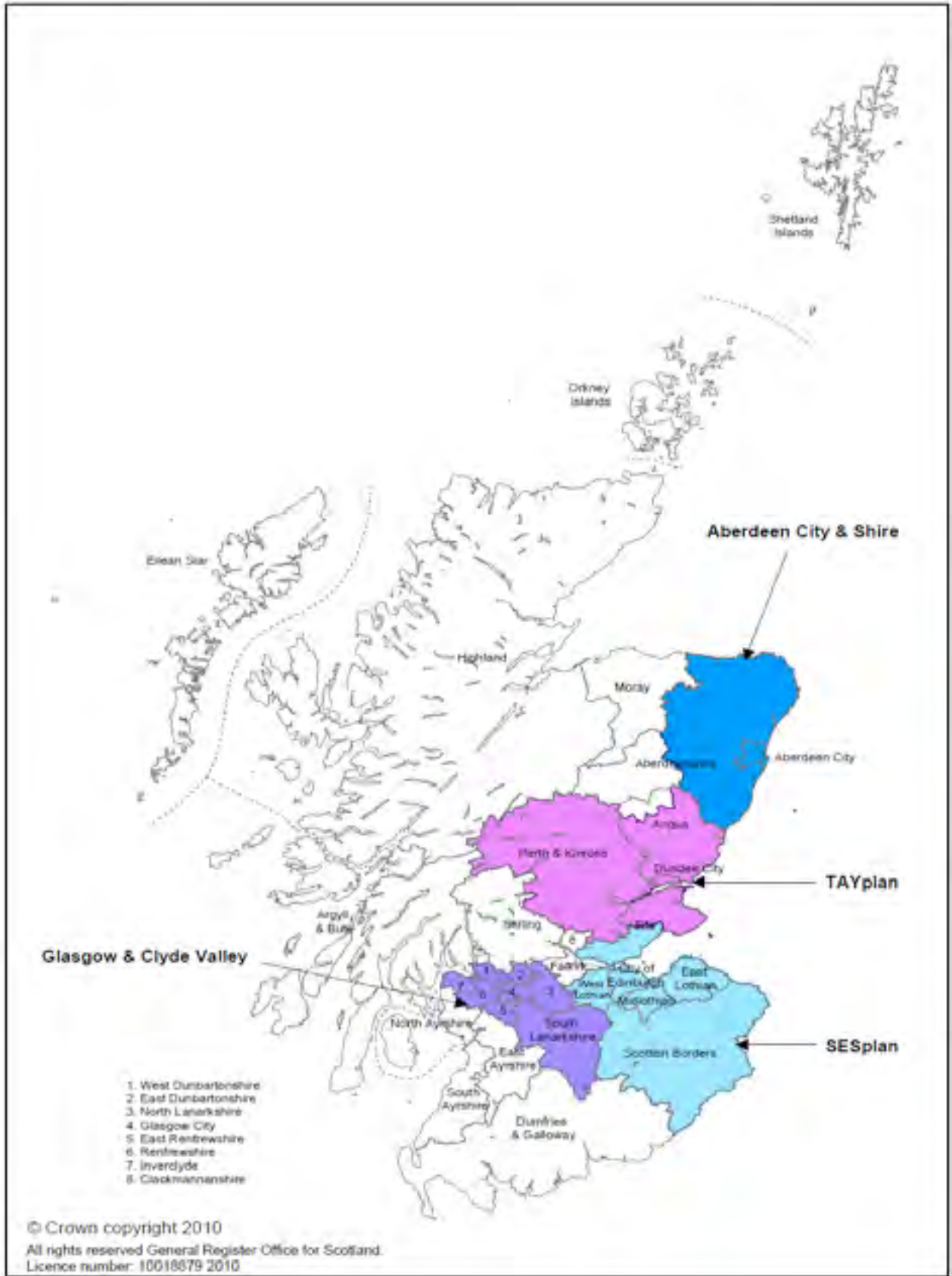
All figures have been rounded to the nearest 10.

- 1.6 Further details of National Park and SDP boundaries are given in [Section 4](#), and in [Maps 3 to 9](#). More information about SDP areas is available from the Scottish Government's Planning Circular 3/08: <http://www.scotland.gov.uk/Publications/2008/11/25145654/15>.
- 1.7 Any boundary change as the result of the Scottish Natural Heritage public consultation (running from 6th March to 31st May 2010) to extend Cairngorms National Park into Perth & Kinross council area has not been included in this publication, as the consultation period had not finished at the time of publication.
- 1.8 These population projections are mainly used:
- to inform planning authorities on future population trends; and
 - to calculate forward projections of the number of households in these areas (which will be published later in the year), to help assess housing needs and future demand.

Map 1: Map of Scotland showing the locations of CNP and LLTNP



Map 2: Map of Scotland showing locations of SDP areas



2 National Parks

2.1 Main Points

The key points in this paper, relating to the National Parks, are:

- Between 2008 and 2033, the population of Cairngorms National Park (CNP) is projected to rise from 16,430 to 19,760 (an increase of 20 per cent) and the population of Loch Lomond and the Trossachs National Park (LLTNP) is projected to fall from 14,590 to 13,140 (a decrease of 10 per cent).
- The number of children aged under 16 in CNP is projected to remain fairly constant over the projection period. The number of children under 16 in LLTNP is projected to decrease by 25 per cent from 2,220 in 2008 to 1,660 in 2033.
- The number of people of working age¹ in CNP is projected to increase from 9,610 in 2008 to 11,180 in 2033, an increase of 16 per cent. In LLTNP the working age population is projected to decrease by 20 per cent from 8,760 in 2008 to 6,990 in 2033.
- The number of people of pensionable age² is projected to rise in CNP by 43 per cent from 4,090 in 2008 to 5,850 in 2033. The number of people of pensionable age in LLTNP is also expected to increase but by a smaller amount (from 3,610 to 4,490 – a 24 per cent rise).
- It is expected in CNP that there will continue to be more deaths than births. The projected population increase is driven by net in-migration, which is assumed to be 200 per year across the projection period.
- In LLTNP the recent pattern of more deaths than births is assumed to continue, and no population change due to migration is projected. Therefore the population of LLTNP is projected to decrease over the projection period.
- The following table shows a summary of the percentage changes in population over the projection period 2008-2033 for Scotland's National Parks and the whole of Scotland.

	CNP	LLTNP	Scotland
Population	20%	-10%	7%
Children (0-15)	0%	-25%	-2%
Working Age ¹	16%	-20%	2%
Pensionable Age ²	43%	24%	31%

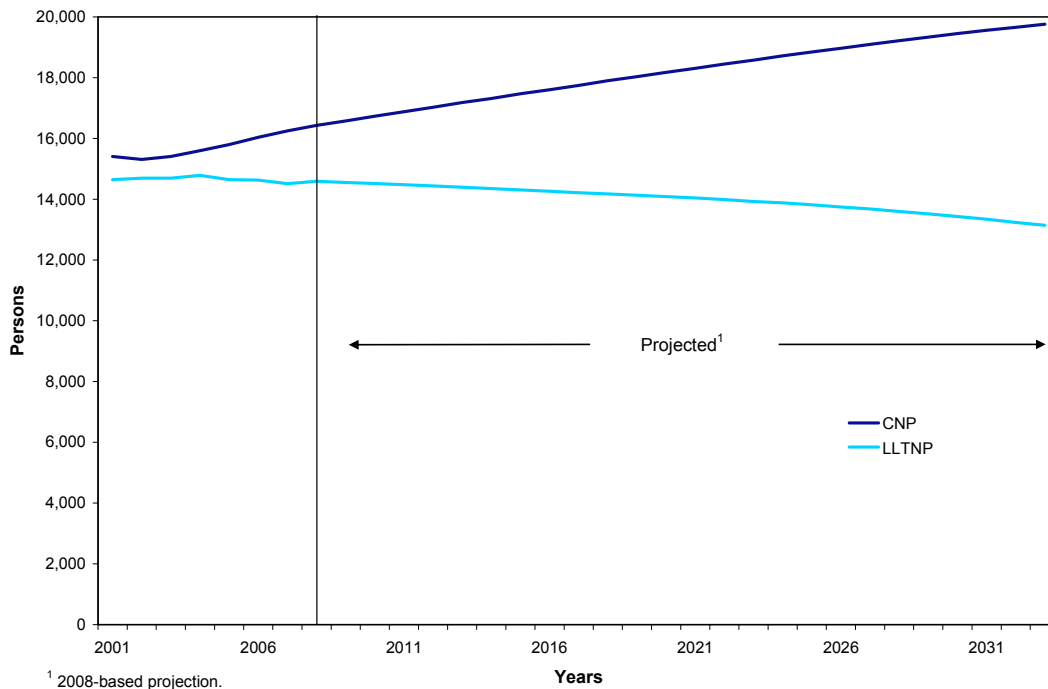
¹ Working age is 16-59 for women and 16-64 for men until 2010. Between 2010 and 2020 working age becomes 16-64 for women. Between 2024 and 2026 working age for both men and women becomes 16-65 and changes again to 16-67 by 2046.

² Pensionable age is 65 for men and 60 for women until 2010. Between 2010 and 2020 pensionable age for women increases to 65. Between 2024 and 2026 the pensionable age for both men and women increases to 66 and changes again to 68 by 2046.

2.2 Total Population

2.2.1 The estimated population of the National Parks in the years 2001 to 2008, and the population projection for the years 2008 to 2033, is illustrated in Figure 1 and summarised in Table 1. The population of CNP is projected to increase by around 20 per cent from 16,430 in 2008 to 19,760 in 2033. The population of LLTNP is projected to decrease by 10 per cent, from 14,590 in 2008 to 13,140 in 2033.

Figure 1: Estimated and projected population of CNP and LLTNP, 2001-2033

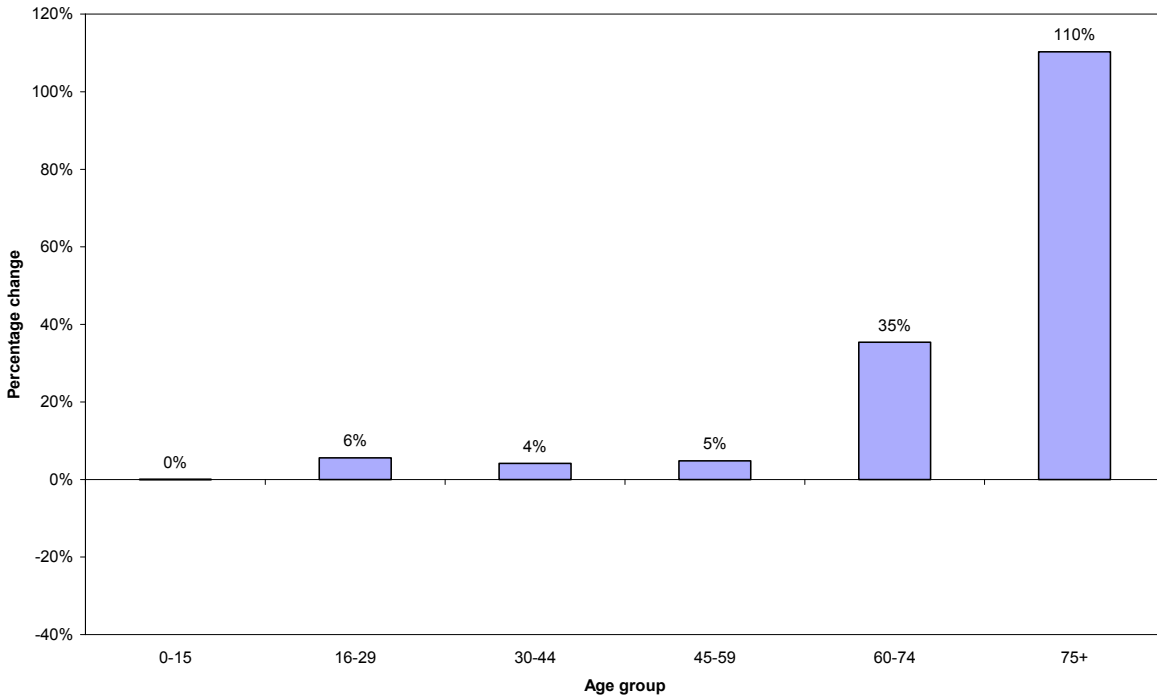


2.3 Age Structure

2.3.1 Cairngorms National Park

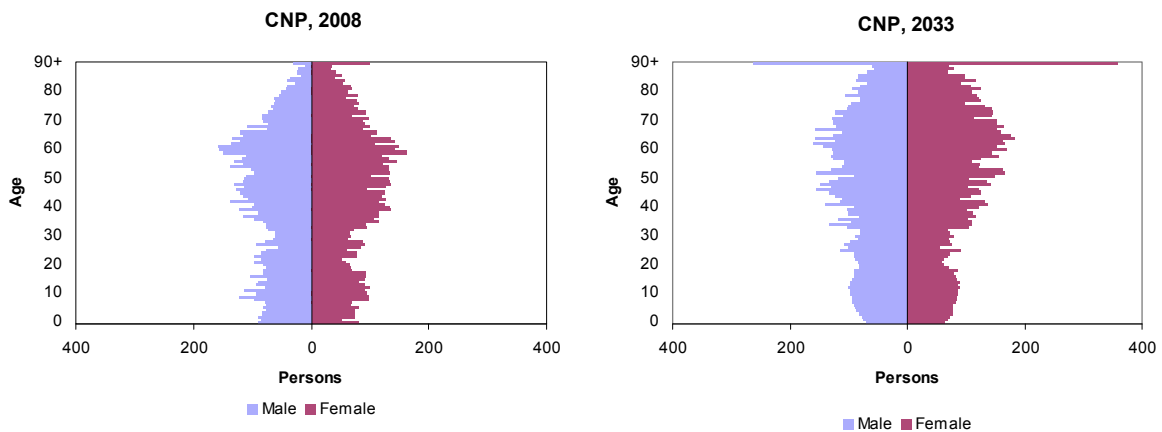
2.3.1.1 Although the population of CNP is projected to rise between 2008 and 2033, the increase is not evenly distributed across all ages, as Figure 2 shows. The number of people aged 75 and over is projected to increase considerably - by 110 per cent. There is an increase of over a third in the population aged 60-74, and smaller increases in the population age groups under 60 (ranging from less than 1 per cent to 6 per cent).

Figure 2: Projected percentage change in population, by age group, CNP, 2008-2033



2.3.1.2 Figure 3 illustrates the changing age structure of CNP. In 2008 there was a small peak of children and a larger peak of people between ages 40 and 65. Due to the projected increase in the population of older age, by 2033 the population is projected to be more evenly distributed across all ages, except for a large increase in the population aged 90 and over.

Figure 3: Estimated and projected population, by age and sex in CNP, 2008 and 2033



2.3.1.3 Table 2a summarises the changing age structure. For CNP the number of children under 16 is projected to remain fairly constant, at around 2,730. A 16 per cent increase is projected for people of working age, from 9,610 in 2008 to 11,180 in 2033. The largest increase is for people of pensionable age. This age group is projected to increase by 43 per cent from 4,090 in 2008 to 5,850 in 2033.

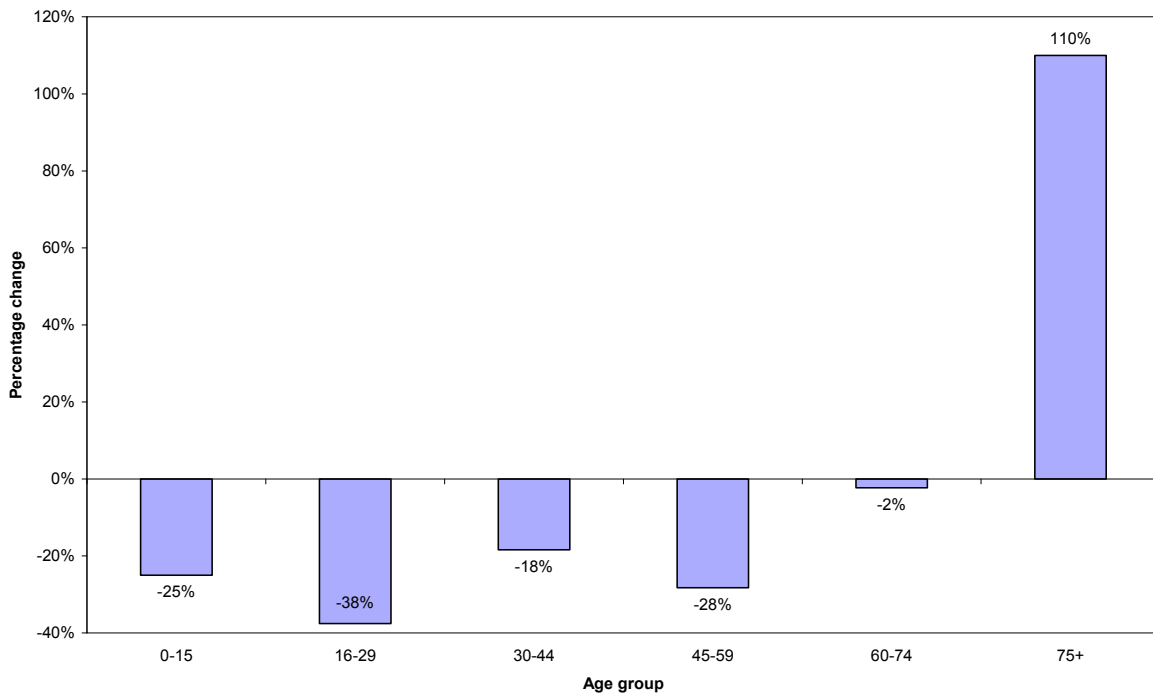
2.3.1.4 The figures in Table 2a take into account changes in the state pension age which will increase from 60 to 65 for women between 2010 and 2020, and then from 65 to 66 for both sexes between 2024 and 2026. There are no further changes in the state pension age until 2034.

2.3.1.5 Projected populations for CNP, by sex and five year age groups, are given in [Table 3a](#).

2.3.2 Loch Lomond and the Trossachs National Park

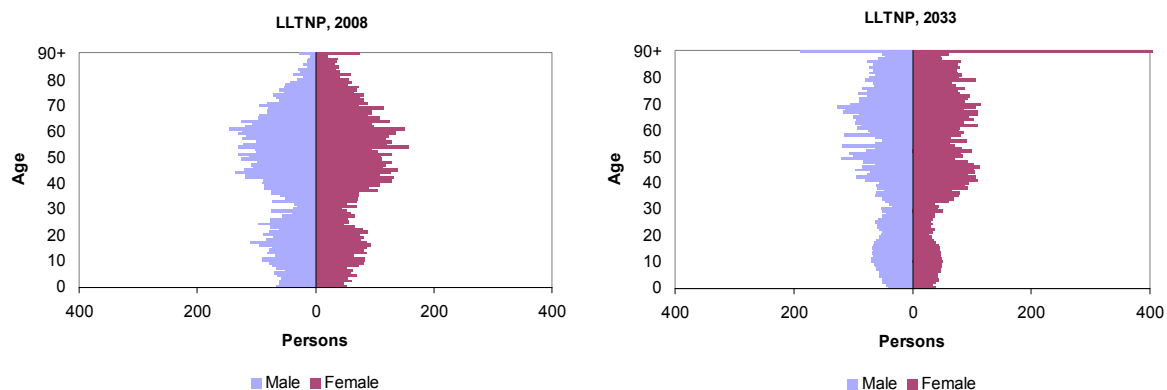
2.3.2.1 As shown in [Figure 4](#), all age groups except 75 and over in LLTNP are projected to decrease by 2033. The number of people of 75 and over is projected to increase by 110 per cent, which is similar to CNP. For LLTNP the population aged 16-29 is the age group projected to decrease the most (38 per cent). The number of children aged under 16 is projected to decrease by 25 per cent. The 30-44, 45-59 and 60-74 age groups are also projected to decrease by 18, 28, and 2 per cent respectively.

Figure 4: Projected percentage change in population, by age group, LLTNP, 2008-2033



2.3.2.2 [Figure 5](#) highlights the changing age structure of LLTNP. In 2008 there are peaks in the teenage population and the population aged 40 to 60. By 2033 the age structure looks top-heavy, with the largest group aged 90 and over. This is due to large decreases in the population aged under 30, and an increase in the elderly population.

Figure 5: Estimated and projected population, by age and sex in LLTNP, 2008 and 2033



2.3.2.3 [Table 2b](#) shows that there is projected to be a 25 per cent decrease in children in LLTNP, from 2,220 in 2008 to 1,660 in 2033. The population of working age is also projected to decrease (by 20 per cent) from 8,760 to 6,990. The population of pensionable age is projected to increase by 24 per cent from 3,610 to 4,490 by 2033, due mainly to the ageing of the existing population in 2008.

2.3.2.4 The figures in [Table 2b](#) take into account changes in the state pension age which will increase from 60 to 65 for women between 2010 and 2020, and then from 65 to 66 for both sexes between 2024 and 2026. There are no further changes in the state pension age until 2034.

2.3.2.5 Projected populations by sex and five year age groups for LLTNP are shown in [Table 3b](#).

2.4 Components of population change

2.4.1 Cairngorms National Park

2.4.1.1 [Table 4a](#) shows projected net migration and natural change (births minus deaths) in CNP between 2008 and 2033. The number of deaths is projected to continue to exceed the number of births (giving negative natural change), and the gap between births and deaths is projected to increase from 40 per year to 100 per year over the projection period. This is due to a rise in the number of deaths (because of the ageing population) whilst births remain fairly constant.

2.4.1.2 A net inflow of 200 migrants per year is likely. This exceeds the negative natural change and accounts for the increase in the total population in CNP between 2008 and 2033.

2.4.2 Loch Lomond and Trossachs National Park

- 2.4.2.1 [Table 4b](#) shows that in LLTNP deaths are projected to exceed births (negative natural change) throughout the period 2008 to 2033. The gap between births and deaths increases from 30 per year to 110 per year during the 25 year projection period.
- 2.4.2.2 Over the projection period, net migration is assumed to be zero. With the decrease in births and increase in deaths, this leads to a projected decrease of 1,450 (10 per cent) in the population of LLTNP between 2008 and 2033.

3 Strategic Development Plan areas

3.1 Main Points

The key points in this paper, relating to the Strategic Development Plan (SDP) areas, are:

- Between 2008 and 2033, the population of all four SDP areas is projected to rise. SESplan is the SDP area projected to have the largest population increase (17 per cent), followed by Aberdeen City & Shire SDP area (14 per cent), TAYplan SDP area (8 per cent), and Glasgow & Clyde Valley SDP area (less than 1 per cent).
- The number of children aged under 16 is projected to increase in three of the four SDP areas. The biggest increase projected for this age group is a 9 per cent increase in SESplan SDP area. Glasgow & Clyde Valley SDP area is the only area where the number of children is projected to fall, where a 9 per cent decrease is projected for this age group.
- The number of people of working age³ is also projected to increase in all SDP areas except for Glasgow & Clyde Valley SDP area (a 4 per cent decrease). Increases range from a 13 per cent increase in SESplan SDP area to 2 per cent in TAYplan SDP area.
- The number of people of pensionable age⁴ is projected to rise in all four SDP areas, ranging from a 23 per cent increase for Glasgow & Clyde Valley SDP area to a 48 per cent rise for Aberdeen City & Shire SDP area.
- With the exception of SESplan SDP area, the number of births is projected to fall over the projection period, whilst the number of deaths is projected to rise in all four SDP areas.
- In the long-term, net migration is assumed to decrease from current levels in 2008 in all four SDP areas.
- The following table shows the percentage changes in population over the projection period 2008-2033 for Scotland's Strategic Development Plan Areas and for the whole of Scotland.

	Glasgow & Clyde Valley	Aberdeen City & Shire	SESPlan	TAYPlan	Scotland
Population	0%	14%	17%	8%	7%
Children (0-15)	-9%	4%	9%	2%	-2%
Working Age ³	-4%	7%	13%	2%	2%
Pensionable Age ⁴	23%	48%	38%	28%	31%

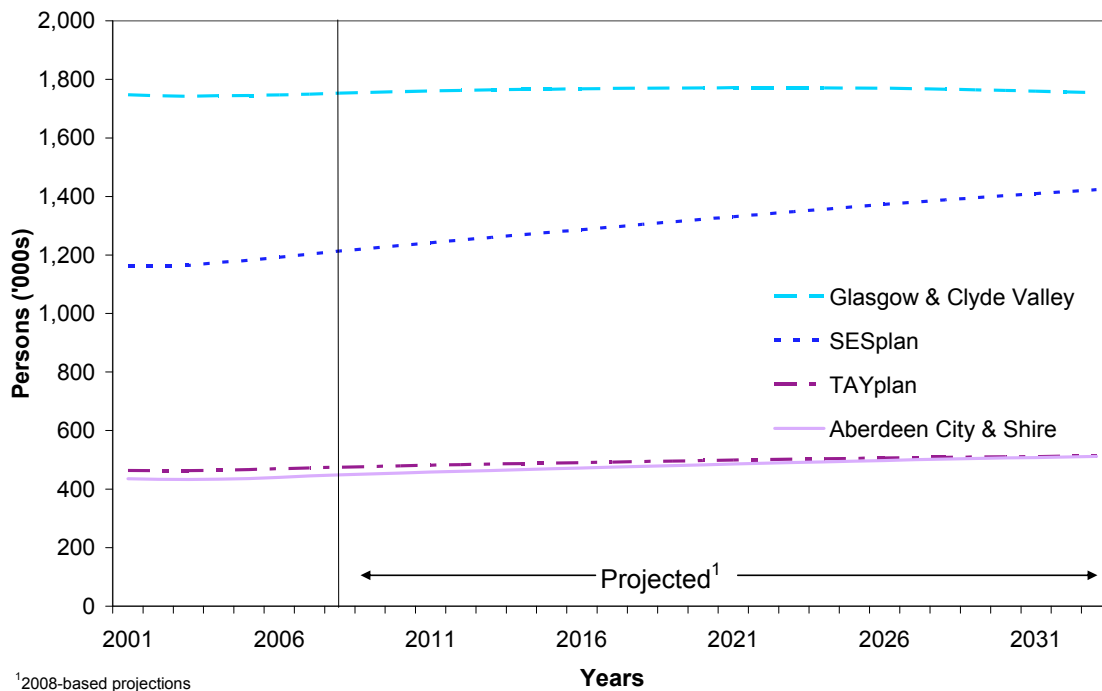
³ Working age is 16-59 for women and 16-64 for men until 2010. Between 2010 and 2020 working age becomes 16-64 for women. Between 2024 and 2026 working age for both men and women becomes 16-65 and changes again to 16-67 by 2046.

⁴Pensionable age is 65 for men and 60 for women until 2010. Between 2010 and 2020 pensionable age for women increases to 65. Between 2024 and 2026 the pensionable age for both men and women increases to 66 and changes again to 68 by 2046.

3.2 Total population

3.2.1 Population estimates and projections for the years 2001 to 2033 for SDP areas are shown in [Table 5](#) and illustrated in [Figure 6](#).

Figure 6: Estimated and projected population of SDP areas, 2001-2033



3.2.2 Population projections for SDP areas show the following trends:

- the population of Glasgow & Clyde Valley SDP area is projected to increase from 1.75 million in 2008 to a peak of 1.77 million in 2022 and then decrease to 1.75 million in 2033. From 2008 to 2033, there is a projected increase of less than 1 per cent;
- the population of Aberdeen City & Shire SDP area is projected to increase during the projection period, from 0.45 million in 2008 to 0.51 million in 2033 – an increase of 14 per cent;
- the population of SESplan SDP area is also projected to increase from 1.21 million in 2008 to 1.42 million in 2033 – an increase of 17 per cent; and
- the population of TAYplan SDP area is projected to increase from 0.48 million in 2008 to 0.51 million in 2033 – an increase of 8 per cent.

3.3 Age structure

3.3.1 A summary of projected populations by broad age group is given in [Tables 6a to 6d](#) and projected populations by sex and five year age groups is given in [Tables 7a to 7d](#). These tables, along with [Figure 7](#) and [Figure 8](#), show that the age structure of all SDP areas is projected to change notably between 2008 and 2033.

- 3.3.2 The population pyramids in [Figure 7](#) show that, in all SDP areas, the population is ageing. In particular, there are substantial projected increases in the oldest age groups. By 2033 approximately 2 per cent of the population is projected to be aged 90 or older in all SDP areas, with almost two thirds of the people in this age group being women.
- 3.3.3 [Figure 8](#) and [Tables 6a to 6d](#) show the percentage increases for different age groups of the population. In the under 16 age group, the biggest increase is projected in SESplan SDP area – by 9 per cent, from 212,530 in 2008 to 231,490 in 2033. Aberdeen City & Shire SDP area is projected to have an increase of 4 per cent in this age group from 78,980 in 2008 to 82,200 in 2033; TAYplan is projected to have a 2 per cent increase from 80,410 to 81,750; where as Glasgow & Clyde Valley SDP area is projected to have a decrease of 9 per cent, from 314,690 to 286,420.
- 3.3.4 SESplan SDP area is projected to have increases in the population age groups 16-29, 30-44 and 45-59, ranging from 2 to 8 per cent. The population within these age groups in the other three SDP areas is projected to decrease, ranging from a less than 1 per cent decrease in the population aged 45-59 in Aberdeen City & Shire, to a 15 per cent decrease in the population aged 16-29 in Glasgow & Clyde Valley SDP area.
- 3.3.5 The population aged 75 and over is projected to increase in all SDP areas. The biggest increase is projected in Aberdeen City & Shire SDP area, (+109 per cent). SESplan and TAYplan SDP areas are projected to have a 91 per cent and a 79 per cent increase respectively, and the smallest increase is projected in Glasgow & Clyde Valley SDP area (+65 per cent).

Figure 7: Estimated and projected population, by age and sex in SDP areas, 2008 and 2033

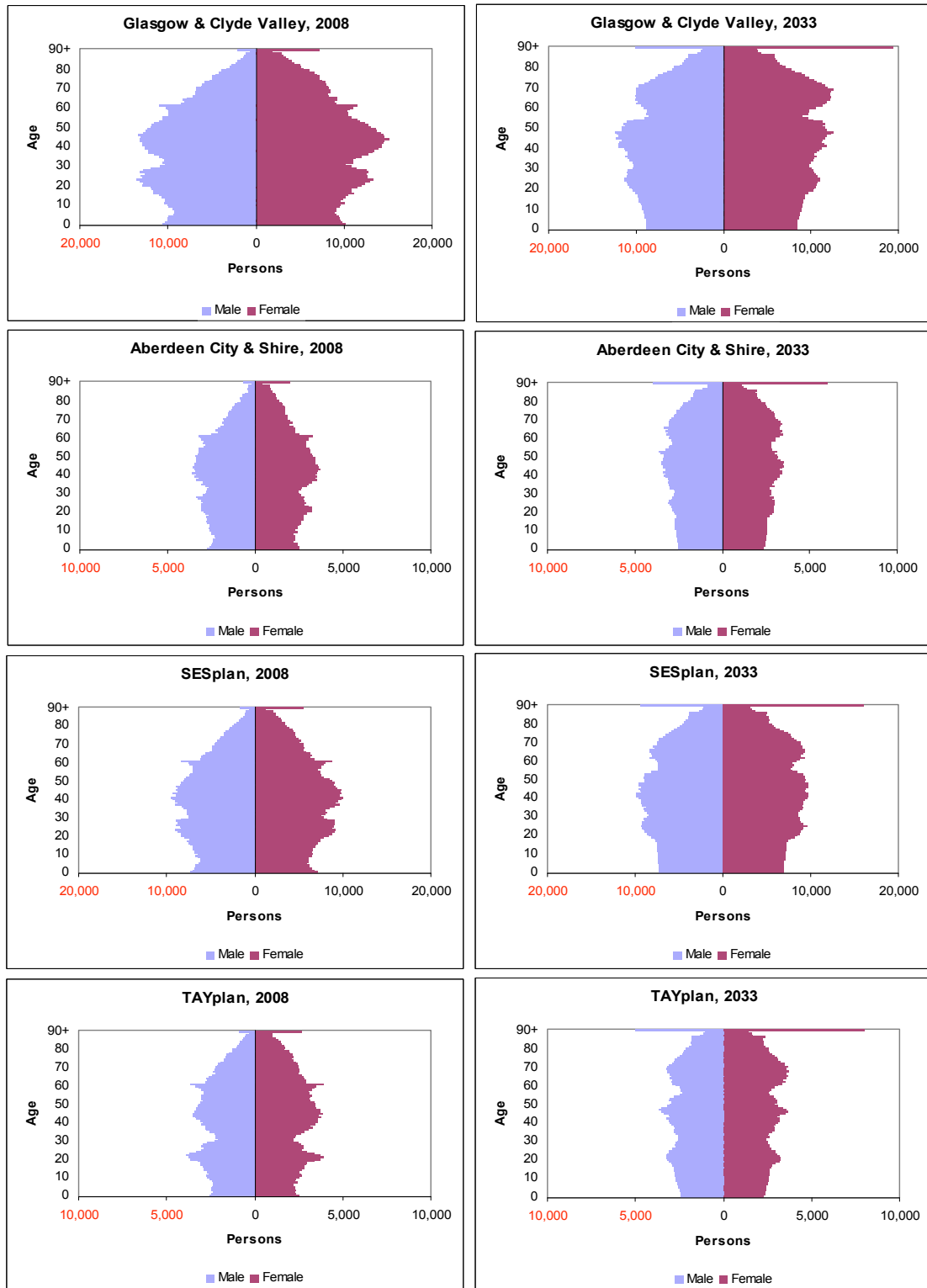
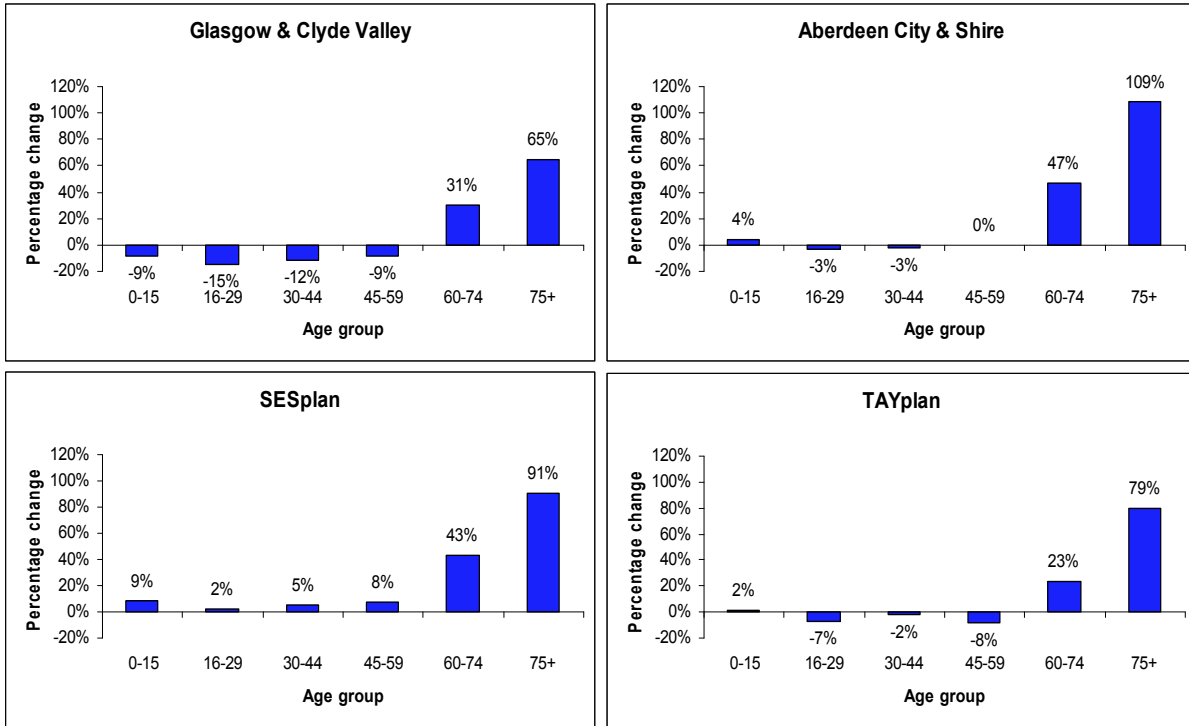


Figure 8: Projected percentage change in population, by age group, in SDP areas, 2008-2033



3.4 Components of population change

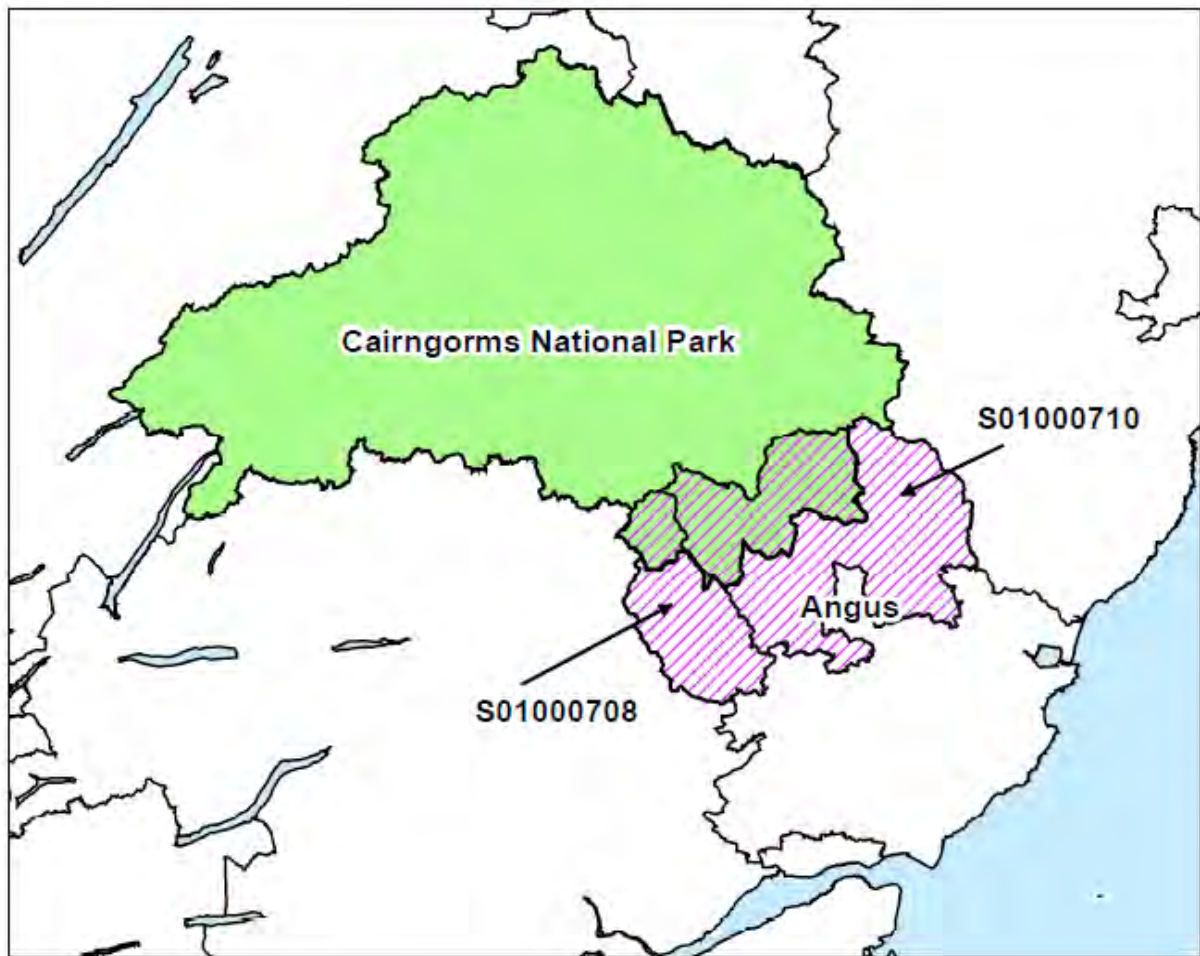
- 3.4.1 A summary of the components of population change for selected years can be seen in [Tables 8a to 8d](#), and full tables are available on the General Register Office for Scotland website.
- 3.4.2 In Glasgow & Clyde Valley SDP area, natural change (births minus deaths) is positive to begin with (at about +2,000 per year) and increases to a peak in 2016-17 (+2,400) before decreasing to a negative value (-1,690) by the end of the projection period. The increasing trend until 2016 is due to a decrease in deaths over this period: although births are decreasing, deaths are decreasing at a faster rate. Deaths reach their lowest point in 2019 before starting to increase as the population ages, and births continue to decrease. Migration gains at the start of the period are projected to reverse after 2011, with net out-migration of about 1,300 per year projected from 2014 onwards. This out-migration, accentuated by negative natural change, means that the area's population is projected to decrease by almost 3,000 per year at the end of the period. Over the whole 25 year period, however, the population is projected to increase very slightly (by 1,180).
- 3.4.3 At the start of the projection period in Aberdeen City & Shire SDP area natural change is positive (about 900 more births than deaths per year), and increases to a peak of 930 in 2017 before decreasing for the remainder of the projection period and turning negative by the end (150 more deaths than births in 2033). There is projected to be net in-migration of between 2,400 and 1,800 per year throughout the projection period. These factors combine to give a projected increase in population throughout the projection period of over 3,000 per year at the start of the period and over 1,600 per year at the end.
- 3.4.4 In SESplan SDP area, positive natural change (ranging from about 2,600 per year at the start of the period to about 800 per year at the end) coupled with net in-migration (of around 6,000 per year) is projected for each year of the projection period from 2008-2033. The number of births remains fairly constant and the number of deaths increases slightly over the projection period but still remains low enough to result in a positive natural change for each year. These factors combine to give a total population that is projected to increase steadily throughout the projection period, by about 9,000 per year at the start of the period and almost 7,000 per year at the end.
- 3.4.5 In TAYplan SDP area, negative natural change is projected for each year of the projection period except for the period from 2016-2019, with deaths exceeding births by about 250 per year at the start of the period, and by over 1,000 per year at the end. The births for this area initially fall and then rise to a peak in 2018 before falling again. The number of deaths initially falls slightly to its lowest point in 2016, before rising steadily for the remainder of the projection period as the population ages. However, this is countered by net in-migration of almost 2,300 per year at the start of the period, falling to 1,720 per year at the end. This leads to a projected increase in the total population throughout the projection period, by 2,000 per year at the start of the period, falling to about 700 per year at the end.

4 Boundaries

4.1 Data zones

- 4.1.1 The figures in this publication are based on the projected populations of 'data zones'. Data zones are the standard small area geography used by the Scottish Government. In general they have populations of between 500 and 1,000 residents. Data zone boundaries do not exactly match the National Park and SDP area boundaries and so, for the purpose of the projections, data zones are included or excluded based on the 'population weighted centroid'. The use of data zone centroids is a standard approach for assigning the population of a small geographical area to a larger area if the small area does not wholly fit within the boundaries of the larger area or lies across the border of two larger areas. The centroid is not a representation of the geographical centre of the data zone, but rather a representation of the population weighted centre or, put more simply, the population "centre of gravity" of the area. In this publication, a data zone is allocated to the National Park if the population weighted centroid lies within the park boundary.
- 4.1.2 For example, there are two data zones in Angus council area (S01000708 and S01000710) that overlap the boundary of Cairngorms National Park. The population weighted centroid of both data zones lies outside the National Park, and they have therefore been assigned to the TAYplan area rather than to Cairngorms National Park (see [Map 3](#)). Thus in practice, the population of the whole of Angus council area is included in the projections for TAYplan SDP area. Because the population of the area of overlap is very small, this makes a negligible difference to the projections. Similar circumstances apply to the small part of Perth & Kinross council area that lies within Loch Lomond and the Trossachs National Park, and a small part of Aberdeenshire council area that lies within the Cairngorms National Park.

Map 3: Data zones in Cairngorms National Park and Angus council area



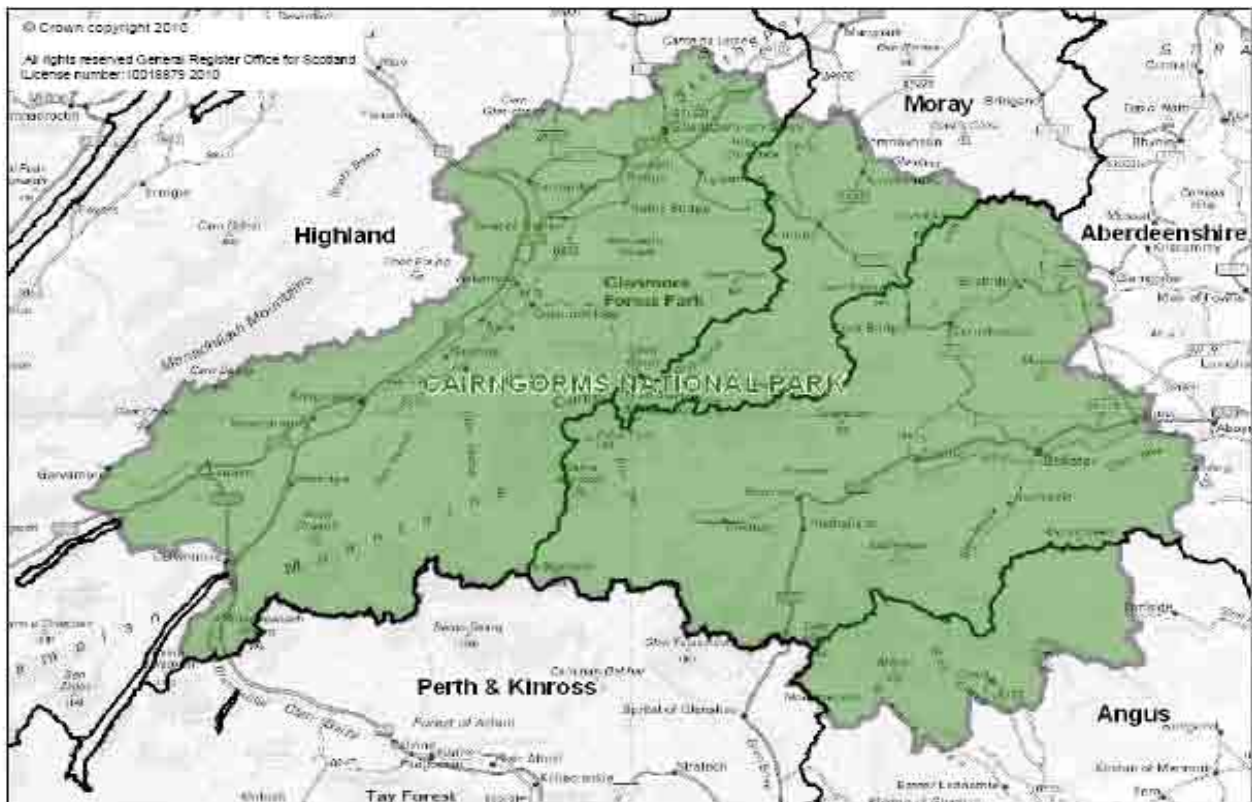
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4.2 National Park boundaries

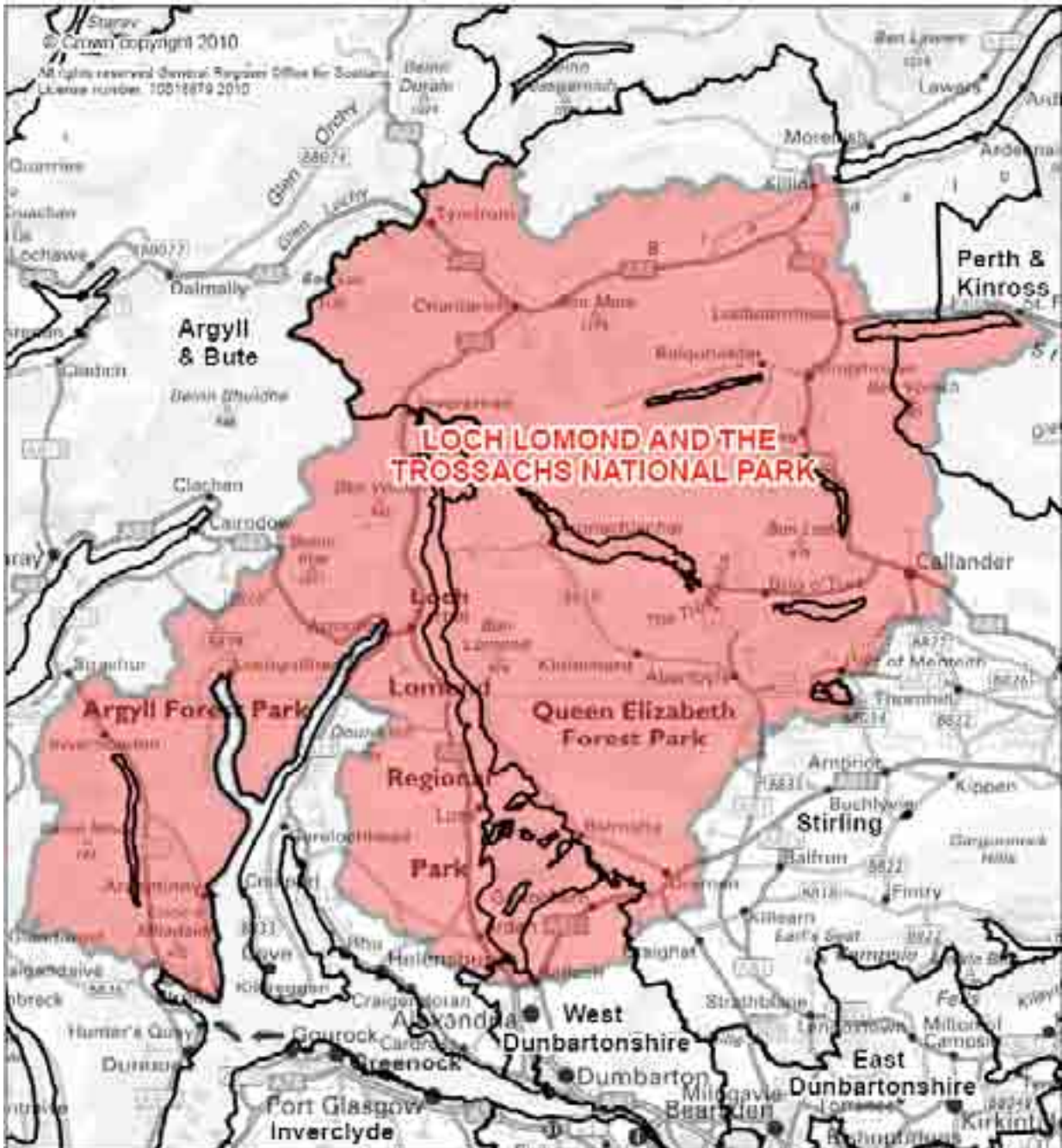
4.2.1 [Maps 4 and 5](#) show the boundaries of the two National Park areas (rather than the data zones used in this publication, which are listed in [Annex A](#)). Maps comparing the geographical and data zone boundaries, which highlight the areas included and excluded from each area, are available at:

<http://www.gro-scotland.gov.uk/statistics/publications-and-data/household-projections-statistics/sdp-areas-natparks-08based/maps.html>

Map 4: The boundaries of CNP and the constituent local authorities



Map 5: The boundaries of LLTNP and the constituent local authorities



4.3 SDP area boundaries

4.3.1 The data zone boundaries of the SDP areas are shown in [Maps 6 to 9](#). The maps show the data zones used to calculate the population projections rather than the actual SDP area. A list of the data zones used to split Aberdeenshire, West Dunbartonshire and Fife into the appropriate SDP areas for these projections can be found in [Annex B](#).

Map 6: The location of Glasgow & Clyde Valley SDP area and the constituent local authorities



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Map 7: The location of Aberdeen City & Shire SDP area and the constituent local authorities



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Map 8: The location of SESplan SDP area and the constituent local authorities



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Map 9: The location of TAYplan SDP area and the constituent local authorities



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5 Notes on the population projections

5.1 Interpreting the projections

5.1.1 These population projections have limitations. A projection is a calculation showing what happens if particular assumptions are made. Projections for small areas like the National Parks are likely to be less reliable than those for larger areas.

5.1.2 Every two years the Office of National Statistics (ONS), in consultation with the Registrars General for Scotland and Northern Ireland, produces a “principal” population projection and a number of “variant” projections, based on alternative assumptions of future fertility, mortality and migration, for the UK and its constituent countries. Projections for the National Parks and SDP areas are based on the “principal” population projection. More information on the principal projection for Scotland and the assumptions used can be found at:
<http://www.gro-scotland.gov.uk/statistics/publications-and-data/popproj/projected-population-of-scotland-2008-based/index.html>.

5.1.3 For the population projections by sex, age and administrative area, published on 3rd February 2010, high and low migration variant population projections were produced. High and low migration variant population projections for Scotland’s National Parks and SDP areas will be available on the General Register Office for Scotland website from 21st July 2010.

5.1.4 For SDP areas, population projections were calculated by aggregating the projections for the constituent council areas (which have already been published) and then subtracting any areas which do not form part of the SDP area such as areas which overlap with the National Parks. (For further details of the boundaries used, see [Section 4](#).)

5.2 Methodology

5.2.1 General

5.2.1.1 These population projections were produced using the demographic component method using a single year projection model – that is, a projection made by sex and single year of age for each future year. The projection starts with population estimates for the base year, disaggregated by single year of age, sex and area. Assumptions about future fertility, mortality and migration are then used to project the future population.

5.2.1.2 A more detailed description of population projections methodology can be found at:
<http://www.gro-scotland.gov.uk/files2/stats/projected-population-of-scotland-2008-based/projected-population-of-scotland-2008-based-publication/j1125004.htm>

5.2.1.3 The software used to produce the National Park and SDP area population projections is a combination of the General Register Office for Scotland’s Microsoft (MS) Excel macro population projection system and POPGROUP which is owned by the University of Manchester.

5.2.2 National Parks

- 5.2.2.1 The base populations for CNP and LLTNP were built up from the General Register Office for Scotland's mid-2008 data zone populations, as explained in [Section 4](#). A full list of the data zones that have been used to calculate the projected population of the National Parks can be found in [Annex A](#).
- 5.2.2.2 For National Park areas, the fertility and mortality rates assumed in the national population projections, have been adjusted to take account of local variations observed in the five year period preceding the projection. For migration, the long-term assumptions were calculated using five year averages of migration in and out of the National Park areas. These averages were then scaled to match the migration assumptions used in the national projections. After the long-term assumption had been calculated for each area, the percentage of migrants located in each area was calculated for the long-term assumption and also in the base year using the 2007-08 migration figures. The change in the percentage of migration in each area from the base year to the long-term projection was then calculated and divided across the run-in years. The national assumptions for the run-in years were then divided up for each area – the two National Parks and the rest of Scotland. Migration assumptions are however speculative, especially for small areas like the National Parks.

5.2.3 Strategic Development Plan areas

- 5.2.3.1 Where a council area lies entirely within an SDP area, previously published numbers of births, deaths and migrants were used. For Fife council area, which is split between two SDP areas, variations in fertility and mortality within the council area were accounted for using the numbers of births and deaths observed in these areas in the previous five years. This is similar to the method used to derive projections for council areas. Long-term migration assumptions for the two parts of Fife were also calculated using a similar method to that employed for the council area projections. Five year averages of migration in and out of the different parts of Fife were made consistent with the assumed total net migration for Fife.
- 5.2.3.2 For the other councils which are not entirely within an SDP area (Aberdeenshire and West Dunbartonshire) a simpler method was used. As the areas outside the SDP area boundary have small populations, it was not deemed necessary to take account of variations in fertility, mortality or migration rates within the different parts of the council areas.
- 5.2.3.3 A full list of data zones used can be found in [Annex B](#).

6 Related publications

General Register Office for Scotland population estimates and projections, including equivalent projections for Scotland and local authority areas, are available from <http://www.gro-scotland.gov.uk/statistics/population/index.html>.

You can register with the Scottish Government's ScotStat website, to receive notification of any statistics published by GROS or the Scottish Government: <http://www.scotland.gov.uk/Topics/Statistics/scotstat/Intro>.

More information about the planning system in Scotland is available from the Scottish Government's website at <http://www.scotland.gov.uk/Topics/Built-Environment/planning>

Please note that population figures in all the following tables are rounded to the nearest ten. Therefore, the totals shown may not be equal to the sum of the constituent parts.

Table 1: Estimated and projected total population of the National Parks, 2001- 2033

Estimated total population of the National Parks, 2001-2008

National Park	2001	2002	2003	2004	2005	2006	2007	2008
CNP	15,410	15,310	15,410	15,600	15,800	16,040	16,250	16,430
LLTNP	14,650	14,690	14,690	14,790	14,650	14,630	14,510	14,590

Projected total population of the National Parks, selected years

National Park	2013	2018	2023	2028	2033	Change 2008-2033	
CNP	17,180	17,900	18,580	19,220	19,760	3,330	20%
LLTNP	14,400	14,180	13,930	13,600	13,140	-1,450	-10%

Table 2a: Projected population of Cairngorms National Park, by age group and age structure, 2008-2033

	2008	2013	2018	2023	2028	2033	Change 2008-2033	
All Ages	16,430	17,180	17,900	18,580	19,220	19,760	3,330	20%
0-15	2,730	2,750	2,730	2,750	2,720	2,730	0	0%
16-24	1,440	1,420	1,450	1,440	1,470	1,440	0	0%
25-29	750	860	830	840	850	870	120	16%
30-34	740	820	930	900	910	920	180	24%
35-44	2,270	2,090	1,950	2,160	2,240	2,210	-60	-3%
45-54	2,410	2,610	2,730	2,550	2,400	2,630	220	9%
55-59	1,310	1,230	1,370	1,430	1,500	1,250	-60	-5%
60-64	1,380	1,350	1,270	1,410	1,470	1,550	170	12%
65-74	1,790	2,220	2,540	2,460	2,550	2,740	950	53%
75-84	1,180	1,250	1,390	1,790	2,060	2,020	840	71%
85+	440	580	700	850	1,040	1,390	950	216%
Children (0-15 years)	2,730	2,750	2,730	2,750	2,720	2,730	0	0%
Working ages ¹	9,610	9,880	10,400	10,730	11,150	11,180	1,570	16%
Pensionable ages ²	4,090	4,550	4,760	5,100	5,350	5,850	1,760	43%

Table 2b: Projected population of Loch Lomond and the Trossachs National Park, by age group and age structure, 2008-2033

	2008	2013	2018	2023	2028	2033	Change 2008-2033	
All Ages	14,590	14,400	14,180	13,930	13,600	13,140	-1,450	-10%
0-15	2,220	1,970	1,850	1,840	1,800	1,660	-560	-25%
16-24	1,450	1,350	1,150	940	850	830	-620	-43%
25-29	610	740	760	680	530	450	-160	-26%
30-34	530	590	690	710	630	480	-50	-9%
35-44	1,990	1,510	1,350	1,520	1,640	1,570	-420	-21%
45-54	2,340	2,440	2,240	1,790	1,640	1,810	-530	-23%
55-59	1,220	1,090	1,150	1,190	960	740	-480	-39%
60-64	1,230	1,150	1,030	1,080	1,120	900	-330	-27%
65-74	1,710	1,980	2,090	1,920	1,870	1,970	260	15%
75-84	960	1,120	1,270	1,520	1,630	1,510	550	57%
85+	340	450	590	760	940	1,200	860	253%
Children (0-15 years)	2,220	1,970	1,850	1,840	1,800	1,660	-560	-25%
Working ages ¹	8,760	8,460	8,250	7,900	7,590	6,990	-1,770	-20%
Pensionable ages ²	3,610	3,960	4,080	4,200	4,210	4,490	880	24%

¹Working age is 16-59 for women and 16-64 for men until 2010. Between 2010 and 2020 working age becomes 16-64 for women. Between 2024 and 2026, working age for both men and women becomes 16-65 and changes again to 16-67 by 2046.

²Pensionable age is 65 for men and 60 for women until 2010. Between 2010 and 2020, the pensionable age for women increases to 65. Between 2024 and 2026, the pensionable age for both men and women increases to 66 and changes again to 68 by 2046.

Table 3a: Projected population of Cairngorms National Park, by sex and age, 2008-2033

Age	Sex	2008	2013	2018	2023	2028	2033	Change 2008-2033	
All ages	Persons	16,430	17,180	17,900	18,580	19,220	19,760	3,330	20%
	Males	7,990	8,390	8,750	9,080	9,390	9,650	1,660	21%
	Females	8,440	8,790	9,150	9,500	9,830	10,110	1,670	20%
0-4	Persons	780	750	750	760	760	750	-30	-4%
	Males	420	390	390	390	400	390	-30	-7%
	Females	360	360	360	360	360	360	0	0%
5-9	Persons	870	890	860	860	860	870	0	0%
	Males	460	490	460	460	460	460	0	0%
	Females	410	390	400	400	400	410	0	0%
10-14	Persons	920	930	950	930	920	930	10	1%
	Males	470	490	530	500	490	490	20	4%
	Females	460	440	430	430	430	440	-20	-4%
15-19	Persons	830	860	860	880	860	850	20	2%
	Males	410	430	450	490	460	450	40	10%
	Females	410	430	410	400	400	400	-10	-2%
20-24	Persons	770	740	760	770	790	760	-10	-1%
	Males	450	400	410	430	470	440	-10	-2%
	Females	330	340	350	330	320	320	-10	-3%
25-29	Persons	750	860	830	840	850	870	120	16%
	Males	370	490	440	440	470	510	140	38%
	Females	390	380	390	400	380	370	-20	-5%
30-34	Persons	740	820	930	900	910	920	180	24%
	Males	350	380	500	460	460	490	140	40%
	Females	390	440	430	440	450	440	50	13%
35-39	Persons	1,090	860	950	1,070	1,030	1,040	-50	-5%
	Males	510	390	420	540	500	500	-10	-2%
	Females	580	470	530	520	530	540	-40	-7%
40-44	Persons	1,180	1,230	1,000	1,090	1,220	1,170	-10	-1%
	Males	560	590	470	500	630	580	20	4%
	Females	620	640	520	590	580	590	-30	-5%
45-49	Persons	1,220	1,280	1,340	1,100	1,190	1,320	100	8%
	Males	600	610	660	530	560	700	100	17%
	Females	620	660	680	560	630	620	0	0%
50-54	Persons	1,190	1,330	1,390	1,460	1,210	1,310	120	10%
	Males	560	650	660	700	580	610	50	9%
	Females	630	680	730	750	630	700	70	11%
55-59	Persons	1,310	1,230	1,370	1,430	1,500	1,250	-60	-5%
	Males	630	570	660	670	720	590	-40	-6%
	Females	680	650	710	760	780	660	-20	-3%
60-64	Persons	1,380	1,350	1,270	1,410	1,470	1,550	170	12%
	Males	700	620	570	650	660	710	10	1%
	Females	680	730	700	760	810	830	150	22%
65-69	Persons	980	1,340	1,310	1,250	1,390	1,450	470	48%
	Males	490	670	590	550	630	640	150	31%
	Females	490	670	720	700	750	800	310	63%
70-74	Persons	810	890	1,230	1,220	1,160	1,290	480	59%
	Males	390	450	620	550	510	590	200	51%
	Females	420	440	610	660	650	700	280	67%
75-79	Persons	670	710	790	1,100	1,100	1,060	390	58%
	Males	310	330	390	540	490	460	150	48%
	Females	370	380	400	560	610	600	230	62%
80-84	Persons	510	550	600	680	960	960	450	88%
	Males	200	240	270	320	460	410	210	105%
	Females	310	310	330	360	500	550	240	77%
85-89	Persons	310	370	410	470	550	770	460	148%
	Males	110	140	170	200	250	350	240	218%
	Females	200	230	240	270	300	420	220	110%
90 & over	Persons	130	210	290	380	490	620	490	377%
	Males	30	70	100	150	200	260	230	767%
	Females	100	140	190	240	300	360	260	260%

Table 3b: Projected population of Loch Lomond and the Trossachs National Park, by sex and age, 2008-2033

Age	Sex	2008	2013	2018	2023	2028	2033	Change 2008-2033	
All ages	Persons	14,590	14,400	14,180	13,930	13,600	13,140	-1,450	-10%
	Males	7,030	6,970	6,910	6,840	6,710	6,510	-520	-7%
	Females	7,560	7,420	7,270	7,100	6,890	6,630	-930	-12%
0-4	Persons	590	570	580	580	530	440	-150	-25%
	Males	310	300	310	310	290	240	-70	-23%
	Females	280	260	260	270	240	200	-80	-29%
5-9	Persons	660	590	570	580	580	530	-130	-20%
	Males	340	310	310	320	320	300	-40	-12%
	Females	330	280	260	260	260	240	-90	-27%
10-14	Persons	810	660	580	560	570	580	-230	-28%
	Males	410	350	320	320	330	330	-80	-20%
	Females	400	310	260	240	240	240	-160	-40%
15-19	Persons	860	740	600	510	500	510	-350	-41%
	Males	430	390	330	300	300	310	-120	-28%
	Females	420	360	270	220	200	200	-220	-52%
20-24	Persons	760	770	680	530	460	440	-320	-42%
	Males	400	400	360	310	270	280	-120	-30%
	Females	360	370	320	230	180	160	-200	-56%
25-29	Persons	610	740	760	680	530	450	-160	-26%
	Males	320	390	380	350	290	260	-60	-19%
	Females	290	350	380	330	230	190	-100	-34%
30-34	Persons	530	590	690	710	630	480	-50	-9%
	Males	230	280	320	310	280	220	-10	-4%
	Females	310	310	370	400	350	260	-50	-16%
35-39	Persons	830	600	650	750	780	690	-140	-17%
	Males	380	240	290	330	320	290	-90	-24%
	Females	450	360	360	420	450	400	-50	-11%
40-44	Persons	1,160	920	700	760	860	880	-280	-24%
	Males	550	420	290	350	390	380	-170	-31%
	Females	600	500	410	420	470	510	-90	-15%
45-49	Persons	1,170	1,220	980	760	830	920	-250	-21%
	Males	560	610	480	340	410	450	-110	-20%
	Females	610	610	500	420	420	480	-130	-21%
50-54	Persons	1,170	1,220	1,260	1,030	810	880	-290	-25%
	Males	580	610	660	530	390	460	-120	-21%
	Females	590	610	600	500	420	420	-170	-29%
55-59	Persons	1,220	1,090	1,150	1,190	960	740	-480	-39%
	Males	600	530	570	620	490	360	-240	-40%
	Females	630	560	580	570	470	390	-240	-38%
60-64	Persons	1,230	1,150	1,030	1,080	1,120	900	-330	-27%
	Males	620	540	480	520	570	450	-170	-27%
	Females	610	610	550	560	560	460	-150	-25%
65-69	Persons	940	1,140	1,060	950	1,010	1,050	110	12%
	Males	440	590	510	460	500	540	100	23%
	Females	500	550	550	490	510	500	0	0%
70-74	Persons	770	840	1,030	960	870	920	150	19%
	Males	380	380	530	460	410	450	70	18%
	Females	400	450	500	510	450	470	70	18%
75-79	Persons	580	670	740	910	860	780	200	34%
	Males	260	320	330	470	410	370	110	42%
	Females	320	350	400	450	460	410	90	28%
80-84	Persons	370	460	540	610	770	730	360	97%
	Males	140	200	250	270	390	340	200	143%
	Females	230	260	280	340	380	390	160	70%
85-89	Persons	240	270	330	410	480	610	370	154%
	Males	70	90	130	180	200	290	220	314%
	Females	170	180	200	230	280	310	140	82%
90 & over	Persons	100	190	260	350	460	590	490	490%
	Males	30	30	50	90	140	190	160	533%
	Females	70	150	200	260	320	400	330	471%

Table 4a: Projected components of population change for Cairngorms National Park, 2008-2033

	2008-2013	2013-2018	2018-2023	2023-2028	2028-2033
Population at start	16,430	17,180	17,900	18,580	19,220
Births	720	710	720	720	720
Deaths	970	990	1,030	1,090	1,170
Natural change ¹	-250	-280	-310	-370	-460
Migration	1,000	1,000	1,000	1,000	1,000
Population at end	17,180	17,900	18,580	19,220	19,760
Total change	750	720	690	630	540

Table 4b: Projected components of population change for Loch Lomond and the Trossachs National Park, 2008-2033

	2008-2013	2013-2018	2018-2023	2023-2028	2028-2033
Population at start	14,590	14,400	14,180	13,930	13,600
Births	590	590	590	540	450
Deaths	780	810	830	870	910
Natural change ¹	-190	-220	-240	-330	-460
Migration	0	0	0	0	0
Population at end	14,400	14,180	13,930	13,600	13,140
Total change	-190	-220	-240	-330	-460

¹Natural change = Births – Deaths

Table 5: Estimated and projected total population of SDP areas, 2001-2033

Estimated total population of SDP areas, 2001-2008

SDP area	2001	2002	2003	2004	2005	2006	2007	2008
Glasgow & Clyde Valley	1,747,700	1,743,640	1,742,470	1,744,590	1,745,160	1,746,890	1,749,650	1,752,950
Aberdeen City & Shire	435,720	433,440	433,140	434,170	436,250	440,020	445,280	448,690
SESplan	1,161,310	1,162,270	1,164,110	1,174,900	1,181,730	1,192,300	1,203,380	1,213,910
TAYplan	463,380	462,590	463,000	464,620	467,080	469,880	472,500	475,190

Projected total population of SDP areas, selected years

SDP area	2013	2018	2023	2028	2033	Change 2008-2033	
Glasgow & Clyde Valley	1,764,310	1,769,910	1,771,830	1,766,550	1,754,130	1,180	0%
Aberdeen City & Shire	463,990	477,710	490,950	502,390	511,630	62,940	14%
SESplan	1,260,230	1,304,580	1,348,300	1,388,290	1,423,490	209,580	17%
TAYplan	485,700	494,190	502,380	508,770	512,920	37,730	8%

Table 6a: Projected population of Glasgow & Clyde Valley SDP area, by age group and age structure, 2008-2033

	2008	2013	2018	2023	2028	2033	Change 2008-2033	
All Ages	1,752,950	1,764,310	1,769,910	1,771,830	1,766,550	1,754,130	1,180	0%
0-15	314,690	310,460	313,520	311,770	299,560	286,420	-28,270	-9%
16-24	220,050	205,310	185,790	178,400	186,240	186,680	-33,370	-15%
25-29	125,180	132,890	124,570	113,510	103,580	108,190	-16,990	-14%
30-34	106,950	124,760	131,030	122,750	111,770	101,910	-5,040	-5%
35-44	262,240	226,240	221,960	244,750	242,720	223,800	-38,440	-15%
45-54	253,040	265,480	249,520	213,800	209,980	232,420	-20,620	-8%
55-59	102,910	113,620	126,360	126,100	111,650	92,020	-10,890	-11%
60-64	95,840	96,440	107,080	119,610	119,660	105,910	10,070	11%
65-74	147,940	155,740	165,830	178,220	200,590	212,610	64,670	44%
75-84	93,760	99,200	102,900	112,860	122,700	134,790	41,030	44%
85+	30,340	34,190	41,350	50,070	58,100	69,390	39,050	129%
Children (0-15 years)	314,690	310,460	313,520	311,770	299,560	286,420	-28,270	-9%
Working ages ¹	1,116,390	1,131,580	1,137,450	1,118,920	1,109,030	1,073,250	-43,140	-4%
Pensionable ages ²	321,860	322,280	318,930	341,150	357,960	394,460	72,600	23%

Table 6b: Projected population of Aberdeen City & Shire SDP area, by age group and age structure, 2008-2033

	2008	2013	2018	2023	2028	2033	Change 2008-2033	
All Ages	448,690	463,990	477,710	490,950	502,390	511,630	62,940	14%
0-15	78,980	79,180	81,450	83,030	82,680	82,200	3,220	4%
16-24	52,850	51,380	47,980	47,520	50,030	50,590	-2,260	-4%
25-29	29,650	31,750	31,010	28,990	27,510	29,250	-400	-1%
30-34	27,230	30,870	32,630	31,900	29,900	28,430	1,200	4%
35-44	67,930	61,780	60,690	65,810	66,850	64,180	-3,750	-6%
45-54	66,520	69,490	68,660	62,520	61,500	66,570	50	0%
55-59	29,300	31,700	33,740	34,700	33,070	28,800	-500	-2%
60-64	26,550	28,330	30,720	32,770	33,760	32,230	5,680	21%
65-74	37,260	43,380	49,910	54,160	58,570	61,630	24,370	65%
75-84	24,070	26,170	28,750	34,570	40,280	44,240	20,170	84%
85+	8,370	9,950	12,170	14,970	18,240	23,520	15,150	181%
Children (0-15 years)	78,980	79,180	81,450	83,030	82,680	82,200	3,220	4%
Working ages ¹	286,770	295,820	302,930	304,220	309,200	306,420	19,650	7%
Pensionable ages ²	82,940	88,990	93,340	103,700	110,510	123,010	40,070	48%

¹Working age is 16-59 for women and 16-64 for men until 2010. Between 2010 and 2020 working age becomes 16-64 for women. Between 2024 and 2026, working age for both men and women becomes 16-65 and changes again to 16-67 by 2046.

²Pensionable age is 65 for men and 60 for women until 2010. Between 2010 and 2020, the pensionable age for women increases to 65. Between 2024 and 2026, the pensionable age for both men and women increases to 66 and changes again to 68 by 2046.

Table 6c: Projected population of SESplan SDP area, by age group and age structure, 2008-2033

	2008	2013	2018	2023	2028	2033	Change 2008-2033	
All Ages	1,213,910	1,260,230	1,304,580	1,348,300	1,388,290	1,423,490	209,580	17%
0-15	212,530	215,630	224,020	230,930	231,400	231,490	18,960	9%
16-24	148,390	146,840	139,090	137,860	146,740	150,240	1,850	1%
25-29	88,170	93,690	93,870	89,640	85,440	90,830	2,660	3%
30-34	77,940	90,780	95,600	95,740	91,540	87,340	9,400	12%
35-44	184,370	167,850	169,550	186,650	191,610	187,650	3,280	2%
45-54	168,890	183,730	182,100	165,700	167,630	184,550	15,660	9%
55-59	73,310	77,460	87,700	92,210	86,530	76,530	3,220	4%
60-64	70,670	70,760	75,000	85,090	89,630	84,270	13,600	19%
65-74	101,180	116,070	128,390	133,660	147,920	161,950	60,770	60%
75-84	65,010	70,370	77,050	91,260	102,220	108,120	43,110	66%
85+	23,440	27,050	32,220	39,550	47,630	60,510	37,070	158%
Children (0-15 years)	212,530	215,630	224,020	230,930	231,400	231,490	18,960	9%
Working ages ¹	775,320	806,150	836,840	852,890	876,430	879,050	103,730	13%
Pensionable ages ²	226,060	238,440	243,730	264,480	280,460	312,940	86,880	38%

Table 6d: Projected population of TAYplan SDP area, by age group and age structure, 2008-2033

	2008	2013	2018	2023	2028	2033	Change 2008-2033	
All Ages	475,190	485,700	494,190	502,380	508,770	512,920	37,730	8%
0-15	80,410	79,980	82,040	83,870	83,170	81,750	1,340	2%
16-24	60,670	57,250	53,350	51,520	53,840	55,010	-5,660	-9%
25-29	28,000	33,570	30,640	28,840	26,420	27,560	-440	-2%
30-34	22,900	27,560	32,680	29,790	28,000	25,620	2,720	12%
35-44	64,330	54,500	52,670	62,130	64,320	59,700	-4,630	-7%
45-54	66,600	70,360	66,490	56,550	54,850	64,210	-2,390	-4%
55-59	30,970	31,520	35,140	35,180	31,540	25,630	-5,340	-17%
60-64	31,410	30,540	31,120	34,720	34,820	31,330	-80	0%
65-74	47,100	53,150	57,260	57,500	61,810	65,410	18,310	39%
75-84	31,290	33,560	36,540	42,480	46,300	47,160	15,870	51%
85+	11,510	13,720	16,260	19,790	23,710	29,540	18,030	157%
Children (0-15 years)	80,410	79,980	82,040	83,870	83,170	81,750	1,340	2%
Working ages ¹	288,770	294,630	299,450	298,730	300,970	295,670	6,900	2%
Pensionable ages ²	106,010	111,100	112,690	119,770	124,630	135,500	29,490	28%

¹Working age is 16-59 for women and 16-64 for men until 2010. Between 2010 and 2020 working age becomes 16-64 for women. Between 2024 and 2026, working age for both men and women becomes 16-65 and changes again to 16-67 by 2046.

²Pensionable age is 65 for men and 60 for women until 2010. Between 2010 and 2020, the pensionable age for women increases to 65. Between 2024 and 2026, the pensionable age for both men and women increases to 66 and changes again to 68 by 2046.

Table 7a: Projected population of Glasgow & Clyde Valley SDP area, by sex and age, 2008-2033

Age	Sex	2008	2013	2018	2023	2028	2033	Change 2008-2033	
All ages	Persons	1,752,950	1,764,310	1,769,910	1,771,830	1,766,550	1,754,130	1,180	0%
	Males	841,450	849,910	855,030	857,720	856,240	850,840	9,390	1%
	Females	911,490	914,410	914,880	914,110	910,310	903,290	-8,200	-1%
0-4	Persons	99,050	101,830	99,210	95,440	90,180	86,450	-12,600	-13%
	Males	50,810	52,090	50,740	48,820	46,130	44,220	-6,590	-13%
	Females	48,240	49,740	48,470	46,630	44,050	42,230	-6,010	-12%
5-9	Persons	92,900	97,580	100,240	97,620	93,870	88,600	-4,300	-5%
	Males	47,200	49,880	51,150	49,800	47,890	45,200	-2,000	-4%
	Females	45,700	47,700	49,090	47,820	45,980	43,400	-2,300	-5%
10-14	Persons	101,310	91,530	96,110	98,760	96,150	92,410	-8,900	-9%
	Males	52,020	46,570	49,220	50,490	49,140	47,230	-4,790	-9%
	Females	49,300	44,950	46,900	48,280	47,010	45,170	-4,130	-8%
15-19	Persons	112,990	102,840	92,840	97,420	100,080	97,470	-15,520	-14%
	Males	58,070	52,680	47,170	49,810	51,080	49,740	-8,330	-14%
	Females	54,920	50,160	45,670	47,610	49,000	47,730	-7,190	-13%
20-24	Persons	128,490	121,990	110,910	100,920	105,520	108,170	-20,320	-16%
	Males	65,200	61,890	56,160	50,680	53,330	54,590	-10,610	-16%
	Females	63,290	60,090	54,750	50,240	52,200	53,580	-9,710	-15%
25-29	Persons	125,180	132,890	124,570	113,510	103,580	108,190	-16,990	-14%
	Males	63,500	67,760	63,680	57,980	52,530	55,180	-8,320	-13%
	Females	61,680	65,130	60,890	55,540	51,050	53,010	-8,670	-14%
30-34	Persons	106,950	124,760	131,030	122,750	111,770	101,910	-5,040	-5%
	Males	52,690	63,480	67,050	63,020	57,380	51,980	-710	-1%
	Females	54,270	61,270	63,980	59,730	54,390	49,930	-4,340	-8%
35-39	Persons	124,840	104,210	120,980	127,190	118,990	108,120	-16,720	-13%
	Males	59,520	50,950	61,150	64,670	60,700	55,140	-4,380	-7%
	Females	65,320	53,260	59,830	62,520	58,300	52,980	-12,340	-19%
40-44	Persons	137,410	122,030	100,970	117,550	123,730	115,680	-21,730	-16%
	Males	64,800	57,960	49,150	59,200	62,680	58,790	-6,010	-9%
	Females	72,610	64,070	51,820	58,350	61,050	56,890	-15,720	-22%
45-49	Persons	134,750	134,230	118,780	98,060	114,500	120,670	-14,080	-10%
	Males	64,240	62,790	55,900	47,270	57,210	60,660	-3,580	-6%
	Females	70,500	71,440	62,890	50,790	57,290	60,010	-10,490	-15%
50-54	Persons	118,290	131,250	130,740	115,740	95,480	111,750	-6,540	-6%
	Males	56,890	62,240	60,840	54,210	45,840	55,640	-1,250	-2%
	Females	61,400	69,010	69,900	61,530	49,640	56,110	-5,290	-9%
55-59	Persons	102,910	113,620	126,360	126,100	111,650	92,020	-10,890	-11%
	Males	50,230	54,180	59,450	58,220	51,910	43,890	-6,340	-13%
	Females	52,670	59,440	66,910	67,880	59,740	48,130	-4,540	-9%
60-64	Persons	95,840	96,440	107,080	119,610	119,660	105,910	10,070	11%
	Males	46,020	46,390	50,360	55,520	54,500	48,570	2,550	6%
	Females	49,820	50,050	56,720	64,090	65,160	57,340	7,520	15%
65-69	Persons	78,060	87,030	88,290	98,800	110,970	111,370	33,310	43%
	Males	35,620	40,940	41,730	45,670	50,660	49,880	14,260	40%
	Females	42,440	46,090	46,550	53,120	60,310	61,490	19,050	45%
70-74	Persons	69,880	68,710	77,540	79,420	89,610	101,230	31,350	45%
	Males	30,150	30,450	35,600	36,740	40,570	45,280	15,130	50%
	Females	39,730	38,260	41,950	42,680	49,050	55,950	16,220	41%
75-79	Persons	56,450	57,660	58,080	66,450	68,750	78,370	21,920	39%
	Males	22,530	23,730	24,760	29,500	30,830	34,400	11,870	53%
	Females	33,920	33,930	33,320	36,950	37,920	43,970	10,050	30%
80-84	Persons	37,310	41,540	44,820	46,400	53,950	56,420	19,110	51%
	Males	13,500	15,490	17,490	18,870	22,970	24,300	10,800	80%
	Females	23,810	26,050	27,340	27,530	30,980	32,120	8,310	35%
85-89	Persons	21,080	22,810	27,250	31,380	33,540	39,810	18,730	89%
	Males	6,310	7,510	9,430	11,510	12,870	16,060	9,750	155%
	Females	14,770	15,300	17,820	19,880	20,660	23,750	8,980	61%
90 & over	Persons	9,260	11,380	14,100	18,690	24,560	29,580	20,320	219%
	Males	2,150	2,910	4,030	5,750	8,040	10,090	7,940	369%
	Females	7,110	8,470	10,080	12,940	16,520	19,490	12,380	174%

Table 7b: Projected population of Aberdeen City & Shire SDP area, by sex and age, 2008-2033

Age	Sex	2008	2013	2018	2023	2028	2033	Change 2008-2033	
All ages	Persons	448,690	463,990	477,710	490,950	502,390	511,630	62,940	14%
	Males	222,260	230,400	237,410	243,940	249,360	253,550	31,290	14%
	Females	226,430	233,580	240,300	247,010	253,030	258,080	31,650	14%
0-4	Persons	24,700	25,180	25,340	25,550	25,120	24,750	50	0%
	Males	12,680	12,850	12,930	13,040	12,820	12,630	-50	0%
	Females	12,020	12,330	12,410	12,510	12,300	12,120	100	1%
5-9	Persons	23,540	25,300	25,770	25,930	26,140	25,720	2,180	9%
	Males	12,120	12,950	13,110	13,190	13,300	13,080	960	8%
	Females	11,420	12,350	12,660	12,740	12,840	12,640	1,220	11%
10-14	Persons	25,330	23,840	25,590	26,070	26,230	26,450	1,120	4%
	Males	13,190	12,260	13,090	13,250	13,320	13,440	250	2%
	Females	12,140	11,580	12,510	12,820	12,910	13,010	870	7%
15-19	Persons	27,650	25,890	24,390	26,140	26,620	26,780	-870	-3%
	Males	13,880	13,280	12,360	13,180	13,350	13,430	-450	-3%
	Females	13,770	12,600	12,030	12,960	13,270	13,360	-410	-3%
20-24	Persons	30,610	30,360	28,340	26,850	28,600	29,100	-1,510	-5%
	Males	15,220	15,050	14,310	13,390	14,220	14,400	-820	-5%
	Females	15,390	15,310	14,030	13,460	14,380	14,700	-690	-4%
25-29	Persons	29,650	31,750	31,010	28,990	27,510	29,250	-400	-1%
	Males	15,780	16,030	15,580	14,850	13,930	14,750	-1,030	-7%
	Females	13,870	15,720	15,430	14,150	13,580	14,500	630	5%
30-34	Persons	27,230	30,870	32,630	31,900	29,900	28,430	1,200	4%
	Males	14,000	16,380	16,430	15,990	15,260	14,350	350	3%
	Females	13,230	14,490	16,200	15,920	14,640	14,080	850	6%
35-39	Persons	32,740	28,320	31,730	33,480	32,770	30,780	-1,960	-6%
	Males	16,120	14,500	16,740	16,800	16,360	15,650	-470	-3%
	Females	16,620	13,830	14,990	16,680	16,410	15,130	-1,490	-9%
40-44	Persons	35,190	33,460	28,960	32,330	34,080	33,400	-1,790	-5%
	Males	17,440	16,490	14,810	17,030	17,090	16,660	-780	-4%
	Females	17,760	16,970	14,150	15,300	16,990	16,730	-1,030	-6%
45-49	Persons	34,370	35,290	33,540	29,090	32,440	34,200	-170	0%
	Males	17,100	17,470	16,510	14,850	17,050	17,120	20	0%
	Females	17,270	17,820	17,030	14,240	15,390	17,070	-200	-1%
50-54	Persons	32,140	34,200	35,130	33,420	29,060	32,370	230	1%
	Males	16,300	17,040	17,430	16,490	14,870	17,050	750	5%
	Females	15,840	17,150	17,700	16,930	14,180	15,320	-520	-3%
55-59	Persons	29,300	31,700	33,740	34,700	33,070	28,800	-500	-2%
	Males	14,830	16,020	16,750	17,160	16,260	14,700	-130	-1%
	Females	14,470	15,670	16,990	17,540	16,810	14,100	-370	-3%
60-64	Persons	26,550	28,330	30,720	32,770	33,760	32,230	5,680	21%
	Males	13,300	14,180	15,370	16,100	16,530	15,690	2,390	18%
	Females	13,250	14,150	15,350	16,670	17,230	16,530	3,280	25%
65-69	Persons	20,050	24,970	26,800	29,180	31,240	32,260	12,210	61%
	Males	9,630	12,330	13,240	14,420	15,170	15,620	5,990	62%
	Females	10,420	12,650	13,550	14,760	16,070	16,640	6,220	60%
70-74	Persons	17,210	18,410	23,110	24,980	27,330	29,370	12,160	71%
	Males	8,130	8,700	11,260	12,190	13,350	14,100	5,970	73%
	Females	9,090	9,710	11,850	12,790	13,980	15,270	6,180	68%
75-79	Persons	14,170	15,070	16,430	20,810	22,620	24,920	10,750	76%
	Males	6,120	6,910	7,570	9,920	10,820	11,940	5,820	95%
	Females	8,040	8,160	8,850	10,890	11,800	12,990	4,950	62%
80-84	Persons	9,910	11,110	12,330	13,760	17,660	19,320	9,410	95%
	Males	3,860	4,580	5,440	6,130	8,170	8,960	5,100	132%
	Females	6,040	6,530	6,880	7,630	9,490	10,350	4,310	71%
85-89	Persons	5,740	6,470	7,710	9,050	10,420	13,600	7,860	137%
	Males	1,890	2,360	3,020	3,820	4,450	6,050	4,160	220%
	Females	3,840	4,100	4,690	5,230	5,970	7,550	3,710	97%
90 & over	Persons	2,630	3,480	4,470	5,920	7,820	9,920	7,290	277%
	Males	660	1,010	1,470	2,130	3,030	3,940	3,280	497%
	Females	1,970	2,470	3,000	3,800	4,790	5,980	4,010	204%

Table 7c: Projected population of SESplan SDP area, by sex and age, 2008-2033

Age	Sex	2008	2013	2018	2023	2028	2033	Change 2008-2033	
All ages	Persons	1,213,910	1,260,230	1,304,580	1,348,300	1,388,290	1,423,490	209,580	17%
	Males	585,970	610,840	633,730	655,770	675,500	692,660	106,690	18%
	Females	627,940	649,400	670,850	692,540	712,790	730,820	102,880	16%
0-4	Persons	67,680	70,630	71,430	72,160	71,620	71,200	3,520	5%
	Males	34,720	36,160	36,550	36,920	36,650	36,430	1,710	5%
	Females	32,960	34,470	34,870	35,240	34,970	34,770	1,810	5%
5-9	Persons	62,860	68,240	71,220	72,030	72,760	72,230	9,370	15%
	Males	32,060	34,960	36,390	36,780	37,150	36,880	4,820	15%
	Females	30,800	33,290	34,840	35,250	35,610	35,350	4,550	15%
10-14	Persons	67,630	63,470	68,810	71,800	72,600	73,330	5,700	8%
	Males	34,350	32,370	35,200	36,630	37,030	37,390	3,040	9%
	Females	33,280	31,100	33,610	35,160	35,570	35,940	2,660	8%
15-19	Persons	75,260	71,310	67,110	72,440	75,430	76,230	970	1%
	Males	38,300	35,980	33,960	36,800	38,230	38,620	320	1%
	Females	36,960	35,330	33,150	35,640	37,200	37,600	640	2%
20-24	Persons	87,500	88,820	84,550	80,370	85,730	88,740	1,240	1%
	Males	43,150	44,380	41,880	39,870	42,720	44,160	1,010	2%
	Females	44,350	44,440	42,670	40,500	43,020	44,580	230	1%
25-29	Persons	88,170	93,690	93,870	89,640	85,440	90,830	2,660	3%
	Males	43,670	46,640	47,230	44,750	42,750	45,600	1,930	4%
	Females	44,500	47,050	46,630	44,890	42,690	45,230	730	2%
30-34	Persons	77,940	90,780	95,600	95,740	91,540	87,340	9,400	12%
	Males	38,250	45,080	47,610	48,170	45,710	43,720	5,470	14%
	Females	39,690	45,700	47,990	47,570	45,830	43,620	3,930	10%
35-39	Persons	89,210	78,700	91,070	95,880	96,050	91,890	2,680	3%
	Males	43,330	38,630	45,160	47,670	48,250	45,820	2,490	6%
	Females	45,880	40,070	45,910	48,210	47,790	46,070	190	0%
40-44	Persons	95,160	89,150	78,480	90,770	95,560	95,770	610	1%
	Males	46,000	43,220	38,390	44,850	47,350	47,960	1,960	4%
	Females	49,160	45,930	40,090	45,920	48,220	47,810	-1,350	-3%
45-49	Persons	90,010	94,480	88,400	77,890	90,110	94,890	4,880	5%
	Males	43,550	45,430	42,600	37,870	44,270	46,760	3,210	7%
	Females	46,460	49,040	45,800	40,020	45,850	48,130	1,670	4%
50-54	Persons	78,880	89,250	93,700	87,810	77,520	89,650	10,770	14%
	Males	38,640	43,120	44,960	42,230	37,620	43,960	5,320	14%
	Females	40,240	46,130	48,750	45,580	39,900	45,700	5,460	14%
55-59	Persons	73,310	77,460	87,700	92,210	86,530	76,530	3,220	4%
	Males	35,580	37,720	42,110	43,990	41,390	36,940	1,360	4%
	Females	37,740	39,740	45,580	48,220	45,150	39,590	1,850	5%
60-64	Persons	70,670	70,760	75,000	85,090	89,630	84,270	13,600	19%
	Males	34,250	33,890	36,070	40,410	42,300	39,870	5,620	16%
	Females	36,430	36,860	38,920	44,680	47,330	44,390	7,960	22%
65-69	Persons	54,110	66,530	67,020	71,370	81,200	85,760	31,650	58%
	Males	25,350	31,790	31,720	33,930	38,140	40,050	14,700	58%
	Females	28,770	34,740	35,300	37,430	43,070	45,710	16,940	59%
70-74	Persons	47,070	49,550	61,380	62,300	66,710	76,200	29,130	62%
	Males	21,370	22,760	28,870	29,060	31,290	35,310	13,940	65%
	Females	25,710	26,780	32,510	33,240	35,420	40,880	15,170	59%
75-79	Persons	37,970	40,920	43,880	54,870	56,140	60,550	22,580	59%
	Males	16,060	18,010	19,660	25,250	25,620	27,830	11,770	73%
	Females	21,910	22,910	24,220	29,630	30,510	32,720	10,810	49%
80-84	Persons	27,040	29,440	33,170	36,390	46,080	47,570	20,530	76%
	Males	10,370	11,810	14,010	15,710	20,500	21,010	10,640	103%
	Females	16,670	17,630	19,160	20,670	25,580	26,560	9,890	59%
85-89	Persons	16,140	17,450	20,230	24,080	27,190	35,050	18,910	117%
	Males	5,240	6,190	7,620	9,640	11,160	14,880	9,640	184%
	Females	10,900	11,260	12,600	14,440	16,030	20,170	9,270	85%
90 & over	Persons	7,300	9,600	11,990	15,470	20,440	25,470	18,170	249%
	Males	1,750	2,690	3,750	5,230	7,370	9,470	7,720	441%
	Females	5,550	6,920	8,240	10,240	13,070	15,990	10,440	188%

Table 7d: Projected population of TAYplan SDP area, by sex and age, 2008-2033

Age	Sex	2008	2013	2018	2023	2028	2033	Change 2008-2033	
All ages	Persons	475,190	485,700	494,190	502,380	508,770	512,920	37,730	8%
	Males	228,990	235,100	239,910	244,300	247,580	249,650	20,660	9%
	Females	246,200	250,610	254,280	258,070	261,190	263,270	17,070	7%
0-4	Persons	24,210	25,260	25,540	25,560	24,730	24,030	-180	-1%
	Males	12,380	12,930	13,080	13,080	12,650	12,290	-90	-1%
	Females	11,830	12,330	12,470	12,470	12,070	11,740	-90	-1%
5-9	Persons	23,720	24,990	25,950	26,230	26,250	25,410	1,690	7%
	Males	12,170	12,810	13,320	13,460	13,470	13,040	870	7%
	Females	11,550	12,180	12,640	12,770	12,780	12,380	830	7%
10-14	Persons	26,750	24,350	25,540	26,520	26,800	26,820	70	0%
	Males	13,650	12,540	13,140	13,660	13,800	13,810	160	1%
	Females	13,100	11,820	12,400	12,870	13,010	13,010	-90	-1%
15-19	Persons	30,330	28,920	26,430	27,620	28,600	28,890	-1,440	-5%
	Males	15,380	14,570	13,420	14,010	14,540	14,680	-700	-5%
	Females	14,950	14,350	13,010	13,600	14,060	14,210	-740	-5%
20-24	Persons	36,070	33,700	31,920	29,460	30,620	31,610	-4,460	-12%
	Males	18,350	17,000	15,990	14,860	15,440	15,970	-2,380	-13%
	Females	17,730	16,700	15,930	14,600	15,180	15,640	-2,090	-12%
25-29	Persons	28,000	33,570	30,640	28,840	26,420	27,560	-440	-2%
	Males	14,650	17,350	15,720	14,700	13,580	14,160	-490	-3%
	Females	13,360	16,220	14,920	14,140	12,840	13,400	40	0%
30-34	Persons	22,900	27,560	32,680	29,790	28,000	25,620	2,720	12%
	Males	11,160	14,280	16,730	15,120	14,120	13,010	1,850	17%
	Females	11,740	13,290	15,950	14,670	13,890	12,610	870	7%
35-39	Persons	29,780	23,690	28,100	33,180	30,300	28,550	-1,230	-4%
	Males	14,020	11,390	14,370	16,790	15,200	14,200	180	1%
	Females	15,760	12,290	13,730	16,390	15,100	14,340	-1,420	-9%
40-44	Persons	34,560	30,820	24,570	28,950	34,020	31,150	-3,410	-10%
	Males	16,360	14,470	11,740	14,680	17,090	15,520	-840	-5%
	Females	18,190	16,340	12,830	14,270	16,930	15,630	-2,560	-14%
45-49	Persons	35,050	35,080	31,240	25,060	29,410	34,460	-590	-2%
	Males	16,790	16,550	14,600	11,920	14,820	17,210	420	3%
	Females	18,260	18,530	16,640	13,140	14,590	17,250	-1,010	-6%
50-54	Persons	31,550	35,280	35,260	31,490	25,430	29,740	-1,810	-6%
	Males	15,300	16,870	16,630	14,720	12,100	14,970	-330	-2%
	Females	16,250	18,400	18,630	16,770	13,330	14,770	-1,480	-9%
55-59	Persons	30,970	31,520	35,140	35,180	31,540	25,630	-5,340	-17%
	Males	15,010	15,230	16,780	16,560	14,730	12,190	-2,820	-19%
	Females	15,950	16,280	18,370	18,620	16,810	13,440	-2,510	-16%
60-64	Persons	31,410	30,540	31,120	34,720	34,820	31,330	-80	0%
	Males	15,300	14,650	14,900	16,430	16,250	14,510	-790	-5%
	Females	16,110	15,890	16,230	18,290	18,570	16,820	710	4%
65-69	Persons	25,010	30,020	29,340	30,020	33,540	33,720	8,710	35%
	Males	11,950	14,500	13,970	14,280	15,780	15,650	3,700	31%
	Females	13,060	15,520	15,370	15,740	17,770	18,070	5,010	38%
70-74	Persons	22,090	23,120	27,920	27,480	28,260	31,690	9,600	43%
	Males	10,130	10,880	13,310	12,930	13,290	14,740	4,610	46%
	Females	11,960	12,240	14,610	14,550	14,970	16,950	4,990	42%
75-79	Persons	18,070	19,400	20,660	25,170	24,960	25,840	7,770	43%
	Males	7,750	8,670	9,500	11,760	11,520	11,930	4,180	54%
	Females	10,320	10,730	11,150	13,410	13,430	13,910	3,590	35%
80-84	Persons	13,210	14,170	15,880	17,310	21,340	21,320	8,110	61%
	Males	5,040	5,810	6,850	7,710	9,680	9,560	4,520	90%
	Females	8,170	8,350	9,030	9,590	11,660	11,760	3,590	44%
85-89	Persons	7,830	8,740	9,920	11,750	13,170	16,490	8,660	111%
	Males	2,640	3,110	3,850	4,820	5,610	7,150	4,510	171%
	Females	5,190	5,630	6,070	6,930	7,560	9,330	4,140	80%
90 & over	Persons	3,680	4,990	6,340	8,040	10,540	13,060	9,380	255%
	Males	950	1,470	2,030	2,810	3,910	5,040	4,090	431%
	Females	2,730	3,510	4,310	5,230	6,620	8,020	5,290	194%

Table 8a: Projected components of population change for Glasgow & Clyde Valley SDP area, 2008-2033

	2008-2013	2013-2018	2018-2023	2023-2028	2028-2033
Population at start	1,752,950	1,764,310	1,769,910	1,771,830	1,766,550
Births	103,200	100,660	96,860	91,560	87,780
Deaths	93,200	88,900	88,460	90,370	93,730
Natural change ¹	9,990	11,760	8,400	1,190	-5,950
Migration	1,370	-6,170	-6,470	-6,470	-6,470
Population at end	1,764,310	1,769,910	1,771,830	1,766,550	1,754,130
Total change	11,370	5,590	1,920	-5,280	-12,420

Table 8b: Projected components of population change for Aberdeen City & Shire SDP area, 2008-2033

	2008-2013	2013-2018	2018-2023	2023-2028	2028-2033
Population at start	448,690	463,990	477,710	490,950	502,390
Births	24,870	25,050	25,250	24,830	24,450
Deaths	20,470	20,470	21,160	22,540	24,360
Natural change ¹	4,400	4,580	4,090	2,290	80
Migration	10,890	9,150	9,140	9,150	9,160
Population at end	463,990	477,710	490,950	502,390	511,630
Total change	15,290	13,720	13,240	11,440	9,240

Table 8c: Projected components of population change for SESplan SDP area, 2008-2033

	2008-2013	2013-2018	2018-2023	2023-2028	2028-2033
Population at start	1,213,910	1,260,230	1,304,580	1,348,300	1,388,290
Births	70,660	71,460	72,170	71,620	71,180
Deaths	57,080	56,520	57,850	61,040	65,390
Natural change ¹	13,580	14,940	14,320	10,590	5,790
Migration	32,740	29,410	29,400	29,400	29,410
Population at end	1,260,230	1,304,580	1,348,300	1,388,290	1,423,490
Total change	46,320	44,350	43,720	39,980	35,200

Table 8d: Projected components of population change for TAYplan SDP area, 2008-2033

	2008-2013	2013-2018	2018-2023	2023-2028	2028-2033
Population at start	475,190	485,700	494,190	502,380	508,770
Births	24,910	25,230	25,240	24,400	23,700
Deaths	25,760	25,390	25,650	26,610	28,140
Natural change ¹	-850	-150	-410	-2,210	-4,440
Migration	11,360	8,640	8,600	8,600	8,590
Population at end	485,700	494,190	502,380	508,770	512,920
Total change	10,510	8,490	8,190	6,390	4,150

¹Natural change = Births – Deaths

Annex A - Details of the data zones that have been used to calculate the projected population of the National Parks

Cairngorms National Park	Loch Lomond and the Trossachs National Park
S01000312	S01000785
S01000303	S01000796
S01004233	S01000800
S01000316	S01000804
S01000360	S01006081
S01003743	S01006083
S01003747	S01006150
S01003748	S01006163
S01003749	S01006168
S01003750	S01006170
S01003751	S01006171
S01003772	S01006172
S01003755	S01006173
S01003756	S01006174
S01003759	S01006175
S01003760	S01006292
S01003764	S01006293
S01003766	S01006294
S01003767	
S01003771	
S01000301	
S01003754	

More information about each data zone can be found at:

<http://www.sns.gov.uk/>

Annex B - Details of the data zones that have been used to calculate the projected population of the SDP areas

In [Section 1](#), there is a description of SDP boundaries. In essence SDP areas are aggregates of local authority areas, excluding the areas of the National Parks. There are several data zones in Aberdeenshire and West Dunbartonshire that overlap the two National Parks. These data zones are excluded from the SDP areas. Fife is split into two parts with the north part of Fife included in TAYplan SDP area and the south part included in SESplan SDP area. Further information can be found in [Section 4](#).

Details of these data zones are given here:

Data zones in Aberdeenshire that are also in Cairngorms National Park, and so are excluded from the projections for the Aberdeen City & Shire SDP area

S01000301
S01000303
S01000312
S01000316
S01000360

Data zones in West Dunbartonshire that are also in Loch Lomond and the Trossachs National Park, and so are excluded from the projections for the Glasgow & Clyde Valley SDP area

S01006292
S01006293
S01006294

Data zones in Fife that are part of TAYplan SDP area for the purpose of the projections

S01002851	S01002933	S01002948	S01002958	S01002968	S01002978
S01002888	S01002937	S01002949	S01002959	S01002969	S01002979
S01002902	S01002938	S01002950	S01002960	S01002970	S01002980
S01002917	S01002940	S01002951	S01002961	S01002971	S01002981
S01002918	S01002941	S01002952	S01002962	S01002972	S01002982
S01002920	S01002942	S01002953	S01002963	S01002973	S01002983
S01002921	S01002943	S01002954	S01002964	S01002974	S01002984
S01002923	S01002944	S01002955	S01002965	S01002975	S01002985
S01002924	S01002945	S01002956	S01002966	S01002976	S01002986
S01002928	S01002947	S01002957	S01002967	S01002977	S01002987
S01002988	S01002998	S01003008	S01003018		
S01002989	S01002999	S01003009	S01003019		
S01002990	S01003000	S01003010	S01003020		
S01002991	S01003001	S01003011	S01003021		
S01002992	S01003002	S01003012	S01003022		
S01002993	S01003003	S01003013	S01003023		
S01002994	S01003004	S01003014	S01003024		
S01002995	S01003005	S01003015			
S01002996	S01003006	S01003016			
S01002997	S01003007	S01003017			

Data zones in Fife that are part of SESplan SDP area for the purpose of the projections

S01002572	S01002582	S01002592	S01002602	S01002612	S01002622	S01002632
S01002573	S01002583	S01002593	S01002603	S01002613	S01002623	S01002633
S01002574	S01002584	S01002594	S01002604	S01002614	S01002624	S01002634
S01002575	S01002585	S01002595	S01002605	S01002615	S01002625	S01002635
S01002576	S01002586	S01002596	S01002606	S01002616	S01002626	S01002636
S01002577	S01002587	S01002597	S01002607	S01002617	S01002627	S01002637
S01002578	S01002588	S01002598	S01002608	S01002618	S01002628	S01002638
S01002579	S01002589	S01002599	S01002609	S01002619	S01002629	S01002639
S01002580	S01002590	S01002600	S01002610	S01002620	S01002630	S01002640
S01002581	S01002591	S01002601	S01002611	S01002621	S01002631	S01002641
S01002642	S01002652	S01002662	S01002672	S01002682	S01002692	S01002702
S01002643	S01002653	S01002663	S01002673	S01002683	S01002693	S01002703
S01002644	S01002654	S01002664	S01002674	S01002684	S01002694	S01002704
S01002645	S01002655	S01002665	S01002675	S01002685	S01002695	S01002705
S01002646	S01002656	S01002666	S01002676	S01002686	S01002696	S01002706
S01002647	S01002657	S01002667	S01002677	S01002687	S01002697	S01002707
S01002648	S01002658	S01002668	S01002678	S01002688	S01002698	S01002708
S01002649	S01002659	S01002669	S01002679	S01002689	S01002699	S01002709
S01002650	S01002660	S01002670	S01002680	S01002690	S01002700	S01002710
S01002651	S01002661	S01002671	S01002681	S01002691	S01002701	S01002711
S01002712	S01002722	S01002732	S01002742	S01002752	S01002762	S01002772
S01002713	S01002723	S01002733	S01002743	S01002753	S01002763	S01002773
S01002714	S01002724	S01002734	S01002744	S01002754	S01002764	S01002774
S01002715	S01002725	S01002735	S01002745	S01002755	S01002765	S01002775
S01002716	S01002726	S01002736	S01002746	S01002756	S01002766	S01002776
S01002717	S01002727	S01002737	S01002747	S01002757	S01002767	S01002777
S01002718	S01002728	S01002738	S01002748	S01002758	S01002768	S01002778
S01002719	S01002729	S01002739	S01002749	S01002759	S01002769	S01002779
S01002720	S01002730	S01002740	S01002750	S01002760	S01002770	S01002780
S01002721	S01002731	S01002741	S01002751	S01002761	S01002771	S01002781
S01002782	S01002792	S01002802	S01002812	S01002822	S01002832	S01002842
S01002783	S01002793	S01002803	S01002813	S01002823	S01002833	S01002843
S01002784	S01002794	S01002804	S01002814	S01002824	S01002834	S01002844
S01002785	S01002795	S01002805	S01002815	S01002825	S01002835	S01002845
S01002786	S01002796	S01002806	S01002816	S01002826	S01002836	S01002846
S01002787	S01002797	S01002807	S01002817	S01002827	S01002837	S01002847
S01002788	S01002798	S01002808	S01002818	S01002828	S01002838	S01002848
S01002789	S01002799	S01002809	S01002819	S01002829	S01002839	S01002849
S01002790	S01002800	S01002810	S01002820	S01002830	S01002840	S01002850
S01002791	S01002801	S01002811	S01002821	S01002831	S01002841	S01002852
S01002853	S01002863	S01002873	S01002883	S01002894	S01002905	S01002915
S01002854	S01002864	S01002874	S01002884	S01002895	S01002906	S01002916
S01002855	S01002865	S01002875	S01002885	S01002896	S01002907	S01002919
S01002856	S01002866	S01002876	S01002886	S01002897	S01002908	S01002922
S01002857	S01002867	S01002877	S01002887	S01002898	S01002909	S01002925
S01002858	S01002868	S01002878	S01002889	S01002899	S01002910	S01002926
S01002859	S01002869	S01002879	S01002890	S01002900	S01002911	S01002927
S01002860	S01002870	S01002880	S01002891	S01002901	S01002912	S01002929
S01002861	S01002871	S01002881	S01002892	S01002903	S01002913	S01002930
S01002862	S01002872	S01002882	S01002893	S01002904	S01002914	S01002931
S01002932	S01002939					
S01002934	S01002946					
S01002935						
S01002936						

7 Notes on statistical publications

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General Register Office for Scotland

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If you are not satisfied with our service, please write to Kirsty MacLachlan, Head of Demography Division, General Register Office for Scotland, Room 1/2/7, Ladywell House, Ladywell Road, Edinburgh EH12 7TF. Telephone: (0131) 314 4242,
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Organisation	Contact
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<p>The Office for National Statistics (ONS) is responsible for producing a wide range of economic and social statistics. It also holds the Census of Population for England and Wales.</p>	<p>Customer Contact Centre, Room 1.015, Office for National Statistics, Cardiff Road, Newport, NP10 8XG.</p> <p>Telephone: 0845 601 3034</p> <p>Minicom: 01633 812399</p> <p>E-mail: info@statistics.gsi.gov.uk</p> <p>Website: http://www.ons.gov.uk</p>
<p>The Northern Ireland Statistics and Research Agency (NISRA) is Northern Ireland's official statistics organisation. The Agency also has responsibility, in Northern Ireland, for the registration of births, marriages, adoptions and deaths and the Census of Population.</p>	<p>Northern Ireland Statistics and Research Agency, McAuley House, 2-14 Castle Street, Belfast, BT1 1SA.</p> <p>Telephone: 028 9034 8100</p> <p>Website: http://www.nisra.gov.uk</p>

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Appendix 3 – GROS household projections



General Register Office
for
SCOTLAND
information about Scotland's people

**Household Projections for Scotland's Strategic
Development Plan Areas and National Parks
(2008 based)**

Published on 11 August 2010

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1. Introduction

This report gives the General Register Office for Scotland's forward projection of the number of households in Scotland's National Parks and Strategic Development Plan (SDP) areas. The forward projections are given up to the year 2033, based on the estimated population of these areas in mid-2008. The projections are trend-based and do not, for example, take account of future policy.

National Parks are protected areas of beautiful countryside, wildlife and cultural heritage. There are two National Parks in Scotland: Loch Lomond and the Trossachs National Park (LLTNP), and Cairngorms National Park (CNP). The locations of the National Parks are shown on [Map 1](#). Each National Park is managed by a National Park Authority.

Table A gives information on the population and the number of households in the National Parks. These populations are quite small and forward projections for such small populations are less reliable, especially for the distant future, than those for larger communities.

Table A: Total populations and households in the National Parks in 2008

	Population	Households	Percentage of Scotland total	
			Population	Households
Cairngorms	16,430	7,700	0.3%	0.3%
Loch Lomond and the Trossachs	14,590	6,250	0.3%	0.3%
Rest of Scotland	5,137,480	2,317,300	99.4%	99.4%
Scotland	5,168,500	2,331,250	100.0%	100.0%

All figures are rounded to the nearest 10.

SDP areas ([Map 2](#)) cover the regions around Aberdeen, Dundee, Edinburgh and Glasgow. Three quarters of the population of Scotland live in these areas. SDP areas were designated in November 2008 as the area for which a SDP should be prepared by the Strategic Development Planning Authority. They comprise:

Aberdeen City and Shire Strategic Development Plan Area (Aberdeen City & Shire SDP area)

Aberdeen City and Aberdeenshire council areas (except the part of Aberdeenshire that forms part of Cairngorms National Park).

Glasgow and the Clyde Valley Strategic Development Plan Area (Glasgow & Clyde Valley SDP area)

East Dunbartonshire, East Renfrewshire, Glasgow City, Inverclyde, North Lanarkshire, Renfrewshire, South Lanarkshire and West Dunbartonshire council areas (except the part of West Dunbartonshire that forms part of Loch Lomond and the Trossachs National Park).

Edinburgh and South East Scotland Strategic Development Plan Area (SESplan SDP area)

City of Edinburgh, East Lothian, Midlothian, Scottish Borders, West Lothian and Fife (Kirkcaldy, Mid-Fife and Dunfermline local planning areas only) council areas.

Dundee, Perth, Angus and North Fife Strategic Development Plan Area (TAYplan SDP area)

Angus (except the part of Angus that forms part of Cairngorms National Park), Dundee City, Perth & Kinross (except the part of Perth & Kinross that forms part of Loch Lomond and the Trossachs National Park) and Fife (St Andrews and North Fife local planning areas only) council areas.

Table B gives information on the population and the number of households in SDP areas.

Table B: Total populations and households in SDP areas in 2008

	Population	Households	Percentage of Scotland total	
			Population	Households
Aberdeen City & Shire	448,690	202,910	9%	9%
Glasgow & Clyde Valley	1,752,950	794,440	34%	34%
SESplan	1,213,910	543,620	23%	23%
TAYplan	475,190	215,880	9%	9%
Rest of Scotland	1,277,760	574,400	25%	25%
Scotland	5,168,500	2,331,250	100%	100%

All figures are rounded to the nearest 10.

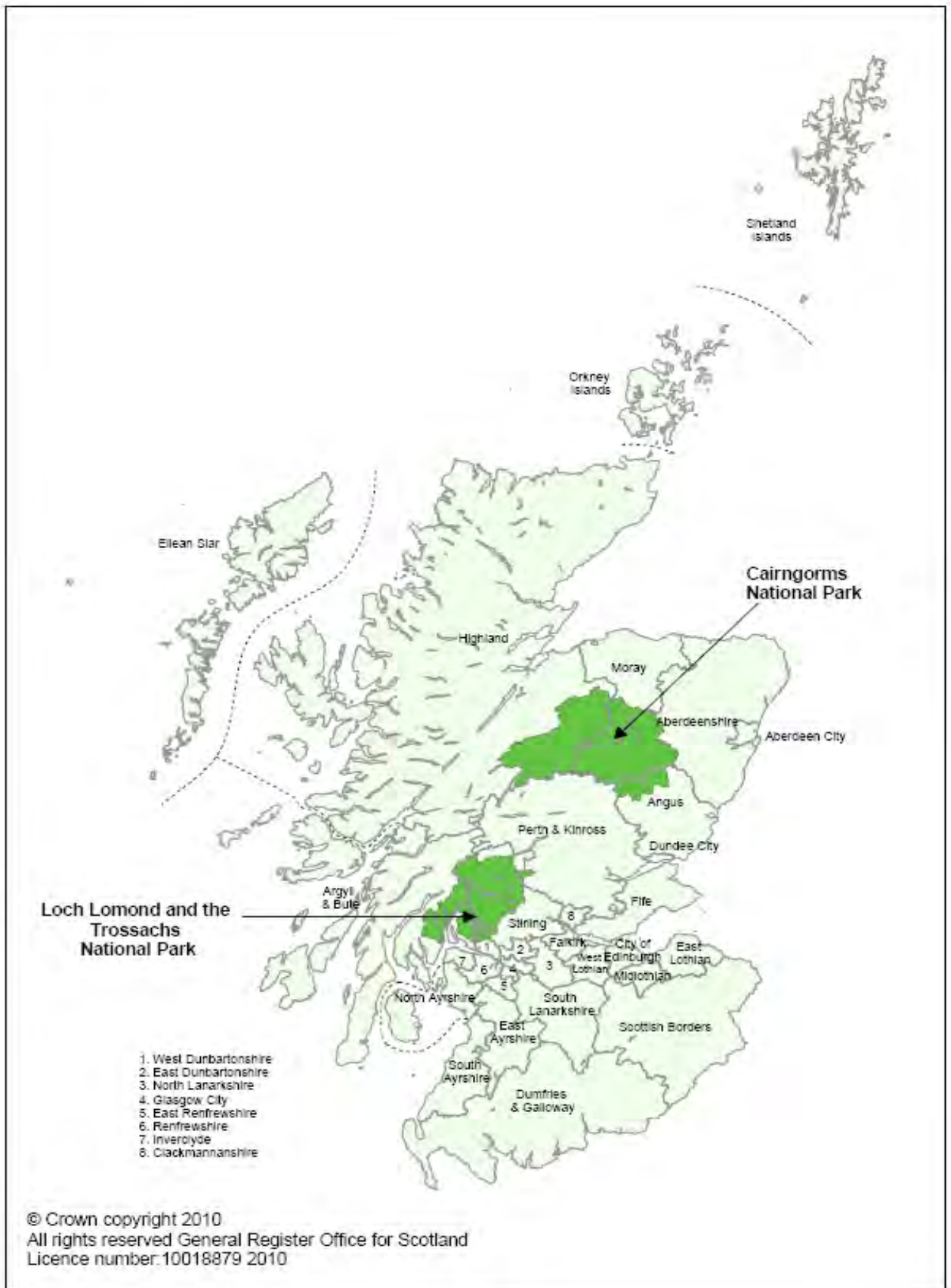
Further details of National Park and SDP boundaries are given in [Section 4](#), and in [Maps 3](#) and [4](#). More information about SDP areas is available from the Scottish Government’s Planning Circular 3/08:

<http://www.scotland.gov.uk/Publications/2008/11/25145654/15>

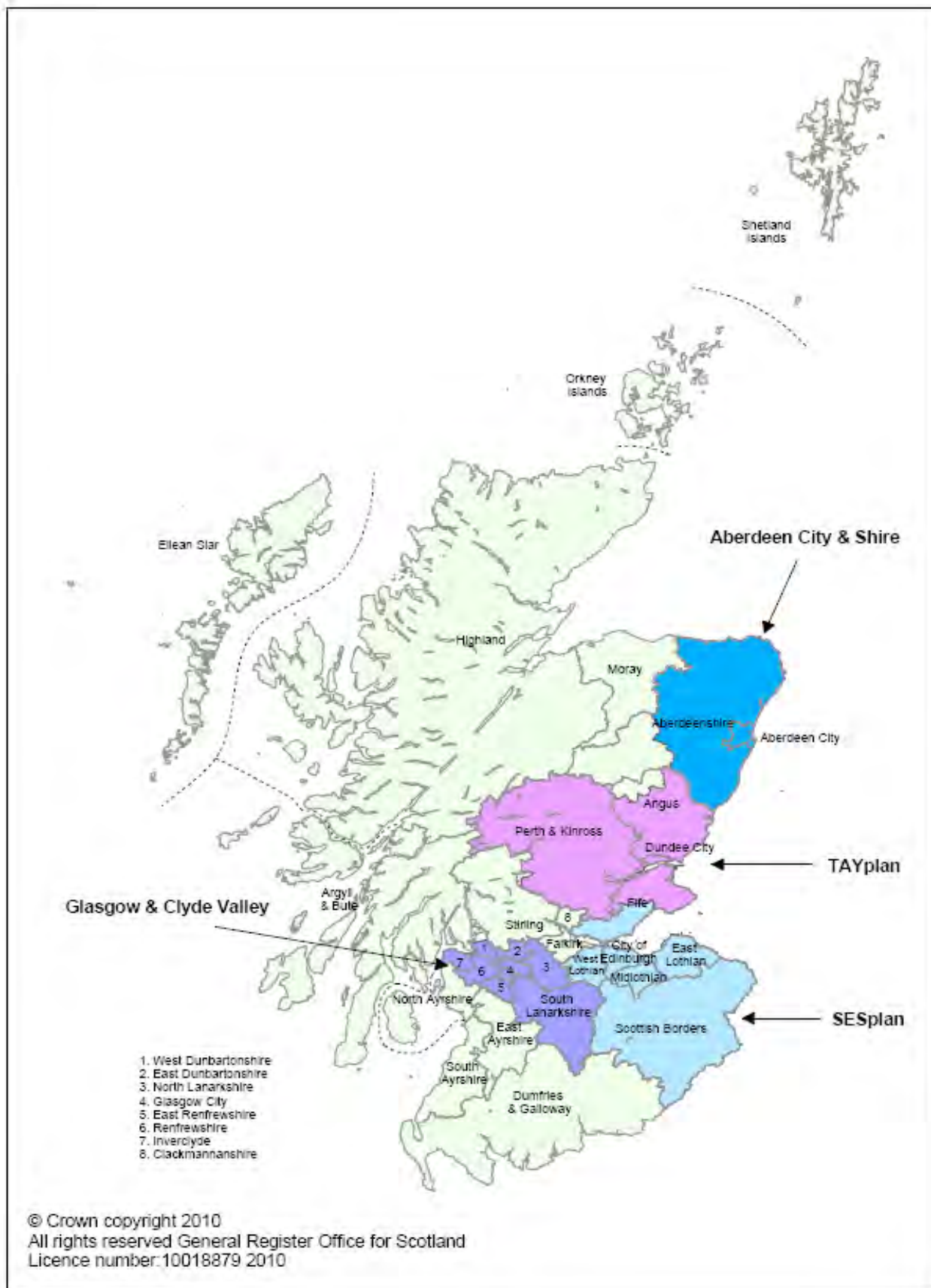
Any boundary change as the result of the Scottish Natural Heritage public consultation (running from 6th March to 31st May 2010) to extend Cairngorms National Park into Perth & Kinross council area has not been included in this publication, as the consultation period had not finished at the time of publication of the 2008-based population projections for National Parks and SDP areas.

These household projections are mainly used to help assess housing needs and future demand.

Map 1: Map of Scotland showing the locations of CNP and LLTNP



Map 2: Map of Scotland showing the locations of SDP areas



2. National Parks

2.1 Main Points

The key points, relating to Scotland's National Parks are:

- Between 2008 and 2033, the number of households in the National Parks is projected to increase. The number of households in CNP is projected to increase by 31 per cent, while the number of households in LLTNP is projected to increase by two per cent.
- Over the same period of time, the population of CNP is projected to increase by 20 per cent, while the population of LLTNP is projected to decrease by 10 per cent. In CNP the average household size is projected to decrease from 2.07 in 2008 to 1.88 in 2033, and similarly in LLTNP the average household size is projected to decrease from 2.29 to 2.00.

Household Type

- There is a projected increase in the number of households containing just one adult in both National Parks. In CNP, the increase is from 2,700 (35 per cent of all households) in 2008 to 4,360 (43 per cent) by 2033. In LLTNP, the increase is from 1,800 (29 per cent) to 2,340 (37 per cent) over the same time period.
- Older women are more likely to live alone than older men. However, the number of older men living alone is projected to increase more rapidly in both National Parks.
- Overall there are projected increases in the number of households containing two or more adults without children in both National Parks. The biggest percentage increases are for households in the 60+ age group, whereas there are projected decreases in the 35-59 age group for CNP and for both under 60 age groups for LLTNP.
- The number of households with two or more adults with children is projected to decrease in both National Parks. In contrast, the number of households with one adult with children increases, though numbers in this category are small.

Age Group

- The number of households headed¹ by people aged 60 or over is projected to increase in both the National Parks. In CNP, a 56 per cent increase is projected in the number of households headed by people aged 60 and over, whereas the percentage increase in the number of households headed by those who are under 60 is 14 per cent. In LLTNP, the number of households headed by people aged 60 or over is projected to increase by 35 per cent between 2008 and 2033. For the under 60s there is a projected 22 per cent decrease.

¹ The 'head' of household is normally the first person entered on the census form.

The following table shows a summary of the percentage changes in population and the number of households, for National Parks and the whole of Scotland, over the projection period 2008-2033,

Table C: Percentage change in population and number of households, for National Parks and the whole of Scotland, 2008 to 2033

	CNP	LLTNP	Scotland
Population	20%	-10%	7%
Children (0-15)	0%	-25%	-2%
Working Age ¹	16%	-20%	2%
Pensionable Age ²	43%	24%	31%
Households	31%	2%	21%
Headed by under 60 year old	14%	-22%	7%
Headed by over 60 year old	56%	35%	47%
Household types			
1 adult	61%	30%	49%
1 adult, 1+ children	72%	34%	46%
2+ adults	24%	1%	12%
2+ adults, 1+ children	-24%	-47%	-27%
Average household size 2008	2.07	2.29	2.18
Average household size 2033	1.88	2.00	1.93

¹ Working age is 16-59 for women and 16-64 for men until 2010. Between 2010 and 2020 working age becomes 16-64 for women. Between 2024 and 2026, working age for both men and women becomes 16-65 and changes again, in two further steps, to 16-67 by 2046.

² Pensionable age is 65 for men and 60 for women until 2010. Between 2010 and 2020, the pensionable age for women increases to 65. Between 2024 and 2026, the pensionable age for both men and women increases to 66 and changes again, in two further steps, to 68 by 2046.

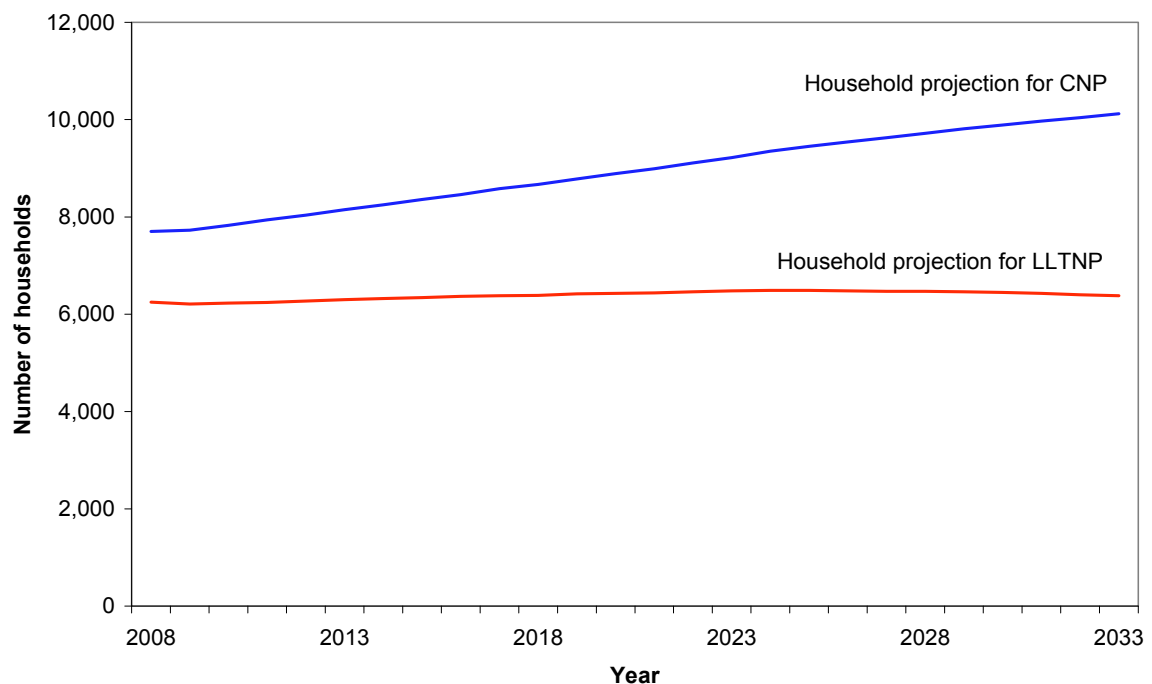
2.2 Results

2.2.1 Overall number of households (Tables 1a and 1b)

The number of households in Scotland is projected to increase from 2.3 million to 2.8 million between 2008 and 2033, an increase of 21 per cent. The number of households in CNP is projected to increase from 7,700 to 10,120, an increase of 31 per cent whereas in LLTNP the number of households is projected to increase from 6,250 to 6,380, an increase of only two per cent. Over the same period of time the population of CNP is projected to increase by around 20 per cent whereas the population of LLTNP is projected to decrease by 10 per cent. Figure 1 shows the household projections for both National Parks from 2008 to 2033.

The average household size is projected to decline in both National Parks; in CNP from 2.07 in 2008 to 1.88 in 2033 and for LLTNP from 2.29 to 2.00.

Figure 1: Projected number of households in National Parks, 2008-2033



2.2.2 Types of household (Tables 1a and 1b)

Figure 2 shows the projected number of households by household type, in 2008 and 2033 for each National Park.

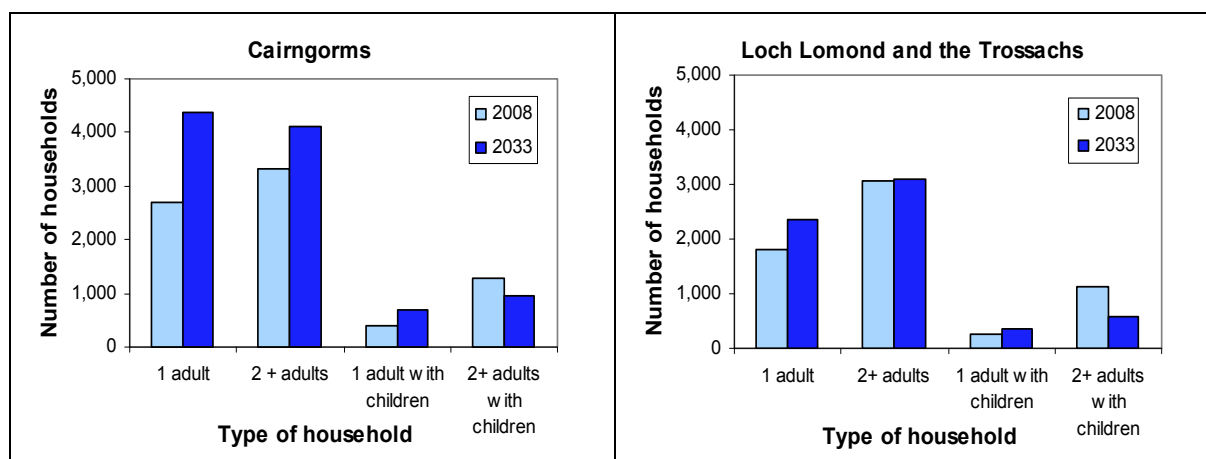
There are projected increases in the number of single adult households in both National Parks. In CNP the number of adults living alone is projected to increase from 2,700 (35 per cent of all households) in 2008 to 4,360 (43 per cent) by 2033. In LLTNP the projected increase is from 1,800 (29 per cent) to 2,340 (37 per cent).

Households containing two or more adults without children are also projected to increase in both National Parks. In CNP the increase is from 3,320 to 4,110 households and in LLTNP the increase is smaller, from 3,060 to 3,090 households.

The number of one adult with children households is projected to rise in both National Parks. In CNP the increase is from 400 to 690 and in LLTNP the increase is from 260 to 350.

In contrast, the number of larger households is projected to fall, with households containing two or more adults with children decreasing in both National Parks. In CNP the decrease is from 1,280 to 970, and in LLTNP the decrease is from 1,120 to 590.

Figure 2: Projected number of households in National Parks by household type, 2008 and 2033



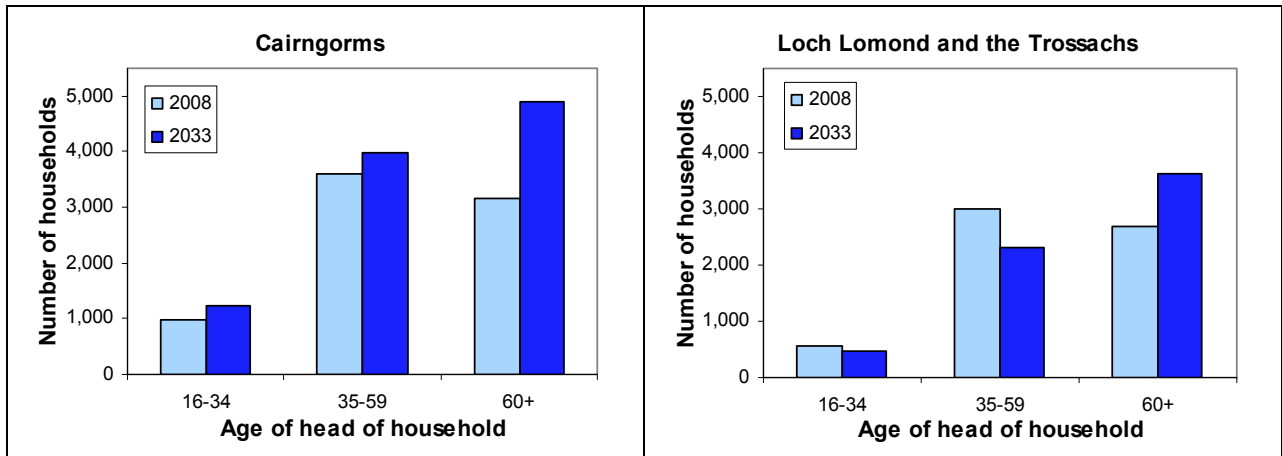
2.2.3 Age group of head of household (Tables 2a and 2b)

Figure 3 shows the projected number of households in 2008 and 2033, by the age group of the head of household (the 'head' of household is normally the first person entered on the Census form).

The population projections show that the National Park population is ageing with projected increases in the number of people in the older age groups. This trend is reflected in the household projections, with the largest increases shown in households headed by people aged 60 and over. In CNP there is a projected increase of 56 per cent from 3,150 to 4,910 households and in LLTNP there is a projected 35 per cent increase from 2,690 to 3,610 households.

Households headed by people aged 60 and under are projected to increase by over 14 per cent in CNP from 4,550 to 5,210. However, for LLTNP there is a projected 22 per cent decrease in younger households, from 3,560 to 2,760.

Figure 3: Projected number of households in National Parks by age group of head of household, 2008 and 2033



2.2.4 Household type by age group of head of household (Tables 3a, 3b, 4a and 4b)

One adult households

In 2008, 20 per cent of the population in CNP aged 16 or over lived alone, and this is projected to increase to 26 per cent by 2033. In LLTNP the corresponding projected increase is from 15 per cent to 20 per cent. Tables 4a and 4b show that people are more likely to live alone over the age of 60. In both National Parks, men are more likely to live alone until the age of 60. However from the age of 60 onwards, women are more likely to live alone. This is influenced by women's greater life expectancy and the tendency of women to marry men who are older than them.

Households containing one adult with children

In 2008 in CNP, five per cent of all households consisted of one adult living with one or more children. This percentage is projected to increase to seven per cent in 2033. In LLTNP the corresponding percentage for 2008 was four per cent, which is projected to increase to six per cent in 2033.

Households containing two or more adults without children

For both National Parks, in the older age groups, there are large projected increases in the number of households containing two or more adults without children. For CNP for this type of household, headed by someone aged 60 or over, there is a projected increase of 45 per cent from 1,660 to 2,410 households. Corresponding figures for LLTNP project a 26 per cent increase from 1,590 to 2,010 households. In contrast, there is a small projected decrease of two per cent, in this type of household for the 35-59 age group for CNP. In LLTNP there are projected decreases for both younger age groups. The projected decrease for age group 16-34 is nine per cent and for age group 35-59 is 29 per cent.

Households containing two or more adults with children

In both National Parks, there is a projected decrease in the number of households with two or more adults with children. In 2008, 17 per cent of households contained two or more adults with children in CNP, and this figure is projected to fall to 10 per cent by 2033. Similarly in LLTNP in 2008, 18 per cent of households contained two or more adults with children, and this figure is projected to fall to nine per cent in 2033.

3. Strategic Development Plan Areas

3.1 Main Points

The key points, relating to the Strategic Development Plan (SDP) areas, are:

- Between 2008 and 2033, the number of households in all four SDP areas is projected to increase. SESplan is the SDP area projected to have the largest percentage household increase (31 per cent), followed by Aberdeen City & Shire SDP area (27 per cent), TAYplan SDP area (20 per cent), and Glasgow & Clyde Valley SDP area (14 per cent)
- The average household size is projected to decrease over the same period of time in all SDP areas. The decreases are from 2.16 to 1.93 persons per household in Aberdeen City & Shire SDP area, from 2.17 to 1.89 in Glasgow & Clyde Valley SDP area, from 2.19 to 1.95 in SESplan SDP area, and from 2.13 to 1.91 in TAYplan SDP area.
- The number of households is projected to increase more rapidly than projected changes in population. As an example, for Glasgow & Clyde Valley SDP area the projected increase in population is less than one per cent, whereas the number of households is projected to increase by 14 per cent. This is due to projected changes in household structure with people more likely to live in smaller family groups in the future.

Household Type

- The number of households containing just one adult is projected to increase greatly between 2008 and 2033 in all SDP areas, ranging from 44 per cent increases in Glasgow & Clyde Valley and TAYplan SDP areas to a 53 per cent increase in Aberdeen City & Shire SDP area and a 58 per cent increase in SESplan SDP area.
- Other small households are also projected to increase in number. The projected number of households containing two adults without children ranges from an increase of 14 per cent in Glasgow & Clyde Valley SDP area to 35 per cent in Aberdeen City & Shire SDP area. The number of households containing one adult with children is also projected to increase, ranging from 36 per cent in Glasgow & Clyde Valley SDP area to 64 per cent in SESplan SDP area.
- In contrast, the number of larger households (containing two or more adults with children and containing three or more adults) is projected to show a decrease in numbers in all SDP areas.

Age Group

- Households headed¹ by people aged 60 or over are projected to show large increases for all SDP areas between 2008 and 2033 (from 39 per cent in Glasgow & Clyde Valley SDP area to 65 per cent in Aberdeen City & Shire SDP area).

¹ The 'head' of household is normally the first person entered on the census form.

- Households headed by people aged less than 60 are expected to change by a smaller amount, and vary more across the country. A small increase of three per cent is projected for Glasgow & Clyde Valley SDP area, with the largest increase of 20 per cent projected for SESplan SDP area.
- Households headed by someone aged 85 or over are projected to increase markedly in all SDP areas between 2008 and 2033, ranging from 139 per cent in Glasgow & Clyde Valley SDP area to 183 per cent in Aberdeen City & Shire SDP area.

The following table shows a summary of the percentage changes in population and the number of households, for SDP areas and the whole of Scotland, over the projection period 2008-2033.

Table D: Percentage change in population and number of households, for SDP areas and the whole of Scotland, 2008 to 2033

	Aberdeen City & Shire	Glasgow & Clyde Valley	SESPlan	TAYPlan	Scotland
Population	14%	0%	17%	8%	7%
Children (0-15)	4%	-9%	9%	2%	-2%
Working Age ¹	7%	-4%	13%	2%	2%
Pensionable Age ²	48%	23%	38%	28%	31%
Households	27%	14%	31%	20%	21%
Headed by under 60 year old	10%	3%	20%	8%	7%
Headed by over 60 year old	65%	39%	56%	40%	47%
Headed by over 85 year old	183%	139%	166%	164%	168%
Household types					
1 adult	53%	44%	58%	44%	49%
1 adult, 1+ children	44%	36%	64%	44%	46%
2 adults	35%	14%	31%	20%	23%
2+ adults, 1+ children	-20%	-35%	-15%	-23%	-27%
3+ adults	-30%	-32%	-8%	-18%	-27%
Average household size 2008	2.16	2.17	2.19	2.13	2.18
Average household size 2033	1.93	1.89	1.95	1.91	1.93

¹ Working age is 16-59 for women and 16-64 for men until 2010. Between 2010 and 2020 working age becomes 16-64 for women. Between 2024 and 2026, working age for both men and women becomes 16-65 and changes again, in two further steps, to 16-67 by 2046.

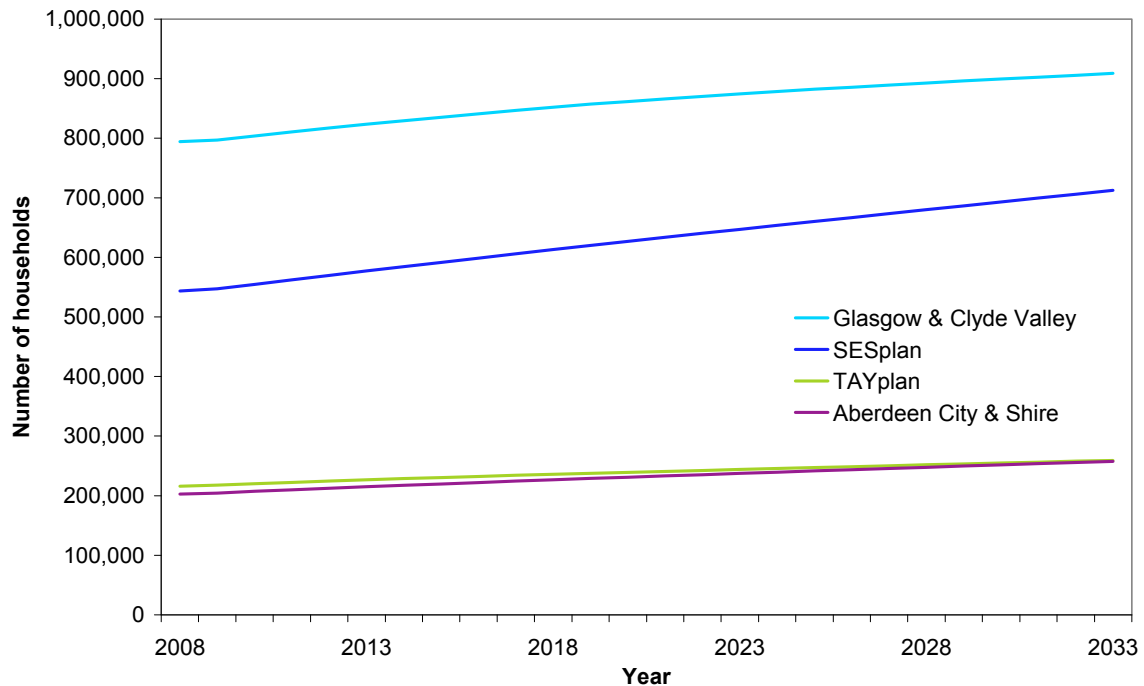
² Pensionable age is 65 for men and 60 for women until 2010. Between 2010 and 2020, the pensionable age for women increases to 65. Between 2024 and 2026, the pensionable age for both men and women increases to 66 and changes again, in two further steps, to 68 by 2046.

3.2 Results

3.2.1 Overall number of households

The projected numbers of households in SDP areas from 2008 to 2033 are shown in [Tables 5a to 5d](#) and illustrated in Figure 4.

Figure 4: Projected number of households in SDP areas, 2008-2033



The number of households in Scotland is projected to increase from 2.3 million to 2.8 million between 2008 and 2033, an increase of 21 per cent. All SDP areas show projected increases during this period:

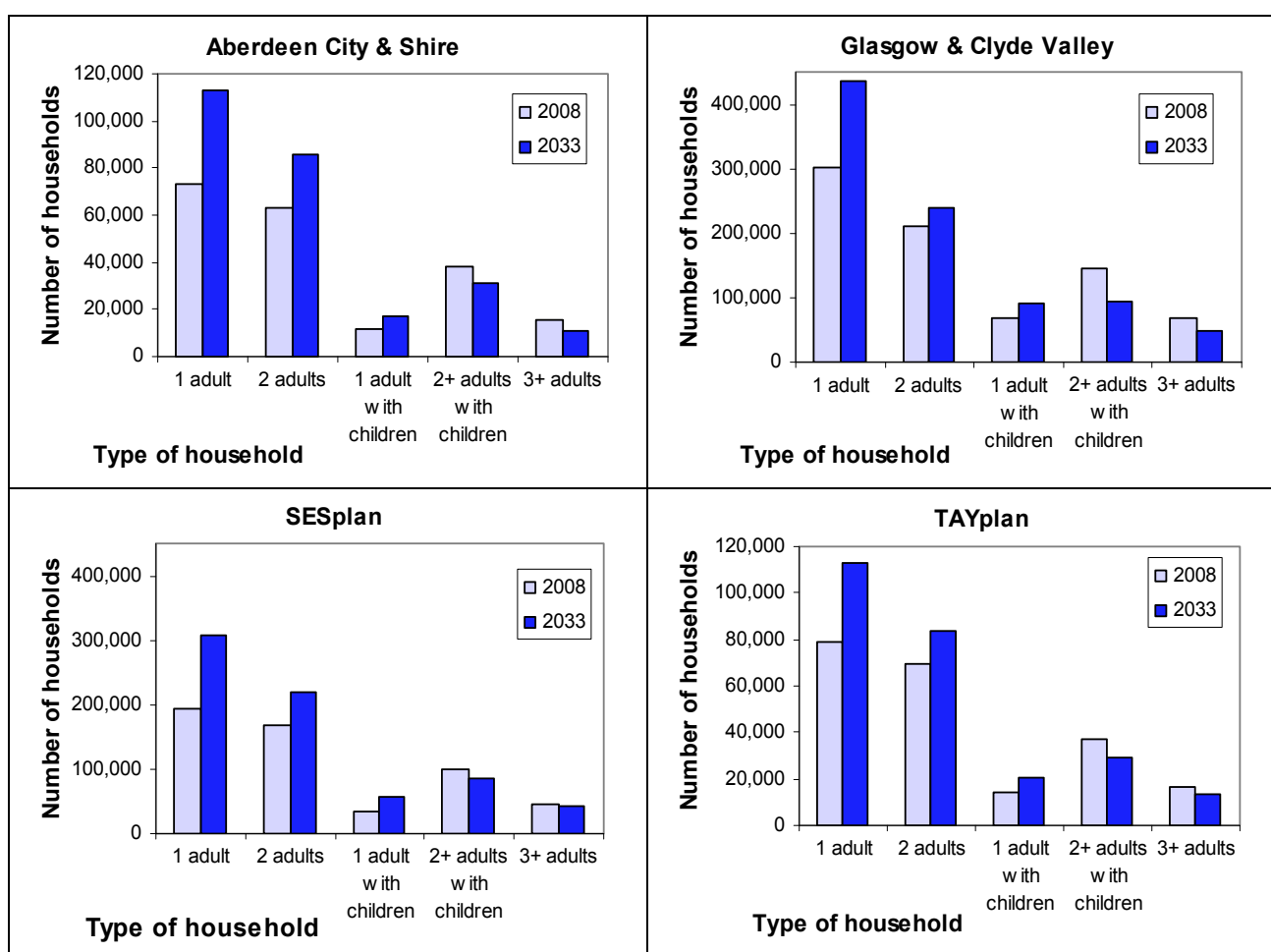
- In Aberdeen City & Shire SDP area, by 27 per cent, from 203,000 to 257,000 households.
- In Glasgow & Clyde Valley SDP area by 14 per cent, from 794,000 to 909,000 households.
- In SESplan SDP area, by 31 per cent, from 544,000 to 712,000 households.
- In TAYplan SDP area, by 20 per cent, from 216,000 to 259,000 households.

3.2.2 Types of household (Tables 5a to 5d)

Detailed information on types of household can be found in Tables 5a to 5d and is illustrated in Figure 5. In all SDP areas, there are large projected increases in the numbers of adults living alone. The number of households containing just two adults without children and the number of households containing one adult with children are projected to increase as well.

In contrast, the number of larger households is projected to fall. The number of households containing two or more adults with children and the number of households containing three or more adults are both projected to decrease.

Figure 5: Projected number of households in SDP areas by household type, 2008 and 2033



Please note that scales on the y-axis differ between graphs.

3.2.3 Age group of head of household (Tables 6a to 6d)

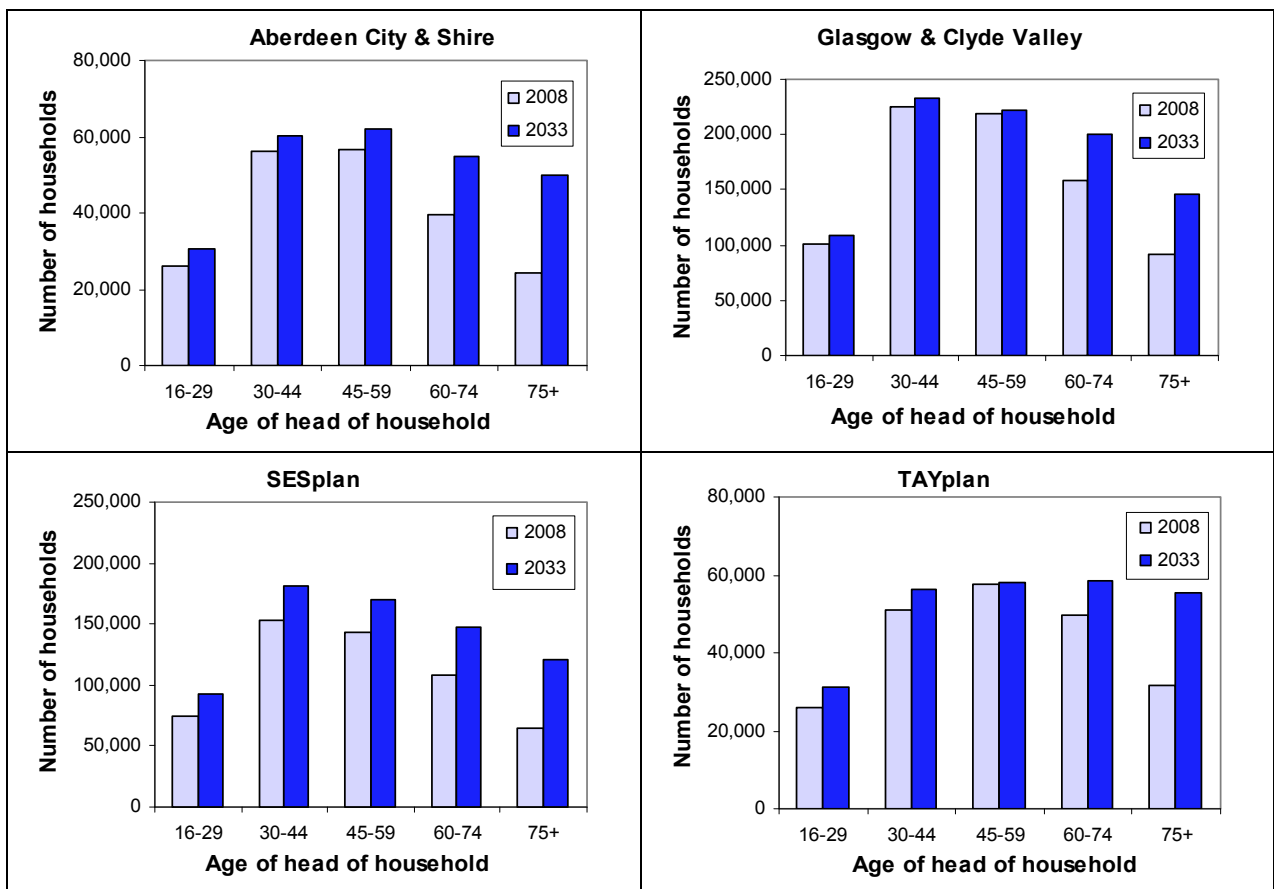
Figure 6 shows the projected number of households in 2008 and 2033, by age group of head of household. Detailed information for the age group of the head of household can also be seen in Tables 6a to 6d.

The ageing population, with a projected increase in the number of people in the older age groups, and fewer people in the younger age groups, is reflected in the household projections, with the largest increases in households headed by people aged 60 and over. Between 2008 and 2033, the projected percentage increases for households headed by people aged 60 and over range from 39 per cent in Glasgow & Clyde Valley SDP area, to 65 per cent in Aberdeen City & Shire SDP area.

Projected changes in households headed by people aged less than 60 are smaller and vary more across the country. A small increase of three per cent is projected for Glasgow & Clyde Valley SDP area, with the largest increase of 20 per cent projected for SESplan SDP area.

Between 2008 and 2033, there are large projected increases in the number of households headed by someone aged 85 or over in all the SDP areas, ranging from 139 per cent in Glasgow & Clyde Valley SDP area to 183 per cent in Aberdeen City & Shire SDP area.

Figure 6: Projected number of households in SDP areas by age group of head of household, 2008 and 2033



Please note that scales on the y-axis differ between graphs.

3.2.4 Household type by age group of head of household (Tables 7a to 7d and Tables 8a to 8d)

One adult households

In Scotland in 2008, 20 per cent of the population aged 16 or over lived alone, and this is projected to rise to 29 per cent by 2033. This trend is reflected in all SDP areas.

The figures in Tables 8a to 8d show that people in the older age groups are more likely to live alone. In 2008, in most age groups up to their mid to late 50s, men were more likely to live alone than women. From the age of 55-60 onwards, however, women are more likely to live alone, and the percentages increase with age. Projections for 2033 show a similar pattern, but with men more likely to live alone in most age groups up to their mid to late 60s. There are also more people living alone in all age groups.

The percentage of people aged 85 or over who are projected to be living alone in 2033 ranges from 59 per cent in SESplan SDP area to 66 per cent in Aberdeen City & Shire SDP area. In all SDP areas, women in this age group are much more likely to live alone than men.

The gap between the average life expectancy of men and women in Scotland is decreasing. This means that the number of older men is projected to increase more rapidly than the number of older women. This contributes to the projected increase in the number of men living alone and can be seen in Tables 7a to 7d.

Households containing one adult with children

There are projected increases in the number of households of this type in all SDP areas and for nearly all age groups (particularly people aged 45 and over).

Households containing two or more adults without children

The figures in Tables 7a to 7d show that, in all SDP areas, there are large projected increases in the number of households containing two or more adults without children in the older age groups. This is likely to be influenced by the increase in average life expectancy and the narrowing of the gap between the life expectancy of men and women.

Households containing two or more adults with children

There are projected reductions in the number of households containing two or more adults with children for most age groups, with the biggest reductions occurring in the younger age groups. This may reflect an increase in the average age at which women have their first child. Exceptions to this are in the 45-54 age groups in Aberdeen City & Shire, SESplan and TAYplan SDP areas where there are projected increases.

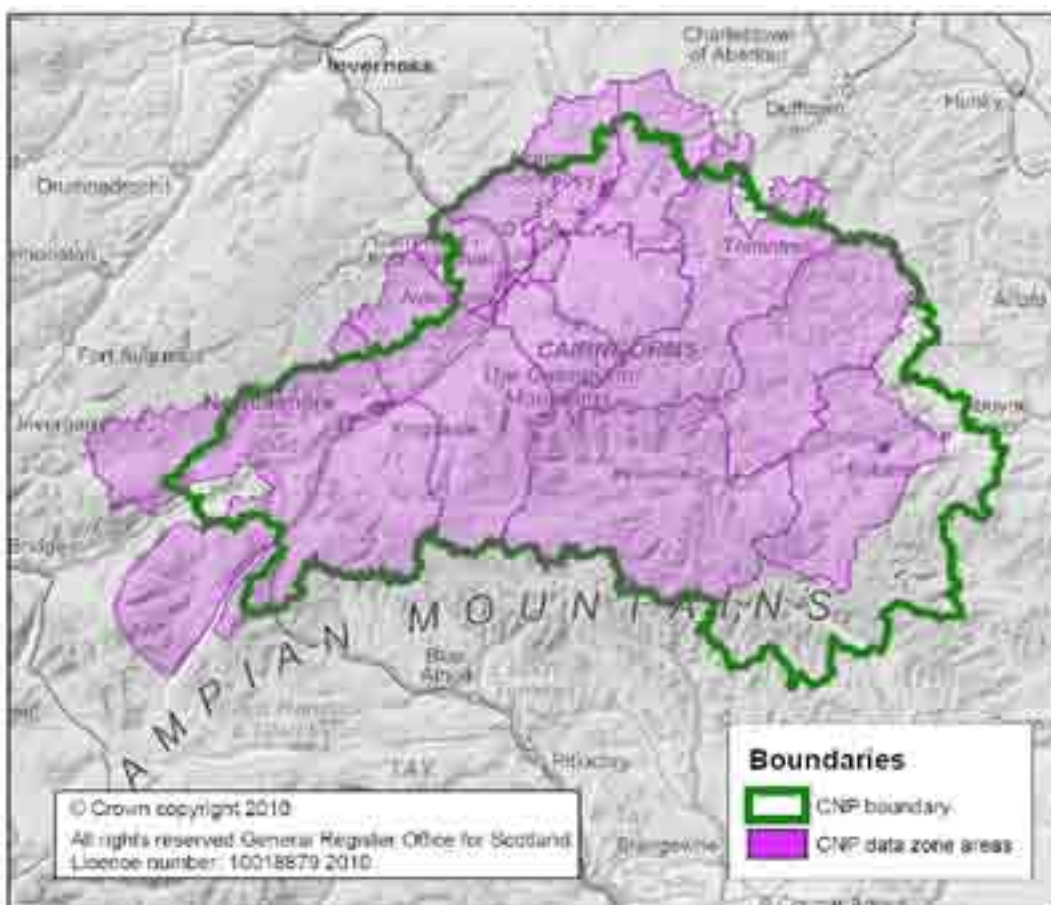
4. National Park and SDP boundaries

The populations of the National Park and SDP areas were built up from the General Register Office for Scotland's mid-2008 local authority and data zone populations. Data zones are the standard small area geography used by the Scottish Government. In general they have populations of between 500 and 1,000 residents. Data zone boundaries do not exactly match National Park and SDP boundaries and so, for the purpose of the projections, data zones are included or excluded based on the data zone centroid, as determined by the Scottish Government. Data zones that have been used to calculate household projections for National Park and SDP areas are listed in [Annex A](#) and [Annex B](#).

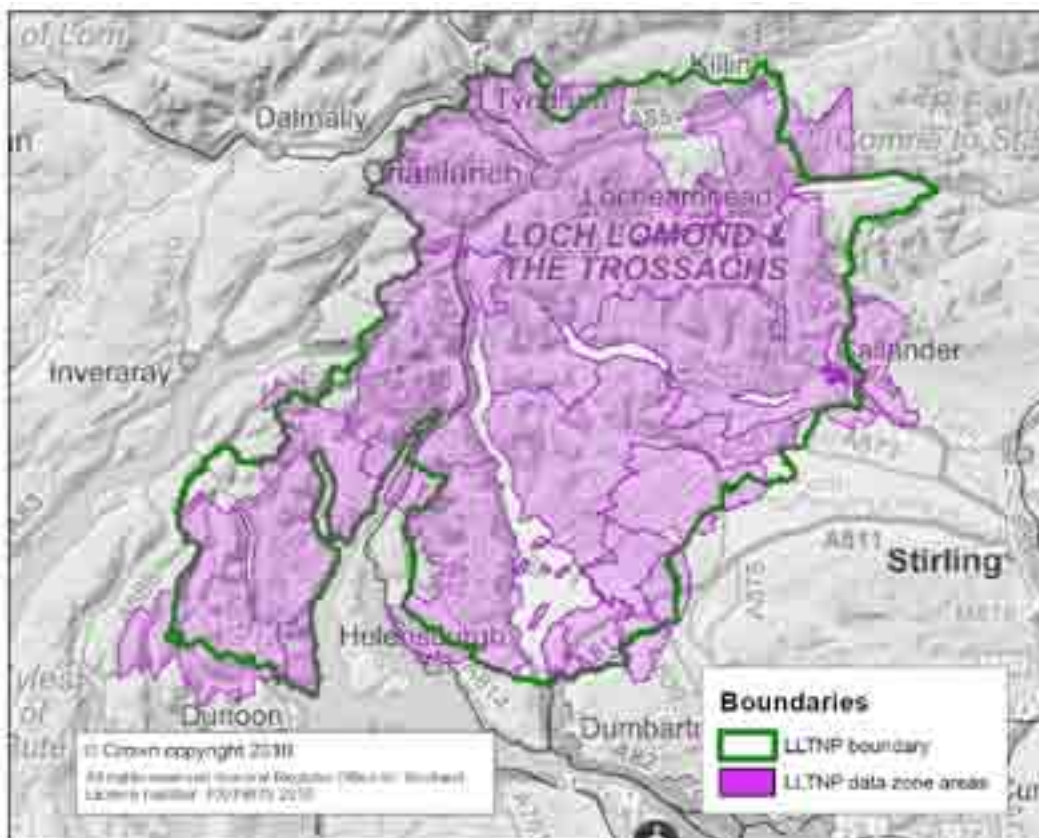
The use of data zone centroids is a standard approach for assigning the population of a small geographical area to a larger area if the small area does not wholly fit within the boundaries of the larger area or lies across the border of two larger areas. The centroid is not a representation of the geographical centre of the data zone, but rather a representation of the population weighted centre or, put more simply, the population "centre of gravity" of the area. In this publication, a data zone is allocated to the National Park if the population weighted centroid lies within the park boundary.

The boundaries of the National Park areas, and the relevant data zones, are shown in [Map 3](#) and [Map 4](#).

Map 3: Map of CNP comparing National Park and data zone boundaries



Map 4: Map of LLTNP comparing National Park and data zone boundaries



Though the actual park boundaries do not precisely match those used in this publication, the difference between the two is very small in terms of population. (Data zone populations have been estimated to be 1.89% less for the Cairngorms National Park and 3.77% less for Loch Lomond and the Trossachs when compared to postcode populations²). The Cairngorms National Park boundary does not coincide with the data zone boundary around Boultenstone and Dinnet to the east of the park, Glen Clova to the south west, Glenlivet to the north east, and the area east of Loch Laggan. For Loch Lomond and the Trossachs, mis-match occurs near Balloch, Killin, the eastern shores of Loch Earn and the area around Glenbranter.

More detailed maps that show the location of population weighted centroids are available at <http://www.scotland.gov.uk/Topics/Statistics/sns/BoundMap#a12>

A paper describing the methodology for calculating data zone centroids can be found at <http://www.scotland.gov.uk/Topics/Statistics/sns/SNSRef>

² A report on the comparison of populations of non-standard geographies constructed from different small area geographies was produced in 2008. The report includes a comparison of different population estimates for National Parks based on postcode and data zone geographies using 2001 census populations. <http://www.scotland.gov.uk/Topics/Statistics/sns/SNSRef/PopNonStandardGeogs>

5. Notes on the household projections

Uses

Household projections are mainly used for informing decisions about future housing need and service provision, and are used in the production of Development Plans.

Interpreting the projections

These household projections have limitations. A projection is a calculation showing what happens if particular assumptions are made. The household projections are based on population projections and, as a result, assumptions used for the population projections (particularly future migration, fertility and mortality) will have an effect on the household projections. Projections for small groups are likely to be less reliable than those for larger groups.

Every two years the Office of National Statistics (ONS), in consultation with the Registrars General, produces a “principal” population projection and a number of ‘variant’ projections, based on alternative assumptions of future fertility, mortality and migration, for the UK and its constituent countries. These projections for National Park and SDP areas are based on the “principal” population projection.

The household projections are trend-based, rather than policy-based forecasts. They do not take into account social and economic factors that may influence the formation of households, including policies adopted by both central and local government as well as any imbalances between housing supply and demand.

Summary of the methodology

Household projections are based on the population projections produced by the General Register Office for Scotland. The number of people living in private households is estimated by taking the population projections for each year and subtracting the number of people living in communal establishments, such as student halls of residence, care homes or prisons. To estimate the number of households of each type, information on household type and age group is projected forward from the 1991 and 2001 Censuses, for each household type, age group and projection area. This information is applied to the private household population to produce the basic household projections.

A more detailed description of household projections methodology can be found at <http://www.gro-scotland.gov.uk/files2/stats/household-projections/2008-projections/j1180906.htm>

Household projections for National Parks are based on the population projections for National Parks and are built up from the General Register Office for Scotland’s mid-2008 data zone populations. The overall projections for Scotland are believed to be more accurate than those for individual areas and therefore the National Park figures and the rest of Scotland are constrained to the Scottish total.

For SDP areas, household projections were calculated by aggregating the projections for the constituent council areas (which have already been published) and then subtracting any areas which do not form part of the SDP area such as

areas which overlap with the National Parks. (For further details of the boundaries used, see [Section 4](#))

Household types and age groups used in the household projections

National Parks

Household projections are produced for each National Park area, broken down into five household types (based on the number of adults and children living in the household) and three age groups. Due to small numbers it is not appropriate to produce projections for smaller age groups. Household types and age groups are shown here:

Household types
1 person households:
1 adult: male
1 adult: female
2+ person households:
2+ adults
1 adult, 1+ children
2+ adults, 1+ children

Age group of head of household
16-34
35-59
60+

SDP areas

Household projections are produced for each SDP area, broken down into seven household types (based on the number of adults and children living in the household) and 16 age groups, as follows:

Household types
1 person households:
1 adult: male
1 adult: female
2 person households:
2 adults
1 adult, 1 child
3+ person households:
1 adult, 2+ children
2+ adults, 1+ children
3+ adults

Age group of head of household
16-19
20-24
25-29
30-34
35-39
40-44
45-49
50-54
55-59
60-64
65-69
70-74
75-79
80-84
85-89
90+

6. Related publications

General Register Office for Scotland population estimates and projections, including equivalent projections for Scotland, National Parks and local authority areas, are available from

<http://www.gro-scotland.gov.uk/statistics/population/index.html>.

General Register Office for Scotland household estimates show annual estimates of the number of households and dwellings in Scotland. They are available at <http://www.gro-scotland.gov.uk/statistics/publications-and-data/household-estimates-statistics/index.html>

General Register Office for Scotland household projections, including equivalent projections for Scotland and local authority areas, are available from <http://www.gro-scotland.gov.uk/statistics/publications-and-data/household-projections-statistics/index.html>

Scottish Government housing statistics for Scotland are available from <http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration>.

Scottish Government planning statistics, including statistics on vacant and derelict land, are available from <http://www.scotland.gov.uk/Topics/Statistics/Browse/Planning>.

Household estimates and projections for other parts of the UK are available from the following sources:

- England: Department for Communities and Local Government:
<http://www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsby/householdestimates/>
- Wales: Welsh Assembly Government:
<http://new.wales.gov.uk/topics/statistics/theme/housing/?lang=en>
- Northern Ireland: Northern Ireland Statistics and Research Agency:
<http://www.nisra.gov.uk/demography/default.asp21.htm>

You can register with the Scottish Government's **ScotStat** website, to receive notification of any statistics published by GROS or the Scottish Government:
<http://www.scotland.gov.uk/Topics/Statistics/scotstat/Intro>.

More information about the **planning system in Scotland** is available from the Scottish Government's website at <http://www.scotland.gov.uk/Topics/Built-Environment/planning>

Please note that figures in the following tables are rounded to the nearest ten. Therefore, the totals shown may not be equal to the sum of the constituent parts.

Table 1a: Household projections for Cairngorms National Park, by type of household, 2008-2033

Household size	Household type	2008	2013	2018	2023	2028	2033	Average annual change ¹			
								2008-2033	2008-2033	2008-2018	2019-2033
One person	1 adult male	1,230	1,400	1,580	1,790	1,980	2,120	890	72%	35	36
households	1 adult female	1,470	1,610	1,740	1,920	2,080	2,240	770	52%	31	33
2+ person	1 adult, 1+ children	400	450	500	570	640	690	290	72%	12	13
households	2+ adults	3,320	3,500	3,730	3,860	3,990	4,110	790	24%	31	25
	2+ adults, 1+ children	1,280	1,200	1,130	1,080	1,030	970	-310	-24%	-12	-10
All households		7,700	8,150	8,670	9,220	9,720	10,120	2,420	31%	97	96

Private household population²	15,940	16,650	17,320	17,950	18,530	19,000	3,060	19%
Average household size³	2.07	2.04	2.00	1.95	1.91	1.88	-0.19	-9%

Percentage of all households by household type

Household size	Household type	2008	2013	2018	2023	2028	2033
One person	1 adult male	16%	17%	18%	19%	20%	21%
households	1 adult female	19%	20%	20%	21%	21%	22%
2+ person	1 adult, 1+ children	5%	6%	6%	6%	7%	7%
households	2+ adults	43%	43%	43%	42%	41%	41%
	2+ adults, 1+ children	17%	15%	13%	12%	11%	10%
All households		100%	100%	100%	100%	100%	100%

1. Average annual change is the result of dividing the absolute change (before rounding) by the number of years referred to.
 2. Private household population: The population living in private households, i.e. people not living in communal establishments.
 3. Average household size is the result of dividing "private household population" by "all households"

Table 1b: Household projections for Loch Lomond and the Trossachs National Park, by type of household, 2008-2033

Household size	Household type	2008-2033					Average annual change ¹		
		2008	2013	2018	2023	2028	2033	2008-2033	2018-2033
One person households	1 adult male	760	830	920	1,020	1,100	1,170	420	17
	1 adult female	1,050	1,110	1,150	1,180	1,190	1,170	120	5
2+ person households	1 adult, 1+ children	260	280	300	330	350	350	90	4
	2+ adults	3,060	3,160	3,220	3,220	3,180	3,090	30	1
	2+ adults 1+ children	1,120	920	800	720	660	590	-530	-21
All households		6,250	6,300	6,390	6,480	6,470	6,380	130	5

Private household population²	14,280	14,070	13,840	13,590	13,250	12,750	-1,530	-11%
Average household size³	2.29	2.23	2.16	2.10	2.05	2.00	-0.29	-13%

Percentage of all households by household type

Household size	Household type	2008	2013	2018	2023	2028	2033
One person households	1 adult male	12%	13%	14%	16%	17%	18%
	1 adult female	17%	18%	18%	18%	18%	18%
2+ person households	1 adult, 1+ children	4%	4%	5%	5%	5%	6%
	2+ adults	49%	50%	50%	50%	49%	48%
	2+ adults 1+ children	18%	15%	13%	11%	10%	9%
All households		100%	100%	100%	100%	100%	100%

1. Average annual change is the result of dividing the absolute change (before rounding) by the number of years referred to.

2. Private household population: The population living in private households, i.e. people not living in communal establishments.

3. Average household size is the result of dividing "private household population" by "all households"

Table 2a: Household projections for Cairngorms National Park, by age group of the head of household, 2008-2033

Age of head of household	2008				2013				2018				2023				2028				2033				Change 2008-2033			Average annual change ¹		
	2008	2013	2018	2023	2008	2013	2018	2023	2008	2013	2018	2023	2008	2013	2018	2023	2008	2013	2018	2023	2008	2013	2018	2023	2008-2033	2008-2018	2018-2033	2008-2033	2008-2018	2018-2033
16-34	970	1,070	1,150	1,150	1,150	1,150	1,150	1,230	1,190	1,190	1,190	1,230	1,190	1,190	1,190	1,230	270	28%	11	18	270	28%	11	18	270	28%	11	18	6	
35-59	3,590	3,580	3,720	3,850	3,850	3,850	3,970	3,970	3,930	3,930	3,930	3,970	3,930	3,930	3,930	3,970	390	11%	15	13	390	11%	15	13	390	11%	15	13	17	
60+	3,150	3,500	3,810	4,210	4,210	4,210	4,910	4,910	4,600	4,600	4,600	4,910	4,600	4,600	4,600	4,910	1,760	56%	71	66	1,760	56%	71	66	1,760	56%	71	66	73	
All households	7,700	8,150	8,670	9,220	9,220	9,220	10,120	10,120	9,720	9,720	9,720	10,120	9,720	9,720	9,720	10,120	2,420	31%	97	97	2,420	31%	97	97	2,420	31%	97	97	96	

Age of head of household	2008		2013		2018		2023		2028		2033	
	2008	2013	2008	2013	2008	2013	2008	2013	2008	2013	2008	2013
16-34	13%	13%	13%	13%	13%	13%	13%	13%	12%	12%	12%	12%
35-59	47%	44%	44%	42%	43%	42%	43%	42%	40%	40%	39%	39%
60+	41%	43%	43%	46%	44%	46%	44%	46%	47%	47%	49%	49%
All households	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

1. Average annual change is the result of dividing the absolute change (before rounding) by the number of years referred to.

Table 2b: Household projections for Loch Lomond and the Trossachs National Park, by age group of the head of household, 2008-2033

Age of head of household	2008				2013				2018				2023				2028				2033				Change 2008-2033		Average annual change ¹ 2008-2033 2018-2033	
	2008	2013	2018	2023	2028	2033	2008	2013	2018	2023	2028	2033	2008	2013	2018	2023	2028	2033	2008	2013	2018	2023	2028	2033	2008-2033	2018-2033		
16-34	560	610	660	630	550	460	3,000	2,730	2,590	2,470	2,340	2,300	-100	-18%	-4	10	-13	-700	-23%	-41	-19	930	35%	37	46	31		
35-59	2,690	2,960	3,150	3,370	3,580	3,610	6,250	6,300	6,390	6,480	6,470	6,380	130	2%	5	15	-1											
60+																												
All households	6,250	6,300	6,390	6,480	6,470	6,380																						

Age of head of household	2008				2013				2018				2023				2028				2033			
	2008	2013	2018	2023	2028	2033	2008	2013	2018	2023	2028	2033	2008	2013	2018	2023	2028	2033	2008	2013	2018	2023	2028	2033
16-34	9%	10%	10%	10%	9%	7%	48%	43%	41%	38%	36%	36%	43%	47%	49%	52%	55%	57%	100%	100%	100%	100%	100%	100%
35-59																								
60+																								
All households	100%	100%	100%	100%	100%	100%																		

1. Average annual change is the result of dividing the absolute change (before rounding) by the number of years referred to.

Table 3a: Household projections for Cairngorms National Park, by household type and age group of the head of household, 2008-2033

Household type	Age group	2008	2013	2018	2023	2028	2033	Change 2008-2033	2008-2033	Average annual change ¹		
		2008	2013	2018	2023	2028	2033			2008-2033	2008-2018	2018-2033
1 adult: male	16-34	200	230	260	270	280	300	100	50%	4	5	3
	35-59	550	600	670	760	840	880	330	59%	13	12	14
	60+	480	560	650	760	860	940	460	96%	18	17	19
	All ages	1,230	1,400	1,580	1,790	1,980	2,120	890	72%	35	35	36
1 adult: female	16-34	120	130	150	150	160	170	60	48%	2	3	2
	35-59	390	430	470	500	530	570	180	46%	7	8	7
	60+	960	1,040	1,120	1,260	1,390	1,490	530	55%	21	16	25
	All ages	1,470	1,610	1,740	1,920	2,080	2,240	770	52%	31	27	33
1 adult, 1+children	16-34	140	170	200	220	240	260	120	83%	5	6	4
	35-59	250	270	290	340	380	410	160	65%	7	4	8
	60+	10	10	10	10	10	20	10	118%	0	0	0
	All ages	400	450	500	570	640	690	290	72%	12	10	13
2+adults	16-34	250	270	300	290	300	310	60	23%	2	4	1
	35-59	1,410	1,390	1,450	1,430	1,410	1,380	-30	-2%	-1	4	-4
	60+	1,660	1,840	1,990	2,130	2,280	2,410	750	45%	30	33	28
	All ages	3,320	3,500	3,730	3,860	3,990	4,110	790	24%	31	41	25
2+ adults, 1+ children	16-34	260	260	250	220	210	190	-60	-25%	-3	-1	-4
	35-59	980	900	840	810	770	720	-260	-26%	-10	-15	-7
	60+	40	40	40	50	50	50	10	26%	0	0	1
	All ages	1,280	1,200	1,130	1,080	1,030	970	-310	-24%	-12	-16	-10
All households	7,700	8,150	8,670	9,220	9,720	10,120	2,420	31%	97	97	96	

1. Average annual change is the result of dividing the absolute change (before rounding) by the number of years referred to.

Table 3b: Household projections for Loch Lomond and the Trossachs National Park, by household type and age group of the head of household, 2008-2033

Household type	Age group	2008					2013					2018					2023					2028					2033					Change 2008-2033					Average annual change ¹														
		2008	2013	2018	2023	2028	2033	2008	2013	2018	2023	2028	2033	2008	2013	2018	2023	2028	2033	2008	2013	2018	2023	2028	2033	2008	2013	2018	2023	2028	2033	2008-2018	2018-2033	2008-2033	2008-2018	2018-2033	2008-2033														
1 adult: male	16-34	90	100	120	120	100	90	320	330	340	350	340	350	0	-4%	30	9%	390	115%	420	55%	0	1	2	3	16	17	17	17	17	17	1	2	3	2	2	2														
	35-59	320	330	340	350	340	350	340	400	460	560	650	730	30	9%	390	115%	420	55%	0	1	2	3	16	17	17	17	17	17	1	2	3	2	2	2																
	60+	340	400	460	560	650	730	760	830	920	1,020	1,100	1,170	420	55%	0	1	2	3	16	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17														
	All ages	760	830	920	1,020	1,100	1,170	1,050	1,110	1,150	1,180	1,190	1,170	420	55%	0	1	2	3	16	17	17	17	17	17	17	17	17	17	17	17	5	10	10	5	5	5														
1 adult: female	16-34	60	70	80	70	70	60	270	260	260	260	270	270	0	-1%	0	0%	120	17%	120	12%	0	1	1	1	0	1	1	1	1	1	0	-1	0	0	0	0	0	1	1	0	0	0								
	35-59	270	260	260	260	270	270	720	770	810	840	850	840	120	17%	120	12%	0	1	1	1	0	1	1	1	0	1	1	1	1	1	0	-1	0	0	0	0	0	1	1	0	0	0								
	60+	720	770	810	840	850	840	1,050	1,110	1,150	1,180	1,190	1,170	120	12%	0	1	1	1	0	1	1	1	0	1	1	1	0	1	1	1	1	1	0	1	1	0	0	0	0	1	1	0	0	0						
	All ages	1,050	1,110	1,150	1,180	1,190	1,170	1,050	1,110	1,150	1,180	1,190	1,170	120	12%	0	1	1	1	0	1	1	1	0	1	1	1	0	1	1	1	1	1	5	10	10	5	5	5												
1 adult, 1+children	16-34	80	100	120	120	110	100	180	170	170	200	220	240	20	23%	60	36%	10	90%	90	34%	20	1	3	4	20	3	4	4	4	4	1	4	4	3	3	3	4	4	4	0	0	0								
	35-59	180	170	170	200	220	240	10	10	10	20	20	20	60	36%	10	90%	90	34%	20	1	3	4	20	3	4	4	20	3	4	4	4	4	3	0	0	0	0	0	0	0	0	0	0	0						
	60+	10	10	10	20	20	20	260	280	300	330	350	350	10	90%	10	90%	90	34%	20	1	3	4	20	3	4	4	20	3	4	4	20	3	4	4	4	4	0	0	0	0	0	0	0	0	0	0	0	0		
	All ages	260	280	300	330	350	350	180	200	220	220	200	170	90	34%	20	23%	60	36%	90	34%	20	1	3	4	20	3	4	4	20	3	4	4	20	3	4	4	4	4	4	4	4	3	3	3						
2+adults	16-34	180	200	220	220	200	170	1,290	1,210	1,150	1,050	940	910	-20	-9%	-380	-29%	420	26%	30	1%	-100	-66%	-410	-44%	-20	-1	-1	-1	-100	-4	-2	-2	-2	-2	-1	4	4	-15	-14	-14	4	4	4	-1	-1	-1				
	35-59	1,290	1,210	1,150	1,050	940	910	1,590	1,750	1,850	1,940	2,040	2,010	-380	-29%	420	26%	30	1%	-100	-66%	-410	-44%	-20	-1	-1	-1	-100	-4	-2	-2	-2	-2	-15	-14	-14	17	25	11	17	16	16	17	25	11	17	16	16	17	25	11
	60+	1,590	1,750	1,850	1,940	2,040	2,010	3,060	3,160	3,220	3,220	3,180	3,090	420	26%	30	1%	-100	-66%	-410	-44%	-20	-1	-1	-1	-100	-4	-2	-2	-2	-2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
	All ages	3,060	3,160	3,220	3,220	3,180	3,090	150	130	120	100	70	50	30	1%	-100	-66%	-410	-44%	-20	-1	-1	-1	-100	-4	-2	-2	-410	-28	-28	-28	-28	-28	1	1	1	1	1	1	1	1	1	1	1	1						
2+ adults, 1+ children	16-34	150	130	120	100	70	50	950	770	660	610	570	530	-100	-66%	-410	-44%	-20	-1	-1	-1	-100	-4	-2	-2	-410	-28	-28	-28	-28	-28	-4	-2	-2	-17	-17	-17	-4	-2	-2	-17	-17	-17								
	35-59	950	770	660	610	570	530	30	20	20	10	10	10	-410	-44%	-20	-1	-1	-1	-100	-66%	-410	-44%	-20	-1	-1	-1	-100	-4	-2	-2	-2	-2	-17	-17	-17	-17	-17	-17	-17	-17	-17	-17	-17	-17						
	60+	30	20	20	10	10	10	1,120	920	800	720	660	590	-20	-1	-1	-1	-100	-66%	-410	-44%	-20	-1	-1	-1	-100	-4	-2	-2	-2	-2	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1								
	All ages	1,120	920	800	720	660	590	6,250	6,300	6,390	6,480	6,470	6,380	-20	-9%	-380	-29%	420	26%	30	1%	-100	-66%	-410	-44%	-20	-1	-1	-1	-100	-4	-2	-2	-410	-28	-28	-28	-20	-1	-1	-21	-32	-14	15	15	15	5	5	5		
All households	6,250	6,300	6,390	6,480	6,470	6,380	130	2%	130	2%	130	2%	130	2%	130	2%	130	2%	130	2%	130	2%	130	2%	130	2%	130	2%	130	2%	130	2%	130	2%	130	2%	130	2%	130	2%	130	2%									

1. Average annual change is the result of dividing the absolute change (before rounding) by the number of years referred to.

Table 4a: Projected percentage of people living alone in Cairngorms National Park, by gender and age group, 2008-2033

Age group	2008	2013	2018	2023	2028	2033
Males						
16-34	13%	15%	15%	16%	16%	17%
35-59	19%	21%	24%	26%	28%	29%
60+	22%	22%	24%	26%	27%	27%
All ages	19%	20%	22%	23%	25%	26%
Females						
16-34	8%	9%	10%	10%	11%	12%
35-59	13%	14%	15%	16%	17%	18%
60+	37%	36%	35%	36%	35%	35%
All ages	21%	21%	22%	23%	24%	25%
Total						
16-34	11%	12%	12%	13%	14%	15%
35-59	16%	17%	19%	21%	22%	24%
60+	30%	30%	30%	31%	32%	32%
All ages	20%	21%	22%	23%	25%	26%

These figures are equal to the number of people in the age group projected to live in a 'one adult' household, divided by the projected population of that age and gender (including those living in communal establishments)

Table 4b: Projected percentage of people living alone in Loch Lomond and the Trossachs National Park, by gender and age group, 2008-2033

Age group	2008	2013	2018	2023	2028	2033
Males						
16-34	7%	8%	9%	10%	10%	9%
35-59	12%	14%	15%	16%	17%	18%
60+	18%	19%	20%	23%	25%	28%
All ages	13%	14%	16%	18%	19%	21%
Females						
16-34	5%	5%	6%	6%	7%	8%
35-59	9%	10%	11%	11%	12%	12%
60+	31%	30%	30%	30%	29%	29%
All ages	16%	17%	18%	19%	19%	20%
Total						
16-34	6%	6%	7%	8%	8%	8%
35-59	11%	12%	13%	14%	14%	15%
60+	25%	25%	26%	26%	27%	28%
All ages	15%	16%	17%	18%	19%	20%

These figures are equal to the number of people in the age group projected to live in a 'one adult' household, divided by the projected population of that age and gender (including those living in communal establishments)

Table 5a: Household projections for Aberdeen City & Shire SDP area, by type of household, 2008-2033

Household size	Household type	2008-2033					Average annual change ¹					
		2008	2013	2018	2023	2028	2033	2008-2033	2018-2033			
One person households	1 adult male	34,970	39,580	43,890	47,770	51,410	55,030	20,060	57%	803	892	743
	1 adult female	38,650	42,080	45,700	49,510	53,580	57,870	19,220	50%	769	705	811
Two person households	2 adults	63,290	69,270	75,070	79,780	83,060	85,680	22,390	35%	896	1,178	707
	1 adult, 1 child	6,500	7,250	7,970	8,600	9,220	9,810	3,310	51%	132	147	123
3+ person households	1 adult, 2+ children	5,420	5,780	6,210	6,700	7,090	7,320	1,900	35%	76	79	74
	2+ adult 1+ children	38,480	36,310	34,250	32,700	31,850	30,890	-7,590	-20%	-303	-423	-224
All households	3+ person all adult	15,610	14,730	13,600	12,400	11,510	10,900	-4,710	-30%	-189	-202	-180
	Total	202,910	215,010	226,680	237,450	247,720	257,500	54,590	27%	2,183	2,377	2,055

Private household population ²	437,710	453,250	466,960	479,530	489,810	498,020	60,300	14%
Average household size ³	2.16	2.11	2.06	2.02	1.98	1.93	-0.22	-10%

Percentage of all households by household type

Household size	Household type	2008	2013	2018	2023	2028	2033
One person households	1 adult male	17%	18%	19%	20%	21%	21%
	1 adult female	19%	20%	20%	21%	22%	22%
Two person households	2 adults	31%	32%	33%	34%	34%	33%
	1 adult, 1 child	3%	3%	4%	4%	4%	4%
3+ person households	1 adult, 2+ children	3%	3%	3%	3%	3%	3%
	2+ adult 1+ children	19%	17%	15%	14%	13%	12%
All households	3+ person all adult	8%	7%	6%	5%	5%	4%
	Total	100%	100%	100%	100%	100%	100%

1. Average annual change is the result of dividing the absolute change (before rounding) by the number of years referred to.

2. Private household population: The population living in private households, i.e. people not living in communal establishments.

3. Average household size is the result of dividing "private household population" by "all households"

Table 5b: Household projections for Glasgow & Clyde Valley SDP area, by type of household, 2008-2033

Household size	Household type	Household population					Change		Average annual change ¹			
		2008	2013	2018	2023	2028	2033	2008-2033	2008-2033	2008-2018	2018-2033	
One person households	1 adult male	134,040	150,390	165,980	179,350	190,560	201,470	67,430	50%	2,697	3,194	2,366
	1 adult female	167,240	181,600	196,540	209,840	221,860	233,430	66,190	40%	2,647	2,930	2,459
Two person households	2 adults	210,800	220,460	230,490	237,120	239,570	240,280	29,480	14%	1,179	1,969	653
	1 adult, 1 child	40,580	45,410	49,380	53,130	56,770	59,960	19,380	48%	775	880	705
3+ person households	1 adult, 2+ children	26,820	27,930	29,610	31,290	32,060	31,990	5,170	19%	207	279	158
	2+ adult 1+ children	145,360	131,310	118,500	108,320	101,350	94,430	-50,930	-35%	-2,037	-2,686	-1,605
	3+ person all adult	69,580	66,460	61,680	55,380	50,350	47,380	-22,200	-32%	-888	-791	-953
All households		794,440	823,560	852,200	874,440	892,520	908,950	114,510	14%	4,581	5,776	3,784

Private household population²	1,726,810	1,737,910	1,742,930	1,743,120	1,735,340	1,720,630	-6,180	0%
Average household size³	2.17	2.11	2.05	1.99	1.94	1.89	-0.28	-13%

Percentage of all households by household type

Household size	Household type	2008	2013	2018	2023	2028	2033
One person households	1 adult male	17%	18%	19%	21%	21%	22%
	1 adult female	21%	22%	23%	24%	25%	26%
Two person households	2 adults	27%	27%	27%	27%	27%	26%
	1 adult, 1 child	5%	6%	6%	6%	6%	7%
3+ person households	1 adult, 2+ children	3%	3%	3%	4%	4%	4%
	2+ adult 1+ children	18%	16%	14%	12%	11%	10%
	3+ person all adult	9%	8%	7%	6%	6%	5%
All households		100%	100%	100%	100%	100%	100%

1. Average annual change is the result of dividing the absolute change (before rounding) by the number of years referred to.

2. Private household population: The population living in private households, i.e. people not living in communal establishments.

3. Average household size is the result of dividing "private household population" by "all households"

Table 5c: Household projections for SESplan SDP area, by type of household, 2008-2033

Household size	Household type	Household population					Change		Average annual change ¹		
		2008	2013	2018	2023	2028	2033	2008-2033	2008-2018	2018-2033	
One person households	1 adult male	84,760	96,550	109,060	120,890	131,830	142,810	58,050	2,322	2,430	2,250
	1 adult female	109,500	119,980	131,630	142,720	153,340	164,360	54,860	2,194	2,213	2,182
Two person households	2 adults	168,280	181,100	194,080	204,790	212,800	220,350	52,080	2,083	2,580	1,752
	1 adult, 1 child	19,850	22,670	25,460	28,370	31,640	34,780	14,930	597	561	621
3+ person households	1 adult, 2+ children	15,320	16,450	18,030	19,990	21,580	22,800	7,480	299	271	318
	2+ adult 1+ children	100,540	95,580	91,320	88,670	87,710	85,670	-14,870	-595	-922	-376
All households	3+ person all adult	45,380	44,820	43,650	41,670	41,150	41,700	-3,690	-147	-173	-130
		543,620	577,140	613,220	647,090	680,060	712,460	168,840	6,754	6,959	6,617

Private household population ²	1,191,240	1,236,850	1,280,360	1,322,390	1,359,730	1,392,500	201,260	17%
Average household size ³	2.19	2.14	2.09	2.04	2.00	1.95	-0.24	-11%

Household size	Household type	Percentage of all households by household type					
		2008	2013	2018	2023	2028	2033
One person households	1 adult male	16%	17%	18%	19%	19%	20%
	1 adult female	20%	21%	21%	22%	23%	23%
Two person households	2 adults	31%	31%	32%	32%	31%	31%
	1 adult, 1 child	4%	4%	4%	4%	5%	5%
3+ person households	1 adult, 2+ children	3%	3%	3%	3%	3%	3%
	2+ adult 1+ children	18%	17%	15%	14%	13%	12%
	3+ person all adult	8%	8%	7%	6%	6%	6%
All households	100%	100%	100%	100%	100%	100%	

1. Average annual change is the result of dividing the absolute change (before rounding) by the number of years referred to.
 2. Private household population: The population living in private households, i.e. people not living in communal establishments.
 3. Average household size is the result of dividing "private household population" by "all households"

Table 5d: Household projections for TAYplan SDP area, by type of household, 2008-2033

Household size	Household type	2008	2013	2018	2023	2028	2033	Change			Average annual change ¹	
		2008	2013	2018	2023	2028	2033	2008-2033	2008-2018	2018-2033	2008-2033	2018-2033
One person households	1 adult male	33,770	38,060	42,060	45,590	48,930	52,230	18,460	55%	738	828	678
	1 adult female	44,880	48,360	51,480	54,480	57,630	60,780	15,900	35%	636	660	620
Two person households	2 adults	69,160	73,770	77,790	80,530	82,090	83,300	14,150	20%	566	863	368
	1 adult, 1 child	7,970	9,000	9,840	10,650	11,400	12,140	4,160	52%	167	187	153
3+ person households	1 adult, 2+ children	6,320	6,810	7,380	7,960	8,350	8,480	2,160	34%	87	106	74
	2+ adult 1+ children	37,290	34,660	32,340	30,870	30,030	28,820	-8,470	-23%	-339	-495	-234
	3+ person all adult	16,490	16,060	15,060	13,930	13,570	13,510	-2,970	-18%	-119	-143	-103
All households		215,880	226,740	235,930	244,000	252,000	259,270	43,390	20%	1,736	2,005	1,556
Private household population²		460,450	470,980	479,490	487,190	492,480	495,650	35,190	8%			
Average household size³		2.13	2.08	2.03	2.00	1.95	1.91	-0.22	-10%			

Percentage of all households by household type

Household size	Household type	2008	2013	2018	2023	2028	2033
One person households	1 adult male	16%	17%	18%	19%	19%	20%
	1 adult female	21%	21%	22%	22%	23%	23%
Two person households	2 adults	32%	33%	33%	33%	33%	32%
	1 adult, 1 child	4%	4%	4%	4%	5%	5%
3+ person households	1 adult, 2+ children	3%	3%	3%	3%	3%	3%
	2+ adult 1+ children	17%	15%	14%	13%	12%	11%
	3+ person all adult	8%	7%	6%	6%	5%	5%
All households		100%	100%	100%	100%	100%	100%

1. Average annual change is the result of dividing the absolute change (before rounding) by the number of years referred to.
 2. Private household population: The population living in private households, i.e. people not living in communal establishments.
 3. Average household size is the result of dividing "private household population" by "all households"

Table 6a: Household projections for Aberdeen City & Shire SDP area, by age group of the head of household, 2008-2033

Age of head of household	2008					2018					2028					2033					Change 2008-2033		Average annual change ¹	
	2008	2013	2018	2023	2028	2033	2008	2013	2018	2023	2028	2033	2008	2013	2018	2023	2028	2033	2008-2033	2018-2033				
16-19	1,820	1,950	2,090	2,480	2,900	3,170	1,360	1,360	1,360	1,360	1,360	1,360	1,360	1,360	1,360	1,360	1,360	1,360	54	28	72			
20-24	8,670	8,750	8,470	8,420	9,380	9,990	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330	53	-20	102			
25-29	15,680	17,170	17,010	16,300	15,950	17,420	1,740	1,740	1,740	1,740	1,740	1,740	1,740	1,740	1,740	1,740	1,740	1,740	70	133	27			
30-34	15,990	18,600	20,130	20,020	19,190	18,710	2,720	2,720	2,720	2,720	2,720	2,720	2,720	2,720	2,720	2,720	2,720	2,720	109	413	-94			
35-39	19,410	17,150	19,610	21,020	20,810	19,870	470	470	470	470	470	470	470	470	470	470	470	470	19	20	18			
40-44	20,940	20,260	18,010	20,620	22,060	21,810	860	860	860	860	860	860	860	860	860	860	860	860	34	-294	253			
45-49	20,650	21,670	21,130	18,830	21,630	23,280	2,630	2,630	2,630	2,630	2,630	2,630	2,630	2,630	2,630	2,630	2,630	2,630	105	48	143			
50-54	19,120	20,750	21,760	21,140	18,770	21,460	2,340	2,340	2,340	2,340	2,340	2,340	2,340	2,340	2,340	2,340	2,340	2,340	93	264	-20			
55-59	17,050	18,450	19,760	20,430	19,580	17,160	110	110	110	110	110	110	110	110	110	110	110	110	4	271	-174			
60-64	15,610	16,490	17,780	18,900	19,390	18,430	2,820	2,820	2,820	2,820	2,820	2,820	2,820	2,820	2,820	2,820	2,820	2,820	113	217	44			
65-69	12,260	14,970	15,800	16,960	17,920	18,270	6,010	6,010	6,010	6,010	6,010	6,010	6,010	6,010	6,010	6,010	6,010	6,010	240	354	164			
70-74	11,490	12,010	14,850	15,790	17,020	18,030	6,550	6,550	6,550	6,550	6,550	6,550	6,550	6,550	6,550	6,550	6,550	6,550	262	337	212			
75-79	10,310	10,830	11,700	14,720	15,840	17,290	6,970	6,970	6,970	6,970	6,970	6,970	6,970	6,970	6,970	6,970	6,970	6,970	279	139	372			
80-84	7,640	8,520	9,470	10,600	13,620	14,870	7,220	7,220	7,220	7,220	7,220	7,220	7,220	7,220	7,220	7,220	7,220	7,220	289	183	360			
85-89	4,510	5,100	6,100	7,210	8,340	10,940	6,430	6,430	6,430	6,430	6,430	6,430	6,430	6,430	6,430	6,430	6,430	6,430	257	159	322			
90+	1,760	2,330	3,000	4,000	5,320	6,800	5,040	5,040	5,040	5,040	5,040	5,040	5,040	5,040	5,040	5,040	5,040	5,040	201	124	253			
All households	202,910	215,010	226,680	237,450	247,720	257,500	54,590	54,590	54,590	54,590	54,590	54,590	54,590	54,590	54,590	54,590	54,590	54,590	2,183	2,377	2,055			

Age of head of household	2008					2018					2028					2033				
	2008	2013	2018	2023	2028	2033	2008	2013	2018	2023	2028	2033	2008	2013	2018	2023	2028	2033		
16-19	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%		
20-24	4%	4%	4%	4%	4%	4%	4%	4%	4%	4%	4%	4%	4%	4%	4%	4%	4%	4%		
25-29	8%	8%	8%	7%	6%	7%	8%	8%	8%	7%	6%	7%	8%	8%	8%	7%	6%	7%		
30-34	8%	9%	9%	8%	8%	7%	9%	9%	8%	8%	8%	7%	9%	9%	8%	8%	8%	7%		
35-39	10%	8%	9%	9%	8%	8%	10%	9%	9%	9%	8%	8%	10%	9%	9%	9%	8%	8%		
40-44	10%	10%	10%	9%	9%	9%	10%	10%	9%	9%	9%	9%	10%	10%	9%	9%	9%	9%		
45-49	9%	10%	10%	9%	8%	8%	9%	9%	9%	8%	8%	8%	9%	9%	9%	8%	8%	7%		
50-54	8%	8%	8%	8%	8%	7%	8%	8%	8%	8%	8%	7%	8%	8%	8%	8%	7%	7%		
55-59	8%	7%	7%	7%	7%	7%	8%	7%	7%	7%	7%	7%	8%	7%	7%	7%	7%	7%		
60-64	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%		
65-69	6%	5%	5%	5%	5%	5%	6%	5%	5%	5%	5%	5%	6%	5%	5%	5%	5%	5%		
70-74	5%	4%	4%	4%	4%	4%	5%	4%	4%	4%	4%	4%	5%	4%	4%	4%	4%	4%		
75-79	4%	2%	3%	3%	3%	3%	4%	3%	3%	3%	3%	3%	4%	3%	3%	3%	3%	3%		
80-84	2%	1%	1%	2%	2%	2%	3%	2%	2%	2%	2%	2%	3%	2%	2%	2%	2%	2%		
85-89	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%		
90+	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%		
All households	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%		

1. Average annual change is the result of dividing the absolute change (before rounding) by the number of years referred to.

Table 6b: Household projections for Glasgow & Clyde Valley SDP area, by age group of the head of household, 2008-2033

Age of head of household	Household numbers					Change		Average annual change ¹			
	2008	2013	2018	2023	2028	2033	2008-2033	2008-2033	2008-2018	2018-2033	
16-19	5,690	5,730	5,670	6,450	7,310	7,670	1,980	35%	79	-2	133
20-24	33,610	33,370	31,820	30,490	33,660	36,220	2,620	8%	105	-178	293
25-29	61,400	67,610	66,230	62,740	59,380	64,300	2,900	5%	116	484	-129
30-34	63,530	76,410	83,560	81,480	76,750	72,120	8,590	14%	344	2,003	-762
35-39	76,590	65,890	78,820	85,670	82,860	77,430	840	1%	34	223	-92
40-44	85,310	78,140	66,800	79,890	86,620	83,420	-1,890	-2%	-76	-1,851	1,108
45-49	83,280	85,280	77,770	65,930	78,650	85,120	1,830	2%	73	-552	490
50-54	72,870	82,510	84,270	76,370	64,310	76,420	3,550	5%	142	1,140	-523
55-59	63,090	70,160	79,060	80,040	71,870	60,020	-3,080	-5%	-123	1,597	-1,269
60-64	59,080	58,950	65,150	72,560	72,620	64,270	5,190	9%	207	607	-59
65-69	50,210	55,130	55,290	61,120	67,860	67,480	17,270	34%	691	508	813
70-74	48,710	47,380	53,140	54,040	60,470	67,810	19,110	39%	764	443	978
75-79	41,120	41,290	41,060	46,400	47,380	53,350	12,220	30%	489	-7	819
80-84	27,980	30,820	33,060	34,000	39,290	40,780	12,790	46%	512	508	514
85-89	16,050	17,510	21,160	24,660	26,640	31,950	15,900	99%	636	511	719
90+	5,910	7,370	9,340	12,600	16,850	20,580	14,680	249%	587	343	750
All households	794,440	823,560	852,200	874,440	892,520	908,950	114,510	14%	4,581	5,776	3,784

Age of head of household	Percentage of total population				
	2008	2013	2018	2023	2028
16-19	1%	1%	1%	1%	1%
20-24	4%	4%	4%	3%	4%
25-29	8%	8%	8%	7%	7%
30-34	8%	9%	10%	9%	9%
35-39	10%	8%	9%	10%	9%
40-44	11%	9%	8%	9%	9%
45-49	10%	10%	9%	8%	9%
50-54	9%	10%	10%	9%	8%
55-59	8%	9%	9%	9%	7%
60-64	7%	7%	8%	8%	8%
65-69	6%	7%	6%	7%	7%
70-74	6%	6%	6%	6%	7%
75-79	5%	5%	5%	5%	5%
80-84	4%	4%	4%	4%	4%
85-89	2%	2%	2%	3%	3%
90+	1%	1%	1%	1%	2%
All households	100%	100%	100%	100%	100%

1. Average annual change is the result of dividing the absolute change (before rounding) by the number of years referred to.

Table 6c: Household projections for SESplan SDP area, by age group of the head of household, 2008-2033

Age of head of household	2008					2013					2018					2023					2028					2033					Change 2008-2033	2008-2033	Average annual change ¹	
	2008	2013	2018	2023	2028	2033	2008	2013	2018	2023	2028	2033	2008	2013	2018	2023	2028	2033	2008	2013	2018	2023	2028	2033	2008-2033	2018-2033	2008-2018	2018-2033						
16-19	5,330	5,900	6,290	7,380	8,660	9,540	5,330	5,900	6,290	7,380	8,660	9,540	5,330	5,900	6,290	7,380	8,660	9,540	5,330	5,900	6,290	7,380	8,660	9,540	169	169	97	216						
20-24	26,240	27,920	28,050	27,760	30,710	33,070	26,240	27,920	28,050	27,760	30,710	33,070	26,240	27,920	28,050	27,760	30,710	33,070	26,240	27,920	28,050	27,760	30,710	33,070	273	273	181	334						
25-29	42,850	46,760	48,420	47,550	46,250	50,220	42,850	46,760	48,420	47,550	46,250	50,220	42,850	46,760	48,420	47,550	46,250	50,220	42,850	46,760	48,420	47,550	46,250	50,220	295	295	558	120						
30-34	44,040	52,070	56,720	58,710	57,770	60,790	44,040	52,070	56,720	58,710	57,770	60,790	44,040	52,070	56,720	58,710	57,770	60,790	44,040	52,070	56,720	58,710	57,770	60,790	494	494	1,268	-22						
35-39	52,320	46,880	55,350	60,020	61,910	60,790	52,320	46,880	55,350	60,020	61,910	60,790	52,320	46,880	55,350	60,020	61,910	60,790	52,320	46,880	55,350	60,020	61,910	60,790	339	339	303	363						
40-44	56,700	54,290	48,880	57,660	62,490	64,600	56,700	54,290	48,880	57,660	62,490	64,600	56,700	54,290	48,880	57,660	62,490	64,600	56,700	54,290	48,880	57,660	62,490	64,600	316	316	-782	1,048						
45-49	53,750	57,710	55,480	50,110	59,310	64,030	53,750	57,710	55,480	50,110	59,310	64,030	53,750	57,710	55,480	50,110	59,310	64,030	53,750	57,710	55,480	50,110	59,310	64,030	411	411	173	570						
50-54	46,570	53,550	57,490	55,010	49,470	58,290	46,570	53,550	57,490	55,010	49,470	58,290	46,570	53,550	57,490	55,010	49,470	58,290	46,570	53,550	57,490	55,010	49,470	58,290	469	469	1,093	53						
55-59	43,450	46,060	52,680	56,000	53,080	47,260	43,450	46,060	52,680	56,000	53,080	47,260	43,450	46,060	52,680	56,000	53,080	47,260	43,450	46,060	52,680	56,000	53,080	47,260	152	152	922	-362						
60-64	42,270	41,910	44,190	49,950	52,450	49,160	42,270	41,910	44,190	49,950	52,450	49,160	42,270	41,910	44,190	49,950	52,450	49,160	42,270	41,910	44,190	49,950	52,450	49,160	276	276	193	331						
65-69	33,740	40,720	40,460	42,500	47,760	49,840	33,740	40,720	40,460	42,500	47,760	49,840	33,740	40,720	40,460	42,500	47,760	49,840	33,740	40,720	40,460	42,500	47,760	49,840	644	644	672	625						
70-74	31,870	33,060	40,580	40,750	43,160	48,830	31,870	33,060	40,580	40,750	43,160	48,830	31,870	33,060	40,580	40,750	43,160	48,830	31,870	33,060	40,580	40,750	43,160	48,830	678	678	871	550						
75-79	27,240	28,910	30,670	37,940	38,390	40,990	27,240	28,910	30,670	37,940	38,390	40,990	27,240	28,910	30,670	37,940	38,390	40,990	27,240	28,910	30,670	37,940	38,390	40,990	550	550	343	688						
80-84	20,180	21,690	24,270	26,460	33,240	34,040	20,180	21,690	24,270	26,460	33,240	34,040	20,180	21,690	24,270	26,460	33,240	34,040	20,180	21,690	24,270	26,460	33,240	34,040	554	554	409	651						
85-89	12,350	13,390	15,660	18,820	21,420	27,790	12,350	13,390	15,660	18,820	21,420	27,790	12,350	13,390	15,660	18,820	21,420	27,790	12,350	13,390	15,660	18,820	21,420	27,790	618	618	331	809						
90+	4,730	6,310	8,010	10,470	13,990	17,620	4,730	6,310	8,010	10,470	13,990	17,620	4,730	6,310	8,010	10,470	13,990	17,620	4,730	6,310	8,010	10,470	13,990	17,620	515	515	328	641						
All households	543,620	577,140	613,220	647,090	680,060	712,460	543,620	577,140	613,220	647,090	680,060	712,460	543,620	577,140	613,220	647,090	680,060	712,460	543,620	577,140	613,220	647,090	680,060	712,460	6,754	6,754	6,959	6,617						

Age of head of household	2008					2013					2018					2023					2028					2033				
	2008	2013	2018	2023	2028	2033	2008	2013	2018	2023	2028	2033	2008	2013	2018	2023	2028	2033	2008	2013	2018	2023	2028	2033	2008	2013	2018	2023	2028	2033
16-19	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%
20-24	5%	5%	5%	4%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%
25-29	8%	8%	8%	7%	7%	7%	8%	8%	8%	7%	7%	7%	8%	8%	8%	7%	7%	7%	8%	8%	8%	7%	7%	7%	8%	8%	8%	8%	8%	8%
30-34	8%	9%	9%	9%	9%	9%	8%	9%	9%	9%	9%	9%	9%	9%	9%	9%	9%	9%	9%	9%	9%	9%	9%	9%	9%	9%	9%	9%	9%	9%
35-39	10%	8%	8%	9%	9%	9%	10%	8%	8%	9%	9%	9%	10%	8%	8%	9%	9%	9%	9%	9%	9%	9%	9%	9%	9%	9%	9%	9%	9%	9%
40-44	10%	9%	9%	8%	8%	8%	10%	9%	9%	8%	8%	8%	10%	9%	9%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%
45-49	9%	9%	9%	9%	9%	9%	9%	9%	9%	9%	9%	9%	9%	9%	9%	9%	9%	9%	9%	9%	9%	9%	9%	9%	9%	9%	9%	9%	9%	9%
50-54	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%
55-59	8%	7%	7%	7%	7%	7%	8%	7%	7%	7%	7%	7%	8%	7%	7%	7%	7%	7%	7%	7%	7%	7%	7%	7%	7%	7%	7%	7%	7%	7%
60-64	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%
65-69	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%
70-74	4%	4%	4%	4%	4%	4%	4%	4%	4%	4%	4%	4%	4%	4%	4%	4%	4%	4%	4%	4%	4%	4%	4%	4%	4%	4%	4%	4%	4%	4%
75-79	4%	2%	2%	3%	3%	3%	4%	2%	2%	3%	3%	3%	4%	2%	2%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%
80-84	2%	1%	1%	1%	1%	1%	2%	1%	1%	1%	1%	1%	2%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%
85-89	1%	1%	1%	2%	2%	2%	1%	1%	1%	2%	2%	2%	1%	1%	1%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%
90+	1%	1%	1%	2%	2%	2%	1%	1%	1%	2%	2%	2%	1%	1%	1%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%
All households	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	

1. Average annual change is the result of dividing the absolute change (before rounding) by the number of years referred to.

Table 6d: Household projections for TAYplan SDP area, by age group of the head of household, 2008-2033

Age of head of household	Household Projections					Change		Average annual change ¹			
	2008	2013	2018	2023	2028	2033	2008-2033	2008-2018	2018-2033		
16-19	2,160	2,350	2,410	2,820	3,260	3,550	1,390	64%	56	25	76
20-24	10,140	10,400	10,400	10,070	11,100	11,980	1,840	18%	73	26	105
25-29	13,750	16,840	15,980	15,500	14,590	15,670	1,920	14%	77	223	-21
30-34	12,900	15,960	19,350	18,150	17,480	16,370	3,480	27%	139	645	-198
35-39	17,430	14,170	17,230	20,750	19,460	18,730	1,300	7%	52	-20	100
40-44	20,720	18,980	15,520	18,830	22,650	21,210	490	2%	20	-520	379
45-49	21,250	21,880	20,050	16,490	19,930	23,930	2,680	13%	107	-120	259
50-54	18,660	21,250	21,670	19,710	16,150	19,200	540	3%	22	300	-164
55-59	17,750	18,020	20,100	20,130	18,070	14,690	-3,070	-17%	-123	235	-361
60-64	18,650	17,940	18,150	20,120	20,020	17,900	-750	-4%	-30	-50	-17
65-69	16,070	19,150	18,630	18,970	21,100	21,140	5,070	32%	203	256	168
70-74	14,780	15,160	18,010	17,440	17,670	19,520	4,740	32%	189	322	101
75-79	13,000	13,720	14,380	17,280	16,890	17,270	4,260	33%	171	138	192
80-84	10,090	10,720	11,910	12,870	15,760	15,640	5,560	55%	222	182	249
85-89	6,110	6,870	7,880	9,390	10,600	13,350	7,240	119%	290	177	365
90+	2,410	3,320	4,270	5,490	7,270	9,130	6,710	278%	268	186	324
All households	215,880	226,740	235,930	244,000	252,000	259,270	43,390	20%	1,736	2,005	1,556

Age of head of household	Household Projections					Change		Average annual change ¹	
	2008	2013	2018	2023	2028	2033	2008-2033	2008-2018	2018-2033
16-19	1%	1%	1%	1%	1%	1%	0%	0%	0%
20-24	5%	5%	4%	4%	4%	5%	0%	0%	1%
25-29	6%	7%	8%	6%	6%	6%	0%	0%	0%
30-34	6%	7%	8%	7%	7%	6%	0%	0%	0%
35-39	8%	6%	7%	9%	8%	7%	0%	0%	0%
40-44	10%	8%	7%	8%	9%	8%	0%	0%	0%
45-49	10%	10%	8%	7%	8%	9%	0%	0%	0%
50-54	9%	9%	9%	8%	6%	7%	0%	0%	0%
55-59	8%	8%	9%	8%	7%	6%	0%	0%	0%
60-64	9%	8%	8%	8%	8%	7%	0%	0%	0%
65-69	7%	8%	8%	8%	8%	8%	0%	0%	0%
70-74	7%	7%	8%	7%	7%	8%	0%	0%	0%
75-79	6%	6%	6%	7%	7%	7%	0%	0%	0%
80-84	5%	5%	5%	5%	6%	6%	0%	0%	0%
85-89	3%	3%	3%	4%	4%	5%	0%	0%	0%
90+	1%	1%	2%	2%	3%	4%	0%	0%	0%
All households	100%	100%	100%	100%	100%	100%	0%	0%	0%

1. Average annual change is the result of dividing the absolute change (before rounding) by the number of years referred to.

Table 7a: Household projections for Aberdeen City & Shire SDP area, by household type and age group of the head of household, 2008-2033

Household type	Age group	2008	2013	2018	2023	2028	2033	Change		Average annual change ¹		
								2008-2033	%	2008-2033	2008-2018	2018-2033
1 adult: male	16-19	330	360	390	450	530	580	250	75%	10	6	13
	20-24	1,680	1,660	1,590	1,580	1,730	1,820	130	8%	5	-9	15
	25-29	4,300	4,960	5,050	5,020	5,100	5,710	1,410	33%	56	76	44
	30-34	3,660	4,690	5,410	5,620	5,630	5,720	2,060	56%	82	176	20
	35-39	3,500	3,470	4,360	4,940	5,050	5,020	1,520	43%	61	85	44
	40-44	3,360	3,580	3,480	4,290	4,810	4,910	1,550	46%	62	12	95
	45-49	3,440	3,900	4,100	3,940	4,810	5,310	1,870	54%	75	66	81
	50-54	2,950	3,450	3,820	3,930	3,730	4,510	1,560	53%	62	87	46
	55-59	2,500	2,930	3,380	3,710	3,770	3,480	980	39%	39	87	7
	60-64	2,320	2,620	2,990	3,360	3,610	3,600	1,280	55%	51	67	41
	65-69	1,570	1,930	2,070	2,230	2,380	2,420	850	54%	34	50	24
	70-74	1,610	1,740	2,210	2,410	2,650	2,860	1,260	78%	50	60	44
	75-79	1,510	1,640	1,840	2,380	2,630	2,930	1,430	95%	57	33	73
	80-84	1,110	1,250	1,410	1,600	2,080	2,300	1,190	107%	47	30	59
85-89	800	960	1,220	1,510	1,820	2,470	1,670	208%	67	41	84	
90+	320	440	590	800	1,090	1,400	1,080	331%	43	26	54	
All ages		34,970	39,580	43,890	47,770	51,410	55,030	20,060	57%	803	892	743
1 adult: female	16-19	500	540	590	700	820	910	410	83%	16	10	21
	20-24	1,650	1,700	1,710	1,770	2,000	2,190	530	32%	21	5	32
	25-29	2,870	3,350	3,460	3,490	3,580	4,040	1,170	41%	47	59	39
	30-34	1,990	2,560	2,920	2,970	2,940	3,000	1,010	51%	40	94	5
	35-39	1,800	1,800	2,280	2,610	2,690	2,680	880	49%	35	48	27
	40-44	1,680	1,790	1,760	2,190	2,440	2,460	780	47%	31	8	47
	45-49	1,930	2,140	2,210	2,090	2,510	2,750	820	42%	33	27	36
	50-54	2,210	2,520	2,730	2,760	2,570	3,040	820	37%	33	52	20
	55-59	2,440	2,650	2,850	2,950	2,850	2,550	110	5%	4	42	-20
	60-64	2,480	2,400	2,340	2,250	2,080	1,790	-690	-28%	-28	-14	-36
	65-69	2,780	3,110	2,990	2,900	2,760	2,540	-240	-9%	-10	21	-30
	70-74	3,690	3,610	4,120	4,090	4,080	4,020	330	9%	13	43	-7
	75-79	4,520	4,590	4,800	5,820	6,060	6,400	1,880	42%	75	28	107
	80-84	4,120	4,560	5,060	5,640	7,220	7,820	3,710	90%	148	94	184
85-89	2,800	3,170	3,790	4,490	5,210	6,850	4,050	144%	162	99	204	
90+	1,190	1,590	2,070	2,790	3,760	4,840	3,650	307%	146	89	185	
All ages		38,650	42,080	45,700	49,510	53,580	57,870	19,220	50%	769	705	811
1 adult, 1+ children	16-19	180	170	170	180	190	200	10	8%	1	-1	2
	20-24	950	1,010	1,010	1,000	1,100	1,160	210	22%	8	5	10
	25-29	1,410	1,540	1,580	1,550	1,520	1,630	220	16%	9	17	3
	30-34	1,920	2,280	2,540	2,660	2,660	2,670	750	39%	30	62	9
	35-39	2,720	2,670	3,240	3,610	3,720	3,720	1,010	37%	40	52	32
	40-44	2,460	2,670	2,660	3,230	3,640	3,810	1,350	55%	54	21	76
	45+	2,280	2,680	2,980	3,070	3,490	3,940	1,650	72%	66	69	64
	All ages	11,920	13,030	14,180	15,300	16,320	17,130	5,210	44%	208	226	197
2+ adults	16-19	710	790	860	1,060	1,260	1,400	680	96%	27	15	35
	20-24	3,810	3,920	3,800	3,810	4,320	4,640	830	22%	33	-1	56
	25-29	5,000	5,520	5,460	5,140	4,930	5,350	350	7%	14	46	-7
	30-34	3,530	4,270	4,810	4,950	4,830	4,760	1,240	35%	50	128	-3
	35-39	2,810	2,490	2,890	3,220	3,310	3,240	440	16%	17	9	23
	40-44	3,320	2,870	2,300	2,430	2,420	2,260	-1,060	-32%	-42	-102	-3
	45-49	6,360	5,880	5,060	3,980	4,070	3,970	-2,390	-38%	-96	-130	-73
	50-54	10,360	10,730	10,770	10,010	8,510	9,370	-990	-10%	-40	41	-94
	55-59	10,950	11,640	12,230	12,450	11,730	10,090	-860	-8%	-34	128	-143
	60-64	10,420	11,090	12,080	12,940	13,360	12,750	2,330	22%	93	166	45
	65-69	7,770	9,790	10,600	11,700	12,650	13,190	5,430	70%	217	284	173
	70-74	6,140	6,620	8,480	9,240	10,250	11,110	4,970	81%	199	234	176
	75-79	4,250	4,560	5,030	6,480	7,090	7,900	3,650	86%	146	78	191
	80-84	2,370	2,660	2,940	3,280	4,210	4,620	2,250	95%	90	57	112
85-89	880	940	1,070	1,170	1,260	1,550	670	76%	27	19	32	
90+	230	260	280	320	350	370	150	64%	6	5	6	
All ages	78,900	84,000	88,670	92,180	94,570	96,580	17,680	22%	707	977	528	
2+ adults, 1+ children	16-19	90	90	80	90	90	90	0	0%	0	-1	1
	20-24	570	470	360	270	230	180	-380	-68%	-15	-21	-12
	25-29	2,090	1,800	1,450	1,100	830	690	-1,400	-67%	-56	-64	-51
	30-34	4,910	4,800	4,440	3,830	3,130	2,570	-2,340	-48%	-94	-47	-125
	35-39	8,580	6,720	6,840	6,640	6,040	5,210	-3,370	-39%	-135	-174	-109
	40-44	10,130	9,350	7,800	8,480	8,740	8,370	-1,760	-17%	-71	-233	38
	45-49	7,450	8,040	7,930	7,010	8,080	8,820	1,370	18%	55	47	60
	50-54	3,110	3,490	3,780	3,740	3,300	3,770	660	21%	26	67	-1
	55+	1,540	1,560	1,570	1,540	1,410	1,190	-350	-23%	-14	3	-26
All ages	38,480	36,310	34,250	32,700	31,850	30,890	-7,590	-20%	-303	-423	-224	
All households	All ages	202,910	215,010	226,680	237,450	247,720	257,500	54,590	27%	2,183	2,377	2,055

1. Average annual change is the result of dividing the absolute change (before rounding) by the number of years referred to.

Table 7b: Household projections for Glasgow & Clyde Valley SDP area, by household type and age group of the head of household, 2008-2033

Household type	Age group	Year						Change		Average annual change ¹			
		2008	2013	2018	2023	2028	2033	2008-2033	%	2008-2033	2008-2018	2018-2033	
1 adult: male	16-19	850	870	860	970	1,090	1,140	280	33%	11	0	19	
	20-24	5,570	5,580	5,390	5,200	5,770	6,220	650	12%	26	-18	55	
	25-29	12,720	15,000	15,470	15,220	14,840	16,460	3,740	29%	150	275	66	
	30-34	13,280	17,420	20,580	21,330	20,980	20,410	7,130	54%	285	730	-11	
	35-39	13,330	12,610	16,160	18,810	19,280	18,800	5,470	41%	219	283	176	
	40-44	14,300	14,460	13,390	16,970	19,450	19,640	5,340	37%	213	-91	416	
	45-49	13,760	15,490	15,280	13,870	17,330	19,590	5,830	42%	233	152	287	
	50-54	12,350	15,410	17,110	16,720	15,100	18,800	6,450	52%	258	477	112	
	55-59	10,000	12,140	14,740	15,940	15,250	13,570	3,570	36%	143	474	-78	
	60-64	9,240	9,980	11,870	14,130	15,000	14,070	4,830	52%	193	263	146	
	65-69	7,230	8,300	8,720	10,090	11,690	12,120	4,890	68%	196	149	227	
	70-74	7,140	7,280	8,510	9,060	10,610	12,410	5,270	74%	211	137	260	
	75-79	6,590	6,950	7,290	8,640	9,250	10,810	4,230	64%	169	70	235	
	80-84	4,200	4,770	5,270	5,600	6,640	7,080	2,890	69%	115	108	121	
	85-89	2,500	2,830	3,550	4,260	4,730	5,810	3,310	132%	132	104	151	
90+	980	1,320	1,780	2,530	3,540	4,540	3,560	365%	143	80	184		
All ages		134,040	150,390	165,980	179,350	190,560	201,470	67,430	50%	2,697	3,194	2,366	
1 adult: female	16-19	1,320	1,350	1,350	1,540	1,750	1,840	520	39%	21	3	33	
	20-24	6,380	6,840	6,970	7,030	8,060	8,970	2,600	41%	104	59	133	
	25-29	11,570	14,270	15,230	15,350	15,240	17,160	5,590	48%	224	366	129	
	30-34	8,720	11,510	13,840	14,600	14,490	14,180	5,460	63%	218	512	22	
	35-39	7,980	7,610	9,820	11,640	12,150	11,940	3,960	50%	158	183	141	
	40-44	8,750	8,940	8,330	10,610	12,300	12,540	3,790	43%	151	-42	281	
	45-49	9,670	10,840	10,670	9,640	12,040	13,600	3,930	41%	157	100	195	
	50-54	10,550	12,820	13,950	13,380	11,880	14,680	4,130	39%	165	340	49	
	55-59	11,910	14,000	16,570	17,550	16,450	14,280	2,360	20%	95	466	-153	
	60-64	13,180	13,220	14,580	16,190	16,200	14,320	1,140	9%	46	140	-17	
	65-69	14,310	15,550	15,460	16,900	18,530	18,250	3,940	28%	158	115	186	
	70-74	17,260	16,360	17,870	17,660	19,170	20,810	3,550	21%	142	61	196	
	75-79	17,620	17,210	16,640	18,250	18,100	19,770	2,150	12%	86	-98	209	
	80-84	14,620	15,870	16,730	16,890	19,170	19,520	4,910	34%	196	211	186	
	85-89	9,540	10,350	12,420	14,350	15,360	18,270	8,730	91%	349	288	390	
90+	3,870	4,850	6,130	8,260	10,990	13,310	9,440	244%	378	227	479		
All ages		167,240	181,600	196,540	209,840	221,860	233,430	66,190	40%	2,647	2,930	2,459	
1 adult, 1+ children	16-19	1,100	1,030	960	1,040	1,130	1,140	40	3%	2	-14	12	
	20-24	6,430	6,070	5,630	5,270	5,630	5,890	-540	-8%	-22	-80	17	
	25-29	11,230	12,380	12,100	11,560	11,040	11,940	710	6%	29	87	-11	
	30-34	12,410	15,620	17,480	17,350	16,740	16,070	3,660	30%	146	508	-94	
	35-39	14,080	13,380	17,240	19,900	20,310	19,920	5,840	42%	234	317	179	
	40-44	11,470	11,890	11,290	14,620	16,910	17,230	5,760	50%	231	-18	396	
	45+	10,700	12,960	14,290	14,680	17,090	19,760	9,070	85%	363	359	365	
	All ages		67,410	73,340	79,000	84,420	88,830	91,950	24,550	36%	982	1,159	864
2+ adults	16-19	1,950	2,050	2,110	2,490	2,900	3,120	1,170	60%	47	16	68	
	20-24	12,540	12,850	12,330	11,870	13,240	14,340	1,800	14%	72	-21	134	
	25-29	17,460	19,050	18,440	17,020	15,670	16,620	-850	-5%	-34	98	-122	
	30-34	11,720	14,140	15,640	15,330	14,400	13,490	1,770	15%	71	392	-144	
	35-39	10,360	8,840	10,520	11,320	10,740	9,870	-500	-5%	-20	15	-43	
	40-44	13,800	11,650	9,290	10,460	10,580	9,530	-4,260	-31%	-171	-451	16	
	45-49	24,420	22,490	18,560	14,360	15,800	15,520	-8,900	-36%	-356	-586	-203	
	50-54	35,120	37,370	35,980	30,780	24,450	27,730	-7,390	-21%	-296	86	-550	
	55-59	36,440	39,120	42,590	41,700	36,120	29,020	-7,420	-20%	-297	615	-905	
	60-64	34,710	33,950	36,800	40,210	39,440	34,140	-570	-2%	-23	210	-178	
	65-69	27,780	30,380	30,240	33,180	36,600	36,050	8,270	30%	331	246	388	
	70-74	23,790	23,260	26,210	26,730	29,980	33,750	9,970	42%	399	242	503	
	75-79	16,620	16,810	16,800	19,100	19,580	22,170	5,550	33%	222	18	358	
	80-84	8,940	9,900	10,730	11,120	12,980	13,590	4,660	52%	186	179	191	
	85-89	3,880	4,160	4,960	5,740	6,160	7,370	3,500	90%	140	108	161	
90+	850	890	960	1,110	1,270	1,340	490	58%	20	11	26		
All ages		280,380	286,920	292,170	292,510	289,920	287,660	7,280	3%	291	1,179	-300	
2+ adults, 1+ children	16-19	470	430	390	410	440	440	-30	-7%	-1	-8	3	
	20-24	2,690	2,020	1,500	1,130	960	800	-1,890	-70%	-76	-119	-47	
	25-29	8,420	6,910	5,000	3,590	2,600	2,130	-6,290	-75%	-252	-342	-191	
	30-34	17,410	17,720	16,010	12,870	10,150	7,980	-9,430	-54%	-377	-139	-535	
	35-39	30,830	23,440	25,080	24,010	20,390	16,900	-13,930	-45%	-557	-576	-545	
	40-44	36,990	31,190	24,500	27,230	27,380	24,480	-12,510	-34%	-500	-1,249	-2	
	45-49	29,410	29,440	26,090	21,380	24,940	26,580	-2,830	-10%	-113	-332	33	
	50-54	12,650	14,080	14,010	12,280	9,930	11,470	-1,180	-9%	-47	136	-169	
	55+	6,490	6,080	5,920	5,430	4,570	3,650	-2,840	-44%	-114	-57	-151	
	All ages		145,360	131,310	118,500	108,320	101,350	94,430	-50,930	-35%	-2,037	-2,686	-1,605
	All households	All ages	794,440	823,560	852,200	874,440	892,520	908,950	114,510	14%	4,581	5,776	3,784

1. Average annual change is the result of dividing the absolute change (before rounding) by the number of years referred to.

Table 7c: Household projections for SESplan SDP area, by household type and age group of the head of household, 2008-2033

Household type	Age group	Year						Change		Average annual change ¹		
		2008	2013	2018	2023	2028	2033	2008-2033	%	2008-2033	2008-2018	2018-2033
1 adult: male	16-19	680	750	810	940	1,110	1,230	550	81%	22	13	28
	20-24	3,420	3,580	3,500	3,400	3,690	3,880	460	14%	18	8	25
	25-29	8,320	9,560	10,350	10,530	10,540	11,690	3,370	40%	135	203	89
	30-34	8,690	11,250	13,070	14,260	14,760	14,970	6,280	72%	251	438	127
	35-39	8,790	8,760	11,320	13,060	14,110	14,580	5,790	66%	232	253	217
	40-44	8,930	9,450	9,300	11,820	13,510	14,550	5,620	63%	225	37	350
	45-49	8,040	9,500	9,880	9,550	11,920	13,410	5,370	67%	215	184	235
	50-54	6,760	8,460	9,790	9,980	9,480	11,620	4,860	72%	194	303	122
	55-59	6,240	7,160	8,790	9,980	10,020	9,430	3,190	51%	128	255	43
	60-64	5,900	6,280	7,010	8,380	9,300	9,180	3,290	56%	131	112	145
	65-69	4,290	5,370	5,500	5,920	6,810	7,310	3,020	70%	121	121	121
	70-74	4,790	5,270	6,830	7,210	7,990	9,440	4,650	97%	186	205	174
	75-79	4,020	4,390	4,780	6,070	6,260	6,770	2,750	68%	110	76	133
	80-84	3,120	3,440	3,940	4,380	5,620	5,880	2,760	88%	110	82	129
	85-89	2,020	2,300	2,800	3,510	4,160	5,560	3,540	175%	141	77	184
	90+	750	1,050	1,380	1,870	2,570	3,300	2,560	343%	102	64	128
All ages	84,760	96,550	109,060	120,890	131,830	142,810	58,050	68%	2,322	2,430	2,250	
1 adult: female	16-19	1,080	1,210	1,300	1,530	1,810	2,000	920	86%	37	22	47
	20-24	3,670	4,020	4,110	4,140	4,640	5,030	1,360	37%	54	44	61
	25-29	7,320	8,580	9,510	9,870	10,030	11,290	3,960	54%	159	219	118
	30-34	6,030	7,850	9,120	9,930	10,320	10,480	4,440	74%	178	309	90
	35-39	5,230	5,210	6,700	7,670	8,290	8,590	3,350	64%	134	147	126
	40-44	5,780	6,100	5,980	7,540	8,600	9,340	3,560	61%	142	20	224
	45-49	6,390	7,430	7,650	7,330	9,080	10,150	3,760	59%	151	126	167
	50-54	6,810	8,310	9,410	9,410	8,760	10,590	3,770	55%	151	260	78
	55-59	7,510	8,200	9,630	10,540	10,250	9,350	1,840	25%	74	213	-19
	60-64	8,620	8,400	8,590	9,410	9,590	8,740	120	1%	5	-3	10
	65-69	8,660	10,110	9,680	9,690	10,370	10,350	1,690	20%	68	102	45
	70-74	10,430	10,350	12,140	11,630	11,670	12,530	2,100	20%	84	172	26
	75-79	11,260	11,510	11,760	13,960	13,520	13,790	2,530	22%	101	50	135
	80-84	10,150	10,630	11,620	12,370	15,140	15,040	4,890	48%	196	147	228
	85-89	7,420	7,960	9,210	10,930	12,290	15,770	8,350	113%	334	179	437
	90+	3,120	4,110	5,190	6,750	8,990	11,320	8,200	263%	328	207	409
All ages	109,500	119,980	131,630	142,720	153,340	164,360	54,860	50%	2,194	2,213	2,182	
1 adult, 1+ children	16-19	780	830	850	960	1,080	1,170	390	50%	16	7	21
	20-24	3,050	3,290	3,230	3,140	3,430	3,630	570	19%	23	17	27
	25-29	4,750	5,460	5,950	5,880	5,740	6,270	1,510	32%	61	119	22
	30-34	5,720	6,840	7,950	8,800	8,920	8,900	3,180	55%	127	222	63
	35-39	7,520	7,260	9,030	10,590	11,770	12,180	4,660	62%	186	151	210
	40-44	6,730	7,240	7,090	8,860	10,360	11,540	4,810	72%	193	36	297
	45+	6,600	8,210	9,410	10,130	11,940	13,890	7,290	110%	292	281	299
	All ages	35,160	39,110	43,490	48,350	53,230	57,580	22,410	64%	896	832	939
2+ adults	16-19	2,380	2,700	2,930	3,490	4,170	4,630	2,250	95%	90	56	113
	20-24	13,570	14,630	15,140	15,300	17,220	18,910	5,340	39%	213	157	251
	25-29	16,540	17,920	18,220	17,860	17,330	18,720	2,180	13%	87	168	33
	30-34	10,670	13,180	14,420	14,860	14,730	14,500	3,820	36%	153	375	5
	35-39	8,330	7,520	8,990	9,640	9,780	9,540	1,220	15%	49	67	37
	40-44	9,670	8,340	6,820	7,440	7,530	7,270	-2,400	-25%	-96	-285	30
	45-49	16,780	16,110	13,860	11,130	11,900	11,970	-4,810	-29%	-192	-292	-126
	50-54	24,140	26,340	26,810	24,350	20,750	23,420	-730	-3%	-29	267	-227
	55-59	26,700	27,620	30,830	31,940	29,550	25,660	-1,050	-4%	-42	412	-345
	60-64	26,410	25,950	27,290	30,740	32,110	29,920	3,520	13%	141	88	176
	65-69	20,220	24,560	24,590	26,170	29,750	31,290	11,070	55%	443	437	447
	70-74	16,330	17,080	21,140	21,420	22,960	26,210	9,890	61%	395	482	338
	75-79	11,710	12,720	13,780	17,400	18,040	19,760	8,050	69%	322	206	399
	80-84	6,700	7,360	8,380	9,310	11,920	12,470	5,770	86%	231	169	272
	85-89	2,790	2,980	3,440	4,070	4,580	5,890	3,100	111%	124	65	164
	90+	730	920	1,090	1,330	1,640	1,900	1,170	160%	47	36	54
All ages	213,660	225,920	237,730	246,460	253,950	262,050	48,390	23%	1,936	2,407	1,622	
2+ adults, 1+ children	16-19	420	420	410	450	500	520	100	24%	4	-1	7
	20-24	2,520	2,390	2,070	1,780	1,730	1,620	-900	-36%	-36	-45	-30
	25-29	5,910	5,250	4,400	3,390	2,620	2,260	-3,650	-62%	-146	-151	-143
	30-34	12,920	12,950	12,160	10,860	9,040	7,550	-5,370	-42%	-215	-76	-307
	35-39	22,440	18,130	19,300	19,050	17,960	15,890	-6,550	-29%	-262	-314	-227
	40-44	25,590	23,170	19,690	22,000	22,490	21,900	-3,690	-14%	-148	-590	147
	45-49	18,930	20,300	19,450	17,570	20,810	22,090	3,170	17%	127	53	176
	50-54	7,590	8,830	9,580	9,280	8,550	10,250	2,670	35%	107	199	45
	55+	4,230	4,130	4,250	4,280	4,020	3,590	-640	-15%	-26	2	-44
	All ages	100,540	95,580	91,320	88,670	87,710	85,670	-14,870	-15%	-595	-922	-376
All households	All ages	543,620	577,140	613,220	647,090	680,060	712,460	168,840	31%	6,754	6,959	6,617

1. Average annual change is the result of dividing the absolute change (before rounding) by the number of years referred to.

Table 7d: Household projections for TAYplan SDP area, by household type and age group of the head of household, 2008-2033

Household type	Age group	Year						Change		Average annual change ¹		
		2008	2013	2018	2023	2028	2033	2008-2033	%	2008-2033	2008-2018	2018-2033
1 adult: male	16-19	370	410	420	500	590	640	280	75%	11	6	15
	20-24	1,610	1,620	1,620	1,570	1,700	1,820	210	13%	8	0	14
	25-29	2,880	3,790	3,850	3,930	3,840	4,250	1,370	48%	55	97	26
	30-34	2,470	3,330	4,370	4,420	4,480	4,360	1,900	77%	76	190	0
	35-39	2,980	2,640	3,500	4,510	4,530	4,570	1,590	53%	63	51	72
	40-44	3,190	3,220	2,820	3,660	4,660	4,640	1,460	46%	58	-36	121
	45-49	3,280	3,700	3,650	3,150	4,000	5,050	1,770	54%	71	37	94
	50-54	2,700	3,350	3,660	3,530	3,000	3,770	1,060	39%	43	96	7
	55-59	2,750	3,060	3,680	3,930	3,730	3,130	380	14%	15	93	-37
	60-64	2,530	2,600	2,790	3,250	3,410	3,180	640	25%	26	26	26
	65-69	2,230	2,820	2,900	3,100	3,610	3,760	1,530	68%	61	67	57
	70-74	1,970	2,080	2,550	2,530	2,620	2,960	990	50%	40	58	27
	75-79	1,700	1,770	1,820	2,140	2,060	2,090	390	23%	15	12	18
	80-84	1,530	1,660	1,880	2,080	2,600	2,630	1,100	72%	44	35	50
85-89	1,170	1,410	1,710	2,130	2,510	3,280	2,110	180%	84	54	105	
90+	410	600	840	1,140	1,600	2,100	1,690	415%	68	43	84	
All ages		33,770	38,060	42,060	45,590	48,930	52,230	18,460	55%	738	828	678
1 adult: female	16-19	490	530	550	640	750	820	330	68%	13	6	18
	20-24	1,460	1,480	1,500	1,460	1,580	1,700	240	17%	10	4	14
	25-29	2,130	2,880	2,960	3,050	3,010	3,370	1,240	58%	49	84	27
	30-34	1,450	1,980	2,640	2,730	2,790	2,740	1,290	89%	52	119	7
	35-39	1,360	1,180	1,520	1,990	2,040	2,080	710	52%	28	16	37
	40-44	1,840	1,830	1,580	2,010	2,560	2,540	700	38%	28	-26	64
	45-49	2,480	2,780	2,730	2,370	3,020	3,810	1,330	54%	53	25	72
	50-54	2,540	3,010	3,150	2,950	2,460	3,010	480	19%	19	61	-9
	55-59	2,570	2,560	2,790	2,740	2,400	1,880	-680	-27%	-27	22	-60
	60-64	3,710	3,460	3,390	3,610	3,420	2,920	-790	-21%	-32	-32	-31
	65-69	4,080	4,650	4,310	4,170	4,390	4,140	60	1%	2	23	-11
	70-74	4,940	4,860	5,520	5,100	4,910	5,150	220	4%	9	58	-24
	75-79	5,430	5,510	5,550	6,400	5,990	5,850	420	8%	17	12	20
	80-84	5,170	5,380	5,860	6,230	7,490	7,300	2,130	41%	85	69	95
85-89	3,590	3,970	4,480	5,260	5,840	7,250	3,660	102%	147	89	185	
90+	1,650	2,280	2,940	3,780	4,980	6,220	4,570	278%	183	129	218	
All ages		44,880	48,360	51,480	54,480	57,630	60,780	15,900	35%	636	660	620
1 adult, 1+ children	16-19	290	300	300	330	360	380	90	29%	3	0	6
	20-24	1,360	1,320	1,300	1,240	1,310	1,380	20	1%	1	-7	6
	25-29	2,390	2,940	2,820	2,790	2,690	2,930	530	22%	21	43	7
	30-34	2,350	3,120	3,850	3,690	3,650	3,520	1,170	50%	47	150	-22
	35-39	2,970	2,680	3,560	4,500	4,440	4,460	1,490	50%	60	59	60
	40-44	2,590	2,660	2,400	3,160	4,010	3,920	1,340	52%	54	-18	101
	45+	2,340	2,780	2,990	2,910	3,300	4,030	1,690	72%	67	65	69
All ages		14,290	15,820	17,220	18,610	19,750	20,620	6,330	44%	253	292	227
2+ adults	16-19	860	960	1,000	1,200	1,400	1,530	670	78%	27	14	36
	20-24	4,780	5,210	5,320	5,250	6,010	6,600	1,810	38%	72	54	85
	25-29	3,840	4,790	4,540	4,330	3,990	4,220	380	10%	15	70	-21
	30-34	2,370	2,990	3,780	3,620	3,510	3,300	930	39%	37	141	-32
	35-39	2,250	1,780	2,090	2,540	2,400	2,320	70	3%	3	-16	16
	40-44	3,500	2,880	2,160	2,400	2,720	2,470	-1,030	-29%	-41	-134	20
	45-49	6,890	6,420	5,380	4,120	4,640	5,110	-1,790	-26%	-71	-151	-18
	50-54	9,870	10,740	10,490	9,190	7,340	8,450	-1,420	-14%	-57	62	-136
	55-59	11,210	11,200	12,340	12,200	10,860	8,830	-2,380	-21%	-95	112	-233
	60-64	11,920	11,450	11,580	12,860	12,830	11,510	-410	-3%	-17	-34	-5
	65-69	9,530	11,420	11,180	11,470	12,870	13,010	3,480	37%	139	165	122
	70-74	7,810	8,150	9,870	9,730	10,050	11,320	3,520	45%	141	206	97
	75-79	5,820	6,380	6,960	8,660	8,770	9,240	3,420	59%	137	113	152
	80-84	3,340	3,620	4,100	4,500	5,590	5,630	2,300	69%	92	77	102
85-89	1,330	1,470	1,660	1,970	2,210	2,770	1,440	108%	58	33	74	
90+	320	360	390	410	460	490	180	55%	7	7	7	
All ages		85,640	89,840	92,840	94,460	95,650	96,820	11,170	13%	447	720	265
2+ adults, 1+ children	16-19	150	150	140	150	160	170	30	18%	1	-1	2
	20-24	920	770	660	560	510	470	-450	-49%	-18	-26	-13
	25-29	2,520	2,450	1,800	1,400	1,070	910	-1,610	-64%	-64	-71	-60
	30-34	4,260	4,540	4,700	3,690	3,050	2,450	-1,810	-43%	-73	44	-150
	35-39	7,870	5,890	6,570	7,210	6,060	5,310	-2,560	-33%	-102	-129	-84
	40-44	9,610	8,380	6,550	7,610	8,690	7,630	-1,980	-21%	-79	-306	72
	45-49	7,180	7,340	6,650	5,390	6,410	7,570	390	5%	16	-53	61
	50-54	3,030	3,480	3,590	3,280	2,680	3,140	110	4%	4	56	-30
	55+	1,750	1,660	1,660	1,590	1,420	1,170	-580	-33%	-23	-9	-32
All ages		37,290	34,660	32,340	30,870	30,030	28,820	-8,470	-23%	-339	-495	-234
All households	All ages	215,880	226,740	235,930	244,000	252,000	259,270	43,390	20%	1,736	2,005	1,556

1. Average annual change is the result of dividing the absolute change (before rounding) by the number of years referred to.

Table 8a: Projected percentage of people living alone in Aberdeen City & Shire SDP area, by gender and age group, 2008-2033

Age group	2008	2013	2018	2023	2028	2033
Males						
16-19	3%	3%	4%	4%	5%	5%
20-24	11%	11%	11%	12%	12%	13%
25-29	27%	31%	32%	34%	37%	39%
30-34	26%	29%	33%	35%	37%	40%
35-39	22%	24%	26%	29%	31%	32%
40-44	19%	22%	24%	25%	28%	29%
45-49	20%	22%	25%	27%	28%	31%
50-54	18%	20%	22%	24%	25%	26%
55-59	17%	18%	20%	22%	23%	24%
60-64	17%	18%	19%	21%	22%	23%
65-69	16%	16%	16%	15%	16%	16%
70-74	20%	20%	20%	20%	20%	20%
75-79	25%	24%	24%	24%	24%	25%
80-84	29%	27%	26%	26%	25%	26%
85-89	42%	41%	40%	39%	41%	41%
90+	49%	44%	40%	38%	36%	36%
All ages	19%	21%	22%	24%	25%	26%
Females						
16-19	4%	5%	6%	7%	8%	8%
20-24	11%	11%	12%	13%	14%	15%
25-29	21%	21%	22%	25%	26%	28%
30-34	15%	18%	18%	19%	20%	21%
35-39	11%	13%	15%	16%	16%	18%
40-44	9%	11%	12%	14%	14%	15%
45-49	11%	12%	13%	15%	16%	16%
50-54	14%	15%	15%	16%	18%	20%
55-59	17%	17%	17%	17%	17%	18%
60-64	19%	17%	15%	13%	12%	11%
65-69	27%	25%	22%	20%	17%	15%
70-74	41%	37%	35%	32%	29%	26%
75-79	56%	56%	54%	53%	51%	49%
80-84	68%	70%	73%	74%	76%	76%
85-89	73%	77%	81%	86%	87%	91%
90+	60%	64%	69%	74%	78%	81%
All ages	21%	22%	23%	24%	25%	27%
Total						
16-19	4%	4%	5%	6%	6%	7%
20-24	11%	11%	12%	12%	13%	14%
25-29	24%	26%	27%	29%	32%	33%
30-34	21%	23%	26%	27%	29%	31%
35-39	16%	19%	21%	23%	24%	25%
40-44	14%	16%	18%	20%	21%	22%
45-49	16%	17%	19%	21%	23%	24%
50-54	16%	17%	19%	20%	22%	23%
55-59	17%	18%	18%	19%	20%	21%
60-64	18%	18%	17%	17%	17%	17%
65-69	22%	20%	19%	18%	16%	15%
70-74	31%	29%	27%	26%	25%	23%
75-79	43%	41%	40%	39%	38%	37%
80-84	53%	52%	52%	53%	53%	52%
85-89	63%	64%	65%	66%	68%	69%
90+	58%	58%	60%	61%	62%	63%
All ages	20%	21%	23%	24%	25%	26%

These figures are equal to the number of people in the age group projected to live in a 'one adult' household, divided by the projected population of that age and gender (including those living in communal establishments)

Table 8b: Projected percentage of people living alone in Glasgow & Clyde Valley SDP area, by gender and age group, 2008-2033

Age group	2008	2013	2018	2023	2028	2033
Males						
16-19	2%	2%	2%	2%	3%	3%
20-24	9%	9%	10%	10%	11%	11%
25-29	20%	22%	24%	26%	28%	30%
30-34	25%	27%	31%	34%	37%	39%
35-39	22%	25%	26%	29%	32%	34%
40-44	22%	25%	27%	29%	31%	33%
45-49	21%	25%	27%	29%	30%	32%
50-54	22%	25%	28%	31%	33%	34%
55-59	20%	22%	25%	27%	29%	31%
60-64	20%	22%	24%	25%	28%	29%
65-69	20%	20%	21%	22%	23%	24%
70-74	24%	24%	24%	25%	26%	27%
75-79	29%	29%	29%	29%	30%	31%
80-84	31%	31%	30%	30%	29%	29%
85-89	40%	38%	38%	37%	37%	36%
90+	45%	45%	44%	44%	44%	45%
All ages	20%	22%	24%	26%	27%	29%
Females						
16-19	3%	3%	4%	4%	4%	5%
20-24	10%	11%	13%	14%	15%	17%
25-29	19%	22%	25%	28%	30%	32%
30-34	16%	19%	22%	24%	27%	28%
35-39	12%	14%	16%	19%	21%	23%
40-44	12%	14%	16%	18%	20%	22%
45-49	14%	15%	17%	19%	21%	23%
50-54	17%	19%	20%	22%	24%	26%
55-59	23%	24%	25%	26%	28%	30%
60-64	26%	26%	26%	25%	25%	25%
65-69	34%	34%	33%	32%	31%	30%
70-74	43%	43%	43%	41%	39%	37%
75-79	52%	51%	50%	49%	48%	45%
80-84	61%	61%	61%	61%	62%	61%
85-89	65%	68%	70%	72%	74%	77%
90+	54%	57%	61%	64%	67%	68%
All ages	22%	24%	26%	28%	29%	31%
Total						
16-19	2%	3%	3%	3%	4%	4%
20-24	9%	10%	11%	12%	13%	14%
25-29	19%	22%	25%	27%	29%	31%
30-34	21%	23%	26%	29%	32%	34%
35-39	17%	19%	21%	24%	26%	28%
40-44	17%	19%	22%	23%	26%	28%
45-49	17%	20%	22%	24%	26%	28%
50-54	19%	22%	24%	26%	28%	30%
55-59	21%	23%	25%	27%	28%	30%
60-64	23%	24%	25%	25%	26%	27%
65-69	28%	27%	27%	27%	27%	27%
70-74	35%	34%	34%	34%	33%	33%
75-79	43%	42%	41%	40%	40%	39%
80-84	50%	50%	49%	48%	48%	47%
85-89	57%	58%	59%	59%	60%	60%
90+	52%	54%	56%	58%	59%	60%
All ages	21%	23%	25%	27%	28%	30%

These figures are equal to the number of people in the age group projected to live in a 'one adult' household, divided by the projected population of that age and gender (including those living in communal establishments)

Table 8c: Projected percentage of people living alone in SESplan SDP area, by gender and age group, 2008-2033

Age group	2008	2013	2018	2023	2028	2033
Males						
16-19	2%	3%	3%	3%	4%	4%
20-24	8%	8%	8%	9%	9%	9%
25-29	19%	20%	22%	24%	25%	26%
30-34	23%	25%	27%	30%	32%	34%
35-39	20%	23%	25%	27%	29%	32%
40-44	19%	22%	24%	26%	29%	30%
45-49	18%	21%	23%	25%	27%	29%
50-54	18%	20%	22%	24%	25%	26%
55-59	18%	19%	21%	23%	24%	26%
60-64	17%	19%	19%	21%	22%	23%
65-69	17%	17%	17%	17%	18%	18%
70-74	22%	23%	24%	25%	26%	27%
75-79	25%	24%	24%	24%	24%	24%
80-84	30%	29%	28%	28%	27%	28%
85-89	39%	37%	37%	36%	37%	37%
90+	43%	39%	37%	36%	35%	35%
All ages	18%	19%	21%	22%	24%	25%
Females						
16-19	4%	4%	5%	5%	6%	7%
20-24	8%	9%	10%	10%	11%	11%
25-29	16%	18%	20%	22%	23%	25%
30-34	15%	17%	19%	21%	23%	24%
35-39	11%	13%	15%	16%	17%	19%
40-44	12%	13%	15%	16%	18%	20%
45-49	14%	15%	17%	18%	20%	21%
50-54	17%	18%	19%	21%	22%	23%
55-59	20%	21%	21%	22%	23%	24%
60-64	24%	23%	22%	21%	20%	20%
65-69	30%	29%	27%	26%	24%	23%
70-74	41%	39%	37%	35%	33%	31%
75-79	51%	50%	49%	47%	44%	42%
80-84	61%	60%	61%	60%	59%	57%
85-89	68%	71%	73%	76%	77%	78%
90+	56%	59%	63%	66%	69%	71%
All ages	21%	22%	23%	25%	26%	27%
Total						
16-19	3%	3%	4%	4%	5%	5%
20-24	8%	9%	9%	9%	10%	10%
25-29	18%	19%	21%	23%	24%	25%
30-34	19%	21%	23%	25%	27%	29%
35-39	16%	18%	20%	22%	23%	25%
40-44	15%	17%	19%	21%	23%	25%
45-49	16%	18%	20%	22%	23%	25%
50-54	17%	19%	20%	22%	24%	25%
55-59	19%	20%	21%	22%	23%	25%
60-64	21%	21%	21%	21%	21%	21%
65-69	24%	23%	23%	22%	21%	21%
70-74	32%	32%	31%	30%	29%	29%
75-79	40%	39%	38%	37%	35%	34%
80-84	49%	48%	47%	46%	45%	44%
85-89	58%	59%	59%	60%	60%	61%
90+	53%	54%	55%	56%	57%	57%
All ages	19%	21%	22%	24%	25%	26%

These figures are equal to the number of people in the age group projected to live in a 'one adult' household, divided by the projected population of that age and gender (including those living in communal establishments)

Table 8d: Projected percentage of people living alone in TAYplan SDP area, by gender and age group, 2008-2033

Age group	2008	2013	2018	2023	2028	2033
Males						
16-19	3%	3%	4%	4%	5%	5%
20-24	9%	10%	10%	11%	11%	11%
25-29	20%	22%	25%	27%	28%	30%
30-34	22%	23%	26%	29%	32%	34%
35-39	21%	23%	24%	27%	30%	32%
40-44	19%	22%	24%	25%	27%	30%
45-49	20%	22%	25%	26%	27%	29%
50-54	18%	20%	22%	24%	25%	25%
55-59	18%	20%	22%	24%	25%	26%
60-64	17%	18%	19%	20%	21%	22%
65-69	19%	19%	21%	22%	23%	24%
70-74	19%	19%	19%	20%	20%	20%
75-79	22%	20%	19%	18%	18%	17%
80-84	30%	29%	28%	27%	27%	28%
85-89	44%	45%	44%	44%	45%	46%
90+	43%	41%	41%	41%	41%	42%
All ages	18%	20%	21%	23%	24%	25%
Females						
16-19	4%	5%	5%	6%	7%	7%
20-24	8%	9%	9%	10%	10%	11%
25-29	16%	18%	20%	22%	23%	25%
30-34	12%	15%	17%	19%	20%	22%
35-39	9%	10%	11%	12%	13%	14%
40-44	10%	11%	12%	14%	15%	16%
45-49	14%	15%	16%	18%	21%	22%
50-54	16%	16%	17%	18%	18%	20%
55-59	16%	16%	15%	15%	14%	14%
60-64	23%	22%	21%	20%	18%	17%
65-69	31%	30%	28%	26%	25%	23%
70-74	41%	40%	38%	35%	33%	30%
75-79	53%	51%	50%	48%	45%	42%
80-84	63%	64%	65%	65%	64%	62%
85-89	69%	71%	74%	76%	77%	78%
90+	60%	65%	68%	72%	75%	78%
All ages	22%	23%	24%	25%	26%	27%
Total						
16-19	3%	4%	5%	5%	6%	6%
20-24	9%	9%	10%	10%	11%	11%
25-29	18%	20%	22%	24%	26%	28%
30-34	17%	19%	21%	24%	26%	28%
35-39	15%	16%	18%	20%	22%	23%
40-44	15%	16%	18%	20%	21%	23%
45-49	16%	18%	20%	22%	24%	26%
50-54	17%	18%	19%	21%	21%	23%
55-59	17%	18%	18%	19%	19%	20%
60-64	20%	20%	20%	20%	20%	19%
65-69	25%	25%	25%	24%	24%	23%
70-74	31%	30%	29%	28%	27%	26%
75-79	39%	38%	36%	34%	32%	31%
80-84	51%	50%	49%	48%	47%	47%
85-89	61%	62%	62%	63%	63%	64%
90+	56%	58%	60%	61%	62%	64%
All ages	20%	21%	23%	24%	25%	26%

These figures are equal to the number of people in the age group projected to live in a 'one adult' household, divided by the projected population of that age and gender (including those living in communal establishments)

Annex A: Details of the data zones that have been used to calculate the household projections for the National Parks

Cairngorms National Park	Loch Lomond and the Trossachs National Park
S01000312	S01000785
S01000303	S01000796
S01004233	S01000800
S01000316	S01000804
S01000360	S01006081
S01003743	S01006083
S01003747	S01006150
S01003748	S01006163
S01003749	S01006168
S01003750	S01006170
S01003751	S01006171
S01003772	S01006172
S01003755	S01006173
S01003756	S01006174
S01003759	S01006175
S01003760	S01006292
S01003764	S01006293
S01003766	S01006294
S01003767	
S01003771	
S01000301	
S01003754	

Annex B: Details of the data zones that have been used to calculate the household projections for SDP areas

In [Section 1](#), there is a description of SDP boundaries. In essence SDP areas are aggregates of local authority areas, excluding the areas of the National Parks. There are several data zones in Aberdeenshire and West Dunbartonshire that overlap the two National Parks. These data zones are excluded from the SDP areas. Fife is split into two parts with the north part of Fife included in TAYplan SDP area and the south part included in SESplan SDP area. Further information can be found in [Section 4](#).

Details of these data zones are given here:

Data zones in Aberdeenshire that are also in Cairngorms National Park, and so are excluded from the projections for the Aberdeen City & Shire SDP area

S01000301
S01000303
S01000312
S01000316
S01000360

Data zones in West Dunbartonshire that are also in Loch Lomond and the Trossachs National Park, and so are excluded from the projections for the Glasgow & Clyde Valley SDP area

S01006292
S01006293
S01006294

Data zones in Fife that are part of TAYplan SDP area for the purpose of the projections

S01002851	S01002933	S01002948	S01002958	S01002968	S01002978
S01002888	S01002937	S01002949	S01002959	S01002969	S01002979
S01002902	S01002938	S01002950	S01002960	S01002970	S01002980
S01002917	S01002940	S01002951	S01002961	S01002971	S01002981
S01002918	S01002941	S01002952	S01002962	S01002972	S01002982
S01002920	S01002942	S01002953	S01002963	S01002973	S01002983
S01002921	S01002943	S01002954	S01002964	S01002974	S01002984
S01002923	S01002944	S01002955	S01002965	S01002975	S01002985
S01002924	S01002945	S01002956	S01002966	S01002976	S01002986
S01002928	S01002947	S01002957	S01002967	S01002977	S01002987
S01002988	S01002998	S01003008	S01003018		
S01002989	S01002999	S01003009	S01003019		
S01002990	S01003000	S01003010	S01003020		
S01002991	S01003001	S01003011	S01003021		
S01002992	S01003002	S01003012	S01003022		
S01002993	S01003003	S01003013	S01003023		
S01002994	S01003004	S01003014	S01003024		
S01002995	S01003005	S01003015			
S01002996	S01003006	S01003016			
S01002997	S01003007	S01003017			

Data zones in Fife that are part of SESplan SDP area for the purpose of the projections

S01002572	S01002582	S01002592	S01002602	S01002612	S01002622	S01002632
S01002573	S01002583	S01002593	S01002603	S01002613	S01002623	S01002633
S01002574	S01002584	S01002594	S01002604	S01002614	S01002624	S01002634
S01002575	S01002585	S01002595	S01002605	S01002615	S01002625	S01002635
S01002576	S01002586	S01002596	S01002606	S01002616	S01002626	S01002636
S01002577	S01002587	S01002597	S01002607	S01002617	S01002627	S01002637
S01002578	S01002588	S01002598	S01002608	S01002618	S01002628	S01002638
S01002579	S01002589	S01002599	S01002609	S01002619	S01002629	S01002639
S01002580	S01002590	S01002600	S01002610	S01002620	S01002630	S01002640
S01002581	S01002591	S01002601	S01002611	S01002621	S01002631	S01002641
S01002642	S01002652	S01002662	S01002672	S01002682	S01002692	S01002702
S01002643	S01002653	S01002663	S01002673	S01002683	S01002693	S01002703
S01002644	S01002654	S01002664	S01002674	S01002684	S01002694	S01002704
S01002645	S01002655	S01002665	S01002675	S01002685	S01002695	S01002705
S01002646	S01002656	S01002666	S01002676	S01002686	S01002696	S01002706
S01002647	S01002657	S01002667	S01002677	S01002687	S01002697	S01002707
S01002648	S01002658	S01002668	S01002678	S01002688	S01002698	S01002708
S01002649	S01002659	S01002669	S01002679	S01002689	S01002699	S01002709
S01002650	S01002660	S01002670	S01002680	S01002690	S01002700	S01002710
S01002651	S01002661	S01002671	S01002681	S01002691	S01002701	S01002711
S01002712	S01002722	S01002732	S01002742	S01002752	S01002762	S01002772
S01002713	S01002723	S01002733	S01002743	S01002753	S01002763	S01002773
S01002714	S01002724	S01002734	S01002744	S01002754	S01002764	S01002774
S01002715	S01002725	S01002735	S01002745	S01002755	S01002765	S01002775
S01002716	S01002726	S01002736	S01002746	S01002756	S01002766	S01002776
S01002717	S01002727	S01002737	S01002747	S01002757	S01002767	S01002777
S01002718	S01002728	S01002738	S01002748	S01002758	S01002768	S01002778
S01002719	S01002729	S01002739	S01002749	S01002759	S01002769	S01002779
S01002720	S01002730	S01002740	S01002750	S01002760	S01002770	S01002780
S01002721	S01002731	S01002741	S01002751	S01002761	S01002771	S01002781
S01002782	S01002792	S01002802	S01002812	S01002822	S01002832	S01002842
S01002783	S01002793	S01002803	S01002813	S01002823	S01002833	S01002843
S01002784	S01002794	S01002804	S01002814	S01002824	S01002834	S01002844
S01002785	S01002795	S01002805	S01002815	S01002825	S01002835	S01002845
S01002786	S01002796	S01002806	S01002816	S01002826	S01002836	S01002846
S01002787	S01002797	S01002807	S01002817	S01002827	S01002837	S01002847
S01002788	S01002798	S01002808	S01002818	S01002828	S01002838	S01002848
S01002789	S01002799	S01002809	S01002819	S01002829	S01002839	S01002849
S01002790	S01002800	S01002810	S01002820	S01002830	S01002840	S01002850
S01002791	S01002801	S01002811	S01002821	S01002831	S01002841	S01002852
S01002853	S01002863	S01002873	S01002883	S01002894	S01002905	S01002915
S01002854	S01002864	S01002874	S01002884	S01002895	S01002906	S01002916
S01002855	S01002865	S01002875	S01002885	S01002896	S01002907	S01002919
S01002856	S01002866	S01002876	S01002886	S01002897	S01002908	S01002922
S01002857	S01002867	S01002877	S01002887	S01002898	S01002909	S01002925
S01002858	S01002868	S01002878	S01002889	S01002899	S01002910	S01002926
S01002859	S01002869	S01002879	S01002890	S01002900	S01002911	S01002927
S01002860	S01002870	S01002880	S01002891	S01002901	S01002912	S01002929
S01002861	S01002871	S01002881	S01002892	S01002903	S01002913	S01002930
S01002862	S01002872	S01002882	S01002893	S01002904	S01002914	S01002931
S01002932	S01002939					
S01002934	S01002946					
S01002935						
S01002936						

7. Notes on statistical publications

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Appendix 4 – Delivering housing for local need – a review

Delivering Housing For Local Need – A Review of Practical Mechanisms For The Cairngorms National Park

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October 2010



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1. Introduction

Aims and Objectives

1.1. The purpose of this review, undertaken on behalf of The Cairngorms National Park Authority, (CNPA) is to examine the practicality and effectiveness of mechanisms that target new housing to local need, in order to inform planning policy in the Cairngorms National Park Plan and the new Local Development Plan. The CNPA is looking for evidence of practical solutions to target new build housing at local need that do not distort or increase pressure on the operation of housing markets in and around the National Park. The review focuses on existing mechanisms where the consequences of implementation can be evaluated, rather than providing research into new, untested ideas. The review was required to focus on mechanisms that can be applied through or in conjunction with the planning system to new housing built for sale by the private sector and does not therefore, include social housing.

Research Methodology

1.2. The review has been conducted as a desk based survey of freely available literature, including policy documents and related material from each of the surveyed authorities and a review of relevant research and other documentation, including that produced by the Scottish Government. In addition, telephone interviews were conducted with a number of officers from various authorities, including all of the included Scottish Local Authorities, Loch Lomond and The Trossachs National Park, some English National Parks and other organisations.

1.3. An initial selection of Authorities to be included in the review was agreed with CNPA. The selection was undertaken to include all National Parks, the constituent local authorities of the Cairngorms National Park and those local authorities in Scotland which are predominantly 'rural' in nature and most likely to experience similar pressures to a National Park.

The following Authorities are included:

- Loch Lomond and Trossachs National Park;
- Aberdeenshire;
- Angus;
- Highland;
- Moray;
- Perth and Kinross;
- Stirling;
- Argyll and Bute;
- Dumfries and Galloway;
- Scottish Borders;
- The following English and Welsh National Parks – Brecon Beacons, Dartmoor, Exmoor, Lake District, New Forest, Northumberland, North York Moors, Peak District, Pembrokeshire Coast, Snowdonia, Yorkshire Dales.

1.4. In order to ensure the review was as fully informed as possible, we also sought information not only from those who are operating various mechanisms, but also from those who have to implement the requirements. To this end, we included organisations representing the development industry such as Homes for Scotland and Home Builders Federation, (England and Wales).

Structure Of Report

1.5. The CNPA set out the following ten points which they required to be addressed for each mechanism:

- A description of the mechanism.
- Where is the mechanism currently used?
- How is the option secured?
- Does it target local need?
- Does it deliver to local need households?



- Is targeted at local need in subsequent owners/tenants?
- What is the potential/likely scale of house provision per annum (100s, 10s, 1s)?
- What effects has it had on the existing housing market?
- What other effects could/would the option have?
- What are the costs of administration for the mechanism?
- What other options is it compatible with?

1.6. The main body of the report contains a summary and overall analysis of the various mechanisms found and includes a summary table covering the above points. The detailed results of the survey of each individual Authority are included as appendices, with the Scottish Authorities included in Appendix 1 and the English and Welsh National Parks in Appendix 2.

Acknowledgements

Andrew McCafferty Associates would like to thank everyone with whom telephone discussions were held for their time and assistance given to help inform this study.



2. Executive Summary

2.1. A proper understanding of the context within which the planning mechanisms are operated is essential. Every Authority surveyed has its own individual character and pressures and has a different way of operating the planning mechanisms it employs. Planning policies must be 'fit for purpose' and when addressing issues there are no 'one size fits all' solutions.

2.2. English and Welsh National Parks do not have the same statutory purpose as the Scottish National Parks. Their two statutory aims means they must focus on conserving and enhancing the natural beauty, wildlife and cultural heritage and promoting opportunities for the understanding and enjoyment of the special qualities of the Parks by the public, whereas in Scotland, promotion of sustainable economic and social development of the area's communities is a statutory aim. Therefore, the policies adopted to address issues faced in English and Welsh National Parks may not be compatible with the statutory aims of the Scottish National Parks.

2.3. Leaving aside the traditional and commonly adopted policies to control development in the open countryside, outside of any settlement, which usually allow for certain exceptions for obviously rural based activities, the only mechanisms found to be in use are local occupancy restrictions and exception sites, which allow development of affordable housing only on sites which would not otherwise be given planning permission.

2.4. Of the 21 Authorities included in this study, only the 12 National Parks are employing local occupancy restrictions. Setting aside the use of local occupancy restrictions only in respect of affordable housing, this leaves 7 National Parks, 3 of which are effectively operating a 100% affordable housing requirement. This only leaves 4 National Parks, Loch Lomond and The Trossachs, Northumberland, North York Moors and the Yorkshire Dales who are operating a local occupancy restriction on new build housing which does not come under the affordable definition.

2.5. Local occupancy restrictions are secured in the English and Welsh National Parks by Section 106 legal agreements, (equivalent of Section 75 agreements in Scotland) in most cases and in a couple by planning conditions. Loch Lomond and The Trossachs National Park use both Section 75 agreements and planning conditions. Section 106/75 legal agreements are complicated and time consuming, leading to considerable delays in the commencement of development to meet pressing needs.

2.6. Evidence shows that the application of local occupancy restrictions both distorts and increases pressure on the operation of housing markets. New build property values are reduced by some 15% to 40%; development viability becomes a serious issue and stops developers building, which in turn results in a reduction in the supply of affordable housing as developer contributed affordable housing is not built; prices of housing in the second-hand market are inflated due to increased demand, all of which means that local people are increasingly dependant on the affordable housing market, which primarily consists of social rented housing.

2.7. The Scottish Government discourages the use of occupancy conditions.

2.8. Examination of what is meant by local need and the difference between that and affordability has shown that in reality, they are one and the same. The reason why local occupancy restrictions have been applied is because the open market housing, new or second-hand, has become too expensive for local people to purchase, whatever the underlying reason for this might be.

2.9. Affordable housing for sale can be provided successfully in a number of ways, as demonstrated by those Local Authorities in Scotland who are actively engaging with the private sector to deliver discounted housing for sale and those organisations such as the Highland Housing Alliance and Highland Small Communities Housing Trust working in partnership with a number of organisations, both public and private sector. In the current economic climate, where public subsidies are likely to be severely curtailed, the delivery of much needed affordable housing will be increasingly dependant on the private sector. An enabling, partnership approach combined with a strategy that enables open market housing to fund the delivery of affordable housing, will be much more likely to deliver the housing required to meet local needs than the application of restrictive planning mechanisms.



3. What Is Local Need?

3.1. In conducting this study, a particular issue of definition has arisen which requires to be addressed, namely what is meant by local need as opposed to local affordable need. As this study is examining the private rather than public sector housing provision, the position set out by Communities Scotland in their report, 'Restricted Occupancy Conditions in National Parks' would seem a reasonable position to adopt:

There is an important difference in the private sector between 'local need' which restricts occupancy to 'locals' without consideration of price and 'local affordable need' which places occupancy conditions only on properties which are considered to be affordable for local people.

3.2. Within this report, local affordable need relates to the widely understood methods of provision for housing of a reasonable quality that is affordable to people on modest incomes, 'Affordable Housing'. Although the majority of forms of Affordable Housing are provided as social rented schemes or other subsidised schemes often involving a Registered Social Landlord, (RSL) or similar, Discounted Low Cost Sale and Housing Without Subsidy in particular are mechanisms where the private developer can build and sell (depending on the scheme), the dwellings, albeit sometimes with some restrictions which may tie the property to people with local needs.

3.3. Having established what is meant by local affordable needs, what is local need? Why would local people have a need, if they could afford to buy an open market property? The only reason could be that there were no properties available, as if there were, local people could afford to buy them. Although this might seem to be a somewhat unsophisticated argument, it illustrates the point that in reality in most cases, local need means a lack of affordability, which may in itself, stem from a number of other issues, including lack of housing availability. Price is a function of supply and demand. If demand exceeds supply in any particular area of the housing market, this usually leads to an upward pressure on house prices and land values. Lack of availability to meet a particular demand for dwellings of various types, sizes and locations all impact on the market.

3.4. As affordability would seem to lie at the heart of local need, use of an Affordable housing policy which targets local need would be an appropriate mechanism to employ to address this need, particularly if focus is given to schemes which enable the private sector developer to deliver, as in paragraph 3.2. This point is important in consideration of the surveyed position of Scottish Local Authorities. None of the Authorities operate any planning mechanism to target delivery of housing for local needs. However, they all have Affordable housing policies and some, as set out in detail in Appendix 1 of this report, are actively pursuing private sector delivered schemes. In discussions with the surveyed authorities, most expressed the view that this was a better approach to delivering for local need than trying to implement and enforce restrictive planning mechanisms.

The independent Rural Housing Service (2007) states:

"The lack of affordable housing in rural Scotland is the most important issue in rural Scotland today. Rural Scotland is undergoing a renaissance; the population is increasing; half of all business start-ups take place in rural Scotland; broadband has increased the scope for education and employment; and young people are choosing to remain or return to rural communities. The quality of life in our rural communities means that more and more people are choosing to live in rural Scotland. This should be positive news, but with this population growth has come huge growth in house prices and a lack of affordable rural housing, resulting in people who grew up or who work in rural Scotland not being able to afford to live there: whilst a shortage of social housing means there are few alternatives to buying a house."

(Scottish Parliament Information Centre briefing 17 March 2008 – Rural Housing)



4. Understanding The Context

4.1. When undertaking and presenting a study such as this, the results of which could result in planning policy changes affecting the lives and well-being of thousands of people, it is very important that a proper understanding is given of the context in which the planning mechanisms presented are based. Planning policies must be 'fit for purpose' and when addressing issues there are no 'one size fits all' solutions.

4.2. It would be very tempting, (though simplistic) for example, to assume that if a mechanism is in operation in English and Welsh National Parks, then it is also appropriate for National Parks in Scotland. However, as demonstrated in this report, not only are there fundamental differences between the National Parks in England and Wales and Scotland, there are also considerable differences between the individual National Parks in England and Wales, both in their approach to, 'on face value' apparently similar policies and in the degree to which they share similar issues and pressures. The context which gives each National Park its own unique character must be recognised when considering their policy approach, as indeed it should with the individual Scottish Local Authorities surveyed.

National Parks - Differences In Statutory Purpose

4.3. National Parks in Scotland have four statutory aims, as set out in the National Parks (Scotland) Act 2000. These are:

- To conserve and enhance the natural and cultural heritage of the area,
- To promote sustainable use of the natural resources of the area,
- To promote understanding and enjoyment (including enjoyment in the form of recreation) of the special qualities of the area by the public, and
- To promote sustainable economic and social development of the area's communities.

These aims are to be pursued collectively. However, if it appears that there is conflict between the first aim, the conservation and enhancement of the natural and cultural heritage, and any of the others, greater weight must be given to the first aim, (Section 9(6) of the National Parks (Scotland) Act 2000).

4.4. National Parks in England and Wales have two main statutory purposes, as established by the National Parks and Access to the Countryside Act 1949 and redrafted by the Environment Act 1995, which redefined the purposes of national park designation as:

- Conserving and enhancing the natural beauty, wildlife and cultural heritage and
- Promoting opportunities for the understanding and enjoyment of the special qualities of these areas by the public.

The 1995 Act also gave National Park Authorities, (NPAs) a 'duty' to: *seek to foster the economic and social well-being of local communities within the national parks, but without incurring significant expenditure in doing so, and shall for that purpose co-operate with local authorities and public bodies whose functions include the promotion of economic or social development within areas of the National Park. (Section 62).* This is not, however a third purpose of National Park designation. Therefore, NPAs' main objectives relate to landscape conservation and public utility of the Parks. In doing this, they should seek to foster the well-being of local communities, but do so with no significant resources and rely on co-operation with other agencies. The scope of the statutory aims for Scotland's National Parks establishes the fundamental difference from those of England and Wales, as Scotland's National Parks are required to also promote sustainable use of natural resources and the sustainable economic and social development of local communities.

4.5. Understanding this critical difference in statutory aims is essential to enabling an appreciation of the approach taken by the National Parks in England and Wales to provision of housing in general and to targeting local needs. The following extracts from a research paper prepared by Oxford Brookes University / Sheffield Hallam University, 'The Provision of Affordable and Supported Housing in England's National Parks' (2004), provides some insight into the effects that failure to give equal weight to this 'duty' to foster the economic and social well-being of local communities has caused:

Affordable housing provision plays an important role in the social and economic well-being of local communities. However new housing development often conflicts with landscape conservation objectives. While NPAs do have concerns about the provision of affordable housing, landscape conservation carries



more importance - a situation that is embedded in institutional behaviour and legislation, and one that has created an obstacle to affordable housing provision. As one local authority councillor put it: 'If you're a bat on Exmoor, you've got a home for life - if you're a human being, you take your chances'.

Because of the priority given to landscape conservation, NPAs have argued that National Parks are not suitable places for expansive housing development and have adopted restrictive planning policies. In response to the housing needs of existing local populations (by inference their social and economic well-being), NPAs and government policies have attempted to frame planning policies that remain restrictive of new housing development, while making exceptions in certain circumstances for housing that meets local needs.

In practice, however, achievements are mixed. While some success in restricting general market housing developments has been achieved, in the majority of parks the provision of affordable housing remains inadequate.

The ability to improve the provision of affordable housing rests partly with an interpretation of the statutory purposes and the 'duty'. Restrictive planning policies in national parks were regarded as a major barrier by both housing associations and housing authorities. Their experience of working with NPAs suggested that conservation was prioritised above the need for affordable housing, often resulting in the refusal of planning permission. A clear difference between policy intentions and planning practice emerged. Analysis of stakeholder interviews suggested that NPA policy officers and NPA development control officers interpreted national park purposes differently. Policy officers were generally responsive to the need for improving the provision for affordable housing and gave greater weight to the NPAs duty to foster the well-being of local communities. However, development control officers tended to give primacy to landscape conservation, in line with legislation.

It is clear that despite attempts to resolve this position, the conflict remains - sometimes to the detriment of affordable housing provision. Despite carefully framed planning policies and a rhetoric of concern for affordable housing delivery, NPAs often prioritise landscape conservation. An elevation of the 'duty' to the same level of importance as landscape protection could significantly stimulate the provision of affordable housing in National Parks. While there may be incremental losses to landscape beauty, the benefits to the sustainability of local communities would almost certainly outweigh them.



5. Summary And Overview Of Planning Mechanisms

Summary Table

5.1. The summary table on the next page provides a very brief overview of the mechanisms found in our research, with the key points noted as set out in paragraph 1.5.

5.2. Full details in support of this summary can be found in Appendix 1 for the Scottish Authorities and Appendix 2 for the English and Welsh National Parks. The information is presented for each body in turn in alphabetical order.

Occupancy Tied to Employment

5.3. It has been and continues to be, common practice to adopt policies to control residential development in rural areas where the planning authority do not consider development to be appropriate. Such locations are usually in the open countryside, outside of any settlement. The policies usually allow for certain exceptions for obviously rural based activities, such as for persons working in agricultural or forestry or tourism based employment where location in the countryside is essential. Planning conditions or legal agreements are usually attached to any dwelling granted planning permission under these policies, restricting the occupancy of the dwelling in perpetuity to someone engaged in that activity.

5.4. These policies can contain a variety of different occupations, depending on the area covered by the planning authority and the particular rural activities of that area. For example, The Broads National Park has a particular policy for dwellings for staff working at boatyards. However, the difficulty with operating such specific policies is that they can cause real difficulties when circumstances change and the need for which permission was granted has ended. In many cases, these difficulties have resulted in planning authorities having to adopt specific policies to address requests for the removal of the occupancy conditions.

5.5. Although it could be argued that these policies address a local need, they are so focused on the particular occupational need that it is difficult to argue that they provide for local needs in a general sense. Unless moving into the same occupation, (or unless the planning authority has policies which can respond flexibly to changing needs), they are not available for purchase by other local people in need. For this reason and due to their widespread nature as generally adopted planning policies, we have not included the use of such policies in our study of mechanisms.

5.6. It is interesting to note however, that as evidenced from discussions with Aberdeenshire and Stirling Councils and in line with Scottish Government policy, there is an increasing move away from adoption of such restrictive policies in the countryside to one of encouraging appropriate development. Continuing rural depopulation, loss of employment, services and community facilities combined with the need to try and maintain vibrant, sustainable communities, are all factors helping to drive this change in approach.

Exception Sites

5.7. All of the English and Welsh National Parks have policies to allow exception sites for development of Affordable local needs housing. The one exception on first appearance is Exmoor. However, they do not have any allocated sites and only permit open market housing through the change of use of non-residential buildings to dwellings in Local Rural Centres and sub-division of existing dwellings. In the former case, where more than 1 dwelling is created, a minimum of 50% affordable local needs housing is required. Any other new build housing development must be for Affordable local needs. Therefore, Exmoor is in effect, using exception sites to provide almost all new residential development.

5.8. There are variations between the National Parks in the locations in which they will permit exception sites, (as set out in Appendix 2) but the common characteristics are:

- Sites are only for development of Affordable housing for local needs;
- Sites are in locations where residential development would not otherwise be permitted;
- Affordable local need secured in perpetuity;
- In the majority of cases, the requirement is for subsidised development controlled by a Registered Social Landlord, (RSL).



Summary Table									
Mechanism	Where is the mechanism in use?	How is the mechanism secured?	Does it target/deliver to local need?	Local need in subsequent owners/tenants?	Potential/likely scale of annual housing provision (no. units)	What effects on the existing housing market?	What other effects?	What are the admin costs?	Compatible with other options?
Local Occupancy restriction – affordable housing only	Brecon Beacons	Section 106	Yes	Yes	132 all types	N/A – affordable housing only	N/A – affordable housing only	N/A – affordable housing only	Exception sites
	Dartmoor	Conditions or Section 106	Yes	Yes	60 affordable				
	New Forest	Section 106	Yes	Yes	36 all types				
	Pembrokeshire Coast	Section 106	Yes	Yes	88 all types				
	Snowdonia	Section 106	Yes	Yes	57 all types				
Local Occupancy restriction – local needs housing and affordable housing. Some unrestricted open market housing allowed	Loch Lomond and Trossachs (n.b. part park)	Section 75 and planning conditions	Yes	Yes	1- 2 local need only	<ul style="list-style-type: none"> - Reduces property values (15% to 40%) - Reduces demand which reduces development value and viability and developer interest - Little development other than subsidised affordable housing taking place - Reduced supply leaves local people more dependant on affordable housing - Increases prices and demand in second-hand market, making less affordable to locals - Demolition and re-build and other loopholes can lead to housing stock polarisation - Doesn't always decrease land values - Can cause land supply shortages 	<ul style="list-style-type: none"> - Potential human rights issues - NIMBYism - Lack of intermediate housing options, (RSL delivery favoured) - Legal agreements long winded and complicated delaying development - Public views polarised - Questions of compliance and enforceability - Failure to control extensions leading to loss of affordability - Difficulties administering requests for removal of occupancy restrictions - Owners have difficulty obtaining a suitable purchaser on resale - Lenders won't provide mortgages - Discouraged by Scottish Government 	Half a person at peak times Can't quantify – integral to all planning applications outside of larger settlements Not possible to quantify – integral part of all planning applications	Occupancy restrictions
	North York Moors	Planning condition	Yes	Yes	26 all types				
	Yorkshire Dales	Section 106	Yes	Yes	65 all types				
Local Occupancy restriction – all new build housing	Exmoor	Section 106	Yes	Yes	25 affordable	<ul style="list-style-type: none"> - Reduces property values (15% to 40%) - Reduces demand which reduces development value and viability and developer interest - Little development other than subsidised affordable housing taking place - Reduced supply leaves local people more dependant on affordable housing - Increases prices and demand in second-hand market, making less affordable to locals - Demolition and re-build and other loopholes can lead to housing stock polarisation - Doesn't always decrease land values - Can cause land supply shortages 	<ul style="list-style-type: none"> - Potential human rights issues - NIMBYism - Lack of intermediate housing options, (RSL delivery favoured) - Legal agreements long winded and complicated delaying development - Public views polarised - Questions of compliance and enforceability - Failure to control extensions leading to loss of affordability - Difficulties administering requests for removal of occupancy restrictions - Owners have difficulty obtaining a suitable purchaser on resale - Lenders won't provide mortgages - Discouraged by Scottish Government 	Half a person at peak times Can't quantify – integral to all planning applications outside of larger settlements Not possible to quantify – integral part of all planning applications	Occupancy restrictions
	Lake District	Section 106	Yes	Yes	60 affordable				
	Northumberland	Section 106	Yes	Yes	1 local need, 1 affordable				
	Peak District	Section 106	Yes	Yes	50 affordable				
Exception Sites	All English and Welsh National Parks	Section 106	Yes	Yes	Affordable housing only, included above	N/A – affordable housing only	N/A – affordable housing only	N/A – affordable housing	Occupancy restrictions

5.9. Through their emerging local plan, Loch Lomond and The Trossachs National Park Authority, (LLTNPA) are introducing policies which are similar to the Exception Site policies in many of the English and Welsh National Parks. Some of the Scottish local authorities also have similar policies to promote the growth of affordable housing.

5.10. The key benefits and criticisms of Exception sites are summarised by Communities Scotland in their report, 'Restricted Occupancy Conditions in National Parks' (2007) as follows:

Key benefits

- Allows housing to be provided in smaller more remote settlements in order to sustain small communities.
- The land is only released where there is a proven local need for affordable housing which will remain so in perpetuity.
- Non housing land generally has lower value, therefore cost saving is passed onto developer and land user.

Key criticisms

- Difficulties ensuring unit affordability.
- Low volume of units created.
- Restrictions on land availability.
- Time consuming process.

5.11. The following picture on operation of the policy is presented by Oxford Brookes University / Sheffield Hallam University in their research paper, 'The Provision of Affordable and Supported Housing in England's National Parks' (2004):

Evidence from stakeholder interviews suggests that developing an exceptions site is far from straightforward. Typically the development process takes around five years. The myriad factors that have to come together to make a development work present developers, planners and local communities with a complex task. These factors include site identification, site procurement, fund raising, planning permission, local support and proper identification of a local need; a failure in any one of these areas can, and does, prevent a development making progress.

Local Occupancy Restrictions

5.12. Local occupancy restrictions are employed by all of the English and Welsh National Parks and by Loch Lomond and the Trossachs National Park, (LLTNP). They are not employed by any of the Scottish Local Authorities surveyed. As reported in Appendix 1, Argyll and Bute and Stirling used to operate restricted occupancy policies in part of their areas, but would not recommend employing them again.

5.13. Although there are considerable differences between the qualification criteria adopted by each National Park, in general terms, a potential resident must conform to one of the following:

- The park is current residence and has been so for a number of years;
- Descendant of a current resident and are setting up a first time household;
- Have a strong local connection to the area;
- Are a local housed in unsatisfactory conditions;
- Require to live in the locality for employment reasons; or
- Require to live close to family / friends, in order to provide essential care due to health or old age.

5.14. In the Scottish Government Social Research report, 'An investigation of Occupancy Controls in Rural Housing – 2009' undertaken by Stirling University, the following comment is made on the legality of the employment restrictions:

There is some degree of interface between restrictions on availability of housing, and the free movement of workers, which is one of the fundamental freedoms enshrined in the treaty of Rome. In essence, any rule that restricts housing to local people has the potential to make it more difficult for outsiders to move into the area for reasons of employment. (Adrian Stalker QC)

It therefore seems necessary to have a standard clause which does not exclude people moving to the area for reasons of employment. To exclude such a group would be to leave the policy open to legal



challenge through some form of judicial remedy. There can be no restrictions such as ‘habitual residence’ or any other form of time limit which may preclude purchase thus affecting freedom of movement of workers.

5.15. Although the policy basis, content and application is different in each National Park in England, Wales and Scotland, they can be grouped into three overall categories, based on the extent of application to new build properties. These three categories are shown on the summary table as three different mechanisms. The three categories are as follows:

- Local occupancy restriction applies to affordable housing only – (5 National Parks);
- Local occupancy restriction applies to local needs housing and to affordable housing - some unrestricted open market housing is allowed – (3 National Parks);
- Occupancy restriction applies to all new build housing – (4 National Parks).

It should be noted that of the four National Parks who apply local occupancy restrictions to all new build housing, only two, (Northumberland and the Lake District) apply the policy to all forms of newly formed residential development. The other two National Parks in general terms, allow unrestricted open market housing created from conversion of non-residential buildings in settlements and one includes for sub-division of dwellings. The table below provides a summary of how each National Park applies the Local occupancy criteria to new build housing types.

Local occupancy restriction applies to affordable housing only	Brecon Beacons	No restrictions on market housing, (other than usual development in the countryside restrictions). 20% affordable.
	Dartmoor	Unrestricted market housing in defined local centres, (50% affordable). Affordable only elsewhere
	New Forest	Unrestricted market housing in 4 defined settlements, (50% affordable). Affordable only elsewhere
	Pembrokeshire Coast	No restrictions on market housing, (other than usual development in the countryside restrictions), (minimum 50% affordable). Local occupancy restriction only applied to non RSL affordable housing
	Snowdonia	Unrestricted market housing in 2 defined settlements, (50% affordable). Affordable only elsewhere
Local occupancy restriction applies to local needs housing and to affordable housing - some unrestricted open market housing is allowed	Loch Lomond and Trossachs	Restriction only applied to Loch Lomondside area of the Park.
	North York Moors	Unrestricted market housing in 9 defined settlements – 50% affordable. Local needs apply elsewhere. Affordable elsewhere on exception sites.
	Yorkshire Dales	Unrestricted market housing in 4 defined settlements – 50% affordable. Local needs in defined villages. Affordable in defined villages and elsewhere on exception sites.
Occupancy restriction applies to all new build housing	Exmoor	No market housing – 100% affordable requirement (apart from certain conversions and sub-division of existing dwellings)
	Lake District	No market housing – 100% affordable requirement (see appendix 2d for new ‘less restrictive’ policy allowing some open market housing on windfall sites from Oct 2010)
	Northumberland	If 2 or more dwellings, 50% affordable
	Peak District	No market housing – 100% affordable requirement (apart from certain conversions)



5.16. The differences between each National Park are such that it is not possible to highlight and draw conclusions on common themes in each group. The detail for each Park provided in Appendix 2, (Appendix 1 for LLTNP) must be examined separately. For example, two of the National Parks who operate an occupancy restriction on all new build dwellings are the Lake District National Park, (LDNP) and Northumberland National Park, (NNP).

5.17. The LDNP is the largest National Park in England. It covers 2,292 square kilometres and has a population of 41,831 and a traditional settlement pattern. Only three settlements have resident populations over 3,000. Over 8 million visitors come to the National Park each year, and tourism is the major industry. There is immense pressure on the existing housing stock in many areas of the National Park. This issue is due in part to the continuing trends of people moving from urban to rural areas for a better lifestyle, and of those buying second homes or homes to be used for holiday letting purposes. There is a requirement to build 60 houses per year.

5.18. NNP extends to over 100,000 hectares and represents 20% of Northumberland County. The National Park boundary excludes the larger settlements of the area, and settlements within the boundary are typified by small villages, hamlets, and isolated farm dwellings. Significant land use change has resulted largely from the development of military training facilities and forestry. NNP is in a unique situation in that there has not been significant pressure for housing development. This low demand arises from a combination of the National Park's small population and its remote location. There are only 799 houses within the boundary. Between 1996 and 2009, only 7 new build dwellings and 22 conversions to dwellings have been completed within the National Park. Because of this lack of development pressure, there is no target for new development.

5.19. It would be difficult to find two more contrasting situations, yet they are the only two National Parks who operate the local occupancy restriction to its maximum extent. Compare this with the position of New Forest National Park, (NFNP) at 220 square miles, the smallest national park in the UK. It has an estimated population of 34,935 people, making it the UK's most densely populated National Park. There are 14,927 dwellings within its boundary and the seven largest settlements have between 1,000 and 3,200 residents. 13.5 million visitor days are spent per annum in the NFNP and 15 million people live within a 90-minute drive of the National Park. It has a housing requirement of 11 dwellings per annum. Dwelling completions within the National Park have exceeded requirements in each of the last eight years, (2002 - 2009) without the allocation of land for housing. Over this period, dwelling completions have averaged 36 dwellings per annum. This picture suggests that the NFNP is under even greater pressure than the LDNP, yet it only applies local occupancy restrictions to affordable housing.

Impact on Existing Market

5.20. There is little doubt that the application of a local occupancy restriction causes a reduction in the value of an open market property, though there are mixed views about a reduction in land values. The level of reduction is obviously subject to local circumstances and market health, but a range from 15% to 40% seems to be the norm from a study of the National Parks documentation, with 25% to 30% the most likely. As detailed in Appendix 1f, this 25% to 30% range is also experienced in the LLTNP. Communities Scotland in their report, 'Restricted Occupancy Conditions in National Parks' noted the following in relation to land values, *'The Peak District reported the fact that in some cases restricted occupancy conditions had not reduced land prices as much as had been expected and that sites were still being sold in excess of their true value, despite the forecast reduction.'* This contrasts with the experience of the LDNP, as noted under paragraph 5.21, where land values were depressed.

5.21. The following extracts from the Scottish Government Social Research report, 'An investigation of Occupancy Controls in Rural Housing – 2009' undertaken by Stirling University, provide some insight into market impacts:

The exclusion of higher income non-local buyers through occupancy restriction clearly has a profound impact on the demand for new housing. In turn, this impacts on anticipated sales volumes and prices and depresses development value, so reducing developer interest.

For National Parks in England and Wales, the reduction has been regarded as a beneficial effect (albeit one that is difficult to quantify). This is because the legislation creating the parks (from 1947) has a gearing towards environmental protection. (See Section 4 of this report).



Most Authorities have stated that these occupancy restrictions are so inhibitive to private developers that they are only really getting applications to build from organisations which are eligible for subsidy. This means that, almost exclusively, all new dwellings are in the 'affordable' housing sector i.e. social rented or low cost homeownership housing.

"The policy provides developer certainty. Whilst we do not receive a lot of housing planning applications, the majority of those we do receive are from Housing Associations because of the public funding which they receive. Private developers are finding it difficult to deliver sites for affordable housing for a number of reasons. We still receive enquiries but the logistics are proving more challenging for those developers who do not have access to public funding. It is more of a lottery for them with no secured profit."

Lake District NPA

The pressure imposed on development by the planning system often confers a scarcity value on new housing in the countryside: rural market sector housing is often expensive. Given the rebalancing of supply and demand, those local people able to afford new housing will be the same people who could afford housing before the policy was enacted. However, by constraining new build and placing added demand pressure on the market for existing housing, a restrictions policy may make it harder for lower income groups to buy homes within the areas where policy applies.

In the Lake District, restrictions on the occupancy of new market housing depressed land values. One benefit identified by Tewdwr-Jones and Gallent (2003) was that this may enable Housing Associations to more effectively compete for development land, stretch grant subsidy and build more affordable dwellings. This however needs to be balanced against a cost: due to higher prices in the market for existing housing and a reduced supply of new market homes, lower income groups in National Parks are likely to be more reliant on social housing. The net benefit may therefore be zero.

5.22. The impact that the application of local occupancy restrictions on new build properties has on the second-hand market seems to be rarely considered. This was confirmed in discussions with officers from LLTNPA. However, it was suggested that it shouldn't have had a significant impact on values, as the number of dwellings involved is very small, (30 – 40 over 30 years). The following extract from the Scottish Government Social Research report, 'An investigation of Occupancy Controls in Rural Housing – 2009' undertaken by Stirling University provides an insight into the likely effect when the policy is applied in a more comprehensive manner across the whole of the National Park:

The natural response to not being able to buy and occupy new housing is to buy and occupy existing housing. This will result in increased demand for existing homes within the Park, and there is therefore a possibility that the price of this housing may rise sharply. Constraint on land release will not only change the distribution of house-building activity and the type and timing of housing development but will also increase house prices across a wider area. In the Lake District, a substantial increase in property values (in the market for existing housing) deterred some outside buyers from seeking retirement or second homes in the National Park and this was accepted as a success.

5.23. Since April 2006, the LDNP have operated a policy of 100% of all new build and converted property being restricted to local affordable need. More detail on the policy and outcomes is provided in Appendix 2d. One particular impact on the existing housing market concerns the demolition and rebuild of existing dwellings, for which the LDNP do not have a specific policy. Existing sound, average sized ordinary 50's / 60's type dwellings, such as bungalows and smaller houses, often on large plots are being purchased on the open market, demolished and replaced with much larger open market dwellings. These dwellings are acceptable in their design and impact on the surrounding area, (often an improvement on the original) and therefore have to be permitted. However, this activity is removing a layer of housing stock at the more affordable level and leading to polarisation of the housing stock.

Other effects and issues

5.24. The following extracts from Communities Scotland report, 'Restricted Occupancy Conditions in National Parks', highlights some further issues:

- NIMBY-ism (Not In My Back Yard) has been identified as a problem in many of the parks for example Peak District, Dartmoor and Exmoor in regard to social rented housing. People seem to be in favour of restricted occupancy conditions until a site is selected near their particular town or village. Stigmatisation is an issue and complaints have also been voiced by developers and



private individuals that the inclusion of a social housing element devalues their property making development negotiations more difficult and prolonged.

- Lack of intermediate housing options - The majority of the new stock with restricted occupancy conditions is social rented housing. In a study into "Delivering Affordable Housing through Planning Policy" by the ODPM it was reported that developers were critical of the way in which housing needs surveys were conducted as they overstated the need for social rented housing ignoring middle range options.
- The two main mechanisms to provide housing with restricted occupancy conditions are Section 106 agreements (English equivalent to the Scottish Section 75 agreement) and exception sites. Both mechanisms can be long winded and complicated.
- The use of local occupancy restrictions tends to provoke a polarised reaction in much of the public. According to organisations such as The Countryside Alliance "restricted occupancy conditions should be applied on new affordable homes to prevent their sale to people who have not lived in the area for three years or who are not moving to the area to take up employment". In their opinion "it is imperative to safeguard affordable homes for the local people who have grown up in a community and who work there." However on the other side of the coin the policy has provoked stern opposition. In an article entitled "Why Locals-Only Housing is Bad Economics, Impractical and Immoral" which featured in the Yorkshire Post in April 2005 restricted occupancy conditions were compared to opposition voiced in the 60's and 70's to Asian / African immigration.

The following concerns were also raised within the article:

- The 'locals-only' rule may exacerbate the problem by further reducing the supply of new houses if developers are unwilling to build where artificially lowered prices diminishes the return on their investment.
- Developers may use cheaper materials and cut back on design costs, leading to long-term aesthetic and sustainability problems.
- This initial ruling may be the beginning of a long process by which people's freedom to buy and sell houses where they choose is curtailed.
- Recent research by Dr Aileen Stockdale of Aberdeen University shows that retirees and commuters who live in the countryside tend to spend more money and hence bring greater prosperity than many long-term residents.
- Is it fair that someone who has worked all their lives in order to buy a retirement home, or a second-home, in an idyllic part of the world should be prevented from so doing so that another person can purchase a house in the same location at a below-market price?
- Despite these issues National Parks tend to view the conditions overall as worthwhile policy interventions as they are seen to be taking action on an acute rural problem. Academics tend to have mixed views on conditions, however they generally admit that they have had limited success in some situations. The public are split heavily into two opposing camps regarding the policy.

5.25. There is some doubt as to the enforceability of local occupancy restrictions. In discussions with officers from LLTNPA, their view was that the greatest benefit of using the Section 75 legal agreement was to make the policy self enforcing, with lawyers picking up on the policy and advising their clients. LLTNPA do not have the resource to monitor and enforce the policy. They have responded to complaints where alleged abuses have been reported, but they have not taken action to evict anyone from a property, the view expressed being that this would be almost unenforceable.

In the main, English and Welsh National Park Authorities do not use formal mechanisms to police adherence to occupancy conditions: most rely heavily on the communities themselves to highlight any perceived abuses of the regulations. English National Parks suggested that the process itself acted as a check on occupancy restrictions, as potential buyers had to lodge a written submission, stating why they thought they meet the criteria. The process then involved the judgement of Planning Committees as they were responsible for issuing decisions and making assessments on applications. There was a general acceptance that the system was open to some level of abuse. However, none of the English parks asked officers to actively go out and check compliance with legal documentation and planning agreements.

(Scottish Government Social Research report, 'An investigation of Occupancy Controls in Rural Housing – 2009' undertaken by Stirling University).



5.26. Failure to control extensions to properties to ensure they remain affordable for local needs has been a problem for a number of the National Parks, as illustrated by an example case from the Peak District National Park in 2007, where 2 extensions were allowed to the property over a 3 year period, a third was refused but allowed on appeal. The Inspector commented, 'In my view, the already constructed extensions and ancillary development together with the land associated with the building, have already resulted in a dwelling, which is unlikely to be categorised as affordable. The existing accommodation already exceeds the affordable dwelling guidelines for 4 and 5 persons in the Local Plan and. In my opinion, the policies relating to maintaining the affordability of the dwelling are no longer relevant.'

5.27. Requests for removal of local occupancy restrictions can also be problematic, particularly if an inconsistent approach is applied. An example of this is provided in Appendix 1f from LLTNP. These requests usually occur when owners have found difficulty with selling their properties, a situation which has worsened in the current economic climate.

Restrictions On Property Size

5.28. Previous research, (Planning for affordable housing in the Cairngorms National Park - Communities Scotland March 2008), has suggested that some National Parks in England and Wales (four in their research), were operating policies which restricted the size of new open market housing. Our research would suggest that this interpretation is incorrect. None of the National Parks or Local Authorities in our survey are operating separate policies applying size restrictions to open market housing. Where size restrictions are applied, they are applied as part of the application of policies targeting housing for local needs or affordable housing through occupancy restrictions.

5.29. There are 3 National Parks who apply size restrictions to all new build property, (one of which is advisory and not set down in policy). However, none of these National Parks allow any new build open market housing. All new build housing must be for local affordable needs. In 2 cases, as noted in paragraph 5.15, these National Parks in general terms, allow unrestricted open market housing created from conversion of non-residential buildings in settlements and one includes for sub-division of dwellings.

5.30. In view of the fact that restrictions on property size are integral to the policies targeting housing for local needs or affordable housing through occupancy restrictions, we have not identified them as separate planning mechanisms in this report. Rather they are included in the relevant appendices where the detail of each occupancy restriction mechanism is recorded.



6. Other Mechanisms, Initiatives And Views

Affordable Housing - Unsubsidised / Low Cost Home Ownership

6.1. This report is not intended to be a study of what is conventionally understood to be 'Affordable Housing'. However, as discussed in Section 3, as in reality, affordability would seem to lie at the heart of local need, use of an Affordable housing policy which targets local need would be an appropriate mechanism to employ to address this need, particularly where focus is given to schemes which enable the private sector developer to deliver homes for sale, such as Discounted Low Cost Sale and Housing Without Subsidy. A number of the Scottish Local Authorities surveyed are actively engaged in such schemes, as set out in detail in Appendix 1 of this report. Once established, the Local Authorities operating these schemes have generally experienced few problems in their operation and were positive about the outcome. The general view expressed is that these are proving to be successful schemes delivering owner occupied housing to local people who could not otherwise afford to purchase.

6.2. It is relatively early days for most of the Local Authorities operating these schemes, so the number of dwellings completed and let is quite small. The Scottish Government Statistical Bulletin – Affordable Housing Securing Planning Consent 2009/10 – 22 September 2010 which covers planning consents, shows that the overall percentage of affordable housing where the developer sells discount units privately is only 1%. However, this figure is arrived at by including all Local Authorities, the majority of whom have not agreed any provision of this type. If only those Local Authorities who have agreed provision of this type is examined, the picture is somewhat different. For example, 11% of the affordable housing provision in Aberdeenshire and 7% in Angus and Scottish Borders has been provided in this way. Dumfries and Galloway have embraced this method for the first time in 2009/10, with the 50 units granted permission making up 31% of their affordable housing for the year. For Scottish borders, this figure is 19%. The conclusion to be drawn from this is that when Local Authorities actively engage in schemes where the developer sells discount units privately, such schemes can make a very significant contribution to affordable housing provision.

Scottish Government Assistance

6.3. The Scottish Government operates a number of funding schemes aimed at helping people on low to moderate incomes to become home owners. These schemes include:

- GRO grants;
- Rural Home Ownership Grants;
- Open Market Shared Equity Pilot;
- New Supply Shared Equity with Developers Trial.

Although these are not planning mechanisms, they are worth a brief mention as some of the schemes are open to private housing suppliers or individuals to purchase from private housing suppliers, which means they can assist to overcome the affordability gap both for the developer and owner.

6.4. These mechanisms are all included under LIFT, (Low-cost Initiative for First Time Buyers). The number of homes completed and made available for purchase through LIFT under the particular funding streams as shown in the table below, as presented in the Scottish Parliament Information Centre briefing 03 June 2010 – The Scottish Housing Market – Update.

	2007-08	2008-09	2009-10
New supply shared equity/shared ownership	602	802	935
Open Market Shared Equity Pilot	654	512	1,459
Rural Home Ownership Grants	71	49	28
Grants for Owner Occupation	102	125	12
Total	1,429	1,488	2,434



Enabling Organisations

6.5. A number of organisations have become established in recent years to help address the problems of housing affordability, particularly in rural areas. Examples of these organisations include:

- The Dumfries and Galloway Small Communities Housing Trust, (see Appendix 1d);
- The Highland Small Communities Housing Trust;
- The Highland Housing Alliance, (see Appendix 1e).

The two housing trusts are established as registered charities set up to help rural communities secure long term solutions to their local housing needs and represent a wide range of interests including communities, local government, landowners, crofters and housing associations. The Highland Housing Alliance is a not for profit development company that has been set up to help build more new affordable and private houses for people in the Highlands, working with the Highland Council, housing associations, landowners and private developers to ensure as many sites as possible are used for new homes and with Communities Scotland and Highlands and Islands Enterprise to link public agencies' efforts in new housing provision.

6.6. In addition to the various enabling organisations, a number of Rural Housing Enablers, (RHEs) have been employed, particularly in England and Wales. The role of the RHEs is to work with rural communities providing independent advice and support, raising awareness of housing options and helping to develop new housing in villages by deploying a multifaceted approach to housing provision such as Rural Home Ownership Grants, Rural Empty Property Grants, and community housing initiatives as well as housing association development. The 'Scottish Parliament Information Centre briefing 17 March 2008 – Rural Housing' notes: *'There are over 40 centrally funded RHEs working in England, and it has been claimed that pilot projects in Argyll and Aberdeenshire have demonstrated their benefits in Scotland (Rural Housing Service 2007 and Shelter 2007).'*

Second Homes and Taxation

6.7. The impact that second and holiday homes can have for the maintenance of sustainable rural communities and on the affordability of open market housing for local people, is an issue which can become highly politicised, emotive and attract significant media attention. The issue is a particular dichotomy for National Parks and other areas which are affected by high proportions of second and holiday homes, as in these locations, tourism is vital to the local economy. For those National Parks in England and Wales who operate local occupancy restrictions on all new build properties, they can prevent such properties becoming second homes. Provision for holiday homes can be made, with occupancy restricted to holiday use. However, no planning control can be established on the second hand property market to prevent second home ownership. In our research, we did not find any planning mechanism employed apart from restricted occupancy conditions, which would address this issue in a way which might help to target delivery of housing to local needs.

6.8. The following conclusions from a study undertaken by Communities Scotland – 'The impact of second and holiday homes on rural communities in Scotland', put the issue in perspective:

Specific policies to control second homes would not address the broader pressures on rural communities from other groups in society such as people commuting, retiring, or moving because they can work from home, or want a change of lifestyle. Nor is it likely that specific policies on second homes would tackle the continuing limited supply of affordable housing in some rural areas. The overwhelming message from many respondents in the five case study areas in response to pressures faced by the number of second and holiday homes in their areas was for the development of affordable housing. A crucial aspect of this accommodation should be that it remains affordable and accessible for households on low incomes in perpetuity.

The impacts, both positive and negative, of second and holiday homes touch on a diverse range of factors that affect the sustainability of rural communities. These factors, such as housing, services and facilities, local economies and social and cultural vitality cut across a variety of policy areas, requiring effective partnership working between agencies.

However, it is important not to see the impact of second and holiday homes in isolation from other factors contributing to changes within rural communities and especially other pressures on local housing



markets. Thus, whilst strategies and policy responses need to take account of the impacts that second and holiday homes have, they need to situate these impacts within a much broader context in relation to the diverse range of factors and processes affecting the sustainability of rural communities.

6.9. Council Tax legislation allows a 50% discount to be applied to second homes, which has been a particular bone of contention in the past. In Scotland, discretionary powers were granted to local authorities from 1st April 2005 to reduce the discount on Council Tax for second homes and long term empty properties to as little as 10%. Local Authorities are able to reinvest any additional money received for affordable housing purposes. Bearing in mind the importance of affordable housing provision as a way of overcoming the second home issue in the findings of the Communities Scotland study, this use of additionally generated Council tax would seem to be a worthwhile method of dealing with the issue. Officers from two Scottish local authorities during our discussions, expressed the wish that they could apply a Council Tax multiplier for second and long term empty properties to help further fund affordable housing. However, this would require legislation to be passed by Government.

6.10. Support for the discount reduction implemented in 2005 is summed up in the Scottish Parliament Information Centre briefing 17 March 2008 – Rural Housing, as follows:

There has been widespread support for this policy in Scotland. However, in England and Wales there has been some criticism of similar measures. It has been argued that the impact on the second home market is likely to be minimal as, amongst other reasons, council tax represents a small percentage of the total running cost of a second home, and therefore minor tax increases will not affect demand (Gallent et al 2005).

Views from Homes For Scotland

6.11. Homes For Scotland is the representative body of the private home building industry in Scotland. Homes for Scotland represents the interests of over one hundred and thirty member organisations who provide 95 of every 100 homes built for sale in Scotland. The following extracts from Homes For Scotland's statement of evidence to the Scottish Parliament Rural Affairs and Environment Committee Rural Housing Inquiry in May 2008 are presented below to set out their views on a number of the issues reviewed in this study:

In our view, the fundamental issues might be summarised as:

- *Attitudes to development in rural areas, with a strong predominance of views that development should be restricted or resisted in rural areas. This prevailing attitude fails to acknowledge that development brings a range of associated benefits, both social and economic, to communities. The voices of those who favour development, and often the voices of those who would most benefit from development, are less often heard.*
- *The planning process generally is failing to identify sufficient housing land, and then failing to bring that land forward for development at a sufficient rate. This is neither an urban nor rural issue, but a Scotland-wide problem*
- *Issues of infrastructure and community facilities arise across Scotland, but the increased focus on private contributions for funding causes particular difficulties in rural Scotland where the scale of development and the dispersed nature of settlement makes provision more difficult and less cost-effective*
- *The challenges of restrained supply, developer contributions and higher development costs in rural areas all act against the need to provide housing which is affordable in areas where, in many cases, average incomes are lower than in urban areas*
- *Delivering affordable housing in rural areas is then important, but is challenging in a context where need is less concentrated and where public subsidy is focused on areas of high deprivation. However, land values, developer returns and the scale of development do not generate the same opportunities for private contributions*
- *There needs to be a recognition that not all rural areas are experiencing the pressures of high demand, in-migration and pressure on facilities. Economic regeneration is needed in parts of rural as well as urban Scotland*

Housing is an important element of economic growth in rural areas. Much housing in rural Scotland is built by small, locally-based developers, so that both the inputs to the economy from housebuilding – wages, sub-contractor and supply contracts and so on – and the returns to business owners are recycled



within communities. Housing availability is essential to attract and retain population to work locally and use local facilities. However, housing alone is not sufficient to revitalise the rural economy, hence the focus in SPP15 on an integrated approach to rural economic and social development. But house building can and does play a major part in the economic prosperity of all of Scotland.



7. Conclusion

7.1. The purpose of this study was to look for evidence of planning mechanisms currently being used, to target new build housing provided for sale by the private sector at local need, that do not distort or increase pressure on the operation of housing markets. The simple conclusion is – there are none.

7.2. Leaving aside the traditional and commonly adopted policies to control development in the open countryside, the only mechanisms in use are local occupancy restrictions and exception sites. As exception sites only allow development of affordable housing, this leaves local occupancy restrictions as the sole planning mechanism.

7.3. It is undisputed that the application of local occupancy restrictions both distorts and increases pressure on the operation of housing markets. New build property values are reduced by some 15% to 40%; development viability becomes a serious issue and stops developers building, which in turn results in a reduction in the supply of affordable housing as developer contributed affordable housing is not built; prices of housing in the second-hand market are inflated due to increased demand, all of which means that local people are increasingly dependant on the affordable housing market, which primarily consists of social rented housing. The extent to which this is considered to be an acceptable outcome depends on the context within which the policy is applied.

7.4. With the exception of the Loch Lomond and The Trossachs National Park, which only operates a local occupancy restriction in a small area of the Park, (which does not include a large adjacent settlement), only the English and Welsh National Parks operate local occupancy restrictions. However, their statutory purpose is different to that of the Scottish National Parks. They must place greatest weight on conserving and enhancing the natural beauty, wildlife and cultural heritage and promoting opportunities for the understanding and enjoyment of the special qualities of the Parks by the public, whereas in Scotland, promotion of sustainable economic and social development of the area's communities carries equal weight. Therefore, policies which result in stifling housing development may be regarded by some English and Welsh National Parks as a success, but could not be seen as either a success or appropriate to the Scottish National Parks.

7.5. The key question is 'why is there a local need?' The inescapable conclusion is one of affordability. However much an attempt is made to try and argue that affordability is a separate issue, without exception, the reason why local occupancy restrictions have been applied is because the open market housing, new or second-hand, has become too expensive for local people to purchase, whatever the underlying reason for this might be.

7.6. If the fundamental issue is a lack of affordable housing, what is the way forward? Certainly not by applying restrictive planning policies, which result in the private sector being unable to build. In the current economic climate, where public subsidies are likely to be severely curtailed, the delivery of much needed affordable housing will be increasingly dependant on the private sector. Combined with a strategy that enables open market housing to fund the delivery of affordable housing, those Local Authorities in Scotland who are actively engaging with the private sector to deliver discounted housing for sale and those organisations such as the Highland Housing Alliance and Highland Small Communities Housing Trust working in partnership with a number of organisations, both public and private sector, are demonstrating the way forward to deliver housing for local needs.



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Appendix 1 – Mechanisms Employed In Scottish Authorities



1a – Aberdeenshire

Context

Aberdeenshire is characterised by the influence of the Aberdeen housing market area and a large rural hinterland with some very remote areas. There are substantial development pressures on the commuter belt surrounding Aberdeen, part of which is designated as green belt. Beyond commuting distance from Aberdeen in the remoter parts of Aberdeenshire, the issues are very different.

In common with many local authorities, Aberdeenshire used to operate policies which were very restrictive to housing development in rural areas. Increasing problems were experienced with the operation of these policies, with successful appeals against refusals of planning permission and planning committees over-ruling the policy based recommendations. One example quoted during discussions with officers was to allow housing in the countryside for a person operating a dance studio located in the area.

Aberdeenshire are now taking a much more relaxed and pro-active stance to development in many rural areas. This supports Scottish Government policy as expressed during my discussions – “*The Scottish Government is not in favour any longer of old style occupational restrictions to countryside activity*”.

The emerging Local Development Plan sets out this new approach as follows:

We want to create a welcoming approach to development in the countryside. We want to meet needs, while at the same time recognising the effect that rural living can have on the need to travel and on issues of climate change and sustainable development. We will limit development, if the effects will be too negative and there will be too few community benefits. At the same time, we will support development in areas where it will reduce the need to travel and promote sustainable communities.

One policy covering the whole area is not appropriate. In more remote rural areas (including areas identified as regeneration priority areas) the greatest need is to promote economic rural development. In accessible areas, close to Aberdeen and around Aberdeenshire’s major towns, there is a greater need to protect the environment from one-off developments and from the effects of commuting which we cannot maintain on a long-term basis.

Mechanisms Employed

Aberdeenshire does not employ any planning mechanisms specifically targeted on delivering new housing built for sale by the private sector to meet local needs.

However, in common with other Scottish Local Authorities surveyed, they provide for affordable housing to meet local affordable need. Differing levels of affordable housing are required from housing developments depending on the location as established from local housing needs assessments.

Aberdeenshire are one of the few local authorities in Scotland who have embraced the delivery of affordable housing for sale by the developer. This approach is now detailed further.



Affordable Housing for Sale By Developer

How is requirement determined?	Number, type and size of units specified by Council from housing needs and demand assessments, housing waiting lists and other sources. Size is based on number of bedrooms rather than floorspace.
What are the qualifying criteria for purchasers?	<p>First Time Buyers; or If there has been a significant change in household circumstances; or Disabled and own a house which doesn't suit needs and On moderate income - people who can demonstrate their gross annual household income is insufficient to purchase a property to meet their needs unaided on the open market. Income is assessed by Council.</p> <p>Applicants will be ranked in the following order of priority:</p> <ol style="list-style-type: none"> 1. Tenants of Aberdeenshire Council or RSLs who have a local connection to the town/village for example currently live, work or have family in the town. 2. Waiting list applicants of Aberdeenshire Council or Registered Social Landlords who have a local connection to the town/village for example, currently live, work or have family in the town and who have requested that town/village as an area in which they wish to be re-housed. 3. Tenants of Aberdeenshire Council or RSL from other areas of Aberdeenshire without a local connection to the town/village. 4. Waiting list applicants of Aberdeenshire Council or RSL from other areas of Aberdeenshire without a local connection to the town/village. <p>Should the scheme be oversubscribed then the Council will make best use of the property based on housing need. For example family sized properties will generally be offered to families who meet the criteria rather than a single person who meets the criteria.</p>
How is price/discount Established?	The market price and discount varies depending on the location and type of property. Income levels are key to the level of discount. Discounts are normally 25 to 30% of the agreed open market value. Agreement reached between Council and developer on open market value. Internal checks made with estates surveyors if council thinks developers proposed value too high. If can't agree, both parties obtain independent valuations. Usually manage to reach agreement without too much difficulty. In order to reach the required discount level, the Council sometimes agrees to accept a smaller number of affordable units than policy would require to maintain development viability.
Is it secured in perpetuity?	Yes.
How is it secured?	Section 75 agreement.
How is property marketed?	Council agree phasing of supply of units with developer and timetable for delivery. Council commences marketing 6 months prior to completion of unit. In addition to developers own marketing, Council markets units on their web site and in the local press. The developer pays for the cost of the adverts. Applications for purchase are made to and administer by the Council.



<p>Approach if no qualifying occupant</p>	<p>Developer can sell on open market if no purchaser can be found from required client group after the agreed time period has elapsed. In this instance, the developer must pay the amount of the discount to the Council.</p> <p>The agreed time period takes into account the initial 6 month pre-completion marketing period and can therefore be from 9 to 12 months.</p>
<p>What happens at resale?</p>	<p>The market price is established by valuation survey by Council approved surveyor. The original discount level set in the section 75 agreement is applied. The Council have 3 months to find a qualifying purchaser. If a qualifying purchaser cannot be found, the owner can sell the property on the open market at open market value and on sale, the level of discount applying at the time* must be paid to the Council.</p>
<p>Cost of operating scheme</p>	<p>42 dwellings were completed and sold in the financial year 2009/2010. Only 1 dwelling has been re-sold to date. This level of activity is estimated to require about 10 hours per week to administer in discussions with the Council.</p>

* Owners have the option to purchase a larger share in the property from the Council, (known as staircasing). This effectively reduces the discount level which would be paid to the Council on re-sale. However, the property cannot be bought outright, ensuring that the Council remains in control of the properties retention as affordable.

The Council has not experienced many problems with the operation of the scheme or in negotiations with developers. The general view is that this is a successful scheme delivering owner occupied housing to local people who could not otherwise afford to purchase.



1b – Angus**Context**

The major areas of population in Angus are situated to the south and east, closer to Dundee and the east coast. As described in the Angus Local Plan (February 2009), (ALP) the Angus countryside encompasses a diverse rural area ranging from coastal lowlands and farmed countryside around towns, to remote upland areas. It contains a wide variety of landscape character, land uses and population levels, with differing levels of access to a range of services and facilities. Parts of rural Angus have lost people and local services, and the rural economy is changing significantly. The Local Plan encourages diversity in the rural economy and enables new housing development which can support rural services and facilities particularly in remoter areas.

The ALP directs the majority of new housing to sites within existing settlements where development can best be accommodated and the most effective use of existing and planned infrastructure can be made. In rural areas, outwith defined development boundaries, priority is given to encouraging the conversion of appropriate buildings and the reuse of underused or vacant sites. There is also support for limited new house building in the countryside. In the more remote rural areas which are losing population and/or local services, single new dwellings on appropriate sites and the creation of small groups of housing related to existing properties are supported, to encourage the maintenance and growth of rural communities.

Mechanisms Employed

Angus does not employ any planning mechanisms specifically targeted on delivering new housing built for sale by the private sector to meet local needs.

However, in common with other Scottish Local Authorities surveyed, they provide for affordable housing to meet local affordable need. Differing levels of affordable housing are required from housing developments in each of the identified housing market areas as established from local housing needs assessments.

Although the Councils preference is for delivery of affordable housing by the RSL route, a very significant requirement for affordable housing for sale has been identified through the housing needs assessment. Angus has therefore become one of the few local authorities in Scotland who appear to be attempting to deliver affordable housing for sale by the developer.

In discussions with council officers, I was advised that in the rural area covered by the Cairngorms National Park, there had not been any housing development in recent years which had triggered the requirement for affordable housing.

The approach of provision of affordable housing for sale by the developer is now detailed further.



Affordable Housing for Sale By Developer

How is requirement determined?	Number, type and size of units specified by Council from housing needs and demand assessments.
What are the qualifying criteria for purchasers?	<p>Priority is given to applicants who satisfy each of the following criteria:</p> <ol style="list-style-type: none"> 1. They have a modest income, as defined by the Council in relation to the location of the development (use household income data from CACI Data Solutions). 2. They have a local connection via family or employment. 3. The property size is appropriate to the size of their household. <p>In all instances applicants must demonstrate to the satisfaction of the Council that the property will be used as the households permanent residence.</p> <p>Purchasers do not have to be on a housing waiting list, but if not, they must be first time buyers.</p>
How is price/discount Established?	Council determine maximum selling price based on a value range for the equity group.
Is it secured in perpetuity?	Yes.
How is it secured?	Section 75 agreement.
Approach if no qualifying occupant	Developer can sell on open market if no purchaser can be found from required client group after 4 to 5 months.
What happens at resale?	The original selection process is replicated with same discount level.
Cost of operating scheme	Only 10 – 12 units have been provided in the past 4 years, so costs of administration have been relatively small. The legal costs of setting up the Section 75 agreement are recharged to the developer.

Angus have found that in operating their affordable housing policy, they have experienced a significant degree of difficulty when the requirements for delivery involve RSL's or other bodies. Developers appear to be more receptive to delivery of the affordable housing if they are dealing with the scheme themselves.

The officers overall view of this particular scheme is that it has been relatively successful, albeit limited so far in the number of units actually delivered.

1c – Argyll and Bute**Context**

Argyll and Bute covers a very large rural area of outstanding landscape value including a number of Scotland's best known and most visited islands, with small and remote communities. Many would argue that much of the area it covers is as deserving of National Park status as the currently designated parks. Indeed, proposals for the coastal area and islands were advanced for a new 'marine' national park in 2006.

Because of its special qualities, Argyll and Bute experiences high levels of tourism with its various demands including the need for accommodation in support of tourism related development and unsurprisingly, a high level of second home ownership, particularly on the islands, which drives up the price of open market housing.

Mechanisms Employed

Argyll and Bute does not employ any planning mechanisms specifically targeted on delivering new housing built for sale by the private sector to meet local needs.

Until the establishment of the Loch Lomond and Trossachs National Park, Argyll and Bute was responsible for administering the restricted occupancy policy in the Loch Lomondside area, inherited in 1996 local government reorganisation from West Dunbartonshire. In discussions with council officers, they advised that the policy was not worthwhile, being very difficult to administer and enforce. The Council would not have continued with the policy.

In common with other Scottish Local Authorities surveyed, Argyll and Bute provide for affordable housing to meet local affordable need. Sites delivering in excess of 8 units are required to contribute 25% of the total units as affordable housing.

Although the Councils preference is for delivery of affordable housing by the RSL route, Argyll and Bute are one of the few local authorities in Scotland who are attempting the delivery of affordable housing for sale by the developer. This approach is now detailed further.



Affordable Housing for Sale By Developer

How is requirement determined?	Number, type and size of units specified by Council from studies of housing need and affordable housing requirements informing the housing strategy. The size of units is required to be in accordance with the 'Housing for Varying Needs' standards issued by Communities Scotland.
What are the qualifying criteria for purchasers?	Purchasers must be first time buyers and the property be their sole or main residence. The Council Housing service has a joint waiting list with RSLs, which is made available to developers.
How is price/discount Established?	Developers agree to sell below market value and determine the sale price. Only small flats have been developed so far, which are relatively cheap even at full market prices. The discount has been in the region of 15%.
Is it secured in perpetuity?	No.
How is it secured?	If the planning application is for planning permission in principle, a Section 75 agreement is used to secure the affordable housing requirement. Otherwise, a planning condition is applied. This approach is considered appropriate as no monitoring or enforcement is required as affordability is not secured in perpetuity.
What happens at resale?	Not applicable – properties are not secured in perpetuity as affordable, (discount on initial sale only).
Cost of operating scheme	Only a small number of units has been delivered so far. As the properties are not secured in perpetuity and no monitoring or enforcement is undertaken, costs have not been significant enough to quantify.



1d – Dumfries and Galloway

Context

The Dumfries & Galloway area comprises the rural southwest of Scotland from the border at Gretna along the strategic transport route to the major port of Stranraer in the west. Agriculture and commercial forestry account for the majority of the land use. The main population centres are along the 230-mile coastline and on the river plains of Nith, Annan, Cree and Dee. These are historic market and trading centres and ports with a background in local and maritime industries.

In the past, Dumfries and Galloway has not experienced the same pressures in the owner occupied housing sector as some other areas of Scotland. The conclusions in the Housing Needs and Market Study 2003 were that in comparison to other parts of Scotland and the UK, Dumfries and Galloway's owner occupied sector was still affordable to most economically active households. The Local Housing Strategy 2004 – 2009 comments - *It is clear that Dumfries and Galloway, has since the study was completed, experienced increasing house prices at all levels and across all parts of the region. We will need to be aware of the shifts in this market and, within the scope of the LHS, find ways to ensure that low cost and social rented homes help to alleviate some of the acute pressures facing our communities.*

Mechanisms Employed

Dumfries and Galloway does not employ any planning mechanisms specifically targeted on delivering new housing built for sale by the private sector to meet local needs.

However, in common with other Scottish Local Authorities surveyed, they provide for affordable housing to meet local affordable need. Differing levels of affordable housing are required from housing developments depending on location and the assessed needs for affordable housing in that locality.

On anything other than small sites, where the provision of affordable housing would not be viable for an RSL to provide, the Councils preference is for delivery of affordable housing by the RSL route. However, on small sites, other types of delivery are employed, including the delivery of affordable housing for sale or rent by the developer.

This process is administered on behalf of the Council by the Dumfries and Galloway Small Communities Housing Trust. The scheme has similarities with other schemes discussed in this report, where potential purchasers have to demonstrate a local connection and low income and the discounted price is secured in perpetuity to ensure the dwelling remains affordable for people in local need. The Trust is funded by the Council to buy back and re-sell properties and the Trust administration is funded by the Scottish Government.

The scheme has only delivered a small number of dwellings so far, (more are in the pipeline) but this includes one where the Developer is renting the property at 80% of the local housing allowance level.



1e – Highland

Context

Highland covers a large diverse area (15,500 square miles, a third of Scotland's landmass) comprising rural and remote rural communities and urban areas. It has Scotland's lowest population density. The 'Highland's Housing Strategy 2010 – 2015' (HHS) comments - *Rurality brings particular challenges impacting on housing; service delivery and, as a consequence, the Housing Strategy including:*

- *Challenges to developing houses due to: difficulties securing land and / or land which it is viable to develop due to ground conditions, infrastructure problems etc.; local opposition to development etc.*
- *High development costs – which, combined with lower market values, results in very little speculative building by developers. As well as limiting supply, this leads to fewer benefits from Affordable Housing Policy contributions.*
- *Difficulties accessing services due to the distances involved combined with poor or limited and expensive transport networks.*
- *Localised housing need due to lack of transport and fuel costs.*
- *Limited housing options.*
- *The distances involved, the lack of economies of scale make the cost of providing services to small populations higher and less viable.*
- *Dispersed and / or specialist services are lacking (e.g. advice, support / care services to prevent homelessness or manage community care needs.*
- *Documented issues with 'hidden' housing need.*
- *Higher rural living costs compounded by lack of access to cheaper fuel choices.*

Mechanisms Employed

Highland does not employ any planning mechanisms specifically targeted on delivering new housing built for sale by the private sector to meet local needs.

However, in common with other Scottish Local Authorities surveyed, they provide for affordable housing to meet local affordable need. In general, a 25% affordable housing contribution is required from developments, with differing starting levels in various areas.

The HHS notes - The Highland Council and housing associations have been very successful at providing new affordable housing with the help of Government subsidy, consistently delivering amongst the highest number of affordable homes in Scotland. There has been a steady increase in completions of affordable housing. Over the last 6 years 2,000 new affordable homes (1,368 rented houses and 682 low cost homeownership homes) have been built in communities right across Highland.

Much of this success is due to Highland's organisations working well together and their development practices. Because of the Highland Council's Affordable Housing Policy, private housing developers have also helped by providing a proportion of affordable housing on their larger developments.

Although the low cost home ownership homes have been provided under subsidised schemes, Highland do set out criteria to be employed for affordable housing for sale without subsidy - *We recognise that affordable housing for sale can be provided without grant subsidy and would generally consider that to, be regarded as affordable, the sale price of such houses should be 80% of their market value and fall within the bottom 25% of market prices. They should be sold to households regarded as being in housing need who are 1st time buyers.*

Encouragement is also given to developers to build more houses suited to small households and more houses suited to older people (based on their design and proximity to services) to meet changing demographics.

An example of the successful partnership approach employed by Highland Council is provided by the Highland Housing Alliance. The following extract from the HHS provides an overview.



Partnership Solutions in Highland

The Highland Housing Alliance (HHA) is a not for profit development company that has been set up by the Highland Council, Highland's RSLs and Highlands & Islands to deliver new houses - affordable housing in particular. It has, since 2005, acquired and developed a number of key sites in the Highlands, including the ground breaking Scotland's Housing Expo development which aims to showcase the best of Scottish Design and Construction in August 2010. It has built 127 houses either at its own hand or through self build plots and has enabled a further 130 RSL houses to be built on its sites. HHA is also now collaborating with Highland Council to provide new Council Housing for the first time in Highland in some years.

It uses the Highland Council recyclable Land Bank Fund for financing new purchases and infrastructure provision, which in the absence of readily available Bank finance, has enabled significant major projects to proceed, such as the Wester Craigs site in Inverness.

The HHA has positioned itself between the public and private sector, and is well placed to take advantage of new initiatives such as the Developer Shared Equity New Supply pilot and the National Housing Trust. It is seen to be as useful in the present climate to the private sector as to the social housing providers in terms of enabling major projects where pump priming and support is required. This activity is also valued as the housing investment is in addition to the HAG programme. Any surpluses which HHA makes must be used for housing purposes in line with Highland's Housing Strategy.

In terms of partnership working, the HHA is able to find common ground with the Council, RSLs and the Private Sector, which enables unique joint working to proceed with real results.



1f – Loch Lomond and Trossachs National Park

Context

Loch Lomond & The Trossachs National Park was designated in 2002 as Scotland's first National Park under the National Parks (Scotland) Act 2000. When the Park was designated in 2002, it inherited the development plan policies of the local authorities covering the Park area. A new local plan, Loch Lomond and the Trossachs Finalised Draft Local Plan February 2010, (LLTNPLP) has been prepared by the LLTNPA to replace the old plans and is currently being prepared for examination by Scottish Government, following which adoption is expected by summer 2011. The following extracts from the LLTNPLP provide a picture of some of the housing needs issues facing the Park:

'If the finalised draft plan is to reverse population decline and a significantly aging population, as well as grow the rural economy, improved access to housing needs to be a crucial component of the development strategy. The housing supply in the Park needs to be fit for purpose, meet the needs of its communities and support a healthy economy. Currently, the supply is dominated by owner-occupied and larger sized houses and only 13% of all housing in the Park is affordable (comprising mostly social rented accommodation). Second and vacant homes comprise 17% of all household spaces, although this varies considerably between different communities. The housing supply needs to be broadened in order to better meet the full range of household needs, including those of increasing numbers of smaller sized households and to address the significant backlog and newly arising number of households that are in need of an affordable home. Evidence shows an inflated housing market in the Park which has a direct impact on migration patterns. Most movement out of the Park (out-migration) is in the lower sections of the housing market where households are moving away to access more affordable housing.

The finalised draft local plan will support more in-migration and try to stem out-migration, particularly in the younger age groups, through policies supporting more affordable homes, jobs and improved and new services and facilities. A new housing land requirement has been identified which supports household growth by providing for around 75 new dwellings a year.

Housing allocations have been identified in most villages, with larger allocations directed towards the settlements with the biggest range of services and facilities and the landscape capacity to accommodate growth.

The Loch Lomondside settlements (being Tarbet, Luss, Gartocharn, Drymen, Croftamie) are considered to be under heightened housing pressure due to the limited availability of sites, the sensitivity of its high quality environment and its proximity to the urban area. There is a heightened need to ensure that the limited housing sites within this area deliver maximum local and affordable housing benefits to local communities.

Allocated and windfall sites in the Loch Lomondside settlements on all sites of four or more units will be expected to primarily deliver affordable housing. Below this threshold housing will be required to meet either affordable or local housing needs as set out in Policy HOUS2. Households in these communities have to compete for housing with strong mobile housing demand from the Greater Glasgow housing market area and this policy ensures that new housing is initially provided for those households unable to compete and meet their housing needs independently on the open market. This will also reduce the pressure for development to meet open market housing demands within a highly sensitive landscape.'

Mechanisms Employed

LLTNPA only employ local occupancy restrictions for new build open market housing within the Loch Lomondside area of the Park. Occupancy restrictions are not employed elsewhere. It should be noted that in the LLTNPLP policies are being introduced which are similar to the Exception Site policies in many of the English and Welsh National Parks, summarised in the LLTNPLP as follows:

Throughout the wider rural area, small-scale and individual affordable housing will be supported in the small rural communities and within existing building groups in the countryside. This is intended to encourage small community led and/or self build affordable housing opportunities and to help address affordable housing needs throughout the rural area.

The local occupancy restriction mechanism is now detailed further.



Mechanism – Local Occupancy Restriction

As described in the 'Context' section, when the Park was designated in 2002, it inherited the development plan policies of the local authorities covering the Park area. The new local plan, LLTNPLP is expected to be adopted in the summer, 2011. In the meantime, the original local plan policies are being applied. The table below sets out details of the mechanism as currently in operation. Details of some of the changes proposed in the LLTNPLP are then supplied, as they illustrate current thinking based on experience of operating the existing mechanism.

The Loch Lomondside area is currently covered by two different local plans, which effectively means that the LLTNPA has to operate two different schemes. The Dumbarton District District Wide Local Plan (Adopted 1999), is applied to new dwellings in Tarbet, Luss and Gartocharn. In their report, Local Housing Needs in the Loch Lomondside Area February 2010, (LHNLLA), LLTNPA note, *'This policy was in recognition that the area has traditionally been an area of demand for second and holiday homes'*. The Stirling Local Plan (Adopted 1999) applied the policy to the villages within the Loch Lomond Subject Plan area being Drymen and Croftamie. LHNLLA advises, *'This policy was in recognition that the area is subject to particular pressures for speculative housing development'*.

Do restrictions cover the whole Park area?	No, only the Loch Lomondside area.
Are restrictions applied to all new builds?	Yes.
What are the occupancy criteria?	<p>In the Dumbarton District District Wide Local Plan area, occupancy restricted to persons who:</p> <p>have resided for a continuous period of 18 months prior to the commencement of their occupation of the new house, or are employed in the Park area and required to reside there for the proper performance of their duties.* The 'local' qualification area covers the old Loch Lomond Regional Park area with the exception of Arrochar and the Balloch Recreation and Tourism Development area.</p> <p>In the Stirling Local Plan area occupancy restricted to persons who:</p> <p>a) have been resident in the Croftamie, Drymen, Buchanan and Kilmarnock Community Council Areas for at least 3 years; or b) have been employed in or running a business in the relevant Community Council Area for at least three years; or c) have a one generation family connection with a person which has been resident in the relevant Community Council area for at least three years.</p>
Is it targeted at local need?	Yes.
Approach if no local need occupant	Occupants must meet the qualification criteria.
Is it secured in perpetuity?	Yes.
How is it secured?	Planning conditions and Section 75 agreement.



Is the size of the property restricted?	No specific size restrictions.
Scale of housing provision	LLTNPA estimate that approximately 30 – 40 dwellings have been built with the occupancy restriction since the policy was first introduced 30 years ago.
What effects on the existing housing market?	Discussions with officers found that the effects of the policy on the ‘second hand’ market, (i.e. the existing open market housing which does not have occupancy conditions applied) was not known. It was suggested that it shouldn’t have had a significant impact on values, as the number of dwellings with occupancy conditions is very small.
What other effects?	Reduces the value of properties subject to the restriction. The LHNLLA states: <i>...the Park Authority commissioned two valuation reports on a hypothetical house in Gartocharn in March 2008. The results estimated the value of a property with an occupancy restriction is 10-20% below open market value. A further assessment to determine whether increasing the residency period from 18 months (as required by Policy H10 of Dumbarton District Wide Local Plan) to 5 years would have an impact on the valuation estimated a 20-30% reduction in open-market value.</i>
What are the administration costs?	Monitoring has not been undertaken to date. Enforcement action has only been taken in response to receipt of complaints or reports of misuse. The section 75 agreement is intended to make the policy self enforcing. The majority of time spent is in dealing with queries from potential purchasers when a property is being re-sold in respect of the qualifying criteria, which can be time consuming when the property market is buoyant, less so now. Applications for discharge of the section 75 agreement or planning conditions and appeals are also time consuming. At peak times, LLTNPA estimated the time requirement to be the equivalent of half a person, plus legal administration.

* Operation of this employment restriction has caused officers considerable difficulties. Judging whether someone really needs to live in the area to undertake their employment rather than it just being convenient can be very subjective and open to question. A simple requirement to be employed in the area is much more straightforward to administer fairly.

LLTNPA use a planning condition to restrict the occupancy of the dwelling. A Section 75 legal agreement is also used to ensure that this is registered in the title deeds for the property. This is considered by LLTNPA to be necessary as planning conditions are not always identified during property transactions. The use of this so called ‘belt and braces’ approach has been criticised by a number of sources, one argument being that it is contrary to Scottish Government Planning Circular 1 2010: Planning Agreements. Either Section 106 legal agreements, (the equivalent of the Section 75 legal agreement in England and Wales) or planning conditions are employed by the English and Welsh National Parks.

In discussions with officers, the view was expressed that the greatest benefit of using the Section 75 legal agreement was to make the policy self enforcing, with lawyers picking up on the policy and advising their clients. LLTNPA do not have the resource to monitor and enforce the policy. They have responded to complaints where alleged abuses have been reported, but they have not taken action to evict anyone from a property, the view expressed being that this would be almost unenforceable.



Officers are aware that some owners have found considerable difficulty with selling their properties, a situation which has worsened in the current economic climate. Evidence from estate agents supplied to officers has indicated a reduction in resale value of 25 to 30% as a direct consequence of the restricted occupancy condition.

It is noted in the LHNLLA that anecdotal evidence suggests a side effect of the policy approach is that it places pressure on the private rented sector. This is because non-locals who aspire to purchase in the area rent until such time as they qualify for the minimum residency period.

A further area of difficulty concerns the consistency of approach in dealing with requests from owners for the removal of the occupancy conditions/discharge of the Section 75 agreement. In one case the request was allowed and in another, denied. In the case which was allowed, the committee decided to allow it on the grounds that the property was very close to the boundary of the restricted area. It is difficult to administer a policy and address the concerns of other affected parties if there is a lack of clarity and inconsistency in approach.

Changes in the LLTNPLP

- The qualifying criteria for 'local need' is defined as where an individual or family:
 - (a) has lived in the qualifying area for at least three years and has a further housing need; or
 - (b) requires to move to the area for employment or family purposes.

'Households will be expected to demonstrate that they have resided in the qualification area for a continuous period of 3 years and are unable to meet their housing needs independently on the open market. This is to ensure that genuine local housing needs are met. Details of household income are likely to be required as evidence of this and will be compared to average and lower quartile house prices for the sub area of the National Park in which the proposed dwelling is located.'

Where housing need is based on employment, verification of this will be required from an employer or, for an independent business, a business plan or other supporting information. Family reasons relate to where a home is required to help care for a family member. To qualify the carer and person being cared for must be related by a one generation family connection and either of whom must have lived in the area for at least three years'.

- The restriction will apply for a period of 10 years from first occupation of the property, rather than in perpetuity as at present. *'The 10 year restriction seeks to provide a pool of local housing stock while enabling a more flexible policy approach which does not unduly hinder or limit ownership rights'.*
- The qualification area is being expanded to include households in Arrochar and Balloch. This change has been introduced to allow a wider pool of potential local purchasers.

Officers were asked during discussions how the period of 10 years had been arrived at. The Board approved the change on the basis that it would provide greater flexibility to buying and selling property while still providing a pool of housing for local needs and deterring speculative housing development. If the local plan is adopted on this basis, any existing properties which carry the occupancy restrictions will be able to apply to have them removed as soon as they meet the requirement for the restriction to have applied for 10 years.



1g – Moray

Context

In 2006 there were an estimated 37,770 households living in Moray, of which 64% lived in the North West sub-area, 35% lived in the South East and the remaining 1% lived in the Cairngorms area. Moray enjoys economic, social and environmental conditions that compare positively with many other areas of Scotland. Growth in the local economy has contributed to Moray having a lower rate of unemployment than Scotland as a whole.

Moray remains a self-contained housing market. In the period from January 2003 to December 2005, 72% of households that bought a mainstream property in Moray were already residents of Moray. The new build market also caters primarily for local residents. The proportion of local purchasers in the North West is very similar to the local authority wide picture but the South East and Cairngorms are much more open and attract a large proportion of purchasers relocating from elsewhere in Scotland and the rest of the UK.

There is little conclusive evidence that in-migration is fuelling house prices as has occurred elsewhere in rural Britain, with the possible exception of the Cairngorms sub-area. (Moray Housing Needs and Market Study April 2007).

Mechanisms Employed

Moray does not employ any planning mechanisms specifically targeted on delivering new housing built for sale by the private sector to meet local needs.

In common with other Scottish Local Authorities surveyed, Moray provide for affordable housing to meet local affordable need. Sites delivering 10 units or more are required to contribute 25% of the total units as affordable housing.

The Council's preference is for delivery of affordable housing by the RSL route, particularly in view of the high proportion of need in the rented sector identified in the Housing Needs and Market study and the lack of a need for provision for low cost home ownership.



1h – Perth and Kinross

Context

Perth and Kinross is a diverse area of lowland and upland, with a city and a number of small towns and villages, and a mix of accessible and remote areas.

The Perth Core Area essentially covers an area within approximately 25 minutes travel by local bus from the centre of Perth. This area contains around 50% of Perth and Kinross's population and employment. It is the main source of economic growth and the natural focus for future business and industrial activity and associated residential development. Perth City is the geographic sub-regional centre for retail, leisure, entertainment education and public services. Yet Perth is also the area with lowest relative wealth, and there are areas of social and economic disadvantage within the city.

The Lowland Area comprises the planning areas of Kinross and Strathearn, and parts of the Perth and Eastern areas. It contains high-quality agricultural land and the catchments of the Earn and Loch Leven, and the lower reaches of the Rivers Isla and Tay. It is a well-settled and substantially man-made landscape, with a number of significant towns and villages that provide local services. These settlements, formerly based on agricultural and primary industries, have diversified into providing a range of manufacturing and service employment. The area is accessible to many parts of Central Scotland and it therefore attracts development pressures from outwith Perth and Kinross.

The Upland Area is characterised by small towns and villages set within an economy based on hill farming, forestry and tourism. Population levels are relatively low and local services limited. Facilities such as local shops, sub Post Offices, petrol outlets, schools and village halls, are central to maintaining communities which are vulnerable. However, the picture is not uniform and some areas have shown stability or growth driven by in-migration and local economic initiative. There are, however, widespread problems of remoteness, access to services and affordable housing. Transport options are more limited, and there is greater reliance on the private car. The need to support economic development can conflict with environmental objectives. The Upland area contains a high proportion of designated landscapes, natural and cultural resources. (Perth and Kinross Structure Plan 2003).

Mechanisms Employed

Perth and Kinross does not employ any planning mechanisms specifically targeted on delivering new housing built for sale by the private sector to meet local needs.

In common with other Scottish Local Authorities surveyed, Perth and Kinross provide for affordable housing to meet local affordable need. Sites delivering 5 units or more are required to contribute 25% of the total units as affordable housing, (50% in Perth city centre).

The Councils preference is for delivery of affordable housing by the RSL route. They do not support private housing for rent as an affordable category due to the '*potential difficulties in ensuring that rents remain at an affordable level*' (Affordable Housing Guide January 2010). They have also yet to fully engage in the delivery of affordable housing for sale or rent by the developer, '*The need for discounted low cost sale and unsubsidised housing has yet to be fully assessed...*'.



1i – Scottish Borders

Context

The population of the Scottish Borders rose from 97,200 in 1981 to 106,800 in 2001, an increase of 9.8%. The projected population for the area by year 2011 is 108,900. Whilst the population has increased by some 2,900 (2.8%) between year 1991 – 2001, the number of households has risen by some 4,000 (9.2%). The figures show that the number of households has grown three times as fast as the population and is in part due to the average household size having fallen from 2.49 persons per household in 1981 to 2.25 persons per household in 2001. This trend is expected to continue, adding an additional 2,900 households between 2002 – 2011. The increase in the number of households creates greater pressures on the housing market. The net in-migration to the Borders which averaged nearly 1,000 persons per year between 1999 – 2004 has also added to the pressure for housing in the area.

Mechanisms Employed

Scottish Borders does not employ any planning mechanisms specifically targeted on delivering new housing built for sale by the private sector to meet local needs.

However, in common with other Scottish Local Authorities surveyed, they provide for affordable housing to meet local affordable need. Differing levels of affordable housing are required from housing developments depending on the location as established from housing needs assessments.

Scottish Borders are one of the few local authorities in Scotland who have embraced the delivery of affordable housing for sale by the developer. *'It is often difficult for an affordable housing policy to deliver housing for first, or second time buyers who cannot afford to buy appropriate housing. However, it is intended that any affordable housing policy adopted by Scottish Borders council should include reference to an element of low cost, privately subsidised, open market housing. The availability of this type of low cost family housing is of particular concern as the gap between average incomes and what is "affordable" continues to widen. The availability of this type of housing may also be important in releasing other forms of housing for local needs.'* (SPG Affordable Housing March 2010). This approach is now detailed further.

Affordable Housing for Sale By Developer

How is requirement determined?	<p>RSLs have a notional minimum threshold of 4 units, below which development or acquisition is not generally viable for them. Discounted units are appropriate for developments that would yield between 1 and 4 on-site affordable units, or in instances where RSLs cannot financially commit to delivery within appropriate time-scales,</p> <p>Number, type and size of units established from housing needs assessment.</p>
What are the qualifying criteria for purchasers?	<p>Discounted Units will be sold to a pre-defined client group who can most closely demonstrate satisfaction of, though not necessarily all, application criterion. This includes:</p> <ul style="list-style-type: none"> • First time buyers or those who have experienced a significant change in household circumstances or those demonstrating significant housing need • The property being offered should be appropriate for the applicant's household size • The property should comprise the household's sole residence • Either being an existing RSL tenant within the Scottish Borders area or on a waiting list to join one for a minimum of 3 months • Applicants with a local connection either through family, work or cultural networks • Applicants that can demonstrate an inability to compete for appropriate housing solutions on the open market.
How is price/discount Established?	<p>The price to be paid for Discounted Units will change from one development to another dependent upon location, size, character and style of the property together with the amount of discount applicable. Household income data from CACI Data Solutions is examined with the mean figure multiplied by 3 to arrive at an affordability level. This is compared with the market value and amount proposed for sale by the developer. The Council try to agree a discount in the region of 40% from open market value.</p>
Is it secured in perpetuity?	Yes.
How is it secured?	Section 75 agreement.
How is property marketed?	<p>Developers are required to give the Council at least 3 months notice of their intention to market the units. Marketing is not allowed to proceed until the discounted price for sale has been agreed by the Council. Developers are required to market the Discounted Units via their nominated agent and through advertisement in the local press. They may market the units together with open market units.</p> <p>Application forms and guidance notes are provided by the council to the Developer. Completed applications are sent directly to Eildon Housing association who process the applications on behalf of the Council. In addition to their extensive expertise in this field, they also comprise an independent and impartial application scrutiny body. The costs of undertaking the assessment are paid by the Developer. In addition to identifying the successful applicant, a reserve list will be provided of three applicants who were adjudged as the next best under the qualifying criteria.</p>

Approach if no qualifying occupant	This situation is not envisaged due to the reserve list procedure.*
What happens at resale?	The owner is free to sell the property at any time once they have acquired title to it. The market price is established by valuation survey by Council approved surveyor. However, in an attempt to re-coup some of the “contribution” conferred by discounting the initial purchase from market value, a claw-back clause is inserted into the S75 governing its subsequent sale. The claw-back is a percentage of the difference between the amount that was initially paid for the affordable unit and that achieved upon its subsequent open market sale. This difference is known as the Gross Surplus. Initially the percentage of Gross Surplus payable is 50%, though this diminishes to 10% on a sliding scale over time.
Cost of operating scheme	The scheme took about 1 man month to set up. Ongoing costs depend on the level of activity which is currently very low, perhaps 2 days per year. Eildons costs are met by the Developer.

* Only a small number of properties have been delivered under this policy to date, though more have planning permission. Recently 3 flats were delivered for sale which generated 5 applicants, all of whom were eligible. A terraced house was also recently delivered but it wasn’t marketed effectively and there was only one applicant. Fortunately, they were eligible and able to proceed with the purchase.

In discussion with Council officers, one of the main difficulties highlighted was the increasing difficulty of negotiating the sale price and discount with the Developer. Smaller units and in particular flats are easier to negotiate as they are cheaper and therefore already more affordable.

1j – Stirling**Context**

Stirling has a buoyant housing market and is generally regarded as an economically affluent area. Its population is increasing and the nature of its households is changing. House prices are above the Scottish average.

These are attributes of a healthy and successful area but they can also mask significant disparities within and between communities as well as inherent problems with the operation of the housing market. Stirling is attracting significant housing demand and this has pushed up prices beyond the reach of many local residents. This is restricting the locational and other choices that residents on low incomes are able to exercise when seeking private or rented housing. In the rented housing sector this trend has been accentuated by the impact of right to buy which has seriously depleted the stock of Council Houses. Unless action is taken these characteristics of the housing system are likely to be perpetuated, with the unemployed and people on low incomes becoming increasingly geographically concentrated. This would conflict with the Councils objectives of promoting social inclusion, quality living environments and mixed and balanced communities. (SPG Planning to Meet Stirling's Housing Needs July 2003).

Mechanisms Employed

Stirling does not employ any planning mechanisms specifically targeted on delivering new housing built for sale by the private sector to meet local needs.

Until the establishment of the Loch Lomond and Trossachs National Park, Stirling was responsible for administering the restricted occupancy policy in part of the Loch Lomondside area. The restricted occupancy policy used to extend beyond both the Loch Lomondside and National Park boundaries, covering the whole rural area of Stirling, but the policy was discontinued shortly before the National Park was established. Occupancy was restricted to those people who lived in or had a strong family connection with the community council area within which the development was proposed and was secured in perpetuity.

As advised by Council officers in discussions, the restricted occupancy condition was abandoned for a number of reasons including:

- It was very difficult to administer and enforce;
- It was difficult to confine to local people in local need;
- Banks would not provide mortgage funding;
- Considerable pressure from owners to have the occupancy requirement removed for reasons which the Council usually accepted, (such as inability to sell the property).

Stirling have recently introduced a new 'Housing in the Countryside' policy which has moved away from 'old style' controls to much more support for appropriate development in the countryside.

In common with other Scottish Local Authorities surveyed, Stirling provide for affordable housing to meet local affordable need. Sites delivering in excess of 20 units are required to contribute 25% of the total units as affordable housing.

The Councils preference for delivery of affordable housing is by the RSL route. Although supplementary planning guidance sets out a definition of low cost housing as 25% below market value, it only suggests this as an acceptable form of delivery of affordable housing if an appropriate mechanism can be agreed. From discussions with Council officers, it would seem that this mechanism has not been actively employed.



Appendix 2 – Mechanisms Employed By National Parks In England and Wales



2a – Brecon Beacons

Context

The approach to housing provision adopted by the Brecon Beacons National Park Authority, (BBNPA) as set out in their Unitary Development Plan, March 2007, (UDP) embodies a central objective of the Welsh Assembly Government's housing strategy, namely to provide everyone with "the opportunity of a decent home in safe, healthy and sustainable communities". Supporting community vitality and viability is achieved through:

- Permitting Housing
- Enabling community facilities
- Promoting the conservation and enhancement of local distinctiveness
- Recognising infrastructure for living
- Preventing inappropriate development.

The main housing issues the BBNPA seek to address are:

- the threat to viable rural communities;
- a shortage of affordable housing;
- the need to ensure that development does not solely encourage and satisfy externally derived demand unrelated to the economic and social needs of the resident population;
- the range of circumstances found across the Park;
- the need to ensure that where limited land is available that it is utilised to best advantage to strengthen rural communities by securing housing for identified local needs;
- the need to ensure that where there is a greater choice of land available in the larger centres, that new development provides a wide range of housing types, tenure, sizes and prices;
- the need to ensure appropriate phasing and managed release of land according to sustainability criteria and to ensure that land take-up is not sterilised by non-implementation;
- the conservation and reuse of traditional buildings - where is this appropriate and what buildings qualify.

The Brecon Beacons do not experience some of the particular pressures experienced by some other National Parks, as evidenced by the following extract from the UDP:

In some parts of the UK, the degree to which existing housing stock is used for holiday or second homes by non-residents is causing a shortfall in the supply of housing for some sectors of the resident community. Whilst there are a number of holiday or second homes in the Brecon Beacons National Park, research found that second and holiday homes are not a stand-alone problem, rather they cause concern when allied to other issues. It also confirmed local perceptions that this is not a significant issue for this National Park. As a consequence this UDP does not have a specific policy covering these matters. The NPA will rely on the present planning system, whereby a dwelling, a second home and a holiday home all fall within the same use class category.

The UDP identifies a need for 1,980 dwellings over the period 2001 - 2016, 620 of which had been permitted by 1st April 2005. Of the remainder, 695 are expected to be delivered from allocated sites and 665 through large and small windfall sites.

Land in the park is divided into two categories, either the "white area", (land within identified settlement boundaries where development is encouraged to be located), or the countryside which is subject to more restrictive policies. New dwellings in the countryside away from existing settlements require special justification, and will only be permitted if an essential need can be demonstrated for the dwelling to be located there, (such as agricultural occupancy).

Mechanisms Employed

BBNPA use local occupancy restrictions only in connection with delivery of affordable housing. They also operate an exception site policy. These mechanisms are now detailed further.



Mechanism – Local Occupancy Restriction

Do restrictions cover the whole Park area?	Yes, but only to affordable housing.
Are restrictions applied to all new builds?	No, only to affordable housing. On sites where 3 or more dwellings are proposed, a minimum of 20% affordable housing is required.
What are the occupancy criteria?	Occupants must be local people in housing need. To qualify as local, persons must: <ul style="list-style-type: none"> • be currently living in the community, or • demonstrate a link with the community or • be needed to fulfil a social service, or • be employed in an important local service. Where Local Housing Authority policies impose a minimum time period for residence this also applies.
Is it targeted at local need?	Yes, through Local Housing Needs Surveys, Community Housing Needs Surveys, Local Authority and Housing Association waiting lists and the statutory County-wide Housing Market Analysis.
Approach if no local need occupant	Applicants are considered first from the community council area within which the site lies, either in or outside the Park (some communities straddle the Park boundary); then the neighbouring community council areas within the Park; and finally the whole of the relevant Authority area within the Park.
Is it secured in perpetuity?	Yes.
How is it secured?	Section 106 agreement.
Is the size of the property restricted?	No specific restrictions. The design of the affordable housing should reflect the characteristics of the locality and/or the rest of the housing site. The mix of house types/sizes and tenure should reflect local needs and the existing affordable housing stock in the area.
Are there any other restrictions?	Permitted development rights may be withdrawn so that control may be exercised over the enlargement or alteration of dwellings in ways that would change their affordability for future occupiers.

Communities Scotland, in their review, “Restricted Occupancy conditions in National Parks” in 2007, note that the BBNPA has experienced problems with developers and interpretation of the policy, complaints from developers about why they should provide affordable homes, the drop in value of the homes and the amount of administration required. A degree of NIMBY-ism is also identified.

As the restricted occupancy condition is inextricably linked with affordable housing, it is not possible to determine to what extent issues which have arisen are related to the restricted occupancy element.



Mechanism – Exception Sites

Where there is a proven local need, development may be located on sites outside the development boundaries of settlements as an exception to normal planning policies. However, any such development is restricted to delivery of affordable housing only. As can be seen from the policy set out below, the same criteria is applied to these sites as applies to the restricted occupancy mechanism.

Policy ES30: Enabling Affordable Housing Outside Development Limits

Exceptionally, development for affordable housing will be permitted on sites in or adjoining and forming a logical extension to appropriate settlements, to meet a proven local need that cannot be met in any other way, where a local need has been established by a housing needs survey. Such permission will only be granted if:

- i) the dwellings can be controlled, tied to a legal agreement or other mechanism which restrict their occupancy to people with a proven local need for accommodation that cannot be met in any other way; and
- ii) the proposal can demonstrate that any dwellings built will be affordable to those for whom the need is proven, and that the benefit of affordable housing will be enjoyed by successive as well as the initial occupiers of the property.



2b – Dartmoor

Context

The aim for housing set out in the Dartmoor National Park, Local Development Framework Core Strategy (Adopted June 2008), (LDFCS) is:

The Authority will work with the local housing authorities to provide for the housing needs of communities within the Dartmoor National Park, with a strong priority for the provision of affordable housing to meet identified local needs.

The pattern of residential development in Dartmoor in the recent past shows a concentration of development in the larger settlements. The residential development that has taken place outside of the classified settlements has, for the most part, resulted from the provision of farm workers' dwellings or from the conversion of existing buildings (e.g. redundant hotels and barns) in the smaller hamlets or in the open countryside.

The *Devon Structure Plan* anticipates that the application of Local Plan policies within the National Park will result in about 900 dwellings within the period 2001-2016. This is equivalent to an annual development rate of 60 units per year intended to meet local social and economic needs only and not to provide for general open market demand. The draft Regional Spatial Strategy (RSS), (now abandoned under new government policy) gives an estimated strictly local needs housing provision for the Dartmoor National Park of 50 units per year between 2006 and 2026.

The LDFCS notes that: *Of the 449 new dwellings build since April 2001, 28% were affordable dwellings to meet the needs of local people unable to afford open market housing. There are even lower levels of affordable dwellings among the houses under construction at March 2006 and unimplemented permissions for dwellings. The draft RSS states that local planning authorities should routinely require more than 30% housing provided annually to be affordable but recognises that 60% or greater may be appropriate in areas of greatest need. It is clear that extra effort will be needed to reach that figure, including a shift in established policies.*

New housing development within the Park is provided as follows:

- The rate, number, type and location of houses provided is dictated by the extent and nature of local need identified by the local housing authority, housing market assessments and parish housing needs surveys, and by the ability of each community to absorb development satisfactorily without harm to the local environment.
- The majority of housing development is directed to a range of larger settlements defined as Local Centres, (at least 60% of the projected new housing guideline provision of 50 dwellings per year being located in these settlements). The emphasis is on provision of affordable housing, with open market housing required to deliver 50% affordable housing;
- In smaller settlements defined as Rural Settlements, housing development is restricted to meet identified local needs for affordable housing, (small scale development essentially serving identified needs arising from within a settlement and its parish);
- Outside Local Centres and Rural Settlements, housing development is restricted to that serving the proven needs of agriculture and forestry or other essential rural businesses, or through the appropriate conversion of rural buildings to meet identified local needs for affordable housing.

Mechanisms Employed

DNPA use local occupancy restrictions only in connection with delivery of affordable housing. They also operate an exception site policy. These mechanisms are now detailed further.



Mechanism – Local Occupancy Restriction

<p>Do restrictions cover the whole Park area?</p>	<p>Yes, but only to affordable housing.</p>
<p>Are restrictions applied to all new builds?</p>	<p>No, only to affordable housing. Open market housing is permitted within Local Centres in circumstances where its provision facilitates affordable housing on previously developed land or where it is provided through building conversion/sub-division or where such development facilitates significant environmental or community benefits.</p> <p>The proportion of affordable housing in open market developments will be not less than 50%. However, in exceptional circumstances, the proportion of affordable housing required can be varied where this is necessary to enable development of significant environmental or community benefit to proceed.</p>
<p>What are the occupancy criteria?</p>	<p>Occupants must be local people in housing need. The definition of 'local people' is defined separately for the following two groups:</p> <p>(i) intermediate or social housing provided by RSL's (e.g. housing associations);</p> <p>(ii) intermediate housing being provided by private individuals.</p> <p>For (i), the definition of 'local people' is as follows:</p> <p>(i) those people currently living in the parish of provision, or a rural parish adjacent to the parish of provision, and having done so for a period of at least five years; or</p> <p>(ii) those people who have lived in the parish of provision or a rural parish adjacent to the parish of provision for a period of five years but have moved away in the past three years; or</p> <p>iii) those people who have a strong local connection with the parish of provision or a rural parish adjacent to the parish of provision by virtue of, for example, upbringing or current employment.</p> <p>The eligible adjacent rural parishes will be specified in the planning obligation according to the individual circumstances of the development and its location.</p> <p>For (ii), the definition of 'local people' is as follows:</p> <p>i) those people currently living in a parish wholly or partly within the National Park or a rural parish adjacent to the parish of provision and having done so for a period of at least 5 years; or</p> <p>ii) those people who have lived in a parish wholly or partly within the National Park or a rural parish adjacent to the parish of provision for a period of five years but have moved away in the past three years; or</p> <p>iii) those people who have a strong local connection with a parish wholly or partly within the National Park or a rural parish adjacent to the parish of provision by virtue of, for example, upbringing or employment.</p> <p>An eligible household is one where there is a clear need for accommodation (having registered with the local housing authority, or a RSL, or completed a local housing needs questionnaire), an inability to afford local accommodation at current open market prices, and compliance with relevant local occupancy criteria.</p>



Is it targeted at local need?	Yes, through parish-based housing need surveys; local authority joint housing registers; housing Market Area reports, especially sub-market area reports; survey work done in the preparation of Parish Plans.
Approach if no local need occupant	If no local need identified from the parish within which the site lies within 6 months, the search is extended to adjacent parishes and finally the whole Park.
Is it secured in perpetuity?	Yes.
How is it secured?	Condition or Section 106 agreement.
Is the size of the property restricted?	Yes. Size of the units in the affordable element of a development restricted to a maximum of 80 square metres of floorspace.
Are there any other restrictions?	<p>The preferred route for provision of affordable housing is through an RSL. Where no RSL is involved, a condition will be attached or section 106 agreement sought to ensure that the level of rent is fixed at least 25% below the agreed restricted market rent or, where a dwelling is offered for sale, both the initial and subsequent sale price is at least 25% below the agreed restricted market value.</p> <p>In circumstances where permission for a dwelling has been granted to help meet the local need for affordable housing, the size of any proposed extension or the cumulative size of extensions to the original dwelling will be restricted to that which can be accommodated within permitted development rights, in order to ensure that the property remains affordable.</p>

It is recognised in the Dartmoor National Park Local Plan, (Adopted October 2004), that occupancy restrictions depress market values:

An occupancy condition would be likely to depress the price under normal market conditions by 15% on a sale but by itself this is not currently likely to result in property being available at a price which is affordable even by those on average local family incomes (£21,000-£24,000), unless a substantial deposit is available to the local purchaser. A reduction of 25% on market prices, which will already reflect the existence of the occupancy condition, would begin to bring smaller properties within reach and a 25% reduction in rental costs is likely to have a similar effect.

In the 2009 Scottish Government Social Research report, ‘An investigation of Occupancy Controls in Rural Housing’, DNPA are quoted as saying:

“We do not apply occupancy controls on owner occupied housing and the overwhelming majority of our affordable housing is provided by RSL’s. Our model in our local plan which seeks to provide a stock of small, more affordable homes selling at 75% of open market housing value, (the price of which would take into account the occupancy condition) has produced a very limited response. I am aware of 2 units being built as components of open market schemes and put up for sale but selling them has been difficult.”

Mechanism – Exception Sites

Where there is a proven local need for affordable housing which cannot be met on sites where housing would normally be permitted, consideration will be given to permitting development for solely affordable housing on sites within or on the periphery and well related to the built-up areas of Local Centres and Rural Settlements.

Housing will normally be provided by an RSL, either for rent or on a shared equity basis. Cross subsidy schemes, incorporating an element of open market housing, are not permitted. The scheme must be targeted to meet identified local needs and the support of the local housing authority is required as an important factor in determining whether permission will be granted. Much the same criteria are applied to these sites as applies to the restricted occupancy mechanism.



2c – Exmoor

Context

The housing policies set out in the Exmoor National Park Local Plan 2001 – 2011, (ENPLP) by the Exmoor National Park Authority, (ENPA) aim to ensure that the level of housing development is compatible with the conservation and enhancement of Exmoor, whilst at the same time meeting the housing needs of local communities. The plan states that *'Government planning policy guidance affords National Parks the highest level of landscape protection. National Parks are not, therefore, suitable places for major new housing developments. The focus should be on meeting the needs of those people who live and work in the area. Maximum use must be made of the existing stock of accommodation and buildings in order to reduce the need for new greenfield development.'*

Meeting local needs for affordable housing is seen as an urgent priority to achieve balanced and sustainable communities. The National Park is facing a number of issues, including a higher and increasing proportion of retired people than the national average; younger local working people having to leave the National Park to find affordable accommodation then commuting back into the National Park to work and higher paid workers that can afford to live in the National Park commuting outside to their place of work. The high quality environment of the National Park and its accessibility from London and the South East makes it an attractive place for people to retire to or own a second home. Demand is also high from people who work in the neighbouring Devon and Somerset's towns. The ENPLP states the following:

These open market pressures demonstrate why, based on the planning policies from the previous four Area Local Plans (1984-5) and the first Park-wide Local Plan (1997), 30% of new properties are occupied by retired people (77% of whom came from the south east region and elsewhere in the UK) and 23% are occupied as second or holiday homes. Of all the fully occupied properties (i.e. excluding the 23% second/holiday homes) only 1 in every 10 go to local people from National Park communities. Even with smaller 1 and 2 bedroom properties, which because of their size have a lower value, only 1 in 5 go to local people.

House prices within the National Park demonstrate these insatiable external market demands. House Price Surveys show that, since 1998 mean average house prices have risen by 153% in the National Park. At August 2004, the median average house price on Exmoor was £285,000. This figure is 83% higher than the South West average, and 84% above the UK average. The Survey shows that the average price of the most recent houses built or converted since 1980 is £339,919. The price of smaller properties is also high with median average prices for terraced and semi-detached properties being £176,250 and £248,000 respectively. Consequently, the value of the majority of properties is now well beyond the means of many local people who need accommodation, especially first-time buyers.

In response to these issues, the ENPLP sets out to ensure that all new housing meets a local, social or economic need. Housing provision is therefore based on the 'exceptions' approach - to grant planning permission where general open market housing would not be permitted. This means that no sites are allocated within the local plan, each proposal being examined on an individual site basis, based upon the needs evidence provided by the applicant/developer. This in effect means that ENPA are dealing with all new residential development under an Exception Site mechanism, which explains why they are not operating a separate Exception Site policy as described for some other National Parks. The average number of new dwellings built per annum is 25.

In consideration of site proposals, justification of a local need is not considered to outweigh other policies of conserving the National Park. The policies aim to provide most new housing in settlements. Where Parishes do not have an identified settlement (or suitable site within one), the search for a site for a local needs house(s) is directed towards an adjoining Parish. Where Parishes are split by the National Park boundary and the settlement lies outside the National Park, the need for housing is met in that part of the Parish lying outside the National Park in accordance with the relevant District Council's planning policies.

Mechanisms Employed

For delivery of new housing, the ENPLP identifies affordable housing with local occupancy ties, to be occupied by people with a proven housing need as the principal requirement. This is combined with size restrictions to ensure affordability.



Mechanism – Local Occupancy Restriction

Do restrictions cover the whole Park area?	Yes
Are restrictions applied to all new builds?	Yes. The only exceptions are the change of use of non-residential buildings to dwellings in Local Rural Centres and sub-division of existing dwellings. In the former case, where more than 1 dwelling is created, a minimum of 50% affordable local needs housing is required. Where the development delivers an odd number of units, the affordable housing takes precedence, (e.g. 3 units, 2 must be affordable for local needs).
What are the occupancy criteria?	<p>Occupants must be local people in proven housing need. The qualification criteria is as follows:</p> <ul style="list-style-type: none"> (i) A person (and his or her dependants) who has a minimum period of 10 years permanent and continuous residence in the parish or an adjoining parish who cannot afford (to rent or buy) accommodation in the locality and is forming a household for the first time; or (ii) A person (and his or her dependants) who has a minimum period of 10 years permanent and continuous residence in the parish or an adjoining parish who cannot afford (to rent or buy) accommodation in the locality and is currently homeless or living in otherwise unsatisfactory accommodation; or (iii) A person (and his or her dependants) who is not now resident in the parish or an adjoining parish but with a local connection with the parish including a period of permanent and continuous residence of 10 years or more within the last 20 years and who cannot afford (to rent or buy) accommodation in the locality and has a proven need; or (iv) A person (and his or her dependants) who has an essential need to live close to another person who has a minimum of 10 years permanent and continuous residence in the parish or an adjoining parish, the essential need arising from proven age or medical reasons, and who cannot afford (to rent or buy) accommodation in the locality; or (v) A person (and his or her dependants) who needs to live close to their place of work in the parish or an adjoining parish and who cannot afford (to rent or buy) accommodation in the locality. <p>Local people with access to existing accommodation or incomes/savings to enable them to afford to buy or rent suitable accommodation in the locality will not meet the policy requirements. In assessing need, account is taken of any properties owned, or previously sold or otherwise disposed of, by the intended occupants of the new accommodation to avoid any policy abuse.</p>
Is it targeted at local need?	Yes. Apart from the two small exceptions detailed above, all new build housing must be provided as affordable local needs housing. For an individual household within a community, proof of need is established through a detailed questionnaire. Community need is proven by a local housing needs survey as established by the Rural Housing Enabler and carried out in association with the Town/Parish Council(s). Private surveys, without the assistance of the Rural Housing Enabler or a Registered Social Landlord or District Council, are not acceptable. In each case the National Park Authority will carefully examine the survey results to ensure that a genuine need exists for the number of dwellings proposed. Experience shows that generally only about 25% of those people initially expressing a need for an affordable house actually take up the offer of accommodation.



<p>Approach if no local need occupant</p>	<p>In the case of dwelling(s) owned or controlled by a Registered Social Landlord (including Housing Associations) the definition of local need is initially based on criteria (i) to (v) above. The legal agreement will allow, where properties become vacant, other local persons with strong local ties to the relevant district council area of the National Park, the National Park as a whole and the remaining district council area outside the National Park, to occupy the dwellings.</p> <p>The occupancy cascade for privately owned dwellings will not go wider than the National Park area for occupants qualifying under clauses (i), (ii) and (iv) as above. The definition of local need for subsequent occupiers will include those set out in clauses (iii) and (v) as above.</p> <p>In the case of dwelling(s) where a Registered Social Landlord (including Housing Associations) is involved in a controlled occupancy retained equity scheme, where staircasing is not permitted, the occupancy cascade is as above save that where no local person can be found to occupy a property that has become vacant, the occupancy cascade will go beyond the district council area provided any occupier has a proven housing need.</p>
<p>Is it secured in perpetuity?</p>	<p>Yes.</p>
<p>How is it secured?</p>	<p>Section 106 agreement.</p>
<p>Is the size of the property restricted?</p>	<p>Yes. Floorspace of each unit is restricted to a maximum of 90 square metres for all affordable local needs dwellings.</p>
<p>Are there any other restrictions?</p>	<p>Permitted development rights in respect of extensions are withdrawn for all residential development. For affordable local needs dwellings, extensions are not allowed to increase the floorspace to more than 90 square metres. For dwellings created by sub-division of existing dwellings, if the dwellings created had floorspace less than 90 square metres, extensions are not allowed to increase the floorspace to more than 90 square metres.</p>

The ENPLP makes clear that the ENPA believe the employment of the local occupancy tie will reduce house values by between 30 – 40%.

In the period from April 2005 to March 2009, a total of 21 local needs affordable homes have been completed, of which 5 have been provided through non RSL schemes.

2d – Lake District

Context

The Lake District National Park, (LDNP) is the largest National Park in England. It covers 2,292 square kilometres and makes up a third of the total area of Cumbria. Its boundary extends across 4 districts and it encompasses 80 parishes. The National Park has a population of 41,831 and a traditional settlement pattern. Only three settlements have resident populations over 3,000. Over 8 million visitors come to the National Park each year, and tourism is the major industry.

The Lake District National Park Local Development Framework Core Strategy, (LDNP LDF CS), presents the following picture:

There is immense pressure on the existing housing stock in many areas of the National Park. This issue is due in part to the continuing trends of people moving from urban to rural areas for a better lifestyle, and of those buying second homes or homes to be used for holiday letting purposes. Earnings in many of our rural areas are lower than in neighbouring urban areas, due to the reliance on the tourism industry. This makes it difficult for people relying on local wages to compete for housing in an open market. At the same time, some stock of social housing has been bought through the Right to Buy Scheme and there has been limited new provision.

These factors have led to a significant increase in the ratio between earnings and house prices across the area. The government recommends that the ideal ratio for income to house price is between 2.9:1 and 3.5:1, depending on whether it is a single income or dual income. In the Central Lakes Housing Market Area this ratio is 13.6:1. As a result, young people and newly formed households cannot afford to buy on the local housing market, and they leave the National Park. In some places this is negatively affecting the vibrancy of our local communities.

To try and address the affordable housing issue, since April 2006, housing policy has required that all new build housing is for local affordable needs housing only. This has included conversions of non-residential property to residential. The need for the development must be demonstrated through a local housing needs survey. The LDNPA received funding for local housing needs assessments to be undertaken in some localities, but in all other localities, this has left any potential developer facing the requirement to carry out a local housing needs assessment to prove the need for any housing. The consequences of operating this 100% affordable housing policy can be summed up by the officer I spoke to at the LDNPA – “*the policy has not worked as it is not delivering anything*”. As a result of this experience, the LDNP LDF CS which is to become adopted policy later this month, brings in a different approach, which is outlined below.

The LDNP LDF CS has a requirement to facilitate the delivery of 900 houses between 2010 and 2025 which equates to 60 houses per year. This is a minimum target. Approvals for holiday letting units do not contribute towards the housing target. In order to address this and the issues of local need and affordability, the LDNP LDF CS sets out policy which only permits new dwellings where they contribute towards meeting an identified local need or local affordable need, with priority given to the delivery of affordable housing and where they help to redress the imbalances in the local housing market, and are secured in perpetuity for the purpose originally intended through the use of appropriate planning controls.

All new build housing must either be for local needs or local affordable needs. The priority given to affordable housing means that on allocated sites, 100% of the housing must be supplied for local affordable needs, except in the West Distinctive Area, (one of 5 areas the National Park has been divided into), where the need for affordable housing is much less. All other sites, (apart from exception sites) i.e. windfall sites, must provide affordable housing if four or more units are proposed. In these cases, three houses may be allowed for local need, but all others will be required to meet the identified local affordable need. Therefore, for example, if 10 houses were proposed, 7 would be required to be affordable. In addition to local connection and other eligibility criteria, the policies include restrictions that occupants must have a need to be in the ‘locality’, which is based on a defined group of parishes.

To address the pressures from holiday letting, development which will create a dwelling that is solely for holiday letting purposes will only be considered where the development reuses an existing building and will not compromise the LDNPA ability to help meet the identified local need and/or local affordable need. The proposal is also required to help to diversify the economy in the locality. The LDNPA will not consider



settlements where there is already a high percentage of holiday letting properties and a high proportion of identified housing need as appropriate locations for additional holiday letting development.

Mechanisms Employed

LDNPA employ local occupancy restrictions for all new build housing and also operate an exception site policy. These mechanisms are now detailed further.

It should be noted that the following table setting out details of the restricted occupancy mechanism describes the operation of the new policy introduced by the LDNP LDF CS. However, with the exception of the provision for local needs separate from local affordable needs, the detail also applies to the previous scheme.



Mechanism – Local Occupancy Restriction

Do restrictions cover the whole Park area?	Yes
Are restrictions applied to all new builds?	Yes. All new builds are for local affordable needs dwellings, (a 100% affordable policy).
What are the occupancy criteria?	<p>Occupation of all new dwellings is restricted to those who fit the Local Connection eligibility criteria:</p> <ul style="list-style-type: none"> • The household is continuously resident in the Locality defined for three years prior to occupation; or • The household is permanently employed or has a firm permanent job offer in the Locality defined. Permanent employment includes contracts for a minimum of one year's continuous employment, at a minimum of 16 hours per week. The self employed must show evidence of a viable business which shall begin operating within 3 months of the household occupying the dwelling; or • Former residents (who previously lived in the Locality defined for a period of at least three years) who wish to return to the Locality defined having completed a post-secondary (tertiary) education course within the past three years; or • Those people currently in the Armed Forces, in prison, in hospital or similar accommodation whose location is beyond their control, and immediately before moving to this type of accommodation they lived in the Locality defined for at least three years; or • Those who need to live in the Locality defined either because they are ill and/or need a lot of support from a relative who lives in the Locality defined, or because they need to give support to a relative who is ill and/or needs support who lives in the Locality defined. Proof of illness and/or need of support will be required from a medical doctor or relevant statutory support agency.
Is it targeted at local need?	<p>Yes. LDNPA make a distinction between housing to meet local need and housing to meet local affordable need.</p> <p>Housing to meet local needs must provide for households:</p> <ul style="list-style-type: none"> • with a Local Connection, and • be of an appropriate scale and size. <p>Housing to meet local affordable need must provide for households:</p> <ul style="list-style-type: none"> • with a Local Connection • are in Housing Need, and • be of an appropriate scale and type as evidenced by housing need surveys. <p>Housing for local affordable need is restricted to those who do not have available to them and could not afford to acquire or rent a home suitable to their needs at normal market prices or rents prevailing in the locality, and</p> <ul style="list-style-type: none"> • Needs to move from accommodation which is unfit/in disrepair, shared, temporary or overcrowded, or • Needs to be housed as a result of leaving tied accommodation, or • Is an older person or disabled and needs to move to more suitable accommodation due to medical conditions.



	<p>The National Park has been divided up into a large number of geographical localities, based on parishes. Proposals for new housing must meet the identified need of the locality in which they are sited.</p> <p>For proposals for local affordable need housing the applicant must provide evidence that the need exists. This will demonstrate how the proposal contributes to meeting an identified need and inform the scale, type and tenure required. Strategic level housing need surveys and local housing need surveys undertaken by Cumbria Rural Housing Trust are used.</p> <p>For schemes of up to three houses for local need housing, community-based evidence is required to help inform the proposal in relation to what is an appropriate size and scale in the locality. Recognised forms of evidence include:</p> <ul style="list-style-type: none"> • Strategic Housing Market Area Assessments • Local housing need surveys • Community Plans/Parish Plans • Outcomes from focussed community engagement events • Cumbria Joint Strategic Needs Assessment (2009)
<p>Approach if no local need occupant</p>	<p>This circumstance is not expected to occur for affordable sites. In the case of local need sites, should evidence be presented that no local affordable need exists, the requirement for affordable housing provision may be relaxed, but the local need housing must still support the scale and size of housing identified in the locality.</p>
<p>Is it secured in perpetuity?</p>	<p>Yes.</p>
<p>How is it secured?</p>	<p>Section 106 agreement.</p>
<p>Is the size of the property restricted?</p>	<p>Yes. Both housing for local needs and local affordable needs is required to be of an appropriate scale and size. Absolute sizes are not set, but advisory sizes are provided ranging from 40 square metres for a 1 bed flat to 85 square metres for a 4 bedroom house.</p>
<p>Are there any other restrictions?</p>	<p>The dwelling must be the household’s main residence.</p> <p>Whilst all housing must be to meet local affordable need on allocated sites, developments on windfall sites must provide affordable housing if four or more units are proposed. In these cases, three houses may be allowed for local need, but all others will be required to meet the identified local affordable need. In order to prevent incremental development of a site, the efficient use of land is controlled by applying minimum density requirements which are recognised nationally (30 dwellings per hectare).</p>

Price control mechanisms are not applied to local need housing, as the LDNPA consider that the application of the occupancy condition will make the house cheaper than would be the case in the open market.

The following picture emerged from discussions with the LDNPA on the operation of the 100% affordable housing policy:

Housing delivery has been well below development plan requirements, with apart from single dwellings, only RSLs delivering any housing. The amount of RSL delivered housing is also very low, with single

sites actually delivering more of the housing. The single sites tend to come forward on the basis of, for example, where a farmer needs to provide housing on his land for members of the family who are themselves in housing need. The outcome is development of a self build local affordable need house secured on that basis in perpetuity.

RSLs are experiencing due to lack of funding and land availability. The 100% affordable housing requirement is causing landowners to hold onto their land and wait for a change in policy. The requirement to demonstrate need through a local housing needs survey means that if there is no survey, there is no development. With 80 parishes, on which the locality is defined for the housing needs survey, although the LDNPA has had a number of surveys done, the lack of survey in many areas has prevented development from taking place, as developers wait for someone else to undertake the survey.

Lack of housing supply has contributed to increased prices in the second hand housing market. There are now a number of relatively well paid people in the Park area who cannot afford to buy a house. The situation in the private rented sector however, is more affordable. There are also difficulties for owners on resale of occupancy restricted houses, as qualifying purchasers cannot obtain mortgages in the current economic climate.

One particular impact concerns the demolition and rebuild of existing dwellings. The LDNPA do not have a policy specifically targeted at replacement dwellings. There are a lot of sound, average sized ordinary 50's / 60's type dwellings, such as bungalows and smaller houses, often on large plots within various areas of the Park. These are being purchased on the open market, demolished and replaced with much larger open market dwellings. These dwellings are acceptable in their design and impact on the surrounding area and therefore have to be permitted. Often they will be an improvement visually on what they have replaced. However, this activity is removing a layer of housing stock and leading to polarisation of the housing stock.

Mechanism – Exception Sites

The LDNP Area is divided into 5 Distinctive Areas. Within these are defined Rural Service Centres, Villages and Cluster Communities then Open Countryside. The use of exception sites is set out against the appropriate categories for each Distinctive Area for the provision of local affordable needs housing.

Due to the policies adopted by the LDNPA for all new build to be local affordable needs housing, the only purpose of the exception site policy to remove the locational criteria which would otherwise apply.



2e – New Forest

Context

The National Park covers 567 square kilometres, (220 square miles) making it the smallest national park in the UK. It has an estimated population of 34,935 people, making it the UK's most densely populated National Park, (61 persons per km²). The housing stock within the National Park amounts to 14,927 dwellings (based on 2001 Census data), of which an estimated 3% are second homes or holiday lets. The seven largest settlements have between 1,000 and 3,200 residents.

The New Forest is a major recreational resource, with 42 km of coastline, 325 km of Public Rights of Way and over 30,000 hectares of accessible land (more than 50% of the area of the National Park). Research by Tourism South East (2005) indicated that there were 13.5 million visitor days spent per annum in the National Park. 15 million people live within a 90-minute drive of the National Park.

The New Forest National Park has an annual housing requirement of 11 dwellings per annum, totalling 220 dwellings over the period 2006 to 2026. Dwelling completions within the National Park have exceeded requirements in each of the last eight years, (2002 - 2009) without the allocation of land for housing. Over this period, dwelling completions have averaged 36 dwellings per annum.

These circumstances explain the New Forest National Park Authorities, (NFNPA) approach of meeting the housing requirement through supporting: (i) appropriate development within the four 'Defined Villages' of Ashurst, Brockenhurst, Lyndhurst and Sway; (ii) the conversion of existing buildings; and (iii) rural exceptions sites, all without the need to allocate sites.

The New Forest National Park Local Development Framework Core Strategy focuses on providing for affordable housing to meet local needs from within the National Park. Maximising the number of additional affordable homes provided within the overall limited number of new dwellings that will be developed in the National Park is a key objective of this Core Strategy and open market housing is therefore limited to no more than 50% of development sites within the Defined Villages. Affordable housing occupation is restricted to people who have a defined local community New Forest connection as well being in housing need.

Mechanisms Employed

NFNPA use local occupancy restrictions only in connection with delivery of affordable housing. They also operate an exception site policy. These mechanisms are now detailed further.



Mechanism – Local Occupancy Restriction

Do restrictions cover the whole Park area?	Yes, but only to affordable housing.
Are restrictions applied to all new builds?	No, only to affordable housing. New open market housing is only permitted on sites within the four defined villages. At least 50% of the units must be affordable housing.
What are the occupancy criteria?	Occupation is normally restricted to a local person, which means someone who lives or works in, or who has strong connections with the settlement or parish in which the scheme is proposed.
Is it targeted at local need?	Yes. A balance in provision is sought between social rented and intermediate housing, with flexibility to vary the relative proportions on a site by site basis with the benefit of advice from the respective local housing authority. A partnership approach involving both the housing authorities and the major land managers and estates holding stocks of rented properties is sought as well as with those working closely with communities to identify the level of local need and agree appropriate sites.
Approach if no local need occupant	None specified.
Is it secured in perpetuity?	Yes.
How is it secured?	Section 106 agreement.
Is the size of the property restricted?	No.
Are there any other restrictions?	In the case of small dwellings, (80 square metres of floor space or less), extensions must not result in the floorspace of the dwelling exceeding 100 square metres. In exceptional circumstances, the maximum may be increased to 120 square metres. Exceptional circumstances are defined as: <ul style="list-style-type: none"> to meet the genuine family needs of an occupier who works in the immediate locality; or to meet design considerations relating to the special character of the dwelling (e.g. listed buildings).

Mechanism – Exception Sites

Outside of the four defined villages, (including the other villages not included as 'defined villages'), small-scale affordable housing developments may be permitted as "exceptions" on sites in or adjoining villages to meet the identified needs of local people in these areas.

Proposals for exceptions sites should:

- meet a particular local need that cannot be accommodated in any other way; and



- be subject to a planning obligation under Section 106 of the Town and Country Planning Act (1990) to ensure that the dwellings provide for low-cost housing for local needs in perpetuity; and
- be capable of management by an appropriate body, for example a Registered Social Landlord, the Authority, or a village trust or similar accredited local organisation; and
- be located where there are appropriate local facilities (e.g. shops, schools and public transport).



2f – Northumberland

Context

Northumberland National Park is wholly within the North East region, but also borders Scotland and the North West region. The Park extends to over 100,000 hectares and represents 20% of Northumberland County. Historically, the rate of development in the National Park has been low. The National Park boundary excludes the larger settlements of the area, and settlements within the boundary are typified by small villages, hamlets, and isolated farm dwellings. Significant land use change has resulted largely from the development of military training facilities and forestry.

Northumberland National Park is in a unique situation in that there has not been significant pressure for housing development. This low demand arises from a combination of the National Park's small population and its remote location. There are only 799 houses within the boundary. A high percentage of houses within the Park are used as second residences / holiday homes (13.89%), compared to 0.04% in the North East and 0.69% in England. There is also a high proportion of detached houses (74.84%, 15.17% in the North East and 23.69% in England), (all figures from the 2001 Census). Between 2000 and 2007 house prices in Northumberland National Park have increased by 263%, compared to 159% in England.

In 2007/08 the Northumberland National Park Authority, (NNPA) determined only 66 planning applications (including 8 applications which were withdrawn). The majority of these were for extensions to existing buildings, conversion of buildings to tourist accommodation or residential dwellings and new agricultural buildings. Between 1996 and 2009, only 7 new build dwellings and 22 conversions to dwellings have been completed within the National Park.

As only 29 housing units have been completed since 1996, the NNPA have concluded in their Local Development Framework 2009, (LDF) that the LDF should not define the number of houses to be built each year. Instead, policy for managing housing supply merely states, '*Housing development will be directed to the most sustainable settlements*'. This is defined in a further policy as follows:

New housing will only be allowed in settlements with adequate services. A settlement will be regarded as having adequate services if, within it there is at least:

- a. Access to, or daily delivery from a shop selling food to meet basic daily needs;*
- b. Access to a school, either located within the settlement or accessible via a school bus service;*
- c. Public transport connection to a larger settlement with a wider range of services; and*
- d. Either a village hall / community centre or a public house.*

Mechanisms Employed

NNPA use local occupancy restrictions for all new build dwellings. They also operate an exception site policy. These mechanisms are now detailed further.



Mechanism – Local Occupancy Restriction

Do restrictions cover the whole Park area?	Yes
Are restrictions applied to all new builds?	Yes. All new residential development including conversions is restricted to people meeting the local need criteria.
What are the occupancy criteria?	<p>The local need criteria is defined as:</p> <ul style="list-style-type: none"> i. Existing residents of the National Park establishing a separate household; or ii. People who do not live in the National Park but have a current and long standing link to the local community including a previous period of residence; or iii. People who are in, or are taking up full-time permanent employment in an already established business within the National Park (or in another part of a parish split by the National Park boundary); or iv. Households currently living permanently in a dwelling which is either shared but not self contained, overcrowded, or is otherwise unsatisfactory by environmental health standards and which is within the National Park (or in another part of a parish split by the National Park boundary); or v. People who have to leave tied accommodation within the National Park (or in another part of a parish split by the National Park boundary); or vi. People who do not live in the National Park but propose to locate viable business within the National Park which will: clearly conserve or enhance the special qualities of the National Park; or allow opportunities for the public to understand and enjoy the special qualities. The applicant must demonstrate a need to live within the National Park. <p>Categories set out in criteria i, ii, iv, and v, will apply only to people who have resided permanently in the National Park for 3 years.</p>
Is it targeted at local need?	Yes, as defined by the local need criteria. Housing Needs Surveys are used to establish affordable housing needs.
Approach if no local need occupant	None specified.
Is it secured in perpetuity?	Yes.
How is it secured?	Section 106 agreement.
Is the size of the property restricted?	No specific restrictions. General development guidelines require residential extensions to be subservient to the main building and not to substantially increase its size.
Are there any other restrictions?	New build housing will not be available for second or holiday homes.



The NNPA policy to restrict all new housing to local needs is expected to make this housing cheaper than open market housing. However, it will not necessarily be affordable to those on the lowest incomes. Therefore, although the NNPA consider that developments of affordable housing are likely to take place in the gateway settlements outside the National Park where they can be more easily accommodated and serviced, they have concluded there is a need for a policy to support the delivery of affordable housing. This policy requires that on all housing sites, including conversion schemes, of more than 0.1 hectares or where 2 or more units are proposed, at least 50% of the resulting units must be affordable where a need for such housing exists, (as identified in a Housing Needs survey). Change of use of existing buildings outside settlements to affordable housing will also be permitted where a proven need exists.

Mechanism – Exception Sites

Small scale housing schemes to provide 100% affordable housing will be considered on sites adjacent to the identified settlements when supported by an up to date Housing Needs Survey. Housing provided in pursuit of this policy must be available to people in local housing need at an affordable cost for the life of the property.



2g – North York Moors

Context

The North York Moors National Park lies within commuting distance of Teesside, York and Leeds and is also attractive to those wanting to retire or buy holiday homes. Opportunities for new housing development are limited. Most settlements are in remote valleys which cross the moorland or are crowded into locations at the foot of steep cliffs along the coast. The conservation of open countryside and significant open spaces within villages is crucially important. There are only a handful of larger villages at the edges of the Park where there are more opportunities for new housing.

The North York Moors National Park Authority, (NYMNP) Core Strategy and Development Policies November 2008, (CSDP) describes the housing issues they face as follows:

High external demand and limited opportunities for new development mean that house prices in the Park have risen dramatically over the last ten years. Despite poor economic conditions, the average house price reported in the Authority's Annual House Price Survey 2009 was £250,185. Affordability is therefore a major concern for local people and is compounded by the fact that income levels are lower than the national average. The problem is acute for residents with low incomes who may face local prices for a terraced house more than 10 times higher than their annual household income. The comparable figure for England and Wales would be 7.7 times annual household income.

The NYMNP addresses these issues in a number of ways in the CSDP, based on the following settlement hierarchy:

- Local service centre – Helmsley
- Service villages – 8 larger villages near the edges of the Park
- Local service villages – smaller villages which have a range of local services
- Other villages – villages with more limited services, often in remote locations
- Open countryside

There is no target set for the provision of new housing in the Park and no sites are allocated. With the exception of the Local Service Centre of Helmsley, all new housing development is expected to be the result of windfalls. The CSDP notes:

Due to the environmental constraints of the Park there are limited opportunities for new housing development and therefore future completions are likely to be small in number. Over the last 16 years (1st April 1991 to 31st March 2007) a total of 423 new build residential properties have been completed within the Park, it is anticipated that future completions will be of a similar average annual figure of 26 units and will be focused in the Local Service Centre and Service Villages. This anticipated level of completed dwellings excludes provision on exception sites, the scale of which will relate to the need identified in a current Parish Housing Needs Survey.

The development of open market housing is restricted to Helmsley and the larger service villages, with a requirement for 50% of the dwellings provided to be affordable on sites of two or more dwellings are proposed or over 0.1 hectares. Local occupancy conditions are applied to new housing developments in the smaller villages across the Park and other affordable housing is allowed on 'Exception sites'.

The CSDP provides the following explanation for use of local occupancy conditions: *Local Occupancy conditions have been applied to new build properties in the Park since 1992. The concept was extended in the 2003 Local Plan to include most new build dwellings. This approach helps the Authority ensure that the limited opportunities for new housing meet local need rather than external demand. The policy does not produce 'affordable' properties as the value of houses with the condition is lowered by only 15 – 20% of market value. The high average house prices in the Park means that this is still unaffordable to many people but the policy does provide opportunities to meet the housing needs of local people who are already in the housing market.*

Mechanisms Employed

NYMNP use local occupancy restrictions for both local needs housing and affordable housing provided on exception sites. These mechanisms are now detailed further.



Mechanism – Local Occupancy Restriction

NYMNPA operate a clear distinction between housing which is for local needs and affordable housing. The table below details to scheme in operation for local needs.

<p>Do restrictions cover the whole Park area?</p>	<p>No. They are not applied to Helmsley and the 8 Service villages, (larger villages near the edges of the Park), where open market housing developments are supported, subject to a requirement for 50% affordable housing.</p>
<p>Are restrictions applied to all new builds?</p>	<p>Yes, within the areas to which the local needs policy applies. The following list details the circumstances when a local occupancy condition will be applied:</p> <ul style="list-style-type: none"> • Where a new dwelling is developed on an infill site within the main built up area of one of the Park’s Local Service Villages or Other Villages; • Where one or more new dwellings are created through the conversion or sub-division of an existing building within the main built up area of one of the Park’s Local Service Villages or Other Villages (whether or not the building is listed). Where a building is substantially altered so that the original dwelling is not retained, a local occupancy condition will be attached to all new dwellings in the converted building; • Where an agricultural or forestry occupancy condition is being removed; • In certain other circumstances, for instance where a replacement dwelling is built or where an unlisted traditional building in open countryside is being converted for local needs letting or for use as a live-work unit; • In very exceptional cases where an application is approved contrary to the policies set out in the Core Strategy and Development Policies DPD or because of special circumstances.
<p>What are the occupancy criteria?</p>	<p>The occupancy of local needs housing will be restricted to:</p> <p>A People who are currently living in and have permanently resided in the National Park for 5 years or more and are living in accommodation that no longer meets their requirements or</p> <p>B People who do not currently live in the National Park but have a strong and long standing link to the local community including a previous period of residence of 5 years or more or</p> <p>C People who have an essential need to move to live close to relatives who are currently living in and have resided in the National Park for at least the previous 5 years or more and require support for reasons of age or infirmity or</p> <p>D People who require support for reasons of age or infirmity and need to move to live close to relatives who are currently living and have resided in the National Park for at least the previous 5 years or more or</p> <p>E People who need to live in the National Park as a result of current sole employment within that parish or adjacent parishes within the National Park.</p>



Is it targeted at local need?	Yes. All applicants have to demonstrate to the satisfaction of the National Park Authority that the needs of the identified proposed occupants are genuine, that the proposal represents the most practical and sustainable solution to meet the need identified and why the existing housing stock cannot meet their needs.
Approach if no local need occupant	Not applicable to local needs housing, as the occupants of the dwelling have to be identified and agreed prior to giving planning permission for the development.
Is it secured in perpetuity?	Yes.
How is it secured?	The local occupancy restriction is applied as a condition of planning permission and relates to the property. This means that the first and all subsequent occupants must meet the local occupancy criteria. Any person wishing to purchase an owner occupied property which has a local occupancy condition attached will need to obtain written approval from the National Park Authority that they comply with the condition.
Is the size of the property restricted?	No.

Mechanism – Exception Sites

Exception sites are used for delivery of all affordable housing apart from within Helmsley and the 8 Service villages. Proposals for the development of 100% affordable housing are supported where need has been identified through a current housing needs survey on sites as follows:

- Adjacent to the main built up area of Helmsley and the Service Villages.
- On sites which could accommodate more than 1 unit within and adjacent to the main built up area of the Local Service Villages.
- Within or adjacent to the main built up area of Other Villages on sites which could accommodate more than 1 unit, where it can be demonstrated through a Sustainability Appraisal that the development will contribute to the environmental, social and economic sustainability of the settlement.

Occupants must have a local connection and must satisfy at least one of the following criteria:

- They must have been living in the parish for at least 5 years, either immediately prior to occupation or within the last 10 years or
- They must have current sole employment within the parish, defined as employment which provides the household’s main income, or have had such employment for at least 5 years within the last 10 or
- They must have a close family connection to the parish, defined as having parents, children or siblings who have lived in the parish for at least 5 years immediately prior to occupation.

The local connection requirement applies to the first and all subsequent occupants of exception site dwellings and is secured through a Section 106 legal agreement. If it is not possible to find a suitable occupant at any point, the agreement includes ‘cascade’ arrangements whereby occupants can be selected from adjoining parishes and then from elsewhere in the National Park.

Where development is proposed in one of the ‘Other Villages’ in the Core Strategy settlement hierarchy, a Sustainability Appraisal is required. This is because as the smallest communities in the National Park, they have limited public transport and facilities.



The purpose of the Sustainability Appraisal is to demonstrate that the proposed site is a suitable location for new affordable housing and that the development will contribute to the environmental, social and economic sustainability of the settlement. It should include information about:

- Local services such as shops, post offices, pubs, petrol stations and bus services, including any mobile services
- Facilities such as churches, village halls, clubs or play facilities, including those shared amongst groups of parishes
- Community activities taking place on a regular basis
- Journeys people would need to make for work and school, shopping and social activities.

The NYMNPA supports applications where a reasonable part of people's everyday needs can be met within the local area and where the new development could help retain existing services, for example by providing more custom for a local shop or by keeping young families in the local community thereby maintaining the need for a local primary school. The NYMNPA also considers whether the development will help to maintain social support networks and promote a balanced community. A judgment is made on the overall balance of information presented as to whether the proposed exception site is a suitable location for the affordable housing scheme.



2h – Peak District

Context

The characteristics of the Peak District National Park, (PDNP) are described in the Peak District National Park Local Plan March 2001, (PDNPLP), as follows: *The National Park is 1,438 sq km (555 square miles) in area, consisting mainly of uplands, at the south end of the Pennines. It is surrounded by more fertile lowlands and dense urban development. Its attractive landscape is the product of nature and is managed by people. Nature provided limestone plateaux and gritstone moors and edges, shale valleys and limestone gorges. Over 100,000 years of human occupation has produced stone walled fields, meadows and rough grazing, forestry and woodlands, farmsteads, villages large and small and country houses. The current settlement pattern and human activity consists of about 3,000 farms and 100 villages. There is a resident population of over 38,000 people. There are at least 15,000 residents in work and at least 12,600 jobs in the National Park: 52% in service industries (including tourism), 19% in manufacturing, 12% in quarrying and 12% in farming. The National Park has more than 22 million visits each year.*

The Park is ringed by big cities including Manchester, Sheffield and Stoke on Trent, with Birmingham not far beyond. This brings considerable pressure on housing through demands from commuters, retirement and second/holiday homes, which has driven up house prices and private sector rents, leading to many local people being displaced to less expensive homes in the surrounding towns and cities.

The PDNP ‘Supplementary Planning Guidance: Meeting the local need for affordable housing..’ makes the following comments: *Opportunities for providing housing in the National Park without damaging its environmental qualities are diminishing. The supply of land is finite, whilst the demand for housing in such an outstanding location would appear to be insatiable. In view of the fact that land in the National Park is in short supply, it is essential that newly built housing is justified by need rather than simple desire. Many people will argue strongly that they have a need for a house in the National Park. It is in a prime location surrounded by urban conurbations. However, it is the task of the NPA working with others to ensure that those with a genuine local need and who cannot compete in the open market have some opportunity to secure their own home.*

The housing requirement for the Park is based on a continuation of existing policies that seek a stable population for the Park area. Housing provision is indicated as a nominal figure of 50 houses a year. Land is not allocated in the local plan for general housing demand or need. Instead, all new build housing is provided under an exception site policy for local affordable needs. The policy is outlined as follows:

Exceptionally, new residential development or the conversion of existing buildings to residential use will be permitted provided that:

- There is evidence of local need for affordable housing; and
- the site is in a town or village, or on the edge if no suitable internal site is available, or is an existing building in the countryside; and
- a satisfactory mechanism is put in place to restrict the occupancy of the housing in perpetuity to those with a local need; and
- the housing would be affordable by those on low or moderate incomes and is of a type and size which will remain affordable.

In addition, policies require that development to meet local needs for affordable housing will normally be accommodated in the parish in which the need arises. Where this is not feasible, the development will normally be provided in neighbouring towns or villages which have been identified as having potential development capacity and a basic level of service provision.

Mechanisms Employed

As set out above, all new build housing in the PDNP is provided under an exception site policy for local affordable need. The criteria for operating this approach are set out under the mechanisms for local occupancy and exception sites.



Mechanism – Local Occupancy Restriction

Do restrictions cover the whole Park area?	Yes
Are restrictions applied to all new builds?	Yes. All new build housing must be for local affordable needs. The only exceptions are conversion of an existing building of traditional design and materials in towns and villages / dwellings for agriculture and forestry / development in settlements necessary for relocation of non-conforming uses or which would enhance the valued characteristics of the Park.
What are the occupancy criteria?	Occupants are required to have a proven need, (as detailed under the Exception Site mechanism). They must then satisfy the following occupancy criteria: (i) a person (and his or her dependants) who has a minimum period of 10 years' permanent residence in the parish or an adjoining parish and is currently living in accommodation which is overcrowded or otherwise unsatisfactory; or (ii) a person (and his or her dependants) who has a minimum period of 10 years permanent residence in the parish or an adjoining parish and is forming a household for the first time; or (iii) a person not now resident in the parish but with a proven need and a strong local connection with the parish, including a period of residence of 10 years or more within the last 20 years; or (iv) a person who has an essential need to live close to another person who has a minimum of 10 years' residence in the parish, the essential need arising from age or infirmity; or (v) a person who has an essential functional need to live close to his or her work in the parish, or an adjoining parish within the National Park.
Is it targeted at local need?	Yes, through Local Housing Needs Surveys for proposals for more than one dwelling or for individual dwellings, the personal circumstances of the applicant and their current dwelling.
Approach if no local need occupant	<ul style="list-style-type: none"> • Try to sell or rent to someone within the parish or adjoining parish who meets the local occupancy criteria; • After a reasonable time period (at least 6 months) the market can be extended to include those who meet the local occupancy criteria in contiguous parishes and those in the Parish or adjacent parish with residency of just 5 years; • After a further reasonable time period (at least 6 months), the area can widen to include those who meet the local occupancy criteria in the whole of the National Park or live in that part of a split rural parish lying outside the National Park or an adjacent rural constituent parish outside the Park..
Is it secured in perpetuity?	Yes. For privately owned local needs housing, after 3 years of being built and lived in, subsequent occupants do not have to supply evidence of personal circumstance, only a connection with the parish or adjoining parish that satisfies the section 106 criteria for the dwelling.
How is it secured?	Section 106 agreement.



<p>Is the size of the property restricted?</p>	<p>Yes. Floorspace guidelines applied on a 'per person' basis as follows:</p> <ul style="list-style-type: none"> • 1 person 34 square metres • 2 person 50 square metres • 3 person 62 square metres • 4 person 75 square metres • 5 person 87 square metres <p>In schemes of 3 or more dwellings the range of size and type must be agreed with the relevant housing authority to reflect needs assessments and include provision for the elderly or disabled as need be.</p> <p>To ensure affordability, plot size is restricted to small plots, with limited curtilage. If the plot appears too large for a single dwelling, the applicant is expected to consider an application for a pair of semi detached houses, which are likely to remain affordable and satisfy the community's need.</p>
<p>Are there any other restrictions?</p>	<p>Permitted development rights are removed where it is required to retain the property at a modest size. Issues of size, type and affordability are re-assessed when an extension is applied for. Where extensions are allowed, they must be modest, not add significant value to the property and not remove it from the size guidelines. Generally, extensions of up to 10% of total floor area will be acceptable. This will allow provision to be made for changes in personal circumstances that may occur. If size guidelines are allowed to be exceeded, the applicant is required to enter into an Agreement (binding on subsequent occupiers) that he/she will not seek removal of the local occupancy restriction at a later date as a result of the consent to exceed size guidelines.</p>

Mechanism – Exception Sites

As set out in the 'Context' section, almost all housing in the PDNP is provided under an exception site policy. Residential development is permitted under this exceptions policy either as a newly built dwelling in or on the edge of defined settlements or as the conversion of an existing building of traditional design and materials in the countryside provided that:

- (i) there is a proven need for the dwelling(s). In the case of proposals for more than one dwelling, this will be judged by reference to an up to date housing needs survey prepared by or in consultation with the housing authority. In the case of individual dwellings, need will be judged by reference to the circumstances of the applicant including his or her present accommodation; and
- (ii) the need cannot be met within the existing housing stock. Individuals may be asked to provide evidence of a search for suitable property which they can afford to purchase within both their own and adjoining parishes; and
- (iii) the intended occupants meet the requirements of the National Park Authority's local occupancy criteria, (see table above). In the case of proposals for more than one dwelling, where the intended occupants are not specified, a satisfactory mechanism to ensure compliance with the local occupancy restriction will be required - normally a section 106 agreement; and
- (iv) the dwelling(s) will be affordable by size and type to local people on low or moderate incomes and will remain so in perpetuity; and
- (v) the requirements of Policies for design etc are complied with.

2i – Pembrokeshire Coast

Context

The housing issues for the Pembrokeshire Coast National Park, (PCNP) can be illustrated from examination of the 'PCNP Local Development Plan adopted September 2010', (PCNPLDP). There are approximately 9,862 households in the Park, of 6,963 are owner occupied, 1,650 rented privately and 1,249 either shared ownership, rented from the Council or Housing Association. The attractiveness of the area creates external pressure for second homes, holiday letting and retirement places. This is exacerbated by low local incomes being unable to compete with the purchasing power of those from away. Anecdotal evidence suggests that demand formerly focused on the Devon and Cornwall area is now placing pressure on the Park area. Historically the market has been influenced by the outward migration of young people and the inward migration of people aged 40+. Population projections suggest that the current top-heavy population structure will continue to grow. Affordable housing is at a premium. Pembrokeshire is now the least affordable area in Wales. Using the lower quartile housing price, a net annual income of between £31,000 and £35,000 is needed. Incomes are predominantly below this range in the County of Pembrokeshire.

The PCNP has increasingly been unable to accommodate demand due to landscape capacity issues. Therefore, the current approach is to allow development commensurate with the landscape capacity of the National Park. Despite this approach, a survey of land suitable for development has been undertaken which has identified an estimated 62 hectares of developable land. The PCNPLDP notes:

If we wish to maintain the special qualities of the National Park, the amount of housing that can be built is limited by the capacity of the landscape to absorb it without significant impact. Even so, it has still been possible to identify sites to develop 1,349 residential units within the National Park. This figure does not include likely contributions from windfall opportunities. Therefore, despite the restrictions necessary to conserve the National Park, sites can be allocated for the development of housing in the National Park.

The Housing Register for Pembrokeshire, which the PCNP is relying on as the primary source of evidence of need, suggested in July 2008 that there was a backlog of need for around 460 affordable houses in the Park. The PCNPLDP recognises the importance of provision for new market housing to address this need:

Though there is no reason to allocate housing land in order to house an increasing population, there is in order to build more affordable houses so that the proportion of affordable to market housing better reflects the housing needed in the National Park. The amount of affordable housing needed in the National Park is greater than can be provided by public subsidy through Social Housing Grant – unless the money available for such subsidy is increased to an enormous degree. Development feasibility studies on the allocation sites in the Local Development Plan strongly indicate that, even without Social Housing Grant, most of the sites could be developed with 50 to 70% of the housing being affordable and subsidised by the profit from the market dwellings on the development. Therefore the profits from market houses on mixed tenure developments can subsidise the provision of more affordable housing than could be delivered through public subsidy.

The PCNPLDP makes provision 962 dwellings in the plan period, (to 2021), which is in addition to land already with planning permission, (387 dwellings). Settlements in the Park are grouped into tiers, with the majority of the housing provision allocated to the first two tiers, (there are no Tier 1 sites in the Park).

- Tier 2 Centres - have a service centre, employment and tourism function;
- Tier 3 Centres - are principally local centres with some being significant tourism centres;
- Tier 4 'Rural Centres' - have limited range of facilities to meet the day to day needs of residents. Aim is to allow limited growth to sustain rural communities and reduce the need to travel.
- Tier 5 'Countryside' - development is strictly controlled except for certain forms of development that would normally be found in a countryside location.

Mechanisms Employed

The PCNP employ local occupancy restrictions on affordable housing and use exception sites. These mechanisms are now detailed further.



Mechanism – Local Occupancy Restriction

<p>Do restrictions cover the whole Park area?</p>	<p>Yes, but only to affordable housing.</p>
<p>Are restrictions applied to all new builds?</p>	<p>No, only to affordable housing. On sites where 2 or more dwellings are proposed, a minimum of 50% affordable housing is required. In certain specified settlements, a higher % is required.</p> <p>The restriction is applied to non RSL managed affordable housing only.</p>
<p>What are the occupancy criteria?</p>	<p>Currently applied criteria are as follows:</p> <ul style="list-style-type: none"> • Applicants who have continuously lived within the Sustainable Community area as their principal residence for the previous 3 years • Applicants who have lived in the Sustainable Community for five out of the past ten years. • Applicants who have previously lived in the Sustainable Community with their family, for at least five years, and have a parent or close family member (child, brother or sister) who still live in the Sustainable Community. • Have a parent or close family member (child, brother or sister) living in the Sustainable Community Area, for whom they will either provide essential support to or receive essential support from. • Applicants who are in employment on a permanent contract in the Sustainable Community area or applicants who have an offer to take up employment on a permanent contract in the Sustainable Community area but cannot take up the offer because of the lack of affordable housing. <p>Draft SPG currently under consultation proposes the following:</p> <ul style="list-style-type: none"> • Have a parent or close family member (mother, father, brother, sister, daughter or son) who lives in the area, for whom they would provide or receive support and whose quality of life would be dramatically improved if that person moved closer to them; • Have lived within the area, on a permanent basis, for the past 12 months; • Currently live on a permanent basis within that area and have lived in that area for 5 years out of the past 10 years; • Have permanent full time employment within the area and social housing is their only option; • Have children at the local school.
<p>Is it targeted at local need?</p>	<p>Yes, through use of the Common Housing Register survey work by the Rural Housing Enabler.</p> <p>For non RSL managed affordable housing a person or household must in addition to being in housing need, also have to be local and in financial need.</p>



Approach if no local need occupant	<p>If a local person cannot be found to purchase an affordable property that has been marketed for 6 months at a price agreed by the LPA as being affordable it can then be offered to anyone in need of affordable housing in adjacent Sustainable Community areas as well. If after another 3 months the property still hasn't been sold the search can be widened to anyone in need of affordable housing in the whole of Pembrokeshire.</p> <p>If a local person cannot be found to rent an affordable property within 4 weeks of it becoming vacant it will be offered to anyone in need of affordable housing in adjacent Sustainable Community areas. If after another 4 weeks the property is still vacant the search can be widened to anyone in need of affordable housing in the whole of Pembrokeshire.</p>
Is it secured in perpetuity?	Yes.
How is it secured?	Section 106 agreement.
Is the size of the property restricted?	No specific restrictions. Size needs to meet the identified affordable needs of the area.
Are there any other restrictions?	Issues of affordability are re-assessed when an extension is applied for. As an overriding factor, extensions need to be such that the affordability of the dwelling type is not compromised.

Mechanism – Exception Sites

Exception sites are only permitted on land within or adjoining centres as set out in the 'context' section, where there are no other suitable sites to meet that need. These are sites for 100% affordable housing to meet local needs, where housing would not normally be permitted. Allowing housing on land with little or no development value can enable housing to be built at a low cost and sold or rented at affordable levels.

The Draft Supplementary Planning Guidance: Affordable Housing September 2010 notes the following in relation to exception sites:

Negotiations between RSLs wishing to develop exception sites and landowners have often failed due to landowner expectations of the value of their land for housing. The purpose of exception sites is to enable affordable housing to be built on land that has a lower value than residential land because it is on a site where housing would not normally be given planning permission. Landowners should expect that the price they will receive for exception sites will be well below the price for general residential development land, due to the economics of affordable housing funding which do not produce the same value as open market housing and which may result in very little money being available for land purchase. Typically RSLs have been unable to consider developing exception sites where land costs are more than £5,000 a plot.



2j – Snowdonia

Context

Snowdonia National Park, (SNP) is the largest in Wales, covering an area of 213,200 hectares. The Park has 60km of coastline, extensive areas of woodlands and over 96,000 hectares of moorland. SNP has a relatively low wage economy with a median household income of £23,630 (2006), with tourism and agriculture being the main employment sectors. Agriculture in the National Park is almost entirely pastoral; predominantly beef and sheep farming, but with a small dairy sector. The small scale and upland type of farming means that agricultural incomes are constrained. Diversification into such areas as farm tourism and local food initiatives has played a part in raising farm incomes. Tourism is a large employer with about 9000 full time equivalent jobs in the field, and producing most economic benefits in the Park, over £400m per annum. An estimated 11 million visitor days are spent in the Park every year.

The SNP Eryri Local Development Plan 2007 – 2022, (SNPELDP) notes: *The 2001 Census showed a population of 25,482, with a small increase to 25,745 in the Mid-2006 Population Estimates for National Parks. These relatively small changes in total population mask a much more significant structural change in population highlighting the outward migration of young people leaving the area for higher education and employment opportunities. Snowdonia's population is geographically dispersed; there are only two towns with more than 1,500 in population – Dolgellau and Y Bala. Other places such as Harlech, Aberdyfi, and Trawsfynydd have between 650 and 1250 residents. The 2001 Census showed a total of 11,211 households with permanent residents within the Park. The percentage of second and holiday homes within the National Park remains very high (14%) compared with the all Wales figure of 1%. High house prices combined with low household incomes mean that access to accommodation is difficult for many people. Although house prices are currently falling, the gap between house prices and affordability in Snowdonia is likely to remain considerable. Newly forming households cannot afford to live in the local area leading to people moving away. It is crucial to the future of the National Park that a balanced population is secured. Great emphasis must be placed on providing housing opportunities to meet the needs of the local community particularly those of young people and the elderly.*

Taking these factors into account, the requirement for new housing during the SNPELDP plan period has been calculated at approximately 770 - 830 dwellings (around 51 – 55 dwellings per year). The SNP Authority proposes that this housing requirement should be met by phased development across the plan period, split into the following three time periods (from April to March):

- 2007 – 2012 = 310 (approx 62 pa)
- 2012 – 2017 = 245 (approx 49 pa)
- 2017 – 2022 = 245 (approx 49 pa)

The level of provision proposed for the period 2007 – 2012 represents an increase of about 10% over the average building completion rate over the last 10 years, (57 per annum). Development has been set at this level in order to provide scope to achieve the required increase in affordable housing to meet local need (both current needs and the backlog of unmet demand).

To direct new housing appropriately, settlements have been allocated to one of four tiers, with housing development boundaries provided for Local Service Centres, Service Settlements and Secondary Settlements. The fourth tier is Smaller Settlements. Open market housing, (with a 50% affordable housing contribution) has been directed to the two Local Service Centres of Dolgellau and Bala which have the largest populations and considered to be better equipped with the services and employment opportunities to support new housing. In other areas of the Park, new build housing will be for affordable housing.

Mechanisms Employed

SNP employs local occupancy restrictions on affordable housing and uses exception sites. These mechanisms are now detailed further.



Mechanism – Local Occupancy Restriction

<p>Do restrictions cover the whole Park area?</p>	<p>Yes, but only to affordable housing.</p>
<p>Are restrictions applied to all new builds?</p>	<p>No, only to affordable housing. Open market housing is permitted in the Local Service Centres, (a 50% affordable housing contribution is required). Elsewhere, new build is only for affordable housing.</p>
<p>What are the occupancy criteria?</p>	<p>In addition to being in housing need, proposed occupiers of new affordable housing must satisfy the definition of a local person. A definition of a local person in respect of each of the types of settlement is as follows:</p> <ul style="list-style-type: none"> • Local Service Centres (Dolgellau and Y Bala): A person is local if he or she has lived or worked in full time permanent employment for • a minimum and continuous period of ten years within the 'qualifying area' i.e. former administrative boundary of Meirionydd District council or any community council area immediately adjoining this area. • Service Settlements, Secondary Settlements and Smaller Settlements: A person is local if he or she has lived or worked in full time permanent employment for a minimum and continuous period of ten years within the 'qualifying area' i.e. Community Council area in which the development is proposed or in a Community Council area which is immediately adjoining that area. • Where any relevant Community Council area straddles the Park boundary then the whole community Council area outside the Park falls within the qualifying area.
<p>Is it targeted at local need?</p>	<p>Yes, through Local Housing Needs Surveys, Community Housing Needs Surveys, Local Authority and Housing Association waiting lists and the statutory County-wide Housing Market Analysis.</p> <p>Individual housing need means the future occupier cannot afford to rent or buy 'open market' accommodation in the locality and conforms to one of the following criteria:</p> <ul style="list-style-type: none"> • currently homeless • establishing a new household for the first time • has been living in rented accommodation for at least three years • their current house is deemed by the Housing Authority to be in sub-standard condition and it can be proven that the current house cannot be converted or upgraded to meet their need • their existing house is too small for the family and it can be proven that the present home cannot be converted or upgraded to meet their need. • has an essential need to live close to another person who has a minimum of 10 years permanent and continuous residence in the qualifying area, the essential need arising from proven age or medical reasons. • has special needs (the elderly or disabled) • Is providing key work or service and has a full time permanent job offer in the qualifying area. • Is leaving tied housing on retirement



<p>Approach if no local need occupant</p>	<p>When a property subject to the occupancy condition is advertised for sale, it must be made available to an occupier who meets the original eligibility criteria. The property must be advertised at an affordable price, for a minimum of twelve months.</p> <p>If after twelve months the property remains unsold, with SNP agreement, the property may be offered to other persons in housing need who have lived or worked in full time permanent employment for a minimum and continuous period of 10 years within the National Park or any community council area immediately adjoining the National Park.</p> <p>If, after a further six months of advertising, the property still remains unsold, it can be offered, with SNP agreement, to a person in housing need who has lived or worked in full time permanent employment for a minimum and continuous period of ten years within the National Park or any neighbouring Local Authority.</p>
<p>Is it secured in perpetuity?</p>	<p>Yes.</p>
<p>How is it secured?</p>	<p>Section 106 agreement.</p>
<p>Is the size of the property restricted?</p>	<p>The size of affordable housing units will be restricted to commensurate with the needs of the intended household. The maximum size of affordable units should not exceed:</p> <ul style="list-style-type: none"> • Bungalow 2 bedrooms – 80m2 • Bungalow 3 bedrooms – 90m2 • Two storey 2 bedrooms – 90m2 • Two storey 3 bedrooms – 100m2 • Two storey 4 bedrooms – 110m2 • Two storey 5 bedrooms – 120m2 • (Garage – an additional 20m2) <p>(If the dwellings are dormer bungalows then they should be treated as two storey dwellings)</p>
<p>Are there any other restrictions?</p>	<p>Permitted development rights are removed on all the affordable housing units in order to regulate the manner in which they can be extended in the future.</p>

Mechanism – Exception Sites

Proposals for small scale affordable housing units immediately adjoining a housing development boundary will be supported provided that:

- i. A need for affordable housing has been demonstrated through an approved local housing needs survey or on the written advice of the local housing authority.
- ii. The need cannot be satisfied within a reasonable period of time by:
 - a) The use of a suitable site within the housing development boundary of the settlement
 - b) The use of existing housing which is available for sale or rent in the locality
 - c) The conversion or rehabilitation or redevelopment or existing buildings in the locality
 - d) The use of a site allocated for affordable housing
- iii. The site is a redevelopment of existing buildings or represents a logical and sympathetic extension of the settlement in a way which does not prejudice the character of that settlement or the appearance of the surrounding countryside.



iv. The size of the development is commensurate with the size of the settlement

v. There would be no adverse effects on the integrity of European designated sites.

All other controls are applied as described in the local occupancy table above.

The maximum size of exception sites is defined for each level of settlement as follows:

- Local Service centres – 10 units
- Settlements with between 100 and 725 households - 6 units
- Settlements with up to 100 households - 4 units



2I – Yorkshire Dales

Context

The Yorkshire Dales National Park, (YDNP) covers an area of 1,762 square kilometres (680 square miles) in the north of England, straddling the central Pennines in the counties of North Yorkshire and Cumbria. It has a number of large conurbations within easy reach, including Manchester, Leeds, Bradford, Teeside and Newcastle.

The Yorkshire Dales National Park Local Plan 2006, (YDNPLP) presents the following picture of housing pressures facing the Park: The population of the Yorkshire Dales National Park was estimated to be 20,110 in 2004. During the 1990s the rate of house building had generally been in excess of the growth in the local population. In 2001 the number of dwellings in the National Park was 10,236. In numerical terms, there appear to be sufficient dwellings to meet local needs. The National Park has high house prices, however, averaging £241,000 in 2005 compared to a Yorkshire & Humber average of £142,472, and a national average of £186,431. Notwithstanding the continued growth in housing numbers, house prices in the National Park have risen at a disproportionate rate (up from an average of £110,000 in 1998.) High prices are coupled with low average incomes. The combination of these factors creates difficulties of access to the housing market for many local people. Problems of availability and affordability are exacerbated by the significant percentage of dwellings in use as second and holiday homes. In 2001 15% of the housing stock was in such use, although in some areas the percentage was much higher - up to 35% in Swaledale. The lack of affordable housing contributes to the out-migration of young adults, although employment and education opportunities are also important factors. The loss of 241 council houses since the 1991 Census has reduced the availability of affordable rented accommodation.

The 2001 Census showed that 21% of the population of the National Park was over 65, compared to a national average of 16%. Children comprised 17.5% compared to a national average of 20%. Household size has also continued to decline, down from an average of 2.43 in 1991 to 2.36 in 2001. The changing age and social structure of the Dales' population and the relatively high proportion of second/holiday homes may threaten the viability of local schools, businesses and other important facilities. It is crucial to the future of the National Park that a balanced population is maintained. Great emphasis must therefore be placed on providing housing opportunities to meet the needs of the local community.

The housing objectives set out in the YDNPLP are:

- to help meet the housing needs of the local community, having special regard to their need for affordable housing;
- to resist new housing development aimed at satisfying demand from outside the National Park, except in key service centres;
- to secure housing provision on sites that are environmentally acceptable with reasonable access to services and facilities in the interests of sustainable development; and
- to give priority to re-using previously developed land within settlements, including through the conversion of existing buildings, in preference to the development of greenfield sites.

The YDNP does not have a set provision for housing delivery. Completions have averaged 65 per year in recent times. The housing strategy sets out three types of settlement where housing will be permitted:

- **Key service centres:** within the four key service centres, where most of the service provision and employment is located, residential development of open market housing will be allowed. Where evidence of need is apparent, a proportion of development will be affordable.
- **Service villages:** within the second tier service villages which provide limited services to communities in the immediate area, new build housing and residential conversion will be permitted to provide housing to meet local needs.
- **Small villages:** these are small settlements with a definable core but with few services for the local community. Residential conversion of traditional buildings to provide for an identified local need will be permitted.

Mechanisms Employed

The YDNP uses local occupancy restrictions for local needs housing and affordable housing provided on exception sites. These mechanisms are now detailed further.



Mechanism – Local Occupancy Restriction

<p>Do restrictions cover the whole Park area?</p>	<p>No. They are not applied to the 4 Key service centres, where open market housing developments are supported.</p>
<p>Are restrictions applied to all new builds?</p>	<p>No. Open market housing is permitted in the 4 Key service centres. An affordable housing contribution of up to 50% is required, depending on the level of need identified for that location. Conversion of traditional buildings to residential use is also permitted in these Key service centres.</p> <p>New housing is also permitted in the Service villages, but is restricted to local needs through the occupancy restriction. Conversion of traditional buildings to residential use is also permitted. There is no affordable housing requirement</p> <p>In the Small villages, only conversion of traditional buildings to residential use is permitted. Such development is restricted to local needs through the occupancy restriction. There is no affordable housing requirement.</p>
<p>What are the occupancy criteria?</p>	<p>i) Existing residents of the National Park establishing a separate household.</p> <p>ii) A head of household who is or whose partner is in or is taking up full-time permanent employment in an already established business within the National Park (or in another part of a parish split by the National Park boundary).</p> <p>iii) Householders currently living permanently in a dwelling which is either shared but not self contained, overcrowded, or is otherwise unsatisfactory by environmental health standards and which is within the National Park (or in another part of a parish split by the National Park boundary).</p> <p>iv) Elderly or disabled persons requiring sheltered or otherwise more suitable accommodation who already live permanently within the National Park (or in another part of a parish split by the National Park boundary).</p> <p>v) Persons having to leave tied accommodation within the National Park (or in another part of a parish split by the National Park boundary).</p> <p>vi) Former residents of the National Park (or of another part of a parish split by the National Park boundary) with close relatives in the National Park (or in another part of a parish split by the National Park boundary) whose case is accepted in writing by the National Park Authority as having an exceptional need to return to the National Park.</p> <p>There may be other priorities for local housing which are occasionally justified by material considerations.</p> <p>Categories set out in paragraphs i), iii), iv) and v) above will apply only to persons who have resided permanently in the National Park for the preceding three years.</p>
<p>Is it targeted at local need?</p>	<p>Yes, through application of the local need criteria set out above.</p> <p>The need for affordable housing is established through local housing needs surveys, but will also take into account development viability.</p>



Approach if no local need occupant	Not applicable to local needs housing, as the occupants of the dwelling have to be identified and agreed prior to giving planning permission for the development.
Is it secured in perpetuity?	Yes.
How is it secured?	Section 106 agreement.
Is the size of the property restricted?	Yes. In the service villages, floorspace of new local needs housing is restricted to floorspace of 90square metres, unless justified by local circumstances. All new housing proposals are required to meet the minimum density standard of 35 dwellings per hectare, unless the character and layout of the settlement, or the site itself, clearly requires a lower density.
Are there any other restrictions?	Outside of the Key service centres, all additional dwelling units created through such sub-division of existing dwellings will be restricted to meet local needs.

Mechanism – Exception Sites

As exceptions, small-scale housing schemes to deliver 100% affordable housing are permitted on land adjoining the defined housing development boundaries of the Key service centres, Service villages and Small villages, or through the conversion of buildings, where it is clearly demonstrated that there is a proven local need for affordable housing that cannot reasonably be provided within a development boundary. Additionally the criteria below must be met:

- i) All dwellings will be, and will remain, available for people with a local housing need, at an affordable cost to rent or share ownership. An obligation will normally be sought from the developer that the scheme will be managed by a housing association or trust. A Section 106 agreement will be sought, to ensure the restriction of the occupancy in perpetuity.
- ii) The development must respect the character and appearance of the settlement and its setting in the countryside.
- iii) In the case of a conversion the proposal must accord with policy covering conversion of traditional buildings.

The YDNPLP notes the following: *The initiative for affordable housing is likely to come from the district and parish councils and from other local groups working with housing associations. These are the agencies most likely to carry out schemes in the foreseeable future. The involvement of a Housing Association or Trust providing housing for rent or shared ownership and with a continuing interest in the property, will usually be the best way of ensuring control over the future cost of the housing as well as over subsequent changes in occupation. There may, however, also be opportunities for private developers to promote affordable housing. In such cases there would have to be firm arrangements to ensure that all of the new housing would be available, and would remain available, for local people at an affordable cost.*

13. Glossary

Affordable Housing	Housing of a reasonable quality that is affordable to people on modest incomes. In some places the market provides some or all of the affordable housing needed, while in other places it will be necessary to make housing available at a cost below market value to meet an identified need. (Planning Advice Note 2/2010)
Development	The carrying out of building, engineering, mining or other operations, in, on, over or under land, or the making of any material change in the use of any building or other land.
Development Brief	A document prepared to show in some detail, how best to develop a site, and can include details of access and other infrastructure, subdivision of larger sites, proposed stages of development, design proposals.
Housing Demand	The quantity and type/quality of housing which households wish to buy or rent and are able to afford. (Planning Advice Note 2/2010)
Housing Need	Refers to households lacking their own housing or living in housing which is inadequate or unsuitable, who are unlikely to be able to meet their needs in the housing market without some assistance. (Planning Advice Note 2/2010)
Listed Buildings	Buildings are 'Listed' because they are considered to be of special architectural or historic interest and as a result require special protection.
National Parks	The National Parks (Scotland) Act 2000 enables the establishment of National Parks in Scotland.
Natura 2000	Natura 2000 is the name of the European Union-wide network of nature conservation sites established under the European Commission Habitats Directive. This network will comprise Special Areas of Conservation (SACs) and Special Protection Areas (SPAs).
Open Market Housing	Housing which is bought and sold on the open market.
Open Space	Green space consisting of any vegetated land or structure, water or geological feature in an urban area and civic space consisting of squares, market places, playgrounds and other paved or hard landscaped areas with a civic function.
Planning Advice Notes (PANs)	Planning Advice Notes are the Scottish Government's publications on best practice and other relevant planning information.

Scottish Planning Policy (SPP)	Scottish Planning Policy provides the statement of Scottish Government policy on nationally important land use and other planning matters, supported where appropriate by a locational framework.
Strategic Environmental Assessment (SEA)	SEA is a process to ensure that significant environmental effects arising from policies, plans and programmes are identified, assessed, mitigated, communicated to decision-makers, monitored and that opportunities for public involvement are provided.
Sustainable	A way of living and working which uses and manages environmental, social and economic resources in such a way that future generations will also be able to enjoy them.
Sustainable Communities	A population level and mix that meets the current and future needs of its communities and businesses, focused on settlements where services, networks, expertise and experience support the population.
Sustainable Development	Development which uses the resources and special qualities of the National Park in such a way that they are used and enjoyed by current generations and that future generations can continue to use and enjoy them.
Viability	A measure of a town centre's capacity to attract ongoing investment, for maintenance, improvement and adaption to changing needs. (Scottish Planning Policy SPP 2010)

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Published by Cairngorms National Park Authority
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Photography by David Gowans

