

Local Development Plan Background Evidence I. Housing and Population

6/15/2011

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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 10 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 produced by the Local Housing Authorities and identifies the housing land supply.

¹ SPP para 39

2. Policy Framework

The National Park Plan (2007-2012)

2.1 The 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 discreet 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%) 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

² Cairngorms National Park Plan 2007

³ SPP para 86

⁴ The Housing (Scotland) Act 2001

housing. It should also deal with the way in 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 5 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 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. CNPA therefore take the completed and most up to date LHSs and HNDAs from the 5 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 5 local authority LDPs. These do not run to similar timescales. CNPA must therefore take the best information available to inform its own LDP.

Housing Need and Demand Assessments

- 2.9 In the 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 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, 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, CNPA must ensure a generous supply of sites to meet the demand, both within the plan period and beyond.

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 then determining the scale and distribution of the housing requirement and the housing supply target or 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.

⁵ Scottish Planning Policy 2010 para 70

2.13 The LDP should identify the housing land requirement and allocate a range of sites which are effective or capable of becoming effective to meet the requirement up to year 10 beyond the predicted year of plan adoption, ensuring a minimum of 5 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 5 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 5 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 remodeling. It also details any provision Local Authorities themselves are planning. It is a 5 year plan lined to the timeframes 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 Scottish Planning Policy 2010 para 73

3. GRO Population Projections

Summary

3.1 The General Register Office for Scotland (GRO) 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%, 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%. Although the population of the CNP 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%. 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% to 6%). The number of people of pensionable age is projected to rise in the CNP by 43% from 4,090 in 2008 to 5,850 in 2033. It is expected in the CNP that there will continue to be more deaths than births. The projected population increase is driven by net in-migration of 200 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 GRO prepare forward 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. GRO 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 are 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 GRO projections the Park base population was built up from the GRO 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 the population weighted centroid lies within the Park boundary.

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 for Scotland's Strategic Development Plan areas and National Parks (2008 based)

Population projections

3.5 The projections show that between 2008 and 2033 the Parks Population is predicted to increase from 16,430 in 2008 to 19,760 in 2033, an increase of 20% equally 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%. 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%.

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

Year	Population	Change from previous year	% change from previous year
001	15410	-	-
002	15310	-100	-0.64%
003	15410	100	0.65%
2004	15600	190	1.23%
2005	15800	200	1.28%
2006	16040	240	1.52%
2007	16250	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 GRO(s) Population Projections 2008 based

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

	2008	2013	2018	2023	2028	2033	Change 2008-2033	
All ages	16430	17180	17900	18580	19220	19760	3330	20%
0-15	2730	2750	2730	2750	2720	2730	0	0%
16-24	1440	1420	1450	1440	1470	1440	0	0%
25-29	750	860	830	840	850	870	120	16%
30-34	740	820	930	900	910	920	180	24%
35-44	2270	2090	1950	2160	2240	2210	-60	3%
45-54	2410	2610	2730	2550	2400	2630	220	9%
55-59	1310	1230	1370	1430	1500	1250	-60	-5%
60-64	1380	1350	1270	1410	1470	1550	170	12%
65-74	1790	2220	2540	2460	2550	2740	950	53%
75-84	1180	1250	1390	1790	2060	2020	840	71%
85+	440	580	700	850	1040	1390	950	216%
Children (0-15 yrs)	2730	2750	2730	2750	2720	2730	0	0%
Working ages ¹	9610	9880	10400	10730	11150	11180	1570	16%
Pension ages ²	4090	4550	4760	5100	5350	5850	1760	43%

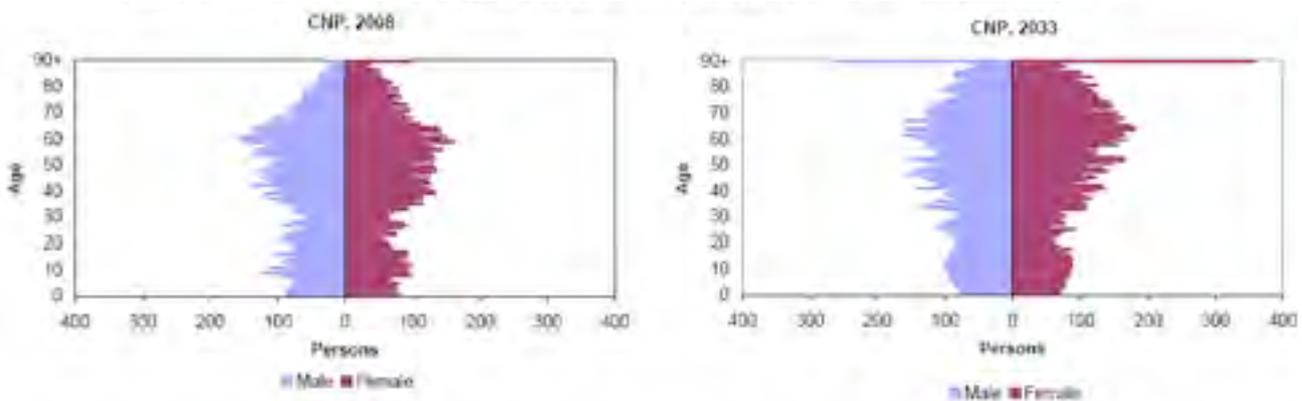
¹ Working age is 16-59 for women and 16-64 for men until 2010; between 2010 and 2020 working age becomes 16-64 for women. Between 2024 and 2026 working age for both men and women becomes 16-65 and changes again, in two further steps, to 16-67 by 2046.

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: GRO(s) Population Projections 2008 based

3.7 Figure 1 illustrate 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 CNP, 2008 and 2033 Source: GRO



3.8 Considered as a % of the total population, the number of people aged over 75 and over is projected to increase considerably, by 110%. 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% to 6%).

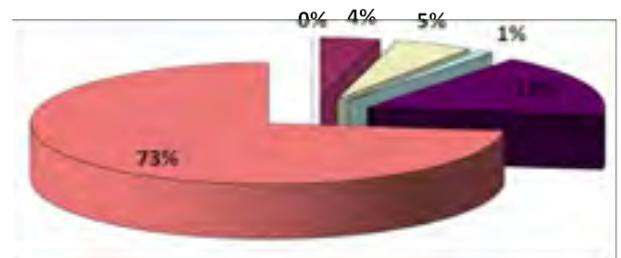


Figure 2: Population % change, in population, by age group, CNP 2008 and 2033 (Source GRO)

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.

4. GRO Household Projections

Summary

- 4.1 Between 2008 and 2033, the number of households is projected to increase by 31%. 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% of all households) in 2008 to 4,360 (43%) 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 % 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%, whereas the percentage increase in the number of households headed by those who are under 60 is 14%.

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.

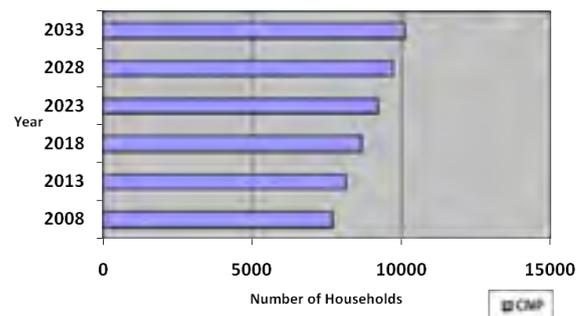
Household Projections

Overall number of households

- 4.3 The number of households in CNP 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 CNPA 2008-2033

Source: GRO



Types of Household

- 4.4 Figure 4 shows the projections number of households by household type in 2008 and 2033. In CNP the number of adults living alone is projected to increase from 2,700 (35% of all households) in 2008 to 4,360 (43%) 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.

Age group of head of household

- 4.5 Figure 5 shows the projected number of households in 2008 and 2022 by the age of 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 over 60 and above. In CNP there is a projected increase of 56% from 3,150 to 4,910 households. Households headed by people aged 60 and under are projected to increase by over 14% from 4,550 to 5,210.

Household type by age group of head of household

- 4.7 **One adult households** - In 2008 20% of the population in CNP aged 16 or over lived alone. This is projected to increase to 26% 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 along. 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% of all households consisted of one adult living with one or more children. This percentage is projected to increase to 7% by 2033.
- 4.9 **Households containing two or more adults without children** – In the older age groups, there are 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% from

1,660 to 2,410 households. In contrast there is a small projected decrease of 2% 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% of households contained two or more adults with children and this future is projected to fall to 10% by 2033.

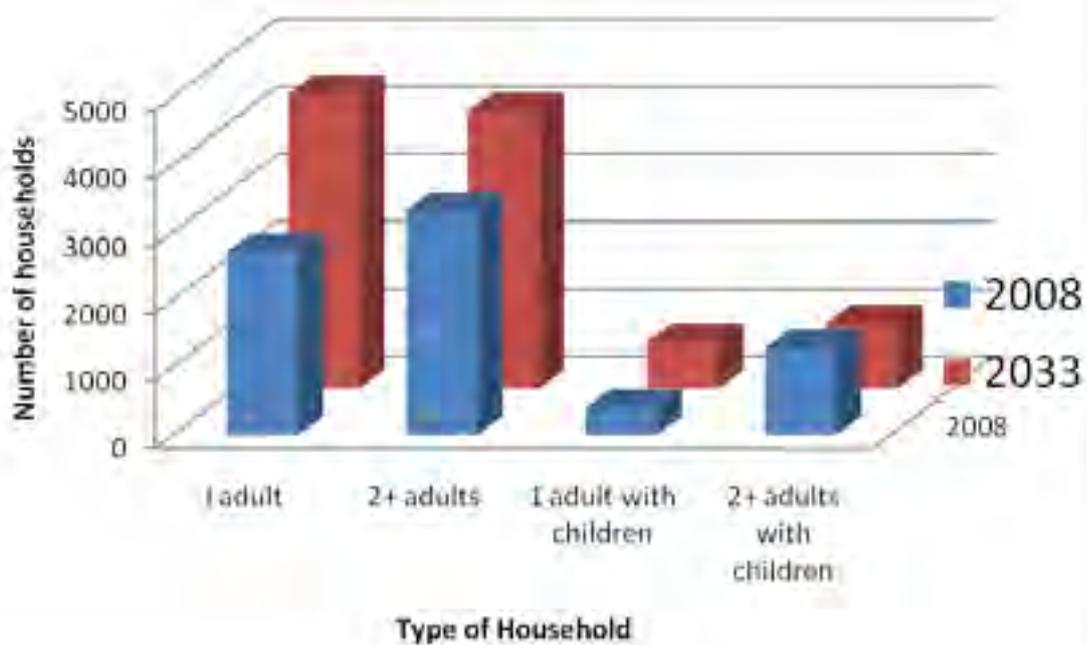


Figure 4: Projected number of households in CNP by household type, 2008 and 2033
 Source: GRO

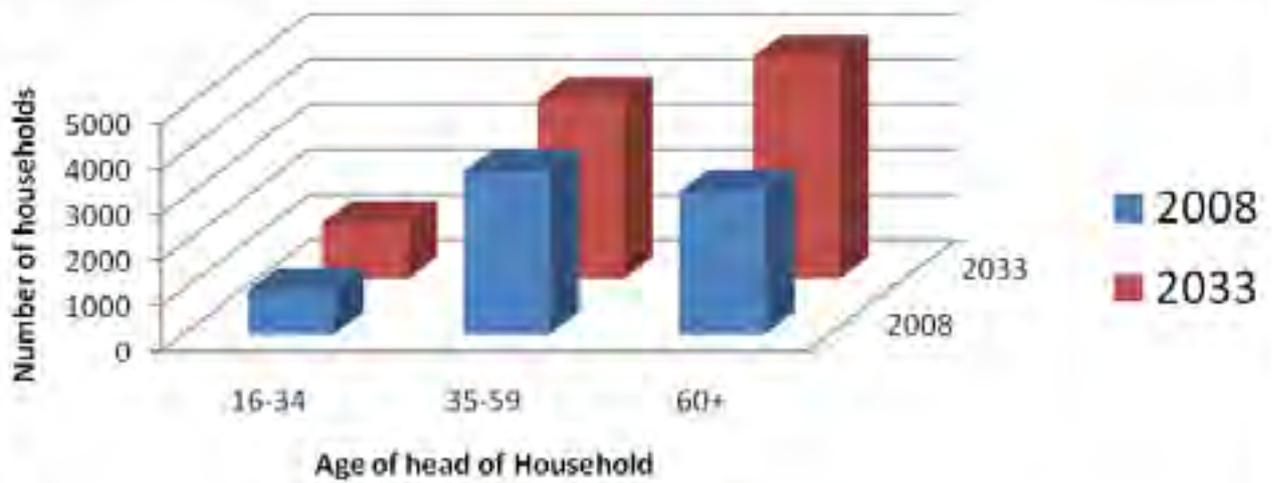


Figure 5: Projected number of households in CNP by age group of head of household 2008 and 2033
 Source: GRO

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% growth in the number of households, and 20% 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 in-migration of 200 people per year continues to indicate the popularity of the area 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 5 years (as in table 4 in the appendices) CNPA 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 resultant 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 Plans 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 work assessing 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.

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. PAN 2/2010 and 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% 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 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 local 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 level. 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. GRO 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 issues Housing Need and Demand Assessment (HNDA) 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 this analysis at a housing market area level and provide a clear understanding of the operation of the housing system as a whole.

HNDA within the CNP

- 6.6 Within the CNP the 5 constituent local authorities have responsibility for conducting their own HNDAs. These have been used to inform the local authority LHSs which in turn inform the LDPs. All have in common the need across the HNDA area for affordable housing.
- 6.7 The 5 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, 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, and where the part of that local authority is not a self contained local housing market area, 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 to provide sufficient/generous housing provision to meet the need and demand will be used.

Aberdeen City and Shire Housing Need and Demand Assessment June 2010

- 6.8 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. It's 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. 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.
- 6.9 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. For the purposes of the research the area within the CNP 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% of the total population of the area) so this does not have any significant effect to the outcome of the assessment.

- 6.10 Some information is included however which is at a Park area level. Table 3 compares information of total dwellings in that part of the study area within CNP against the rest of the Rural HMA.

Table 3: Total dwellings in CNP and the Rural HMA 2008

	All dwellings	Occupied dwellings	Vacant dwellings	Second homes
Cairngorms NP	1900	84%	4%	12%
Rural HMA	59127	95%	4%	2%

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

- 6.11 Considering the change in the number of dwellings, the HNDA provides some evidence at CNP level.

Table 4: Number of dwellings in CNP and the Rural HMA 2001-2007

	2001	2003	2008	Change 2003 - 2008
Cairngorms NP	-	1866	1900	1.8%
Rural HMA	2320642	2356176	2460833	4.4%

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

6.12 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 CNP to therefore conclude that this part of rural Aberdeenshire is not a functional HMA and that a policy approach to meet local demand is an appropriate course of action for the LDP.

Angus Council Housing Need and Demand Assessment February 2010

6.13 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 as Strategic Development Plan level, the definition and implementation of LHS and LDP objectives, and submission of funding applications to enhance delivery of affordable housing.

6.14 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 CNP have no influence on the operation of any HMA in Angus, consideration of this area was excluded from the assessment of housing need and demand.

6.15 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 CNP to therefore conclude that this part of the Angus Glens is not a functional HMA and that a policy approach to meet local demand is an appropriate course of action for the LDP.

Highland Council Housing Need and Demand Assessment August 2009

- 6.16 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 10 housing market areas within the Highland Council area.
- 6.17 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 CNP to establish. This approach is in line with Scottish Government advice.
- 6.18 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.
- 6.19 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 00's. The continuing policy initiatives of organisations across Highland such as THC and 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).

- 6.20 **The future population** - The 3 growth scenarios each start from the 2006 GROS 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 principal projection except that it uses migration numbers by 5 year age bands, supplied by GROs, for each of the 8 former years looked at in the study.
- 6.21 The high migration scenario is equivalent to the GROs 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. GROs has apportioned the Highland Council 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

6.22 The low migration scenario is based on the 3 year average of migrant movements between 2001 and 2004, a period of lower net inward migration.

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 HNDA 2010 Table F1

6.23 **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.

Table 6: Estimated population for Badenoch and Strathspey in 2006 and projections to 2031 under 3 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 HNDA 2010 Table F3

6.24 The future number of households –

The assessment looks also at the projected number of households. The number of households in Badenoch and Strathspey 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.

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	5474	6961	7443	6615	27.2	36.0	20.8

Source: Highland Council HNDA 2010 Table F5

6.25 In conclusion, the assessment finds all the evidence suggesting that the population of Highland 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.

6.26 **Assessing the housing need** – the basis 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.

6.27 The HNDA provides information on the need for affordable housing by HMA. For Badenoch and Strathspey, the new units required are as follows.

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

6.28 In addition to this, the study has also considered the issue of a backlog of need. The figures are based on the central projection.

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

6.29 The Development Plan must provide information on specific housing requirements (both open market and affordable) for years 1 to 10 of the plan, with a broad indication of the scale and location for years 11 to 20. The information provided in the HNDA is therefore provided on the basis of the need and demand to be provided for in the Highland Wide Local Development Plan, with an assumed start date of 2010. The figures assume the backlog is removed over a 10 year period.

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

6.30 Beyond 2019 the need assumes there to be no backlog and the need figure is equal to the newly arising need in each year.

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

6.31 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.

Table 12: Steps in the calculation of housing requirement for 2010-2014, Central Projection

	Change in the number of households 2010-2014	Backlog 2010-2014	Total households 2010-2014	Need 2010-2014	Open Market Housing Demand 2010-2014	% stock vacant or 2 nd /holiday homes	Open market demand adjusted for ineffective stock	Total housing requirement
Source	From H-H and Pop Projections	From Need analysis	(1)+(2)	From Need analysis	(3)-(4)	From Census 2001	(5)/[1-(6)]	(4)+(7)
	1	2	3	4	5	6	7	8
Badenoch and Strathspey	336	133	469	215	254	20.0	317	532

Source: Highland Council HNDA 2010 Table D1

6.32 Based on this methodology, the HNDA then sets out the total housing requirement for Badenoch and Strathspey from 2010-2029.

Table 13: Total Housing Requirement for Badenoch and Strathspey from 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

6.33 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.

6.34 The LDP should identify sufficient land on a range of sites to meet the requirements up to year 10 beyond the predicted date of plan adoption, ensuring a minimum of 5 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.

6.35 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 have included an allowance of 25% 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.

6.36 It is projected that the CNPA LDP 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 CNP must therefore ensure that it has included sufficient land to meet an unpredictable change in circumstances in the long term.

Table 14: Total Housing Land Requirement for Badenoch and Strathspey from 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% flexibility allowance

Moray Council Housing Need and Demand Assessment February 2010

6.37 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, the Housing Strategy, and will be reflected in the CNP Local Development Plan where appropriate.

6.38 Using the Scottish Governments 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 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)

6.39 The Moray HNDA concludes that Moray is a functional housing market, and within that, 6 sub or local housing market areas (LHMA) exist. That area of Moray which lies within the Cairngorms National Park is one such area.

6.40 The analysis shows that of houses sold in CNP LHMA only 33.33% were bought by a purchaser originating in within that LHMA. The next largest originating areas were England (24.24%), Highland (9.09%) and Aberdeen City (9.09%).

6.41 Although this analysis does not show a level of containment of over 70% it is of note that there is little housing market activity with the neighbouring LHMA, Speyside LHMA (6.06%). This would suggest that CNP LHMA is a functional housing sub market within the Moray housing market. The CNP area was regarded as a housing market in the previous LHS.

Table 15: Number of dwellings in that part of Moray that falls within CNP 2001-2010

	2001	2010	Average new dwellings per year	% change 2001-2010
Cairngorms part	450	469	2	4.22%
Moray	38548	42115	396	9.25%

Table 16: Total Housing Requirement for that part of Moray that part within CNPA

	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

6.42 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.

6.43 Based on this information we will need 12 units between 2008 and 2013, a further 12 for the subsequent 5 years. A total of 32 units will be needed between 2008 and 2023.

Perth and Kinross Council Housing Need and Demand Assessment August 2009

6.44 Perth and 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 CNP 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.

6.45 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 CNP to therefore conclude that this part of rural highland Perthshire is not a functional HMA and that a policy approach to meet local demand is an appropriate course of action for the LDP.

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 the issues surrounding this issue and consider options to address it CNPA commissioned a study to look into practical and effective mechanisms that target new housing to meet local need and demand.
- 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 depended 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 draconian approach through the application of restrictive planning mechanisms.

8. Key Issues for the Local Development Plan to address - supply

- 8.1 The CNPA must be satisfied that the methodologies presented by the 5 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 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 5 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, 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, CNPA must be satisfied of 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 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% over the next ten years. Whilst no Authority wide or sub Authority targets have been set, comparing this growth rate seen in Badenoch and Strathspey in the past, it is clear that this area which has historically seen a growth in population of 616 people (5.2%) from 1998-2007, an annual increase of 68 people (0.57%). Looking at individual years the greatest growth was seen 2006 when the population grew by 1.52% (240 people). The average rate of growth from 2001-2008 was 0.93% so this level of growth is not unprecedented for the area. It is fair to assume that the area will continue to contribute to the overall growth rate and applying a 0.7% 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 to provide for the growth expected to meet the Scottish Governments agreed target.

- 8.5 However when the GRO 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 HNDA figures can be compared using the base population for 2006. For the Park as a whole the population at that point was 16040, and for Badenoch and Strathspey 12,272. Badenoch and Strathspey therefore contained more than 75% 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%, the Park could be expected to grow at a higher rate than the 0.7% growth sought by the Government, the Council and the Enterprise agency. The CNPA must therefore 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 % allowance of 20% whereas GRO in their 2009 estimates have provided CNPA with data setting out a park wide % of 16.5%, and a % for Badenoch and Strathspey of 11.8%. Including an allowance of 20% seems therefore 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%. 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% 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 GRO and other data sources at the time the local authorities were producing their assessments. CNPA must consider how the latest data provided by GRO 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 units 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 0-5yr	Effective 5-20yr	Effective 0-20yr
Ballater H1- Monaltrie Park	250			250	39	51	90
Braemar H1- St Andrews Trc	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 Mor	1500	375 (25%) minimum	1500 (pending)		275	750	1025
Aviemore H1 - 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 H1	117	24 (minimum)	117		50	81	117
Cromdale Auchroisk Park	22	0	22				
Dalwhinnie H1	6			6	0	6	6
Dalwhinnie H2	12			12	0	12	12
Dalwhinnie H3	5	0	5		5	0	5
Dalnain Bridge H1	30			30	0	30	30
Dalnain Bridge H2	10	2 (offsite)	10		6	4	10
Grantown H1	50			50	10	40	50
Grantown Strathspey Hotel	8	0	8				
Grantown Grant Arms	6	6	6				
Kincraig H1	40			40	10	30	40
Kincraig Ardgeal	6	6	6				
Kingussie H1	300	75 (25%) minimum	300 (pending)		50	250	300
Kingussie St Vincent's Trc	4	0	4				

Nethybridge Braes of Balnagowan	2	0	2				
Nethybridge H2 – School Wood	40	20	40		0	40	40
Newtonmore H1	120	20	81 (pending)	39	40	80	120
Newtonmore H2	100			100	40	60	100
Tomintoul H1-H4	40			40	10	5	15
Tomintoul flats	8	0	8		8	0	8
Tomintoul Lecht Drive	8		ID in effective land audit		8	0	8
P&K Killiecrankie H31	5			5	5		
P&K Blair Atholl H26	30			30	30		
P&K Blair Atholl H27	5			5	5		
P&K Blair Atholl H28	12			12	12		
Total	3124	587	2497	619	745	1581	2260

Source: CNPA, LA data, LA Housing Land Audits

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 discreet 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 and 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 CNP area 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.

Table 18: Waiting List and Completions by Local Authority

Local Authority	Waiting list figure	Completion rate (per 5 yr)
Aberdeenshire	94	34
Angus	0	
Highland	Information taken direct from HNDA	
Moray	Information taken direct from HNDA	
Perth and 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 GROS and, where this is not available, the best information available on which to base our calculations.
- 9.5 Using waiting list information together with average completion rates for the area which will maintain the current level of supply this 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 and 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	1914	1403	1088
Aberdeenshire	102*	102*	102*
Angus	0	0	0
Moray (2014-2023)	34	20	11
Perth and Kinross	0	0	0
Total	2053	1525	1201
*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	2714	2068	1643
Aberdeenshire	230*	230*	230*
Angus	0	0	0
Moray (2008-2023)	60	32	29
Perth and Kinross	0	0	0
Total	2910	2236	1808

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 therefore the projected requirement is as follows:

Table 22 – Projected requirement

	2010 – 2014	2015 – 2029	2010 – 2029
Badenoch and Strathspey	800 (235 affordable)	1914 (188 affordable)	2714 (423 affordable)
Aberdeenshire	128 (94 affordable)	102	230 (94 affordable)
Angus	0	0	0
Moray (2008-2023)	12	20	32
Perth and Kinross	14 (14 affordable)	0	14 (94 affordable)
Total	945	2036	2990

The Housing Land Requirement and the LDP

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 5 years, and indicate future options for up to 10 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 2497⁹ for the time period, the housing land audits clarify that only 2260 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 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 5 years, we have identified a total figure of 945.

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 5 years. This will be done through the Main Issues Report on a site by site basis.

⁹ 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 ¹⁰	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% 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 long community agendas. Waiting list information and other data collected by housing authorities in the production of their housing need and demand assessments do not drill down 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 much needed affordable units in the communities where it is 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.

¹⁰ 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.¹¹

10.2 SPP¹² sets the benchmark for each site to contribute 25% 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% benchmark does not apply.

10.3 In total, the Local Development Plan must ensure that there is provision for the development of at least 2990 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 while permission existing in principle for a new settlement at An Camas Mor, this will not provide housing to meet the needs of all communities in the Park. It is not therefore simply a process of ensure there is capacity of the number of units identified. These must be located in the communities where it is 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 is no existing

permission 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 government 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 is served. In doing this we should not preclude the development of more than the benchmark figure on any individual development.¹³ Reasoned justification is needed where this is a requirement of any permission, and the Local Development Plan must therefore ensure that any requirement for affordable units is based on clear and robust methodology.

¹¹ PAN 2/2010

¹² SPP

¹³PAN 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 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 meet 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 5 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 5 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 I - Housing Land Audits

Background

Housing Land Audits are prepared by the 5 Local Authorities to illustrate the scale and characteristics of the current housing supply in their areas. It explains the background to the identification of the land supply and the way in which it is determined. The 5 Local Authorities use these audits to monitor the uptake of land contained within Local Plans, but also to inform work on service provision in communities. This work relating to service provision goes beyond the work of the CNPA – it informs the requirements for the provision of things including education, infrastructure, waste management, investment etc. It has therefore been agreed that rather than duplicating this work specifically for the National Park, 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 we rely 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 and Kinross Council Housing Land Audit – relevant extract

Annex I – Aberdeenshire Council Housing Land Audit

The complete published Audit can be viewed at

http://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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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*.

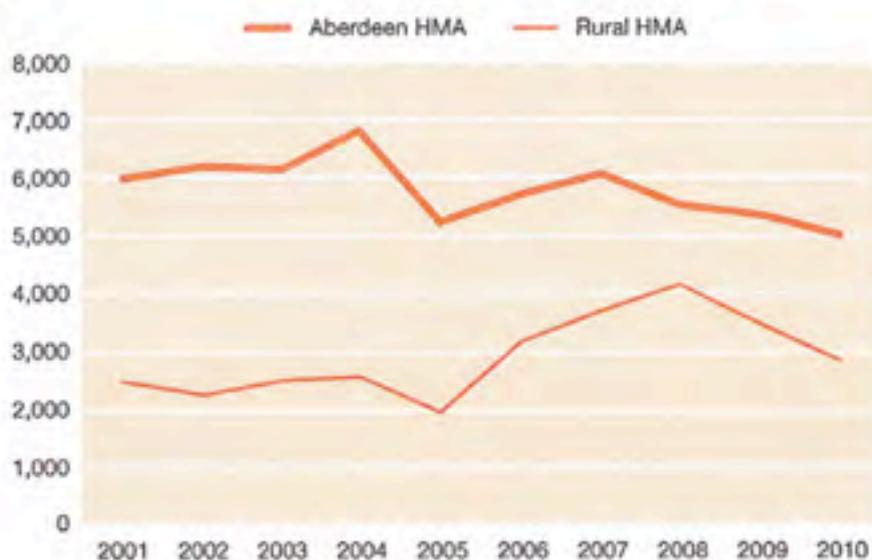
Figure 11 - 2010 Small Sites Totals

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						
Remaining Capacity (1st Jan)		2						
5 Yr Effective		2						

Year	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2017+
Post 5 Yr Effective												
Constrained	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						
Remaining Capacity (1st Jan)		85						
5 Yr Effective		75						

Year	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2017+
Post 5 Yr Effective												
Constrained						35	30	10	10			

Alford

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						
Remaining Capacity (1st Jan)		100						
5 Yr Effective		100						

Year	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2017+
Post 5 Yr Effective												
Constrained					30	20	20	30				

Ballater

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						
Remaining Capacity (1st Jan)		65						
5 Yr Effective		20						

Year	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2017+
Post 5 Yr Effective												
Constrained								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						
Remaining Capacity (1st Jan)		250						
5 Yr Effective		39						

Year	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2017+
Post 5 Yr Effective												
Constrained								15	24	24	24	139

Aberdeenshire Rural HMA

Maiz

Ballogie

Site Ref	Location	Developer	Tenure	Status	Type	Yr Ent.	LP Code	Constraint
M/BO/H/004	Maywell	BALLOGIE ESTATES	PRIV	Under Construction	G	2009		
Total Capacity		5 Post 5 Yr Effective	0					
Remaining Capacity (1st Jan)		2 Constrained	0					
5 Yr Effective		2						

2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2017+
		3	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		6 Post 5 Yr Effective	0					
Remaining Capacity (1st Jan)		6 Constrained	6					
5 Yr Effective		0						

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

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		20 Post 5 Yr Effective	0					
Remaining Capacity (1st Jan)		20 Constrained	20					
5 Yr Effective		0						

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

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		30 Post 5 Yr Effective	0					
Remaining Capacity (1st Jan)		30 Constrained	0					
5 Yr Effective		30						

2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2017+
			10	10	10						

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		5 Post 5 Yr Effective	0					
Remaining Capacity (1st Jan)		5 Constrained	5					
5 Yr Effective		0						

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

Aberdeenshire Rural HMA

Marr

Braemar

Site Ref	Location	Developer	Tenure	Status	Type	Yr Ent.	LP Code	Constraint
M/R/H/010	INVERCAULD FARM/BUS DEPOT	PRIVATE	PRIV	Full PP	B	2010		
Total Capacity	13	Post 5 Yr Effective	0	0	3	4	3	2017 2017*
Remaining Capacity (1st Jan)	13	Constrained	0					
5 Yr Effective	13							

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	fn1	Market
Total Capacity	5	Post 5 Yr Effective	0					2017 2017*
Remaining Capacity (1st Jan)	5	Constrained	5					5
5 Yr Effective	0							

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					2017 2017*
Remaining Capacity (1st Jan)	9	Constrained	5					5
5 Yr Effective	4							

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	6				2017 2017*
Remaining Capacity (1st Jan)	6	Constrained	0					
5 Yr Effective	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					2017 2017*
Remaining Capacity (1st Jan)	30	Constrained	30					30
5 Yr Effective	0							

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									
Ballafer	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	45	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	5	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									
Creithes	0	0	0	2	0	0	0	0	0	0	15	30	0	0	0	0	0									
Dinnit	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									
Forgue	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	5	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									
Lumphinan	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									

Marr	Actual Completions										Anticipated Completions									
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Post 19		
Settlement	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Monymusk	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	6		
Muir of Fowlis	0	0	0	1	2	0	6	2	3	4	4	4	5	5	5	4	0	0		
Rhynie	0	0	0	0	0	11	3	5	4	4	0	0	0	0	0	0	0	0		
Strachan	2	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Sundayswells	4	1	0	1	3	5	2	0	0	0	0	0	0	0	0	0	0	29		
Tarland	0	0	0	0	0	0	0	0	0	0	6	0	0	0	0	0	0	0		
Tillyfouris	1	2	0	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0		
Torphins	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5		
Towie	0	0	0	0	0	0	0	3	3	3	3	3	0	0	0	0	0	0		
Wardhouse	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Ythanwells	0	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	0		
AREA TOTAL	129	189	145	130	194	212	204	97	160	153	178	181	124	89	49	28	682	882		

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/JG/H/006	East Of School	Udny Green	15	Aberdeen	Formartine	MARKET/ INFRASTRUCTURE	2004	Unknown - drainage also a problem
KWD/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	Cornhill 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	Auchnagalt	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 Colliconard House	Banff	40	Rural	Banff and Buchan	MARKET	2006	Unknown
B/BF/H/027	Land To South Of Colliconard Road	Banff	55	Rural	Banff and Buchan	MARKET	2004	Unknown
B/BF/H/030	Luslaw 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	1984	Unknown
M/BR/H/009	Chapel Brae Gardens	Braemar	5	Rural	Marr	MARKET	2006	Unknown

LONG TERM CONSTRAINED SITES

ABERDEEN HOUSING MARKET AREA

Site Reference	Location	Settlement	Constrained Units	Market Area	Administrative Area	Constraint	Year entered Audit
K/DL/H/003	South Of Glenbervie Road	Drumlithie	20	Aberdeen	Kincardine and Mearns	MARKET	1994
M/MY/H/005	St Andrews	Monymusk	12	Aberdeen	Marr	OWNERSHIP	1999
M/MY/H/003x	The Glebe	Monymusk	13	Aberdeen	Marr	OWNERSHIP	1999
		AHMA TOTAL	45				

RURAL HOUSING MARKET AREA

Site Reference	Location	Settlement	Constrained Units	Market Area	Administrative Area	Constraint	Year entered Audit
B/BF/H/012x	Golden Knowes Road West	Banff	60	Rural	Banff and Buchan	MARKET/ INFRASTRUCTURE	1995
B/MC/H/012	Law Of Doune Road	Macduff	41	Rural	Banff and Buchan	MARKET	1996
B/AD/H/002	East Of Village	New Aberdour	8	Rural	Banff and Buchan	MARKET	1995
B/NB/H/002	Old School Road	New Byth	8	Rural	Banff and Buchan	MARKET	1995
B/PS/H/004x	South Of Seafield Terrace	Portsoy	40	Rural	Banff and Buchan	MARKET	1991
B/PS/H/011	Durn Road Plots	Portsoy	6	Rural	Banff and Buchan	MARKET	1991
B/PS/H/006	Soy Avenue	Portsoy	9	Rural	Banff and Buchan	FUNDING	1985
B/RH/H/006	Hill Street	Rosehearty	18	Rural	Banff and Buchan	MARKET	1991
B/SE/H/001x	Rear Of Seaview Road	Sandend	8	Rural	Banff and Buchan	MARKET	1995
U/BM/H/005	Land Adjacent To Raf Buchan	Boddam	6	Rural	Buchan	PHYSICAL	1985
U/CM/H/005	South Of The Corse	Crimond	25	Rural	Buchan	MARKET	1995
U/CM/H/007	Reisk Croft	Crimond	17	Rural	Buchan	MARKET	1995
U/CR/H/005	Station Road	Cruden Bay	14	Rural	Buchan	PHYSICAL/MARKET	1991
U/MD/H/003	Castle Road	Maud	32	Rural	Buchan	MARKET	1996
U/NP/H/006	Denedoch	New Pitsligo	10	Rural	Buchan	MARKET	1995
U/NP/H/007	Low Street South	New Pitsligo	10	Rural	Buchan	MARKET	1995
U/NP/H/003	Alexander Bell Place	New Pitsligo	12	Rural	Buchan	MARKET	1991
U/SC/H/004x	Millburn Avenue	St Combs	8	Rural	Buchan	OWNERSHIP	1994

Site Reference	Location	Settlement	Constrained Units	Market Area	Administrative Area	Constraint	Year entered Audit
U/ST/H/007	Burnshangie	Strichen	20	Rural	Buchan	OWNERSHIP	1995
F/CT/H/005	Chapel Brae West	Cuminestown	31	Rural	Formartine	MARKET	1994
F/FY/H/007	Cuminestown Road	Fyvie	40	Rural	Formartine	INFRASTRUCTURE/ MARKET	1995
K/MK/H/007	Marykirk East	Marykirk	25	Rural	Kincardine and Mearns	MARKET	1994
K/JH/H/003	Golden Acre	Johnshaven	30	Rural	Kincardine and Mearns	MARKET	1994
K/LK/H/016	Garvocklea Phase 2	Laurencekirk	11	Rural	Kincardine and Mearns	MARKET	1996
M/BR/H/004	Bainellian Road	Braemar	20	Rural	Marr	MARKET	1994
M/LD/H/002	Hillview Cottages	Lumsden	5	Rural	Marr	INFRASTRUCTURE/ PHYSICAL	1994
M/TL/H/006x	Village Farm/ Duncan Road	Tarland	24	Rural	Marr	MARKET	1996
		RHMA TOTAL	538				

Annex 2 – The Highland Council Housing Land Audit

The complete published Audit can be viewed at

<http://www.highland.gov.uk/yourcouncil/highlandfactsandfigures/housinglandaudit/>

LOCATION

East of Scoy coporate Avonmore

Allocation Type: Housing

Area (HA): 104.7

Original site Capacity: 250

Remaining Capacity: 1500



SUMMARY

2000-2007	2008	2009	2010	2011	2012	Final 6 Years	2010-15 Years	15 to 20 years	20 years plus
0	0	0	0	0	85	275	250	250	475

PROGRAMMING

CONSTRAINTS

- Ownership
- Physical
- Infrastructure
- Landuse
- District Planning
- Interconnectivity

SITE EFFECTIVENESS

Effective

SITE TYPE

Greenfield

PLANNING STATUS

Local Plan
 Galway City National Park

Status: Approved
 Date: October 2014

DEVELOPMENT STATUS

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

SITE STATUS

Subject to appeal against Galway City National Park Subject to appeal



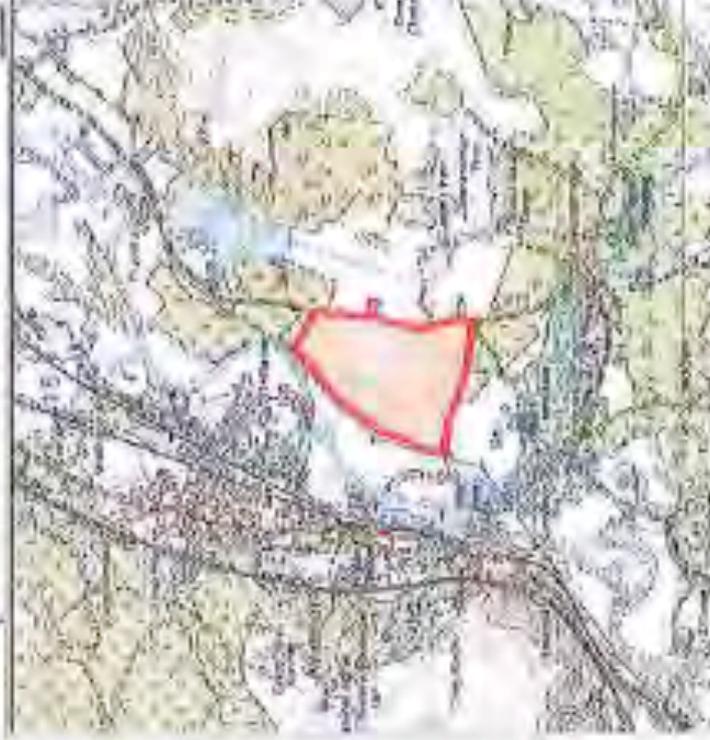
Development with Planning permission or under development

Further Information

Galway City National Park: Appeal lodged against this site in Galway City National Park, Urban Area



© Crown Copyright. The Highland Council 100223369, 2011



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Site Information **Ward** **21 Baidsoeth And Strathepy**

LOCATION
 North of Aviemore Highland Forest



Allocation Type	Area (HA)	Original Site Capacity	Remaining Capacity
housing	9.7	161	151

SALUT					
2005-2007	2008	2009	2010	2011	2012
0	0	0	0	0	0

CONSTRAINTS

- Geometric
- Physical
- Infrastructure
- Land Use
- Detail Funding
- Minisibility

SITE EFFECTIVENESS

Effective

SITE TYPE

Developed

FLANNING STATUS

Local Plan
 Strategic/Miscellaneous

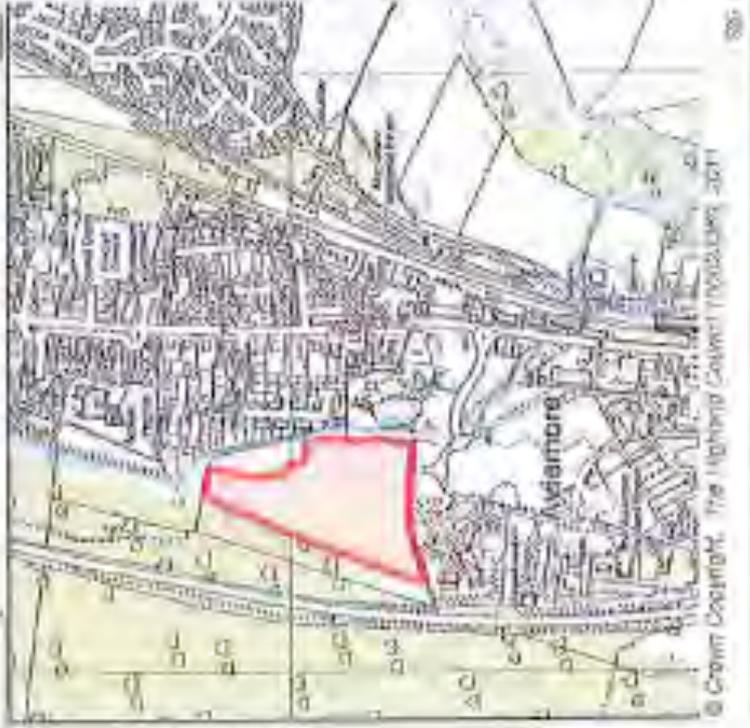
DEVELOPMENT STATUS

- No Develops
- Under Construction / Partly Developed
- Site with Existing Planning Permission
- Complete

SITE STATUS

Disappointed with Planning permission at local development

Further Information
 Council's National Park



© Crown Copyright. The Highland Council (Highland) 2011

Highland Council Planning Unit (2010) - Figures as at 31st December 2010 - email: aviehigh@highland.gov.uk

Site Reference: AMH2 **Priority:** **Accessory** **Want:** 24 Bedrooms And Singlestory

LOCATION
 West of the golf course
 Allocation Type: Accessory
 Area (HA): 1.1
 Original Site Capacity: 10
 Remaining Capacity: 10

BUILT
 2000-2007: 0
 2008: 0
 2009: 0
 2010: 0
 2011: 0
 2012: 0
 2013: 0
 2014: 0
 2015: 0
 2016: 0
 2017: 0
 2018: 0
 2019: 0
 2020: 0

PROGRAMMING
 5 to 10 years: 0
 10 to 15 years: 0
 15 to 20 years: 0
 20 years plus: 0

CONSTRAINTS
 Ownership
 Physical
 Infrastructure
 Lease
 Self-Funding
 Municipality

PLANNING STATUS
 Local Plan
 Changing National Plans

DEVELOPMENT STATUS
 (No) Developed
 Under Construction / Partly Developed
 Site with Existing Planning Permission
 Complete

SITE EFFECTIVENESS
 Effective

SITE STATUS

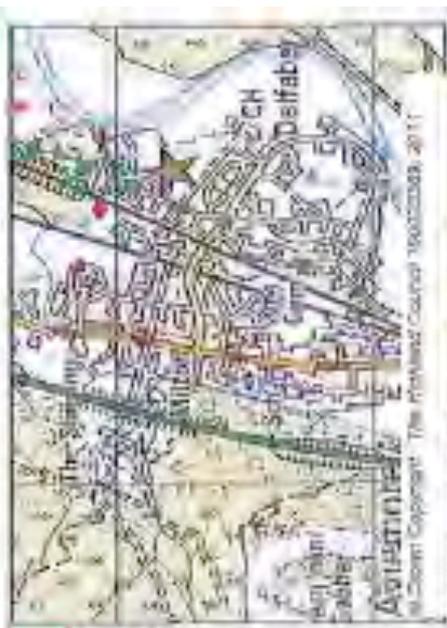
SITE TYPE
 Greenfield

PLANNING STATUS
 Status: Proposed
 Year: October 2010

PLANNING STATUS
 Effective Site-Specific Planning Permission also addressed

Further Information:
 Cottingham National Park

Website: Cottingham National Park
 Cottingham National Park
 Cottingham National Park



Site Reference: **DY047** **Dalwhinnie** **Ward:** 21 Bademoch And Semthesay



LOCATION:
Opposite and north west of community hall
Allocation Type: Housing
Area (HA): 0.3
Original Site Capacity: 6
Remaining Capacity: 6

BUILT		PROGRAMMING					
2000-2007	2008-2010	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	0

- CONSTRAINTS**
- Ownership
 - Physical
 - Infrastructure
 - Land-use
 - Direct Funding
 - Viability
- PLANNING STATUS**
Local Plan: Strategic National Park
Status: Adopted
Year: October 2019
- DEVELOPMENT STATUS**
- Not Developed
 - Under Construction / Partly Developed
 - Site with Extant Planning Permission
 - Complete

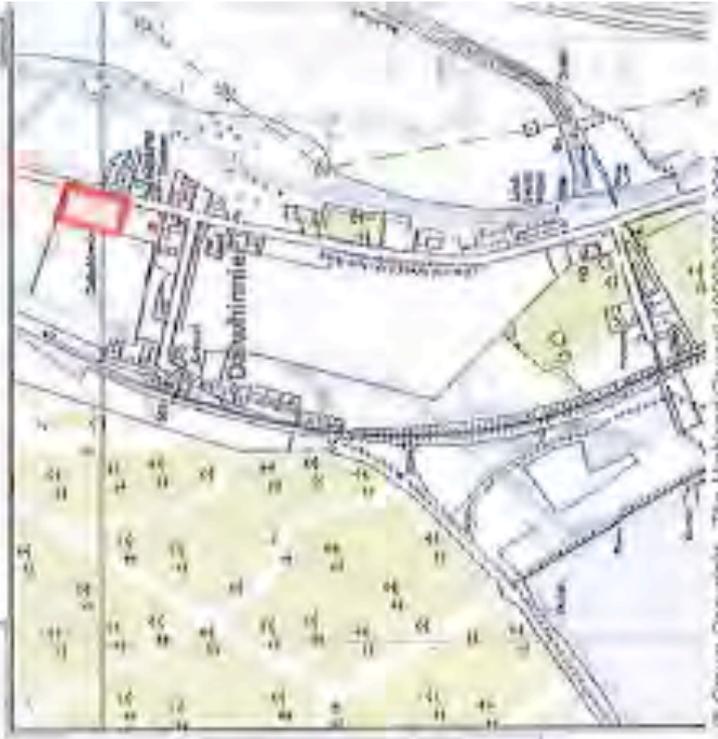
SITE EFFECTIVENESS
Constrained

SITE STATUS
Development Constrained



Development Constrained

Further Information:
Dalwhinnie National Park



Site Referrals - DW12 - Dalwhinnie Ward: 21 Beddoch And Strategy

LOCATION
Former local

Allocation Type Area (HA) Original Site Remaining Capacity
Housing 0.5 12 13

The Highland Council
Glenelg
Glenelg

BUL7

2005-2007	2008	2009	2010	2011	2012	First 5 Years	5 to 10 Years	10 to 15 years	16 to 20 years	25 years plus
0	0	0	0	0	0	0	0	0	0	0

PROGRAMMING

CONSTRAINTS

- Contaminated
- Physical
- Infrastructure
- Landuse
- Deficit Funding
- Marketability

SITE EFFECTIVENESS

Constraints

SITE TYPE

Brownfield

PLANNING STATUS

- Local Plan
- Committed (National Plan)

DEVELOPMENT STATUS

- Not Developed
- Local Consultation / Partly Developed
- Site With Extant Planning Permission
- Complete

SITE STATUS

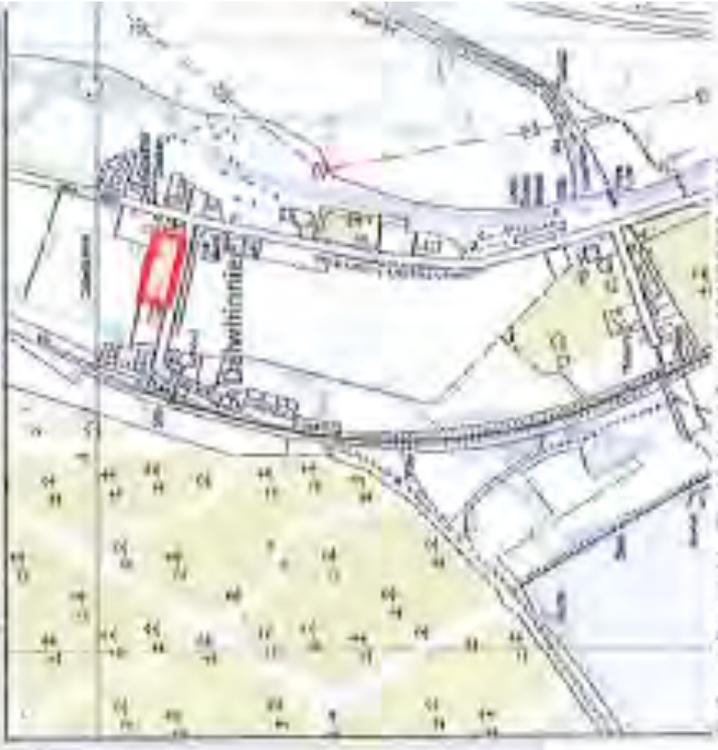
Development Contained



Status ADVISOR

Year 01/09/2010

Further Information
Committed National Plan



Site Reference: D/MS Dalwhinnie **Ward:** 21 Badmouss Amt Scatsraspy

LOCATION: Opposite Ben Alder Colliery
 Association Type: Housing
 Area (HA): 0.5
 Original Site Capacity: 5
 Remaining Capacity: 5

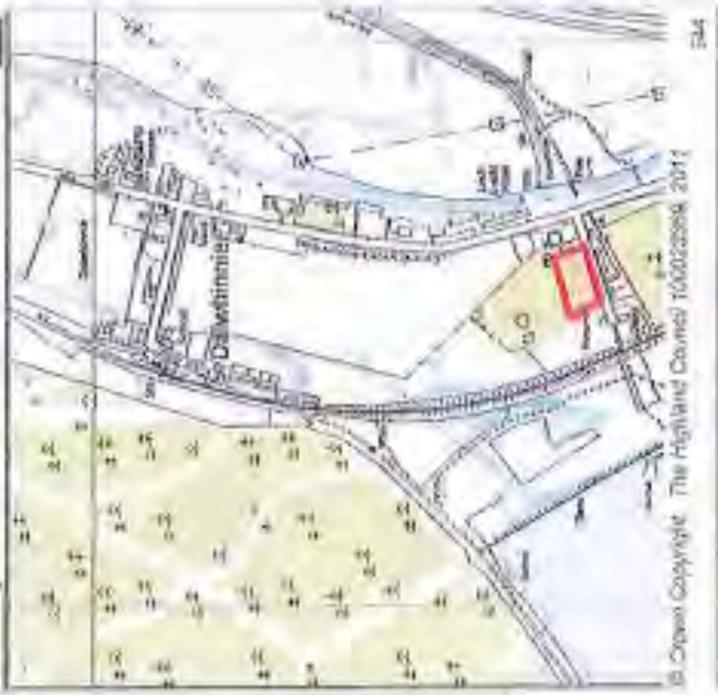
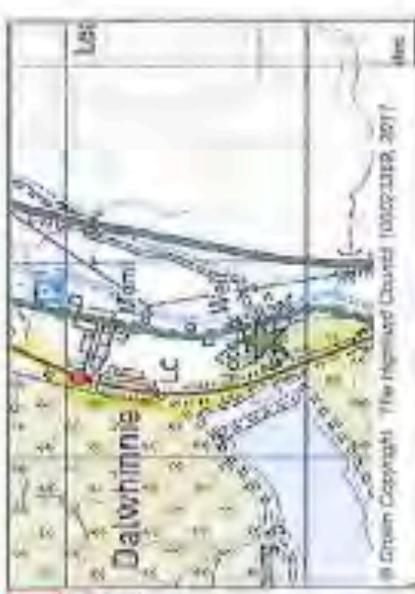
SALT

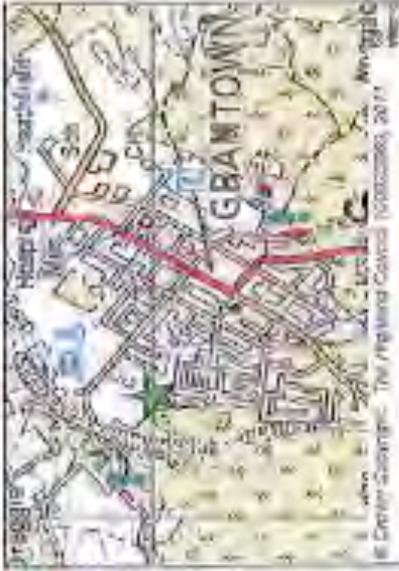
2000-2007	2008	2009	2010	2011	2012	First 5 Years	5 to 10 Years	10 to 15 Years	15 to 20 Years	20 years or more
0	0	0	0	0	0	0	0	0	0	0

- CONSTRAINTS**
- Ownership
 - Physical
 - Infrastructure
 - Landuse
 - Defect Funding
 - Marketability
- PLANNING STATUS**
- Local Plan
 - Comings National Park
- DEVELOPMENT STATUS**
- Not Developed
 - Under Construction / Partly Developed
 - Start with Exam Planning Permission
 - Complete

- SITE EFFECTIVENESS**
- Effective
- SITE STATUS**
- Adapted
- SITE TYPE**
- Greenfield
- Developments with Planning permission or under development

Further Information
 Cairngorms National Park





Site Name: DSH1 - Granttown on Siewa - Ward 21 Backinich And Strainsay

LOCATION
North of Beachier Court

Allocation Type: Housing

Area (HA): 3.2

Original Site Capacity: 57

Remaining Capacity: 50

PLANET

2006-2007	2008	2009	2010	2011	2012	First 5 Years	15 to 16 years	15 to 20 years	30 year plan
0	0	0	0	0	0	20	20	0	0

CONSTRAINTS

- On-site
- Physical
- Infrastructure
- Landuse
- Special Funding
- Materiality

PLANNING STATUS

- Local Plan: Calcomms National Park
- State: Assumed - October 2018

DEVELOPMENT STATUS

- Not Developed
- Under Construction (Partly Developed)
- Site with Concept Planning Approval
- Complete

SITE STATUS

Effective Date: about 15 months and undisturbed.

SITE EFFICIENCY

Market

SITE TYPE

Greenfield

Further Information

Calcomms National Park

Additional Council Housing Land Use: Follow up to 31st October 2016. www.granttown.gov.au

Site Reference: HIGH1 **Kingsdale** **Ward:** 21 **Bathnoch and Strathroy**

LOCATION:
 Between Ardrossan Road and Oriskany
 an Dornoch

Allocation Type: Housing
Area (HA): 15.9
Original Est. Capacity: 300
Remaining Capacity: 300

QUALITY

2006-2007	2008	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

PROGRAMMING

PLANNING STATUS:
 Local Plan
 Gungahlin National Park

DEVELOPMENT STATUS:
 Not Developed
 Under Construction / Partly Developed
 Site with Extant Planning Permission
 Complete

SITE STATUS:
 Subject to associated Conditions, National Instruments in terms of Effective Sites without Planning permission and (U)

CONTRAIANTS:
 Domestic
 Private
 Infrastructure
 Land Use
 Deficit Funding
 Manufacture

SITE EFFECTIVENESS:
 Effective

SITE TYPE:
 Greenfield

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



Highland Council meeting Area 4 on 21/11/2011 Figures up to 31st December 2010 email: high1@highland.gov.uk



LOCATION
 Opposite the football pitch
 Allocation Type: Housing
 Area (HA): 0.4
 Original Site Capacity: 15
 Remaining Capacity: 0

SPLIT

Year	2005	2008	2010	2012	2015	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	0	0	0	0

PROGRAMMING

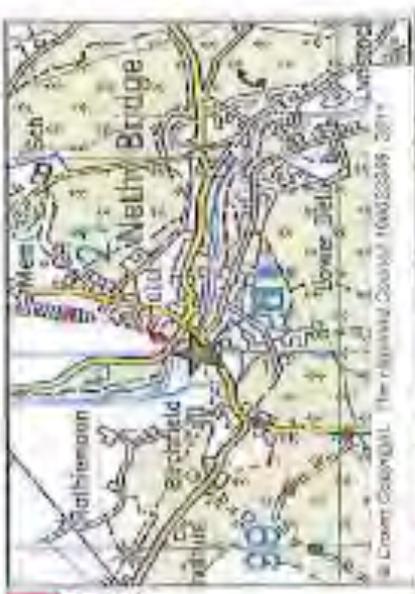
- CONSTRAINTS**
- Covenants
 - Physical
 - Infrastructure
 - Landuse
 - Exact Funding
 - Materiality
- PLANNING STATUS**
- Local Plan: **Collegiate/Normal Cycle**
- DEVELOPMENT STATUS**
- Not Developed
 - Under Consideration (Partly Developed)
 - Site with Board Planning Permission
 - Complete

SITE EFFECTIVENESS:
 Effective:

SITE STATUS:
 Greenfield:



Further Information
 Collegiate Normal Plan, 2010 Completed



Site Reference: **14001** **Newtonmore** **Ward:** **24 Balcarrach And Strathpey**

LOCATION

Between Perth Road and Station Road



Alternative Type: Housing
Area (HA): 11.5
Original Site Capacity: 120
Remaining Capacity: 120

BUILT		PROGRAMMING											
2000-2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	20 years plus
0	0	0	0	4	6	40	57	45	0	0	0	0	0

CONSTRAINTS

- Ownership
- Physical
- Infrastructure
- Landuse
- Deficit Funding
- Municipality

PLANNING STATUS

- Local Plan
- Campaigns National Plan

DEVELOPMENT STATUS

- Not Developed
- Under Construction / Early Developed
- Site with Endorsed Planning Permission
- Complete

SITE EFFECTIVENESS

Effective

SITE STATUS

Development with Planning Permission for major development

SITE TYPE

Greenfield

Further Information

Campaigns: [14001_01.jpg](#)

Highland Councils Planning Unit 2015 - Figure 10 to 1115 December 2015 - [links: links@highland.gov.uk](#)



Site Reference: **14143** **Newtownmore** Ward: **3) Badenach And Strathispey**



LOCATION
 Between Perth Road and Logan Road
 Allocation Type: Housing
 Area (HA): 0.2
 Original Site Capacity: 100
 Remaining Capacity: 100

BUILT

Year	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	plus
0															

PROGRAMMING

Years	5 to 10	10 to 15	15 to 20	20 years plus
0				

CONSTRAINTS

- Ownership
- Physical
- Infrastructure
- Landuse
- Debris Funding
- Materials

PLANNING STATUS

Local Plan: Designated National Park

DEVELOPMENT STATUS

- Not Developed
- Under Construction / Early Development
- Site with Existing Planning Permission
- Complete

SITE EFFECTIVENESS

Constrained

SITE STATUS

Disabled / Constrained

SITE TYPE

Greenfield

Further Information
 Cairngorms National Park

Highland Council's Housing Land Use Figures as at 31st December 2019. email: landhigh@highland.gov.uk



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Annex 3 – Moray Council Housing Land Audit

The complete published Audit can be viewed at

http://www.moray.gov.uk/moray_standard/page_68943.html

TOMINTOUL

The Moray Council Housing Land Audit 2010

Built:

Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015+
Units	1	1	1	1	1	2	1	1	1	1	1	1

LPR: 00R2 **SITE REF:** M/TM/R/006

Supply Type: Effective **LOCATION:** TOMNABAT LANE

Planning:

Planning Consent:

Adopted Local Plan:

Constraint Type:

Constraint Notes: 2003

Established Land: 2003

Dispute: Agreed

Owner: PRIVATE

Green/Brown: Green

House Programme:

Land Use Type:

Effective Land: 2003

Windfall: No

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:

Tenure Type	Units

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		
02/988	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	4			

LPR:	SITE REF: M/TMR/007
Supply Type: Effective	LOCATION: 57 Main Street

Planning:

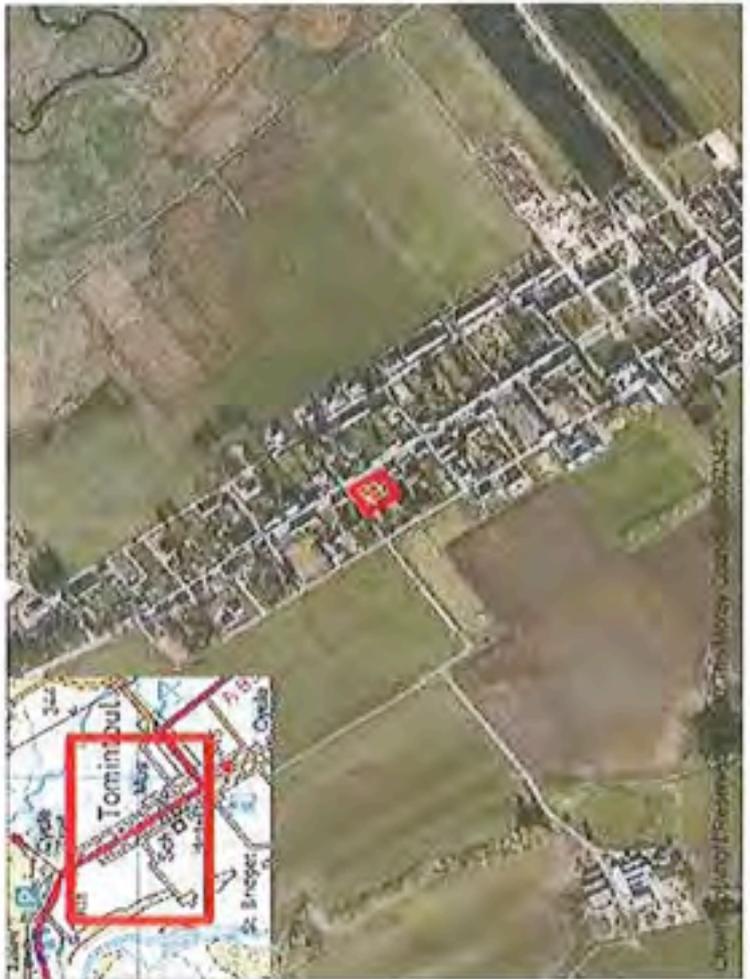
Planning Consent:
 Adopted Local Plan:
 Constraint Type:
 Constraint Notes:
 Established Land: Agreed
 Dispute:
 Owner:

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

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

Extra Information:

Easting: 316678 Northing: 818984
 Primary School: Tomintoul
 Secondary School: Speyside High
 Ward: Speyside Glenlivet
 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:

Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015+
Count				2	2	2	2	2	2	2	2	

LPR: 05H3
Supply Type: Effective

SITE REF: M/TMR/07/02
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: 8

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	Alt 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	06R1	SEABRAES	SEAFIELD ESTATE		20	No
					Town Total	20
REMAINDER OF MORAY						
M/PM/R/0006		SITES BELOW 5 HOUSES	PRIVATE	PRIVATE	250	No
					Town Total	250
ROTHES						
M/RS/R/008	06UPP2	Granary, Kirk Place, Rothies			5	No
M/RS/R/07/02	06R2	Greens of Rothies	Edward Mountain		5	No
					Town Total	10
ROTHIEMAY						
M/RT/R/001	06R1	CASTLE TERRACE	PRIVATE	PRIVATE	12	No
M/RT/R/07/02	06R2	ANDERSON DRIVE			4	No
					Town Total	16
TOMINTOUL						
M/TM/R/002	06R1	WHITE HEATHER HOTEL SITE	LANGSTANE HOUSING ASSOCIATION	LANGSTANE HOUSING ASSOCIATION	8	No
M/TM/R/006	06R2	TOMMABAT LAINE	PRIVATE	PRIVATE	2	No
M/TM/R/007		57 Main Street			8	No
M/TM/R/07/02	06R3	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/R/R/07/01	08R1	BROCHLOCH			10	Constrained	Physical
					Town Total 10		
REMAINDER OF MORAY							
M/R/M/R/9998		SITES BELOW 5 HOUSES	PRIVATE	PRIVATE	50	Part Constrained	Programming
					Town Total 50		
ROTHERS							
M/R/S/R/07/01	08R1	SPEY STREET			30	Constrained	Physical
M/R/S/R/07/03	LONG	Greens of Rother			50	Constrained	Programming
					Town Total 80		
ROTHIEMAY							
M/R/T/R/001	08R1	CASTLE TERRACE	PRIVATE	PRIVATE	3	Part Constrained	Programming
M/R/T/R/07/02	08R2	ANDERSON DRIVE			1	Part Constrained	Programming
					Town Total 4		
TOMINTOUL							
M/T/M/R/07/01	08H4	TOMMABAT 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

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

HOUSING LAND AUDIT 2010



Appendix 2 GRO population projections

Appendix 3 GRO Household projections

Appendix 4 Delivering Housing for local need – a review