



**REPORT TO: PLANNING AND REGULATORY SERVICES COMMITTEE ON
21 MAY 2019**

SUBJECT: HOUSING LAND AUDIT 2019

**BY: CORPORATE DIRECTOR (ECONOMIC DEVELOPMENT,
PLANNING & INFRASTRUCTURE)**

1. REASON FOR REPORT

- 1.1 This report summarises the housing land supply situation in Moray and asks the Committee to agree the final version of the Moray Housing Land Audit 2019.
- 1.2 This report is submitted to Committee in terms of Section III (E) (2) of the Council's Scheme of Administration relating to the Review and Preparation of Strategic and Local Plans.

2. RECOMMENDATION

2.1 It is recommended that the Committee:

- (i) **note the housing land supply in Moray; and**
- (ii) **agree the finalised Moray Housing Land Audit 2019 in Appendix 1.**

3. BACKGROUND

- 3.1 Scottish Planning Policy (SPP) requires planning authorities to carry out regular monitoring of housing completions and to programme projected completions to demonstrate the availability of land for housing. The aim is to ensure that an ongoing effective supply of housing land is available. This is achieved through an annual Housing Land Audit prepared in consultation with Homes for Scotland, local developers, landowners and statutory consultees.
- 3.2 The SPP requires Local Development Plans (LDP) to allocate land on a range of sites to meet the housing land requirement up to year 10, providing effective sites in the initial phase for at least 5 years from the date of adoption. The aim is to maintain sufficient effective land for 5 years at all times. Beyond

year 10 and up to year 20, the LDP should provide an indication of the possible scale and location of the housing land requirement.

3.3 The audit has three key functions;-

- To demonstrate the availability of sufficient effective land to meet the strategic housing land requirement for a minimum of 5 years into the future;
- To provide a snapshot of the amount of land available for the construction of houses at any particular time; and
- As an information source for a variety of purposes including school roll forecasts, transport infrastructure provision and health care.

4. **PROPOSALS**

4.1 The information contained in the audit is important to monitor the LDP strategy for housing and the process enables adjustments to be made to address any issues arising. The audit and the Housing Need and Demand Assessment provide the baseline for calculating the housing land requirements set out in local development plans.

4.2 The audit includes three main categories of land supply:-

- Effective- land that can be developed for housing within the period under consideration, which is free from constraints in terms of ownership, physical, contamination, marketability, infrastructure and land use.
- Constrained- land that is considered to be constrained within the period under consideration and the constraint cannot easily be overcome in the short term.
- Established- the total housing land supply (effective added to constrained).

4.3 The draft audit was made available for consultation on the Council website and housebuilders and agents were notified, with comments invited by 12th April 2019. Comments were received from Springfield Properties PLC and SEPA. Housebuilders and landowners had been consulted during preparation of the draft audit to provide the most up to date build out projections.

4.4 The introduction section of the final audit is included as **Appendix 1** and the full audit is available on the members' portal. The audit identifies that there is a 23 year established housing land supply (based on an annual housing land requirement identified in the HNDA of 12,387 units. This consists of a 7.8 years effective housing land (4189 units) and 15.2 years constrained housing land (8198) of which 8.8 years supply is designated as LONG (4745 units). New sites identified in the Moray Local Development Plan 2020 will be included in the 2020 audit.

4.5 Completions in 2018 were 312 compared with 382 in 2017, 368 in 2016, 337 in 2015, 311 in 2014, 295 in 2013, 342 in 2012, 418 in 2011 and 431 in 2010. The majority of completions in 2010-2017 were in Elgin, Forres and Buckie.

4.6 While the overall effective supply of housing land is very good and continues to meet the requirements of SPP, the projected house completions reflect the

low supply of new housing in Keith and Speyside. However, a site at Banff Road, Keith and a site at Speyview, Aberlour are subject to current planning applications.

- 4.7 To address any shortfalls in supply, the Moray LDP 2015 contains a number of LONG term housing sites, which are embargoed from development within the period of the LDP unless specific triggers for their release are met. The triggers were agreed at the meeting of this Committee on 24 June 2015 (para 4 of minute refers).
- 4.8 The agreed triggers are set out in **Appendix 1**. If triggers 1, 2 or 3 are met then a recommendation would be made for a release of LONG term housing land, if considered appropriate. No release of LONG land is proposed at this time as the additional housing land requirements for the LDP2020 have been addressed through the Moray Local Development Plan 2020- Proposed Plan which was agreed as the “settled view” of the Council at a special meeting of this Committee on 18th December 2018 (para 5 of the Minute refers).
- 4.9 One of the key aims identified in the Moray Economic Strategy and the LDP is to encourage population growth. A key aspect of achieving this is to ensure an appropriate and effective supply of housing land is available. The audit demonstrates that the LONG term approach taken in the Moray LDP 2015 has and will continue to ensure that Moray maintains a good overall supply of effective housing land in compliance with SPP requirements.

5. SUMMARY OF IMPLICATIONS

(a) Corporate Plan and 10 Year Plan (Local Outcomes Improvement Plan (LOIP))

The annual Housing Land Audit is a key part of monitoring the implementation and effectiveness of the LDP, which delivers Corporate and Community Planning objectives. Ensuring an effective supply of housing land and taking a longer term approach supports economic growth, delivers much needed housing, notably affordable housing and allows for longer term planning for community services and infrastructure including education and health facilities.

(b) Policy and Legal

The preparation of an annual Housing Land Audit is a key requirement of SPP to monitor the effectiveness of the Moray LDP and ensure an effective supply of housing land is maintained.

(c) Financial implications

None.

(d) Risk Implications

None.

(e) Staffing Implications

Preparation of an annual housing land audit is part of the workload of the Planning and Development section.

(f) Property

None.

(g) Equalities/Socio Economic Impact

An Equalities Impact Assessment is not required as the purpose of the report is to inform Elected Members of the outcome of the Housing Land Audit.

(h) Consultations

The Corporate Director (Economic Development Planning & Infrastructure), the Head of Development Services, the Legal Services Manager, the Equal Opportunities Officer, Senior Engineer Transport Development, the Transportation Manager, Paul Connor (Principal Accountant), the Educational Resources Manager, the acting Head of Housing and Property and Lissa Rowan (Committee Services Officer) have been consulted and their comments incorporated into the report.

5. CONCLUSION

- 5.1 SPP requires planning authorities to carry out an annual Housing Land Audit to ensure there is a 5 year effective housing land supply available at all times.**
- 5.2 The Moray LDP 2015 identifies housing designations under policies H1 and H2 to meet housing land requirements.**
- 5.3 The Housing Land Audit 2017 identifies that there is a 7.8 year effective supply of housing land with a total 23 year established land supply.**
- 5.4 Triggers to control the release of LONG term sites under the terms of Policy H2 have been agreed. An assessment of LONG term sites against these triggers has concluded that there is no need to release additional LONG term sites through the audit to meet the minimum housing land requirements of SPP.**

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Background Papers:

Ref: