

Finalised Housing Land Audit 2021



Scottish Borders Council
March 2023

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Introduction

Purpose of Audit

Scottish Borders Council (SBC) undertakes an annual Housing Land Audit (HLA), to identify and monitor the established and effective housing land supply, to meet the requirement for monitoring housing land, set out within Scottish Planning Policy (SPP).

The HLA has been produced using Planning Advice Note (PAN) 2/2010: Affordable Housing and Housing Land Audits, which sets out guidance for carrying out HLA's. The annual base date for the Scottish Borders HLA is 31st March. The two key functions of the HLA are:

1. To demonstrate the availability of sufficient effective land to meet the requirement for a continuous five-year supply; and
2. To provide a snapshot of the amount of land available for the construction of housing at any particular time.

This information is vital to the preparation of the Development Plan and the audit process enables adjustments to the supply to be made in response to issues identified.

PAN 2/2010 states that an HLA should contain relevant information about the established and effective housing land supply, allowing for monitoring and comparison with the housing land requirement. The starting point each year will be the inclusion of:

- All land with planning permission for residential development, including the remaining capacity of sites under construction;
- Land allocated for residential development (including the residential component of any mixed-use or re-development sites) in the adopted Local Development Plan (LDP), which includes the Housing Supplementary Guidance (SG); and
- Other land with agreed residential potential, such as land identified for housing in proposed LDP's or assessed as appropriate for housing following an Urban Capacity Study.

Introduction

Current Economic Situation/COVID-19 Pandemic Recovery

As stated in previous audits, an estimate of the timescale for delivery of housing projects has been continually difficult due to the downturn in the housing market. The programming of sites within the audit continues to be a reasonable expression of what can be developed within the given time periods and there is a significant degree of uncertainty beyond 2 to 3 years.

Furthermore, a large number of sites were subject to delays and stalling as a result of the COVID-19 pandemic, since early 2020. As a result, it is acknowledged that this will have impacts upon the programming of sites going forward. This has been taken on board within the programming.

SBC are also aware of the ongoing economic position regarding the lack of development finance and the availability of mortgage finance for buyers. It should be noted that in recent years there are very few local house builders developing sites within the Scottish Borders.

The above demonstrates the direct impact upon rural areas including the Scottish Borders as a result of the current economic climate and COVID-19 pandemic recovery.

As housing completions remain at a low level, this directly impacts upon the identification of the effective housing land supply from the total established land supply and there is a need to place the housing requirement into context. Appendix 2: Meeting the Housing Land Requirement, as contained within the adopted LDP, states that;

‘Likely demand is illustrated by the performance of the development industry over the previous 5 year period as required by SPP. This is measured by actual completions and is the most appropriate measure of market performance. Therefore, there is a clear distinction between providing land to meet the theoretical requirement, and ensuring the presence of a 5 year effective supply to meet prospective market demand’.

Introduction

Improvements to the Audit

The audit methodology is constantly being updated and improved to ensure the programming is as accurate as possible. COVID-19 implications have added uncertainties to the housebuilding process. Local/national developers and land owners with an interest in sites included within the audit have been contacted to obtain their input into the programming process and to identify any relevant constraints. Where this information has been received, it has been incorporated into the audit report.

Policy Context

National Policy

SPP states that planning authorities should actively manage the housing land supply. Furthermore, they should work with housing and infrastructure providers to prepare an annual housing land audit to review and monitor the availability of effective housing land, the progress of sites through the planning process and housing completions, to ensure a generous supply of land for house building is maintained, and there is always enough effective land for at least five years. SPP requires the provision of a generous supply of land for housing, so that a range and choice of sites are available to the development industry.

SPP recognises that in remoter rural areas and island communities, the housing land audit process may be adapted to suit local circumstances. In the Scottish Borders demand for housing is relatively weak, and 54% of the land area is classified by the Scottish Government as remote or very remote rural, with 45% being classified as accessible rural. These categories constitute 47% of the population.

The audit therefore recognises the need to provide land across a wide geographical area, and adapts the programming process to recognise the uncertainty of when land may come forward. It also recognises that in setting the measure for the assessment of the five year land supply, it is most relevant to take demand in the form of five year average completions.

Development Plan

The Strategic Development Plan (SDP) was approved by Scottish Ministers in June 2013. The approved SDP contains a global housing land requirement for the whole of the SESPlan area, up to 2024. The SDP required the preparation and adoption of Supplementary Guidance (SG) to distribute the housing land requirement across the six local authority areas. The SG was prepared using the Housing Need and Demand Assessment (HNDA) as a basis, but adjusted to allow decentralisation from Edinburgh. The adopted SG forms part of the Development Plan. The SG identified an additional requirement for 640 units within the Scottish Borders for the period up to 2024 and this is provided for within the LDP.

On the 16th May 2019 Scottish Ministers rejected the proposed SDP2. All SESPlan Member Authorities considered the implications of this decision and how it will affect the progression of Development Plans. SESPlan have issued a Housing Land Position Statement, which sets out those matters to be considered when determining planning applications for housing developments, which are considered to be contrary to the Development Plan.

The Examination Report on the Scottish Borders adopted LDP proposed modifications, requiring the provision for an additional 916 units. The Reporter recommended that the Council prepare and submit SG on Housing, in order to identify the additional units. The Housing SG was adopted in November 2017 and now forms part of the adopted LDP.

It should be noted that National Planning Framework 4 (NPF4), the national planning framework for Scotland, was approved by Scottish Parliament on 11 January 2023. The commencement of the provisions of the Planning (Scotland) Act 2019, especially section 13, will amend the composition of the Development Plan, making NPF4 part of the statutory Development Plan. This is expected to happen on 12 February 2023, therefore, the intention is

Policy Context

that Scottish Ministers will adopt and publish NPF4 on 13 February 2023. At this time NPF3 and Scottish Planning policy will be superseded. A key change moving forward is that the housing land requirement will be set out at a National level for each Local Authority. The MATHLR (Minimum All-Tenure Housing Land Requirement) is included within annex E of the approved NPF4.

Local Development Plan 2

The Council published the Main Issues Report (MIR) for consultation at the end of 2018, which was the forerunner to the Proposed Local Development Plan (LDP). It sought to encourage public engagement and comment on a wide range of matters. It identified key development and land use issues for the Proposed LDP to address and set out preferred options for tackling these issues, including the identification of new sites for future developments as well as suggesting reasonable alternatives. The MIR drew together the findings of a number of activities undertaken by the Council. This included a 'Call for Sites' in summer 2017, which sought the submission of potential development sites for a variety of uses. The Council also undertook a number of public events and workshops to discuss the purpose of the MIR. Furthermore, a review of the existing allocations within the adopted LDP was undertaken. As part of this process, letters were sent to owners of longstanding allocated sites requesting details of commitments to ensure development is likely to progress. The responses were taken into consideration in the production of the MIR.

The MIR consultation ran between November 2018 and January 2019 and the Council received a high number of responses. Planning Officers took on board these comments in the production of the Proposed LDP. Due to the COVID-19 pandemic it was not possible to present the Proposed LDP to the Council for approval in March 2020 as was intended, nor would it have been possible to carry out the required public consultation events/exhibitions. Rather the Proposed LDP was presented to Full Council in September 2020 and was subject to public consultation between 8 November 2020 and 31 January 2021. Officer reviewed all the contributions received as part of the Proposed LDP consultation and completed the Schedule 4 process, which involved responding to all unresolved representations to the Proposed Plan. The Proposed Plan is currently subject to Examination by the Scottish Government appointed Reporters. It is anticipated that this process will last until Spring 2023. The conclusions and recommendations of the Reporters will then be taken into account by the Council before the Proposed LDP can be adopted, superseding the adopted LDP 2016.

Housing Land Audit Process

Land Supply Definitions

The Scottish Borders HLA sets out the established housing land supply, which includes; sites with planning consent, sites under construction and sites included within the LDP (including the residential component of any re-development or mixed-use allocation), which are not yet developed.

The **established housing land supply** comprises the effective land supply (Years 1-5), potentially effective land supply (Years 6-7), post year 7 land supply and the constrained land supply.

The **effective housing land supply** is the part of the established housing land supply, which is free to be developed within the next 5 years.

Details of definitions used in the audit are included in Annex A. Appendix 1 contains a schedule for each housing site with five units or more. Smaller sites are not detailed individually but are included as an aggregate figure only in Appendix 3.

Preparation of the Audit

The Council collates data from existing records and databases held by the Council. The HLA is updated annually and the base date runs from the 1st April to the 31st March. The preparation of the audit includes, monitoring the housing completions from the previous year, new consents granted up to 31st March of the current year and any new LDP allocations, if applicable. The new housing allocations and any subsequent changes/alterations, as a result of the Housing SG, were included within the 2018 HLA. Site specific information is collected annually through site visits and site investigation, which is then evaluated and used to programme the established land supply.

The likely demand is illustrated by the performance of the development industry over the previous 5 year period, as required by SPP. As outlined above, this is measured by actual completions and is the most appropriate measure of market performance. Therefore, there is a clear distinction between providing land to meet the theoretical requirement, and ensuring the presence of a five year effective supply to meet prospective market demand.

Appendix 2 of the LDP outlines the approach used by the Council to undertake the audit. The LDP was subject to Examination and the Reporter agreed with the Council's methodology in determining housing land supply and consequently made no changes to section B of Appendix 2, in respect of the HLA methodology. The approach used by the Council to undertake the audit is in accordance with PAN 2/2010, which states under the marketability criteria, that the test to identify if a site is effective is whether 'the site, or relevant part of it, can be developed in the period under consideration'. Therefore, the Council considers a site to be effective if there is a reasonable prospect that it could be developed within the 5 year period.

Housing Land Audit Process

Stakeholder Involvement

As part of the initial process of information gathering, house builders were sent a questionnaire seeking information on their programming and any potential/known constraints. This is built into the programming contained within the audit.

The draft audit will be subject to consultation with Homes for Scotland, Scottish Water, Scottish Environmental Protection Agency, Scottish Land & Estates, local Housing Associations and any relevant internal consultees from Scottish Borders Council. Stakeholders are encouraged to submit comments before the document is finalised.

Presentation of the Audit

Stakeholders are encouraged to provide an input into the process, once finalised the audit will be published on the Council's website together with maps of the sites contributing to the effective housing land supply.

Housing Land Audit Process

The HLA consists of a number of documents, which are outlined below;

- [Appendix 1: Main Report](#) (all large sites included in the audit, including site information and programming)
- [Appendix 2: Affordable Housing Contributions](#)
- [Appendix 3: Small Sites](#)
- [Appendix 4: Sites with completions in 2020/2021](#)
- [Appendix 5: Site Maps](#)

The information in the audit is presented for the four housing market areas in the Scottish Borders, shown below in Figure 1. Sites out with the settlements in the LDP are classified as being landward.

Figure 1: Scottish Borders Housing Market Areas



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Established Housing Land Supply

Trends in Established Housing Land Supply

As outlined previously, the established land supply comprises the effective land supply (Years 1-5), potentially effective land supply (Years 6-7), post year 7 land supply and the constrained land supply. Table 1 contains a summary of the established land supply for this audit period, while Table 2 contains a summary broken down by HMA. Table 3 shows the overall established land supply for the past five years (2016/17-2020/21).

Table 1: Established housing land supply (2020/21)

Established Land Supply (2020-21)	Effective (Years 1-5)	Potentially Effective (Years 6-7)	Post Year 7	Constrained
8,715	3,538	1,967	1,945	1,265

Table 2: Established housing land supply by HMA for (2020/21)

Housing Market Area (HMA)	Berwickshire	Central	Northern	Southern
Established Land Supply (2020-21)	1,902	5,534	1,187	92

Table 3: Established housing land supply annually (2016/17 to 2020/21)

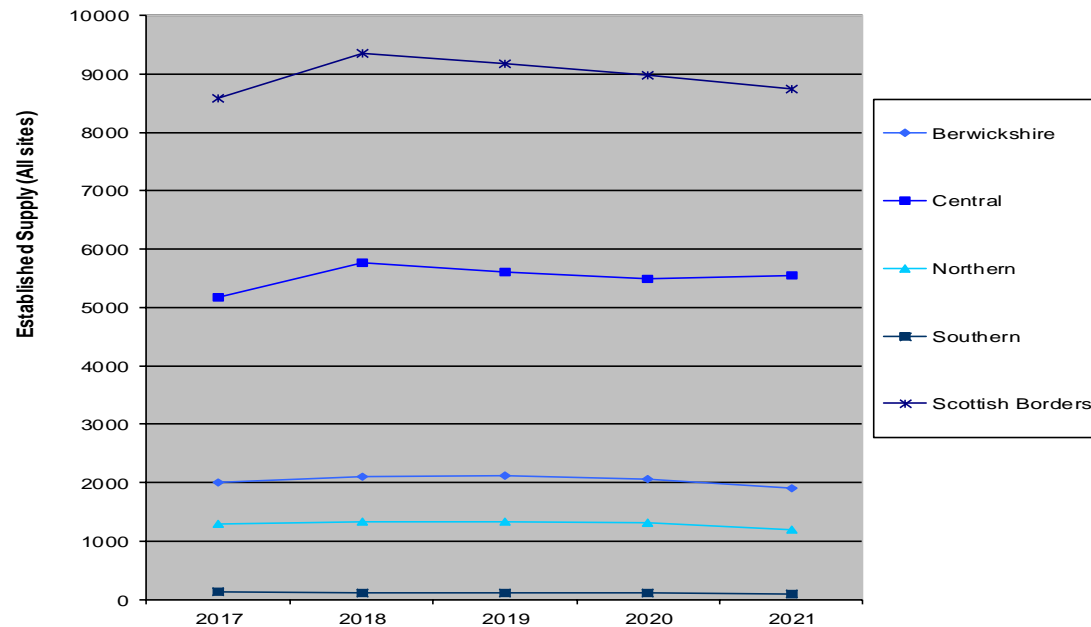
Audit Period	2016/17	2017/18	2018/19	2019/20	2020/21
Established Land Supply	8,584	9,342	9,180	8,963	8,715

Established Housing Land Supply

Over the past five years, the established land supply in the Scottish Borders has peaked at 9,342 within the 2018 audit. The established land supply has decreased by 248 units since the previous audit. It should be noted that the Housing SG sites were added as part of the 2018 HLA, which accounted for the increased established housing land supply that year.

The trend in established land supply for (2017 to 2021) is shown in Figure 2 below, by Housing Market Area (HMA). Figure 2 shows that the overall total established land supply fluctuated between 8,584 and 9,342 units between the 2017 and 2021 audits. As discussed above, the peak in 2018 was due to the inclusion of the Housing SG sites. The established land supply decreased in the Northern, Berwickshire and Southern HMA's, however has increased by 38 units within the Central Borders HMA, as part of the 2021 HLA.

Figure 2: Established housing land supply (annually by HMA) (2017 to 2021)



Established Housing Land Supply

Greenfield/Brownfield

The total established land supply on brownfield sites is 1,675 units and 6,347 units on greenfield sites, this includes sites 5 units and over. 79% of the established land supply on large sites is on greenfield land and 21% is on brownfield land. This can be explained by the rural character of the Scottish Borders and the relatively tight boundaries of the settlements. Table 4 shows the split of established land supply on large sites by HMA. It should be noted that the classification of greenfield/brownfield is only recorded for large sites.

Table 4: Greenfield/Brownfield land by HMA (large sites over 5 units) (2020/21)

Housing Market Area	Greenfield	Brownfield
Berwickshire	80%	20%
Central	82%	18%
Northern	66%	34%
Southern	77%	23%

Affordable Housing

The Council records details on all planning approvals, which make contributions towards affordable housing through commuted payments, on-site or off-site provision. This data is included in the audit on a site by site basis and details the type of contribution received (Appendix 2).

Effective Housing Land Supply

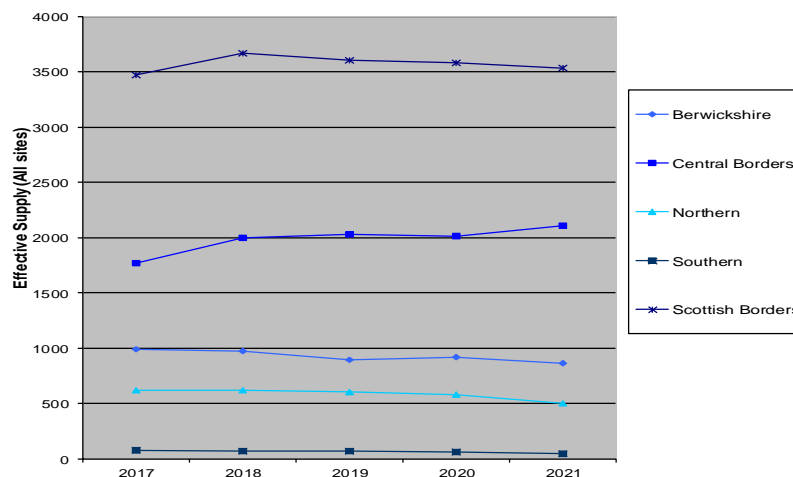
Trends in Effective Housing Land Supply

As outlined previously, the effective land supply is the part of the established land supply, which is free of constraints to be developed within the next 5 years. Programming of the effective land supply helps to identify if there is sufficient supply of effective land within the Scottish Borders for the next five years. Table 5 contains a summary of the effective housing land supply for the previous five audits, while Figure 3 contains a summary of the current effective housing land supply by HMA. Over the past five years, the effective land supply has peaked at 3,679 units as part of the 2019 HLA. The total effective housing land supply, has decreased by 47 units since the previous audit. Programming of the audit continues to be an increasingly difficult process, due to the market conditions being experienced, COVID-19 pandemic recovery and the difficulty for developers and potential buyers to obtain finance.

Audit Period	2016/17	2017/18	2018/19	2019/20	2020/21
Effective Land Supply	3,469	3,668	3,679	3,585	3,538

Table 5: Effective housing land supply annually (2016/17 to 2020/21)

Figure 3: Effective housing land supply (2017 to 2021)



Effective Housing Land Supply

Monitoring the effective housing land supply

SPP does not specify how planning authorities should assess the availability of the five year housing land supply. The Council approach is to measure likely demand, which is illustrated by the performance of the development industry over the previous five year period as required by SPP, using historical completions data for this purpose. This provides a clear distinction between providing land to meet the theoretical requirement and ensuring the presence of a five year effective land supply to meet prospective market demand. The rate of completions over the past five years is used as a measure of demand, as to the presence of an effective five year housing land supply within each of the HMA's. This is consistent with Appendix 2, as contained within the adopted LDP. It is the Council's view that completions are a good indicator of demand and the Council provides a flexible approach for and requirement. As housing demand is at a low level, this directly impacts upon the identification of the effective housing land supply from the total established land supply and there is a need to place the housing requirement into context.

Table 6 measures the five year effective land supply of the Scottish Borders using this approach. This demonstrates that there is a five year effective housing land supply, within all HMA's and an overall 12 year supply for the Scottish Borders. It should be noted that there is nothing preventing development on the effective sites, other than a lack of market demand within the Scottish Borders. As part of the adopted LDP Examination, the Reporter agreed with the Council's methodology in determining the housing land supply and consequently made no changes to Section B of Appendix 2, in respect of HLA methodology. Therefore, the Council has continued to use this approach in monitoring the housing land supply within the HLA.

Table 6: Completions compared to five year effective land supply

Housing Market Area	Completions (2016/17-2020/21)	Effective Land Supply (2020/21)	No of Years Supply
Berwickshire	363	869	12
Central	712	2,113	15
Northern	346	505	7
Southern	18	51	14
Scottish Borders	1,439	3,538	12

Effective Housing Land Supply

The Proposed LDP is currently subject to Examination, which is likely to last until Spring 2023. Furthermore, it is noted that NPF4 will supersede Scottish Planning Policy (SPP) and the current Strategic Development Plan (SDP) on the 13th February 2023. Therefore, moving forward, the housing land requirement will be set out within NPF4, opposed to the SDP. For the time being, the housing land requirement set out within the adopted LDP have been used in the calculations below.

Planning, Performance Framework (Monitoring of the 5 Year Effective Land Supply)

It is acknowledged that the Planning Performance Framework monitors the 5 year housing land supply, using the formula below. The Scottish Borders has a 5 year effective housing land supply of 3,538 units and a 5 year housing land requirement of 2,952 units (based on SESplan SG figure 3.1 and Table 4 in Appendix 2 of the adopted LDP). Therefore, using this calculation, there is a housing land supply of 6 years.

It should be noted that the annual housing land requirement for the Scottish Borders set out within the Revised Draft NPF4 is 480 units. Therefore, the housing land requirement above, is not dissimilar to that contained within the Revised Draft NPF4, which will be adopted on the 13th February 2023.

$$= \left(\frac{\text{5 year effective housing land supply (units)}}{\text{5 year housing supply target (units)}} \right) * 5$$

Potentially Effective Housing Land Supply

Potentially Effective Supply

The potentially effective land supply includes sites or parts of sites that are free from constraints but are not programmed to be developed within the next five years. It also includes the 20% of small sites that are not seen as effective. Sites with units programmed in year 6 and 7 are mainly due to marketability issues and phasing of developments. The potentially effective supply and post year 7 supply is detailed in the main report and summarised below in Table 7.

Table 7: Potentially effective and post year 7 land supply (large sites) (2020/21)

Housing Market Area	Years 6 and 7 (2026/27 to 2027/28)	Post Year 7 (Post year 2028/29)
Berwickshire	350	469
Central	1,232	1,041
Northern	225	429
Southern	31	6
Scottish Borders	1,838	1,945

Completions

Completion trends

Table 8 shows the level of completions by Housing Market Area for the past five years. The highest level of completions annually between (2016/17 and 2019/20) was within the Central HMA, however the highest level in (2020/21) was in Berwickshire. Very low levels of completion are recorded in the Southern HMA, this is due to the rural nature of the HMA with only one main settlement which attracts a low level of development. The total number of completions in the past five years has peaked at 345 completions as part of the 2019 HLA. Within the 2021 audit, there has been a decrease of 26 completions since the previous audit. The completion rates overall within the Scottish Borders have been much lower than the pre-recession rates, with many of the sites under construction within the Borders at a slow rate or stalled, due to lack of developer/mortgage finance. There were 8 sites which had 10 or more completions; Duns (BD26); Duns (BD86); Galashiels (EGL157); Kelso (RKE91); Innerleithen (TI142); Lauder (ELA50); Peebles (TP137) and Peebles (TP139). There were only 4 completions within the Southern HMA. This demonstrates the current low development rate within the Scottish Borders, despite the large number of established sites available for development.

Table 8: Completions by HMA (2016/17 to 2020/21)

Housing Market Area	2016/17	2017/18	2018/19	2019/20	2020/21
Berwickshire	31	64	67	88	113
Central	169	98	208	157	80
Northern	44	59	66	76	101
Southern	6	1	4	3	4
Scottish Borders	250	222	345	324	298

Waverley Development Contribution Area

Waverley Contribution Area

The number of units completed within the Waverley Development Contribution Area in the last five years is shown below in Table 9. In 2020/21 approximately 28% of all completions in the Scottish Borders fell within the contribution area. Figure 4 shows the extend of the area covered by the Waverley Contribution Area.

Table 9: Number of completions within the Waverley Contribution Area (2016/17 to 2020/21)

2016/17	2017/18	2018/19	2019/20	2020/21
81	80	172	103	84

Figure 4: Map of the Waverley Development Contribution Area



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Windfall Sites & Units not expected to be developed

Windfall Sites

Windfall sites are defined as sites that are not allocated within the LDP, which receive planning consent for residential units. The windfall sites are unexpected but still contribute to the established and effective land supply. The number of windfall sites delivers flexibility over and above the housing land requirement identified within the SDP. Windfall sites also demonstrate that Local Plan policies allow for a range and choice of small and medium sites in addition to those allocated within the LDP. Table 10 shows the number of windfall sites included within this audit by HMA between 2016/17 and 2020/21. A total of 41 new windfall sites have been added to the audit this year, the total site capacity of these sites is 56 units. This comprises 1 large windfall site and 40 small windfall sites (<5 units).

Table 10: Number of windfall sites included within the audit (2016/17 to 2020/21)

Housing Market Area	2016/17	2017/18	2018/19	2019/20	2020/21
Berwickshire	193	194	186	186	161
Central	287	286	283	286	257
Northern	147	140	144	143	129
Southern	43	40	35	34	23
Scottish Borders	670	660	648	649	570

Units Not Expected to be Developed

The audit continues to monitor the number of units on sites which the developer is not intending to build. This indicated the total number of units, which have planning approval but are not anticipated to be developed. Therefore, where a site has not been developed to its maximum site capacity, but the site is completed, the site can be removed from the audit.

Small Sites

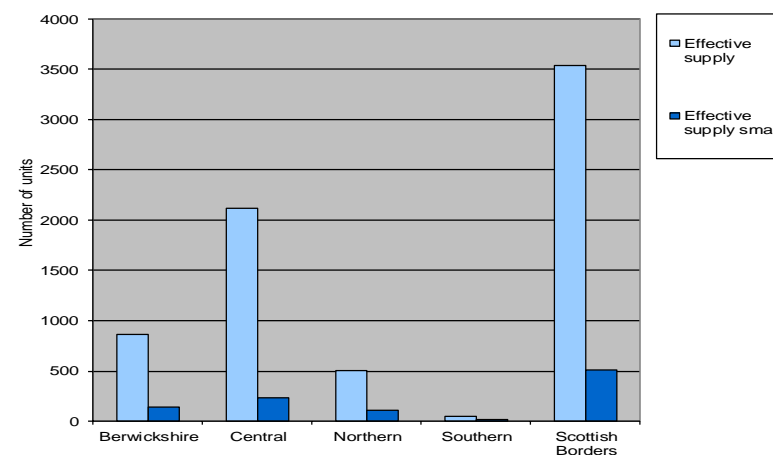
Small Sites (< 5 units)

In the Scottish Borders, like other rural authorities, small sites (< 5 units) play a large role in terms of the effective land supply and completions. Information on small sites is collated as part of the audit process and is presented in detail in a supplementary report, attached as Appendix 3. A summary of small sites is presented in the main report by settlement and HMA. Table 11 shows the level of completions on small sites. In comparing the relationship between the proportion of small sites in the effective land supply and the proportion of completions on small sites within the last five years shows that 80% is a realistic level of small sites to be included in the effective land supply. This is in line with other rural authorities such as Aberdeenshire and East Lothian. The level of effective small units (80%) gives 516 units on small sites and 129 units (20%) are included within the potentially effective supply, within the 2021 audit. No units on small sites are included within the post year 7 supply or constrained supply. Figure 5 shows the level of small sites within the effective land supply. In this year's audit, a total of 3,538 units are within the effective land supply, 15% of these are on small sites.

Table 11: Completions on small sites in the Scottish Borders (2016/17 to 2020/21)

	No of completions on small sites	% of all completions
2016/17	50	20%
2017/18	44	20%
2018/19	73	21%
2019/20	69	21%
2020/21	58	19%

Figure 5: Small site capacity within the total effective land supply (2020/21)



Annex A: Glossary & Definitions

- **Brownfield:** Land which has previously been developed. The term may encompass vacant or derelict land, infill sites, land occupied by redundant or unused buildings and developed land within the settlement boundary where further intensification of use is considered acceptable. Where a site is only part brownfield it is recorded as such in the audit if it exceeds 50% of the site area. Only large sites are included in the Council's greenfield/brownfield classification.
- **Constrained Housing Land Supply:** Site or part of the site that is not effective at the time of the audit. The constrained housing land supply is included in the established housing land supply.
- **Effective Housing Land Supply:** Site or part of the site in the established housing land supply that is free of development constraints under the time period covered by the Housing Land Audit. There is a five year period with sites programmed for a further two years (year 6 and 7) being classed as 'post five year effective'.
- **Established Housing Land Supply:** Effective housing land supply, constrained housing land supply and post five year effective housing land supply are all included in the established housing land supply. The established land supply consists of sites with planning permission for housing, and sites in adopted or finalised Local Plans
- **Greenfield:** Land which has never previously been developed, or fully-restored formerly derelict land which has been brought back into active or beneficial use of agricultural, forestry, environmental purposes, or outdoor recreation. Where a site is only part greenfield it is recorded in the audit if it exceeds 50% of site area. Only large sites are included in the Councils greenfield/brownfield classification.
- **Post Five Year Effective Housing Land Supply:** Site or part of site seen as effective, but not programmed within the five year period (programmed during year six and seven). It is not included in the five year effective housing land supply or the constrained housing land supply.
- **Programming:** The programming is based on considered of information such as planning applications, building standards, commencement and completions on site and developers own programming. The Housing Land Audit specifies sites or part of sites which can be programmed over a period of five years. Sites expected to be developed just beyond the five year period are also programmed (year six and seven).

Annex B: Details within the Housing Land Audit

- **Site Reference:** A unique code given to each site at the time it is created as an identifier
- **Site Name:** A relevant name for the site
- **Developer:** Owner or developer of the site
- **Total Site Area (ha):** Calculated area of site, in hectares
- **Site Capacity:** Total number of housing units with approval or allocated
- **Total Completions:** Total number of Building Warrant completion certificates or temporary occupation certificates recorded on the site
- **Completions 18/19:** Number of units receiving Building Warrant completion certificates or temporary occupation certificates in the audit period
- **Established:** The established land supply consists of sites with planning permission for housing (extant) and sites within the Local Development Plan 2016
- **Effective:** Number of units which are programmed to be complete on the site, within 5 years (programmed Years 1-5)
- **Post Five Year Effective:** Whole or part of the site programmed in Year 6 and 7, contributes towards the established housing land supply, but not towards the effective or constrained housing land supply. Includes 20% of small sites not included within the effective supply
- **Post Year 7:** Whole or part of the site programmed, beyond year 7
- **Constrained:** Number of units on a site, that are constrained for development
- **LDP:** All or part of the site intersects an existing allocation within the Local Development Plan (housing, mixed use or re-development)
- **Waverley Contribution Area (WCA):** Indicates if the site falls within the Waverley Contribution Area (WAC)
- **Year Added:** Indicates what year the site was added to the audit. Capturing of this information started in 2003
- **Commuted Sum (£CS):** Indicates if a commuted sum has been agreed to contribute towards affordable housing

Annex C: Effectiveness Criteria

A number of sites in the HLA are constrained for development within the period under consideration. The following list of constraints is based on the list presented in Planning Advice Note 2/2010: Affordable Housing and Housing Land Audits.

- **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 disposal
- **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 solid 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 in the period under consideration
- **Infrastructure:** The site is either free of infrastructure constraints, or any required infrastructure can be provided realistically by the developer or another party to allow development; and
- **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 being a realistic option.