

Scottish Borders Housing Land Audit 2024

Definitions of Terms



Definition of Terms within the Housing Land Audit 2024 (Excel)

HLA Site Code

- Housing Land Audit unique site reference number.

LDP Site Code

- Site code for allocated site within the Scottish Borders Local Development Plan 2016.

Site Name/Settlement

- The name and address of the site.

Developer

- Developer responsible for the development of the site where known.

Housing Market Area

- States if the site is located within the Berwickshire, Central, Northern or Southern Housing Market Area.

Planning Status

- Sites are categorised by their status in the planning system:
 - No Consent – the site has no planning consent
 - Pending Decision – the application on site is currently pending decision
 - Consented (PPP) – the site has planning permission in principle
 - Consented (FUL) – the site has full planning consent

Most Recent Planning Application Reference

- The reference number of the most recent planning application on site. Sites are often made up of many planning permissions that cannot all be shown within the table.

Date of Last Approval

- Date of the most recent planning approval on the site.

Deliverability Status

- Deliverable: sites which are considered deliverable and can be realistically programmed in the ten-year period from the base date of the audit and will contribute towards meeting the LHRL.
- Deliverable with constraints: sites with one or more constraints which may be considered deliverable if an action to overcome the constraint can be identified. These sites have been programmed in the ten-year period from the base date of the audit and will contribute towards meeting the LHRL.
- Constrained: sites which have one or more factors constraining delivery of the site and where there is no current commitment to overcoming these constraints. These sites are not programmed and will not contribute towards meeting the LHRL.
- Undeliverable – sites which are proposed for removal from the Scottish Borders Local Development Plan 2016. These sites are not programmed and will not contribute towards meeting the LHRL.
- *Note: This information is only recorded for large sites (4 units or more).*

Constraints

- This field details why the site is constrained. The HLA 2024 only details the main constraint on the site however for future audits multiple constraints will be detailed where appropriate. Sites are constrained if they do not meet the following criteria:
- *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 Conditions*: the site, or relevant part of it, is free from constraints related to slope, aspect, flood risk, contamination, pipelines, ground stability or access, which would preclude its development for housing.
- *Infrastructure*: the site is either free of infrastructure constraints, or any required infrastructure can realistically be provided to allow development.
- *Land Use Status*: housing is the sole preferred use of the site. or if housing is one of a range of possible uses, other factors such as ownership point to housing being a realistic option.
- *Financial*: implications for the site related to wider economic matters such as:
 - the cost of finance, labour, expertise and materials;
 - deficit funding being committed from public sources; and,
 - marketability across local authority areas and changes to this, such as through regeneration.The above financial matters change over time and influence strategic choices by individual businesses/organisations; therefore, whilst they are valid considerations, they should not be the sole reason a site is not determined as deliverable.

Site Capacity

- Total number of units on the site. This may be the indicative site capacity as shown in the Scottish Borders Local Development Plan 2016 or as per an approved planning consent.

Remaining Capacity 31st March 2024

- Number of units still to be built on site as of 31st March of the audit year.

Total Completions

- The total number of completed units on the site as of 31st March 2024.

Audit Year Completions 2023/2024

- The number of completions recorded within this audit period 1st April 2023 – 31st March 2024

Programming

- Anticipated completions are programmed annually from Year 1 (2024/25) to Year 10 (2023/34). Any remaining units to be constructed beyond that period are shown in the Post Year 10 field.

Deliverable Units

- Number of units classed as deliverable and programmed

Deliverable with Constraints

- Number of units classed as deliverable if action to overcome the constraint can be identified.

Deliverable with Constraints (Financial only)

- Number of units with only a 'Financial' constraint, such as marketability, which can change over time.

Constrained Units

Number of units that are classed as constrained and where there is no current commitment to overcoming these constraints and are therefore unlikely to come forward in the short/ medium/ long term.

Pipeline Timeframe

- The expected sequencing of the Local Housing Land Requirement over the short, medium and long-term, set out in the Council's Local Development Plan Delivery Programme.
 - Short term – Years 1-3 (2024/25 – 2026/27)
 - Medium term – Years 4-6 (2027/28 – 2029/30)
 - Long Term Years 7-10 (2030/31 – 2033/34)

Action Required

- This states what actions are required to support delivery.

Year site added to the Housing Land Audit

- The year the site first was first added to the audit.

Year Construction Started

- The year that work began on site.

Tenure

- Private – the entire site is being developed for private market housing.
- Mixed – the site contains both market and affordable units.
- RSL – the site is being developed by a Registered Social Landlord (RSL)
- Unknown – the tenure of the site is not yet known.

Note: Some market/private housing sites have provided affordable units off-site or via a commuted sum payment.

Affordable Units

- Total number of affordable units on site, this information is completed where known.

Market Units

- Total number of market units on site, this information is completed where known.

Number of Flats/Houses

- Total number of houses and flats on the site. This is completed where known.

Greenfield/Brownfield

- Greenfield: Land which has never previously been developed. Where a site is only part greenfield it is recorded in the audit if it exceeds 50% of site area.
- Brownfield: Land which has previously been developed. The term may encompass vacant or derelict land, infill sites, land occupied by redundant or unused buildings. Where a site is only part brownfield it is recorded as such in the audit if it exceeds 50% of the site area.

- *Note: This information is only recorded for large sites (4 units or more).*

Allocated/Windfall

- Allocated – An allocated housing site is formally allocated within the Scottish Borders Local Development Plan 2016.
- Windfall – A windfall site is not allocated but has planning consent for residential development.

Site Area

- Total area of the site in hectares.

Easting/Northing

- OS grid reference.

SVDLS

- States whether the site is included in the Scottish Vacant and Derelict Land Survey.

Developer Form

- Each year the Council contact each of the main developers/RSLs in the HLA and ask them to complete a form with the most up to date site information and proposed programming. This field states if a developer form has been completed for the site.

Primary School Catchment/ Secondary School Catchment

- States which Primary and Secondary School Catchment Area the site falls within.

Status

- States whether the site is extant or whether the site is completed.