ABERDEEN CITY COUNCIL

ABERDEEN BROWNFIELD URBAN CAPACITY STUDY

DECEMBER 2012

CONTENTS

1. INTRODUCTION AND POLICY CONTEXT

1.1 WHAT IS THE ABERDEEN BROWNFIELD URBAN CAPACITY STUDY (BUCS)?

This study is an assessment of the potential of the main urban area of Aberdeen to absorb further housing development. The focus of this study is on **brownfield** sites, i.e. areas of previously developed land or the conversion or redevelopment of buildings. A Glossary of terms used within this Study is provided in Appendix 3 on page 23.

This study serves as an update to the previous Aberdeen Brownfield Urban Capacity Study, completed in 2010. The study will help us to identify brownfield sites which could be suitable for residential development and will assist us in meeting the targets set out within the adopted Aberdeen City and Shire Structure Plan (2009) and the emerging Strategic Development Plan which is currently being produced.

Brownfield sites are often subject to a range of planning constraints. These may include infrastructure, ownership, marketability and funding issues, as well as physical factors such as contamination, which must be overcome before development can take place.

1.2 BASE DATE

For ease of reference and to maintain continuity, this study takes the same base date as the 2012 Aberdeen City and Shire Housing Land Audit, and therefore includes information for the year up to 1st January 2012. For this reason, brownfield developments which have been granted planning permission and/or developed after 1st January 2012 remain included in this study, but will be removed when the next study is carried out.

1.3 NATIONAL POLICY AND STRATEGY

Scotland's National Planning Framework 2 (NPF2) (2009) states that the Scottish Government wishes to see vacant and derelict land brought back into productive use for housing, economic purposes and to create attractive environments, describing it as a wasted resource that causes blight. NPF2 encourages the reuse of previously developed land in preference to greenfield land.

The Scottish Planning Policy (SPP) (2010) requires Local Planning Authorities, such as Aberdeen City Council, to promote the most efficient use of land and buildings. In practice, this means "directing development towards sites within existing settlements where possible, to make effective use of existing infrastructure and service capacity and to reduce energy consumption" (SPP para 80).

The SPP goes on (para 81) to encourage Local Planning Authorities to carry out Brownfield Urban Capacity Studies to assess opportunities for further housing development within existing settlement boundaries.

1.4 ABERDEEN CITY AND SHIRE STRUCTURE PLAN

In keeping with this national policy position, the Aberdeen City and Shire Structure Plan (2009) states that development on Brownfield sites within the city is preferred (pg 9). The Structure Plan requires us to identify enough brownfield land within the City boundary to accommodate a total of 4,000 new homes between 2007-2016 (in addition to enough land for 500 homes in Regeneration Areas and 12,000 homes on greenfield land).

These requirements are mirrored within the emerging Aberdeen City and Shire Strategic Development Plan (SDP). The SDP requires an additional 3,000 houses on brownfield land in the period 2017 – 2026.

2. TRENDS IN BROWNFIELD DEVELOPMENT IN ABERDEEN OVER THE LAST 20 YEARS

2. 1 TRENDS IN BROWNFIELD COMPLETIONS IN ABERDEEN

Table 1 and Figure 1 show the rate of housing development on brownfield land in Aberdeen City over a 20 year period from 1991-2011. This information is taken from the Housing Development Schedules (DABS).

Brownfield housing completion rates in Aberdeen have been generally high, with an average of 704 units per year being completed between 1991 and 2007. In 2008 the global economic recession resulted in a dramatic decline in brownfield housing completions across the country, with rates in Aberdeen dropping to a 20 year low in 2009.

The average for the period since the recession (2008-2011) is 403 units per year. Encouragingly, figures for 2010-11 are beginning to show some signs of a recovery.

Despite these trends, figures for planning consents (Table 3) have been much higher than actual completions, particularly since the recession, suggesting that there may be additional constraints on development of brownfield sites.

Year	Brownfield	Greenfield
1991	427	554
1992	626	628
1993	814	758
1994	807	534
1995	924	498
1996	702	373
1997	599	672
1998	586	420
1999	758	265
2000	712	193
2001	656	105
2002	554	99
2003	822	113
2004	803	49
2005	663	182
2006	807	71
2007	711	8
2008	387	0
2009	324	0
2010	382	10
2011	522	38

Table 1 – Brownfield and Greenfield housing completions in Aberdeen 1991-2007

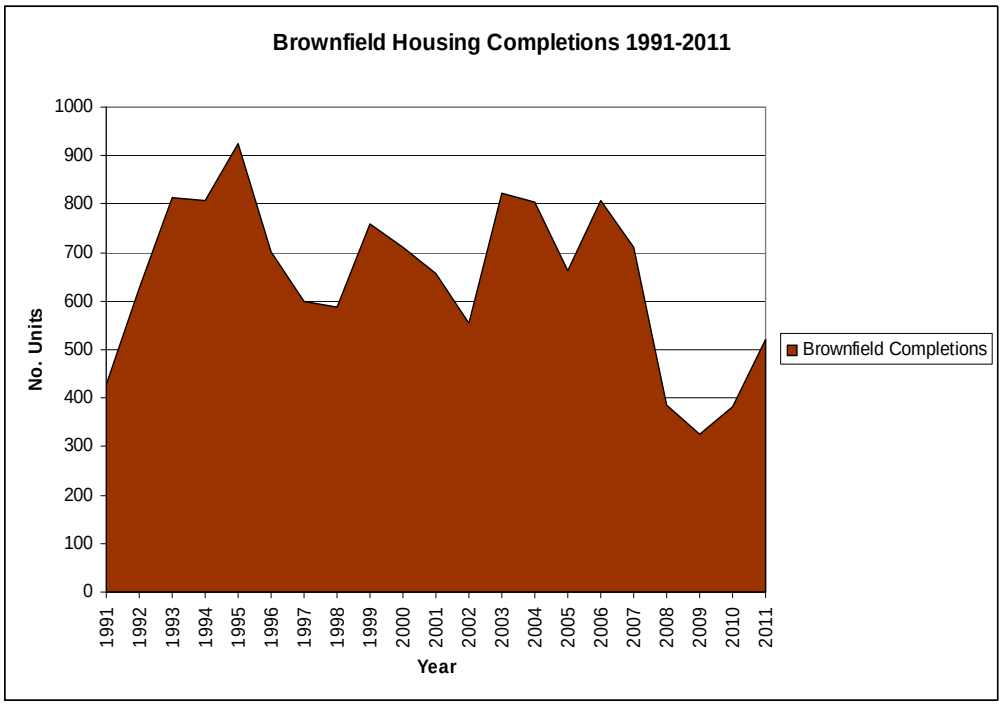

Figure 1: Brownfield Housing Completions 1991-2011

2.2 BROWNFIELD VS GREENFIELD COMPLETIONS

The proportion of brownfield completions compared to greenfield completions (Figure 2) has also been steadily rising during this period - in 2008 and 2009 for example, there were no greenfield completions at all. This trend is likely due to the fact that all of the greenfield sites allocated for housing in the 1991 Local Plan have gradually been developed, and only a limited number of greenfield sites were allocated within the 2008 Local Plan.

We might expect these trends to change in the years to come given that the Aberdeen Local Development Plan (adopted in February 2012) has allocated significant new areas of greenfield land for housing, much of it to be released from the Green Belt.

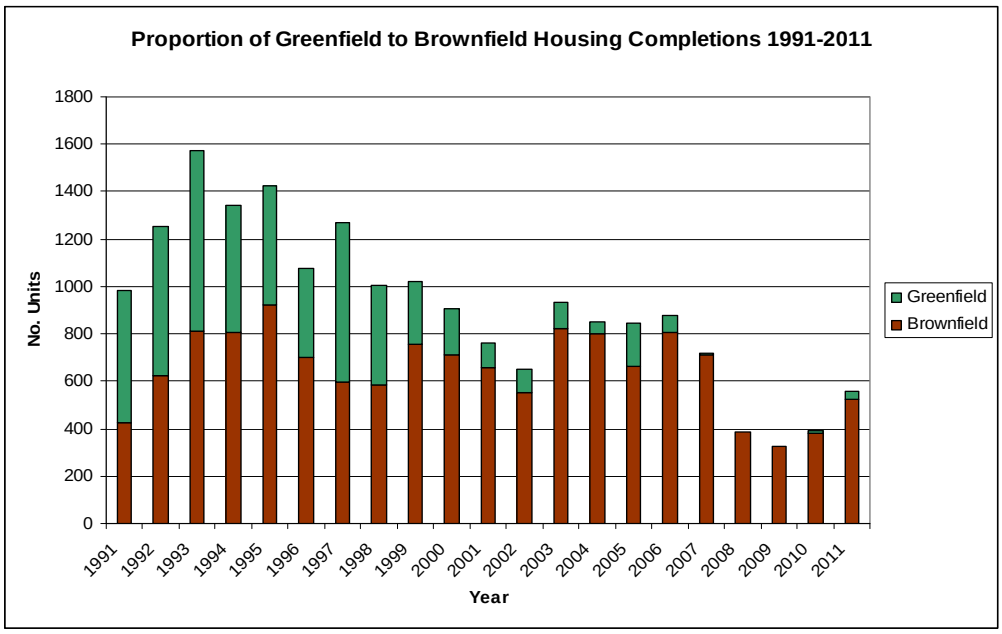

Figure 2: Proportion of Greenfield to Brownfield Housing Completions 1991-2011

3. METHODOLOGY

3.1 GUIDANCE ON CARRYING OUT THE STUDY

There is an absence of Scottish best-practice guidance available on how to carry out Brownfield Urban Capacity Studies. In light of this, we have used alternative sources of guidance and inspiration to inform our approach.

These sources have included other Urban Capacity Studies, particularly the 2006 Glasgow and Clyde Valley Urban Capacity Study. Our approach was also guided by *Tapping the Potential: Best Practice in Assessing Urban Housing Capacity* (1999), an English guidance document produced for the then Department for Transport and the Regions. Although replaced in 2007 by the publication of the

Strategic Housing Land Availability Assessment, Tapping the Potential remains the most useful guide to carrying out Brownfield Urban Capacity Studies. We have also made reference to the Consultation Paper on the English Planning Policy Statement 3 Housing 2005/2006 (which has since been replaced by the National Planning Policy Framework (NPPF) (2012)).

The Scottish Planning Policy states that, where possible, the private sector should be involved in urban capacity studies. However, it does not provide any guidance as to how the private sector should be engaged, nor does it make explicit the desired outcome of such collaboration. Nevertheless, this study has engaged private landowners such as the universities in Aberdeen, to try and identify sites that have recently, or will soon become available for development.

3.2 SOURCES OF SUITABLE SITES

Table 2 shows the main sources of potential urban brownfield land which may be suitable for housing, according to the criteria discussed within the Glasgow and Clyde Valley BUCS and *Tapping the Potential*. Not all of the sources of brownfield land identified by these reports are considered appropriate in the Aberdeen context, and so their suitability or otherwise is briefly discussed in Table 2. Those sources that are considered suitable have been examined in depth to identify sites to be included in the study.

TABLE 2: SOURCES OF BROWNFIELD URBAN HOUSING POTENTIAL

Source	Glasgow & Clyde Valley BUCS	Tapping the Potential	Aberdeen	Notes
Vacant and Derelict Land	Yes	Yes	Yes	Sites identified through the Scottish Vacant and Derelict Land Survey (SVDL). It is good planning practice to 'recycle' vacant and derelict land and buildings back into use and this annual survey is a useful means of identifying potential sites.
Non-effective Housing Supply	Yes	No	Yes	Housing sites which are non-effective can be identified in the Housing Land Audit Established Housing Land Supply. Housing on these sites is generally acceptable in principle, and although it is constrained in planning terms by one or more factors, these sites should nevertheless be examined in more detail.
Industrial and Business Areas	Yes	Yes	Yes	The demand for office and employment land in Aberdeen is currently very high and there are very few vacant plots/units, even in the smaller, older and more central employment areas or industrial estates (Refer: Employment Land Audit). Due to land supply and low vacancy reasons the peripheral estates at Dyce, Bridge of Don and Altens/Tullos should be discounted from this Study. The smaller urban estates and harbour area could however be examined for possible long term housing potential.
Public Sector Demolitions	Yes	No	No	There is currently no such programme in Aberdeen City Council. However, reference should be made to the next category deals with this issue in the Regeneration Areas.
Redevelopment of Existing Areas - Regeneration Areas	No	Yes	No	The 7 Regeneration Areas in Aberdeen would normally be factored into any study, however in this instance the Structure Plan / Proposed Strategic Development Plan housing allowances take these into account, and so there is no need to study them in any more detail here.

Institutions	Yes	No	Yes	These sites include surplus school sites identified in the 3R's Project, together with other public sector surplus buildings and sites such as Woolmanhill Hospital and the former Council offices at St Nicholas House.

Car Parks	Yes	Yes	No	There is no review of car parking underway at the time of writing and so no way of telling whether any car parks are underused or in the wrong place. This category should therefore be discounted as a potential housing source at this stage.
Green Spaces	Yes	Yes	No	Planning policies in Aberdeen are supportive of retaining open space in order to protect amenity, recreation and the natural environment. This category should therefore be discounted as a potential housing source.
Redevelopment of Other Uses	Yes	Yes	Yes	These sites include miscellaneous sites identified in the Local Development Plan, through development options or by planning and asset management officers. A number of these sites are still in use. Such sites have been included where there has been an interest expressed in their redevelopment and/or reallocation.
Subdividing Homes	No	Yes	No	The Tapping the Potential guidance suggests using past trends to estimate future potential and discounting over time as fewer larger dwellings remain. Aberdeen's long-term data on subdivisions is unreliable and no longer-term picture can be seen. Although this study cannot therefore examine this source in detail, it should be recognised that it is likely to continue to provide a significant source of housing over and above that identified in this study.
Flats over Shops	No	Yes	No	A crude rule of thumb suggested in Tapping the Potential is that a third of floor space above shops is available for conversion and that a third of this figure is suitable for conversion. Assuming one flat per retail unit, using this calculation produces an unconstrained yield of

				230 units in Aberdeen. This is further discounted (by another third) to produce a constrained yield of 76 units. The crudity of this method and the low yield makes its inclusion in this study questionable. It was not used in the Glasgow & Clyde Valley Urban Capacity Study.
Empty Homes	No	Yes	No	There is little the planning system can do to bring into use private sector empty properties. Most of those in the public sector are being dealt with in the regeneration areas. It is also the case that the overall number of empty homes is very low, standing at 2% in 2011. This category has therefore been discounted as a potential housing source (Source: Scottish Neighbourhood Statistics 2012).
Intensification (for example back land and garden development)	No	Yes	No	Further development is likely to continue to come forward from this source as unidentified windfalls. However, identifying individual sites could be very time consuming. It could lead to pressure for development which could have an adverse effect on the character of some areas. This category should therefore be discounted as a potential housing source.
Review Existing Allocations	No	Yes	No	Tapping the Potential suggests increasing the density of the current Local Development Plan greenfield allocations. These are not brownfield sites and will not be included in this study.

In summary, this Brownfield Urban Capacity Study will only examine the following as potential sources for residential development opportunities on brownfield land;

- Vacant and Derelict Land
- Non effective Housing Land
- Industrial and Business Areas
- Institutions
- Redevelopment of Other Uses

Other potential sources identified by Tapping the Potential and the Glasgow and Clyde Valley BUCS will not be examined in further detail for the reasons outlined in the table above.

3.3 CALCULATING URBAN POTENTIAL

Once specific sites have been identified as being suitable for housing from the sources described above, an estimation of their potential yield (the number of homes they could accommodate) has to be made.

Two methods of calculating potential yield have been used: one method is based on the density of previous brownfield housing planning consents in Aberdeen City, whereas the other is based on generic or notional densities according to a site's location in the city.

3.4 METHOD 1: PREVIOUS BROWNFIELD HOUSING DENSITIES IN ABERDEEN

Table 3 shows the total number of housing units on brownfield sites which were given planning consent in Aberdeen from 1997 to 2011, and the average density (units per hectare) for each year. As this table illustrates, there are no discernable trends in the average densities of consents over this period. While the average sits around 68 units per hectare, for some years the figures have been significantly affected by one or two sites being granted permission to build at either particularly low or particularly high densities.

	Sites	**No Units**	**Hectares**	**Units per ha.**
1997	16	341	6.15	55.5
1998	26	861	15.42	55.8
1999	16	562	6.83	82.3
2000	17	787	9.44	83.3
2001	10	578	6.31	91.6
2002	12	439	7.83	56.1
2003	25	1,098	18.03	60.9
2004	14	881	18.09	48.7
2005	12	372	8.15	45.6
2006	15	905	23.29	38
2007	22	556	5.58	100
2008	8	488	25.86	19
2009	17	1241	11.61	107
2010	6	118	3.19	37
2011	19	1867	53.61	139
total	235	11,094	219.39	Average density 68

Table 3: Number & density of brownfield planning consents in Aberdeen 1997 to 2011

Table 4 goes on to divide all of these sites into those which are small (up to 2ha) and large (over 2ha), and shows the average densities of consents for housing within these categories.

	Sites	No Units	Hectares	Average Units per ha.
Large Sites >2 ha	29	4,455	145.42	30.64
Small Sites <2 ha	206	6,601	74.22	88.94
TOTAL	235	11,056	219.64	50.34

Table 4: Density of small and large brownfield site planning consents in Aberdeen 1997- 2011

Consents for larger sites over 2ha tend to be for a lower density (around 30 units/ha) than on smaller sites (around 90 units/ha). These figures are very similar to those calculated in the previous Aberdeen Brownfield Urban Capacity Study (2010), thus demonstrating that average consent densities have changed very little.

These average densities have been applied to the site's identified as suitable for housing (as per the sources discussed in Section 3.2) in order to provide an estimate their potential capacity for housing. These results are presented in Section 4.

3.5 METHOD 2: INDICATIVE DENSITY RANGES (IDR): ESTIMATED DENSITIES BASED ON LOCATION IN THE CITY

A second method of the potential housing yield of sites is using the Indicative Density Ranges (IDR) set out in the Consultation Paper on the English Planning Policy Statement 3 Housing 2005/2006. Annex C of the Consultation Paper suggested the following indicative density ranges (units per hectare) for different locations in the city:

- City Centre 70-95
- Urban 40-75
- Suburban 35-55
- Rural 30-40

We have applied these to Aberdeen in the following way:

City Centre: The area identified as the City Centre in the Aberdeen Local Development Plan Proposals Map.
Urban: The urban part of the 'Former City' parish area

Suburban: Remaining settlements and built up areas within the former parishes of Old Machar, Dyce, Newhills, Peterculter and Nigg
Rural: Green Belt areas (no sites have been identified here)

The identified sites can be divided into each of these areas, and the high and low notional densities suggested by the Consultation Paper applied to give an estimated high and low yield for each site according to its location in the city. It should be noted that these may be regarded as conservative estimates compared to previous brownfield consent densities in all areas of Aberdeen. The results are presented in the next Section.

4. RESULTS

4.1 TOTAL BROWNFIELD URBAN HOUSING POTENTIAL IN ABERDEEN

By applying the various density scenarios discussed in Section 3 to the potential brownfield housing sites included in this year's study, there is the potential to accommodate between 3405 (IDR* Low scenario) and 6000 (IDR High scenario) total new homes on these sites (rounded to the nearest whole number). The majority of these sites are located in the main urban area of the city, outside of the City Centre. Delivering these homes depends on a wide range of factors including planning constraints on individual sites. Tables 5 and 6 show how these estimates break down, by type of site and location in the city.

These figures do not include those sources of Brownfield housing capacity discounted in Section 3.2 and are in addition to those sites identified as effective in the 2012 Housing Land Audit. The subdivision of homes and the conversion of smaller commercial buildings, whilst not examined in detail here, are also likely to continue to make a significant addition to these figures as 'windfalls'. These figures could therefore be regarded as a conservative estimate.

* Indicative Density Range

Potential Source	Small & Large Site Potential	IDR Low Potential	IDR High Potential
Vacant and Derelict Land	1145	1001	1829
Non Effective Housing Land	379	256	450
Industrial and Business Areas	149	66	124
Institutions	1977	1564	2759
Redevelopment of Other Uses	582	518	838
TOTAL	4232	3405	6000

Table 5- Brownfield Urban Housing Potential estimates by type of site

Potential Source	Small & Large Site Potential	IDR Low Potential	IDR High Potential
City Centre	403	323	438
Urban	2812	2349	4405
Suburban	1157	733	1157
Rural	0	0	0
TOTAL	4232	3405	6000

Table 6- Brownfield Urban Housing Potential by location in the city

4.2 HOUSING POTENTIAL PER ANNUM

The adopted Aberdeen City and Shire Structure Plan (2009) requires us to identify sites for 4500 new brownfield and regeneration area housing units between 2007 and 2016. The Proposed Strategic Development Plan requires 4500 units over the same period on brownfield sites, without reference to regeneration areas.

A total of 4270 units have been granted planning permission in the period 2007-2011 at an average rate of 854 units per annum. This means that we are well on course to exceed the requirements set by these Plans for the period 2007 to 2016 if current approval rates are maintained.

In addition, this Brownfield Urban Capacity Study has identified sufficient land to accommodate up to between 340 and 600 units per annum over the next ten years. It will be necessary to continue to review this study to monitor the whether the City can continue to provide this level of brownfield development, although past trends would indicate that it can.

APPENDIX 1 - SOURCES OF BROWNFIELD HOUSING POTENTIAL- DENSITY CALCULATION BREAKDOWNS

a. Vacant and Derelict Land

This is a significant category and a number of sites are identified in the Scottish Vacant and Derelict Land Survey (SVDLS). A copy of this Survey is available on our website (www.aberdeencity.gov.uk/localdevelopmentplan)

Small & Large Site Potential

	Sites	Hectares	Urban Potential
Large Sites @ 30 per ha	4	17.99	539.7
Small Sites @ 90 per ha	13	156.35	605
TOTAL	18	174.34	1144.7
Total (rounded)	18	174	1145

Indicative Density Range Potential

Location (and notional density)	Sites	Ha	Low Potential	High Potential	S/L
City Centre (70 to 95)	2	0.35	24.5	33.25	18.9
Urban (40 to 75)	13	171.07	863.2	1618.5	997.9
Suburban (35 to 55)	3	2.92	113.2	177.6	127.8
TOTAL	18	174	1000.9	1829.35	1144.6
Total (rounded)	18	1.74	1001	1829	1145

b. Non Effective Housing Sites

These sites are taken from the Housing Land Audit 2012 and comprise the non-effective sites from the Established Housing Land Supply.

Small & Large Site Potential

	Sites	Hectares	S or L Potential
Large Sites @ 30 per ha	1	2.75	82.5
Small Sites @ 90 per ha	14	3.29	296.1
Total	15	6.04	378.6
TOTAL (rounded)	15	6.04	378

Indicative Density Range Potential

Location (and notional density)	Sites	Hectares	Low Potential	High Potential	S or L
City Centre (70 to 95)	5	0.6	42.3	57.05	54
Urban (40 to 75)	7	4.67	186.8	351	255.3
Suburban (35 to 55)	3	0.77	26.7	42.1	69.3
Total	15	6.04	255.8	450.15	378.6
TOTAL (rounded)	15	6.04	256	450	379

c. Industrial and Business Areas

Further detail on the employment land situation in Aberdeen is available within the Employment Land Audit, available on our website (www.aberdeencity.gov.uk/localdevelopmentplan).

The demand for office and employment land in Aberdeen is currently very high and there are very few vacant plots/units, even in the smaller, older and more central employment areas or industrial estates.

Due to land supply and low vacancy reasons the peripheral estates at Dyce, Bridge of Don and Altens/Tullos have been discounted from this Study. The smaller urban estates and harbour area have however been examined for possible long term housing potential.

One site from this source has been included, carried over from the previous site schedule

Small & Large Site Potential

	Sites	Hectares	S or L Potential
Large Sites @ 30 per ha	0	-	-
Small Sites @ 90 per ha	1	1.65	148.5
TOTAL (rounded)	1	1.65	149

Indicative Density Range Potential

Location (and notional density)	Sites	Hectares	Low Potential	High Potential	S or L
City Centre (70 to 95)	0	-	-	-	-
Urban (40 to 75)	1	1.65	66	123.75	148.5
Suburban (35 to 55)	0	-	-	-	-
TOTAL	1	1.65	66	123.75	148.5
TOTAL (rounded)	1	1.65	66	124	149

d. Institutions

This section includes surplus school sites identified in the 3R's Project together with other public sector surplus buildings and sites such as Woolmanhill Hospital and St Nicholas House. Sites that have already been considered elsewhere (such as Cornhill Hospital in the SVDL Survey) have been discounted.

Small & Large Site Potential

	Sites	Hectares	Urban Potential
Large Sites @ 30 per ha	6	19.48	584
Small Sites @ 90 per ha	17	15.05	1392
TOTAL	23	34.53	1977
Total (rounded)	23	34.53	1977

Indicative Density Range Potential

Location (and notional density)	Sites	Hectares	Low Potential	High Potential	S or L
City Centre (70 to 95)	3	3.51	245.7	333.45	315.9
Urban (40 to 75)	15	24.69	1092.8	2049.1	1253.2
Suburban (35 to 55)	5	6.33	225.55	376.55	407.7
TOTAL	23	34.53	1564.05	2759.1	1976.8
Total (rounded)	23	34.53	1564	2759	1977

e. Redevelopment of Other Uses

These include miscellaneous sites identified in the Local Development Plan, through development options or by planning and asset management officers. A number of these sites are still in use. Such sites have been included where there has been an interest expressed in redevelopment and/or relocation.

Small & Large Site Potential

	Sites	Hectares	Urban Potential
Large Sites @ 30 per ha	4	10.96	238.8
Small Sites @ 90 per ha	7	2.81	252.9
TOTAL	11	13.77	581.7
Total (rounded)	11	13.77	582

Indicative Density Range Potential

Location (and notional density)	Sites	Hectares	Low Potential	High Potential	S or L
City Centre (70 to 95)	2	0.16	10	14.4	14.4
Urban (40 to 75)	4	3.5	140	262.5	156
Suburban (35 to 55)	5	10.11	367.75	560.95	411.3
TOTAL	11	13.77	517.75	837.85	581.7
Total (rounded)	11	13.77	518	838	582

APPENDIX 2- LIST OF BROWNFIELD SITES INCLUDED IN THIS STUDY

This list includes brownfield sites that have been deemed potentially suitable for housing**,** but do not have any extant planning consent for housing on the site (although in some instances planning applications may be pending). Some sites have been included which currently have extant planning consent for other uses, but upon which works have not commenced (indicated with a *)

Site	Size (ha)	Location	S or L?
Scottish Vacant and Derelict Land Survey			
140 Causewayend	0.15	Urban	S
35 Froghall Road	0.62	Urban	S
Abbey Road North, Torry	1.51	Urban	S
Former Ambassador Snooker Halls	0.19	Urban	S
Balgownie Centre	2.25	Suburban	L
Balgownie Machine Centre	0.2	Urban	S
Ex- BP Car Park, Wellheads Ave. Dyce	0.57	Suburban	S
Broadford Works	3.7	Urban	L
Cornhill Hospital	6.04	Urban	L
Duff St Former Warehouse	0.31	Urban	S
Dunbar Halls of Residence	1.23	Urban	S
Kennerty Mill	0.1	Suburban	S
Logie Place (former shops)	0.12	Urban	S
Pittrodie Park	6	Urban	L
Triple Kirks*	0.14	City Centre	S
Victoria House, West North St	0.21	City Centre	S
Cattofield Reservoir	1.51	Urban	S
Non- Effective Housing Land			
1 Western Road	0.07	Urban	S
Bimini 69 Constitution St	0.04	Urban	**S**
45-47 Holland St	0.07	City Centre	S
96- 126 John St	0.4	City Centre	S
11 Jopps Lane	0.01	City Centre	S
279- 281 N. Deeside Road, Peterculter	0.15	Suburban	S
54 Park Road	1.34	Urban	S
1 and 2 Springbank Terr.	0.06	City Centre	S
Copper Beech, Auchinyell Rd	0.31	Urban	S

Former Dutch School, Boyd Orr Avenue	0.18	Suburban	
Froghall Terrace	2.75	Urban	L
Powis Lane	0.09	Urban	S
Stoneywood Road	0.44	Suburban	S
Water Lane Grannary	0.06	City Centre	S
Woodside Congregational Church	0.07	Urban	S
Redevelopment of Other Uses			
Aberdeen College, Gordon Centre	2.21	Suburban	L
Aberdon House Care Home	0.64	Urban	S
Former BP site Dyce (part) Burnside Drive	3.1	Suburban	L
Crown House	0.04	City Centre	S
Cults Pumping Statoin	0.69	Suburban	S
Manor Walk	2.65	Urban	L
St Peter's Nursery Spital	0.09	Urban	S
Stoneywood Terrace	1.11	Suburban	S
Former Union Grove Service Station	0.12	Urban	S
VSA Gallowgate	0.12	City Centre	S
Institutions			
Aberdeen College, Gallowgate	1.11	City Centre	S
Balgownie Primary	0.71	Suburban	S
Bankhead Academy	2.7	Suburban	L
Braeside Infant School	1.28	Urban	S
Byron Park Nursery and Infant School	0.77	Urban	S
Burnside Centre	2.4	Urban	L
Causewayend Primary School	0.69	Urban	S
Craighill Primary School, Kincorth	0.86	Urban	S
Denburn and Woolmanhill	1.9	City Centre	S
Former Carden School	0.37	Suburban	S
Former Summerhill Academy*	3.3	Urban	
Greenfern Infant School	0.91	Urban	S
Hilton Nursery School	0.61	Urban	S
Mile End Primary	0.51	Urban	S
Milltimber Primary School	1.85	Suburban	S
Oscar Road Nursery, Torry	0.6	Urban	S
Raeden Centre	6.7	Urban	L
Smithfield School	2.27	Urban	L
St Machar Primary	1.01	Urban	S
St Nicholas House, Broad St	0.5	City Centre	s

Tillydrone Primary School	2.11	Urban	L
Victoria Road School	0.67	Urban	S
Woodlands School, Craigton Road	0.7	Suburban	
INDUSTRIAL AREAS			
Kittybrewster Depot	1.65	Urban	S

APPENDIX 3 GLOSSARY

Brownfield Land - land which has previously been developed. The term may include vacant or derelict land (see below), land occupied by redundant or unused buildings and developed land within the settlement boundary where further intensification of use is considered acceptable

Derelict Land - is land which has been so damaged by development, that it is incapable of development for beneficial use without rehabilitation.

Effective Land Supply - sites which have no constraints and are available for immediate development

Non-Effective Land Supply - sites which are constrained, for example by legal, ownership, marketability, access or infrastructure factors, and are therefore not immediately available for viable development.

Regeneration Area - areas designated as in need of intervention to improve quality of life, through programmes of demolition and rebuilding of housing

Scottish Vacant and Derelict Land Survey (SVDLS) - annual survey of derelict and vacant land across the whole of Scotland, compiled by the Scottish Government using data collected and submitted by each individual Local Authority.

Urban Capacity - the ability of the existing built-up area of Aberdeen (be it city centre, urban or suburban areas) to accommodate new development (in this case specifically housing units)

Vacant Land - vacant land is land which is unused for the purposes for which it is held and is viewed as an appropriate site for development.

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