

Archibald B (Brian)

From: Archibald B (Brian)
Sent: 19 May 2016 13:17
To: 'ben.freeman@bancon.co.uk'
Cc: Graeme Reay
Subject: FW: ABERDEEN LOCAL DEVELOPMENT PLAN - FURTHER INFORMATION REQUEST 08 - ISSUE 02 - HOUSING LAND SUPPLY AND POLICY LR1 & LR2
Attachments: Bancon response to Aberdeen City Council response to further information request 8 relating to housing land supply.pdf; Assessment of effectiveness of housing sites.xlsx

Tracking:	Recipient	Delivery
	'ben.freeman@bancon.co.uk'	
	Graeme Reay	
	[REDACTED]	
	[REDACTED]	[REDACTED]

Hello Ben

I acknowledge receipt of your comments for FIR 08 – Issue 02

Thanks
Brian

From: Ben Freeman [mailto:ben.freeman@bancon.co.uk]
Sent: 19 May 2016 09:58
To: Archibald B (Brian)
Cc: Graeme Reay
Subject: RE: ABERDEEN LOCAL DEVELOPMENT PLAN - FURTHER INFORMATION REQUEST 08 - ISSUE 02 - HOUSING LAND SUPPLY AND POLICY LR1 & LR2

Good Morning Brian

Please see attached my response, on behalf of Bancon, to the comments provided by Aberdeen City Council, along with a spreadsheet of the relevant sites.

Ben

Regards,

Ben Freeman
Planning Manager



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Bancon Homes Ltd, Registered in Scotland No. SC 118706

From: Bancon Info
Sent: 11 May 2016 16:05
To: Graeme Reay; Ben Freeman

Subject: FW: ABERDEEN LOCAL DEVELOPMENT PLAN - FURTHER INFORMATION REQUEST 08 - ISSUE 02 - HOUSING LAND SUPPLY AND POLICY LR1 & LR2

From: Brian.Archibald@gov.scot [<mailto:Brian.Archibald@gov.scot>]

Sent: 11 May 2016 15:56

To: gary.purves@knightfrank.com; ian.livingstone@ryden.co.uk; john.findlay@ryden.co.uk; sandy.hutchison@taqaglobal.com; Meabhann.Crowe@colliers.com; christopher.ross@barratthomes.co.uk; ewan@emacplanning.co.uk; planningscotland@gladman.co.uk; Christine.Dalziel@hfm.co.uk; info@aberdeencivicsociety.org.uk; tim.reid@urbanwilderness.co.uk; Theresa.Hunt@burnesspaull.com; n.miller@homesforscotland.com; planning@hfm.co.uk; Emelda@emacplanning.co.uk; dpope@nlppanning.com; gary.purves@knightfrank.com; bob.reid@hfm.co.uk; Bancon Info; robert.patrick@persimmonhomes.com; jain.mcgouldrick@persimmonhomes.com

Cc: ABROWNRIIGG@aberdeencity.gov.uk; DLaing@aberdeencity.gov.uk

Subject: FW: ABERDEEN LOCAL DEVELOPMENT PLAN - FURTHER INFORMATION REQUEST 08 - ISSUE 02 - HOUSING LAND SUPPLY AND POLICY LR1 & LR2

Dear All:

Please find attached Aberdeen Council's response to further information request 8 relating to the housing land supply. Some of this response (questions 2, 4, 5 and 6) comprises factual explanation based on existing information, and the reporter does not seek any further comment from parties on these questions. However the reporter is willing to accept any response parties may wish to make to what the council has said in relation to questions 1, 3 and 7. I would be grateful if responses could be sent to me to pass to the reporter by 5pm on 25 May 2016.

A copy of this request will be published on the DPEA website together with any responses you intend to submit.

<http://www.dpea.scotland.gov.uk/CaseDetails.aspx?id=117092>

Please do not hesitate to contact me if there is anything you would like clarified.

Brian Archibald

From: Archibald B (Brian)

Sent: 10 May 2016 16:06

To: Andrew Brownrigg (ABROWNRIIGG@aberdeencity.gov.uk)

Cc: Donna Laing (DLaing@aberdeencity.gov.uk)

Subject: FW: ABERDEEN LOCAL DEVELOPMENT PLAN - FURTHER INFORMATION REQUEST 08 - ISSUE 02 - HOUSING LAND SUPPLY AND POLICY LR1 & LR2

Hello Andrew

I acknowledge receipt of your response for FIR 08

Thanks

Brian

From: Andrew Brownrigg [<mailto:ABROWNRIIGG@aberdeencity.gov.uk>]

Sent: 10 May 2016 15:12

To: Archibald B (Brian)

Cc: Donna Laing

Subject: ABERDEEN LOCAL DEVELOPMENT PLAN - FURTHER INFORMATION REQUEST 08 - ISSUE 02 - HOUSING LAND SUPPLY AND POLICY LR1 & LR2

Hello Brian

Please find our response to Further Information Request 8 on Issue 2. I have arranged the responses underneath the individual elements of the request which are highlighted in **bold**.

Information requested

- 1. In considering the balance between large sites and small sites in the housing land supply, it might be useful to consider the situation across the Aberdeen housing market area as well as in Aberdeen city in isolation. The council is requested to supply a table showing the numbers of houses proposed on allocated sites of over 500 units, of between 100 and 500 units, and of under 100 units in the (a) Aberdeen City and (b) Aberdeenshire portions of the Aberdeen housing market area, and (c) across the housing market area as a whole.**

Response

We have attached the tables as requested. However, it should be noted that many of the brownfield sites in Aberdeen do not have an actual number of units allocated to them – only if there has been consents have we stated numbers for individual sites. We have therefore shown a separate table of brownfield sites showing the OP reference, name and size. It is likely that most of these sites will be for under 100 units. Likely exceptions (because of their large size) are;

- OP13 AECC Bridge of Don
- OP105 Kincorth Academy
- OP77 Cornhill Hospital (consent now granted for 323 units - after publication of the Proposed Plan)
- OP93 Former Summerhill Academy

We have also produced a separate table of those sites carried over from the 2008 Local Plan as these do not count towards the SDP housing requirement (see also Question 6).

When considering the issue of site size, it also needs to be recognised that larger sites are often subdivided into smaller sites for individual builders. Indeed, the two largest sites (accounting for over 11,000 homes) are owned and managed by development companies rather than house builders (Elsick Development Company in Aberdeenshire and the Grandhome Trust in Aberdeen). By their very nature they will be relying on different builders to take on different phases of development. Although using a more traditional model, the third largest site (Countesswells with 3,000 homes) has also recently announced the sale of the first areas of land to other builders.

This further information request relates to houses proposed on allocated sites. It should also be noted that a broader picture of all sites will be provided in the full Established Land Supply as set out in Appendix 2 of the 2015 Housing Land Audit.

- 2. It is assumed that the housing requirement for the Aberdeen housing market area shown in figure 13 of the housing land audit 2015 is derived in some way from figure 10 of the strategic development plan. The council is asked to explain how the housing requirement for the Aberdeen housing market area in figure 13 of the housing land audit 2015 is calculated.**

Response

Yes – Figure 10 of the 2014 SDP is the source of the housing requirement. The requirement changes over the SDP periods, so the 2015 Housing Land Audit works out the requirement for the

period 2015-19 by taking the average annual requirements for the two periods (2011-16 and 2017-26) and adding them together. The average annual requirement for 2011-16 is 1660.83 units and for 2017-26, the average annual requirement is 1501.7 units. Thus $(1660.83 \times 2) + (1501.7 \times 3) = 7827$ for the period 2015 to 2019.

3. Is it possible to derive a housing requirement for Aberdeen City alone, as envisaged by paragraph 118 of Scottish Planning Policy (accepting that Scottish Planning Policy envisages this as a role for the strategic development plan)?

Response

No, it is not possible to derive a housing requirement (housing supply target under SPP 2014 terminology) for Aberdeen City in isolation from the wider Aberdeen Housing Market Area (HMA). There is a housing land requirement effectively contained in Schedule 1 of the SDP, but not a housing requirement because the provision of housing across the Aberdeen Housing Market Area is a shared responsibility.

The Aberdeen City and Shire SDP was approved by Scottish Ministers in March 2014, prior to the publication of SPP in June 2014. There was no requirement in the earlier version of SPP to provide the housing requirement at the council area level. Guidance at that time (and to a large extent still does) focused on planning for housing at the Housing Market Area level. We note SPP now requires the housing supply target to be set at the council area level in addition to housing market area and this will be reflected in the next Strategic Development Plan

SPP is unhelpful in being silent on the matter of which housing supply target should be used to determine the adequacy of the housing land supply but, in order to be consistent with the SDP, it is clear that for the plan currently being examined it is at the HMA level.

4. Are the sites listed in appendix 1 table 2 of the proposed plan all either already built, effective or expected to become effective in the plan period?

Response

All of the sites in Appendix 1 Table 2 have had consents since 2011. Many of them are already built out or are under construction or considered effective. The following sites are however, regarded as non-effective in the 2015 Housing Land Audit; Balgownie Centre (OP5) and Pittodrie Stadium (OP87). Both are regarded as having ownership constraints. The 2015 HLA indicates that both sites have planning consents and both are included as opportunity sites in the Proposed Plan. OP87 is dependent on a new stadium being built with a new stadium having planning consent (at OP59 Loirston) on page 87 of the Proposed Plan.

5. Paragraph 2.12 of the proposed plan identifies sources for between 5,398 and 7,287 potential units on brownfield sites in the plan period. Does this take account of the potential product of the brownfield opportunity sites identified in appendix 2 and on the proposals map?

Response

Yes.

If not, how many units may these sites be expected to deliver by 2026? Have these sites been accounted for elsewhere in the council's housing land calculations that are before the examination?

Response

No – we have been very careful to avoid double counting. Firstly, any sites that were considered effective in the 2011 Housing Land Audit have not been counted towards any of the SDP requirements (brownfield or greenfield) for this Plan – see also Question 6 below in respect of the greenfield sites. Neither have we double counted the figures from sites in Appendix 1 with any of the brownfield opportunity sites identified in Appendix 2. Where a consent has been granted (those sites identified in Appendix 1 Table 2) we have used that figure. Otherwise we use the range of calculations derived from the Brownfield Potential Study, but only apply them once to each site, whether they be in Appendix 1 Table 1 or Appendix 2 of the Proposed Plan, or both.

We have attached a copy of the 2011 Housing Land Audit for information. Appendix 2 contains a detailed table of the established, constrained and effective land supply 2011 for Aberdeen City. I can send a hard copy of this section by post.

6. Paragraph 8 of the council's response as set out in the schedule 4 form indicates that sites remaining from the Aberdeen Local Plan 2008 (such as OP41 Friarsfield and OP58 Stationfields) have not been counted towards the SDP allowances. Is it the case that the product of such sites will have been accounted for under the effective or constrained land supply columns of schedule 1 of the strategic development plan?

Response

Yes. The following greenfield sites have been carried over from the 2008 Local Plan. The figures in brackets show their status in the 2011 Housing Land Audit and therefore the number of units from each site that were included in the effective and constrained land supply columns in Schedule 1 of the SDP;

- OP28 Greenferns (120 houses constrained in the 2011 HLA)
- OP56 Cove (687 houses effective in 2011 HLA)
- OP58 Stationfields (150 houses effective in 2011 HLA)
- OP41 Friarsfield (280 houses effective in 2011 HLA)

None of the figures relating to these sites have been used to meet the housing allowances of the 2014 SDP. This is despite the fact that additional consents since 2011 at OP56 has increased the total capacity of the site by 122 units to 809 (see entries for Wellington Road, Cove Bay and Cove West in the 2015 HLA).

7. How should the second column of tables 3 to 8 in the proposed plan be interpreted? Should this actually refer to 'Existing to 2016' and so be consistent with table 2?

Response

Yes it should be 'Existing to 2016' – 'Existing to 2026' is an error which has been repeated from Tables 3 to 8. We would be grateful if the Reporters could rectify this.

Is this column a record of the assumptions made in the adopted local development plan (and hence in column 5 of schedule 1 of the strategic development plan) as to the land that would be made available by 2016?

Response

Yes. They are the same greenfield sites and numbers as those identified in Tables 5 to 10 of the 2012 Local Development Plan under the column 2007-2016. These represent the 'Existing LDP allowances to 2016' column identified in Schedule 1 of the SDP.

Can the figures in columns 2, 3 and 4 of these tables be added together to give the total capacity for each site?

Response

Yes. We would be happy to have a further column added to the tables if the Reporters considered it useful.

If any further information is required then please get in touch.

Regards, Andy

Andrew Brownrigg
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 [Aberdeen Local Development Plan Page](#)

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Bancon response to Aberdeen City Council response to further information request 8 relating to housing land supply.

Information requested

- 1. In considering the balance between large sites and small sites in the housing land supply, it might be useful to consider the situation across the Aberdeen housing market area as well as in Aberdeen city in isolation. The council is requested to supply a table showing the numbers of houses proposed on allocated sites of over 500 units, of between 100 and 500 units, and of under 100 units in the (a) Aberdeen City and (b) Aberdeenshire portions of the Aberdeen housing market area, and (c) across the housing market area as a whole.**

Bancon acknowledge the submitted list of sites by Aberdeen City Council, but question the relevance of a number of the sites listed. It seems strange that the Council has listed numerous sites that were allocated in the 2012 LDP, for delivery prior to the end of the 2007-2016 plan period. Surely these are not relevant to a plan that is required to allocate sites to meet the housing requirement for the 2017-2026 plan period? To compound this, where sites were allocated in the 2012 LDP to span more than one plan period, the Council has indicated the site's total capacity, rather than just the allocation required for the 2017-2026 plan period. It is noted that a number of these sites are unable to deliver their 2017-2026 allocation until the 2007-2016 allocation is built out, and many of the sites have not yet started. Furthermore, the list of brownfield sites is extensive, and the Council suggests that many of them will be small sites of less than 100 units. A check against the most up to date Housing Land Audit shows that almost none of them are effective or expected to become effective in the plan period. Even more alarmingly, for the Aberdeenshire table, several sites have been carried over from the 2006 Local Plan, and are identified clearly in the Proposed LDP as not contributing towards the SDP requirement.

To clarify this on a site by site basis, I have attached a copy of the tables provided by the Council with additional columns showing some clarifying comments and the number of houses that each site is expected to deliver towards the 2017-2026 housing requirement.

Paragraph 119 of SPP states that *“Local development plans in city regions should allocate a range of sites which are effective or expected to become effective in the plan period to meet the housing land requirement of the strategic development plan up to year 10 from the expected year of adoption. They should provide for a minimum of 5 years effective land supply at all times. In allocating sites, planning authorities should be confident that land can be brought forward for development within the plan period and that the range of sites allocated will enable the housing supply target to be met.”*

This paragraph does not state that the LDP must provide sites to meet the housing land requirement of the SDP **OR** provide a 5 year housing land supply. Whilst there may be a

demonstrable 5 year housing land supply in the Aberdeen Housing Market Area, almost all of this is made up of legacy sites not delivered from previous LDPs, for a range of reasons, and cannot be used as reason not to allocate sites that are effective or expected to become effective to meet the SDP requirement for the 2017-2026 plan period.

Of the large sites (over 500 units) in the city, the draft 2016 Housing Land Audit (HLA) expects 2,432 units to be delivered, and from sites of less than 500 units the HLA expects no houses to be built. Brownfield sites are reasonably expected to deliver 355 units in the plan period. This total of 2,787 units (effective or expected to become effective during the plan period) is 5,213 houses short of the 8000 allowance in the SDP. Not an insignificant amount. Compared against the headline numbers suggested by the Council's tables of 22,324, it is clear how misleading the information provided is. Of the City housing sites listed by the Council, therefore, only 12% are relevant to the question posed by the Reporter.

The Aberdeenshire part of the AHMA fares slightly better, with 1,342 houses expected to be delivered from large sites, 629 from medium sized sites and 426 from small sites. This total of 2,397 units still falls far short of the 6,750 allowance identified in the SDP. Again, the entire site capacity has been listed by the Council, suggesting potential delivery of 34,035. Of the Shire housing sites listed by the Council, therefore, only 7% are relevant to the question posed by the Reporter.

The Council go on to suggest that large sites should be considered as several small sites in the same location, since there will potentially be more than one developer. The example of Chapelton is used, where three developers are building. That site is anticipated to deliver 162 units (only 11%) by the end of 2016, compared to 1,414 proposed by the Elsie Development Company at the last LDP review. Regardless of the number of developers building on a single site, there is a finite market in any one specific location, and this will ultimately dictate the build rate.. It is not as simple as to expect that more than one developer will secure settlements at a rate achievable on single sites.

The SDP is very clear in that it includes a housing requirement and a housing allowance for the period 2017-2026. This is the 10 year period during which the LDP must allocate housing land to deliver. Whether there is a healthy Housing Land Supply from undelivered sites from previous Structure Plan and SDP requirements is irrelevant, as SPP requires both to be delivered by the LDP.

3. Is it possible to derive a housing requirement for Aberdeen City alone, as envisaged by paragraph 118 of Scottish Planning Policy (accepting that Scottish Planning Policy envisages this as a role for the strategic development plan)?

Bancon accept that an accurate housing land requirement cannot be derived from the SDP, as it merely identifies a requirement for the two housing market areas. However, the SDP does specify percentages to be delivered in each area in the spatial strategy, and in

Schedule 1 splits the housing allowances between City and Shire parts of the Aberdeen Housing Market Areas, with 61.6% of the housing allowance being in the City, and therefore 38.4% being in the Shire Part of the AHMA.

Using this split, it would be reasonable to estimate the Housing Land Requirement on the same basis, thus: -

	2011-16	2017-26	2027-35	Total
Aberdeen HMA	9,965	15,017	13,506	38,488
Aberdeen City 61.6%	6,138	9,250	8,320	23,708
Aberdeenshire 38.4%	3,827	5,767	5,186	14,780
Rural HMA	4,237	6,411	4,836	15,484
Total	14,202	21,428	18,342	53,972

7. How should the second column of tables 3 to 8 in the proposed plan be interpreted? Should this actually refer to 'Existing to 2016' and so be consistent with table 2?

Is this column a record of the assumptions made in the adopted local development plan (and hence in column 5 of schedule 1 of the strategic development plan) as to the land that would be made available by 2016?

Can the figures in columns 2, 3 and 4 of these tables be added together to give the total capacity for each site?

Bancon acknowledge the typo repeated in all these tables, confirmed by Aberdeen City Council. It is noted that the Council agree that column 2 reflects the sites that were allocated to 2016. Bancon would further submit, therefore, that these allocations cannot be rolled over to the 2017-2026 plan period, despite the fact that undelivered allocations from column 2 do contribute to the housing land supply. As mentioned in response to Q1 above, there is a distinct difference between a healthy housing land supply and an LDP that implements the requirements of the SDP, which specifically requires land to be allocated for the 2017-2026 plan period.

The SDP Schedule 1 includes a column called 'effective land supply 2011'. Bancon submit that the second column of tables 3 to 8 in the Proposed LDP should be named 'effective housing land 2016', and include only sites not delivered in accordance with the 2012 LDP (and include sites from previous plans that remain allocated but have not been built). As it stands, the column is irrelevant and misleading.

With regard to the capacity of each site, this is not relevant to the Proposed LDP's compliance with the SDP, as it is required to identify land for development up to year 10 from the date of adoption, not over a 30 year period including 10 years before and 10 years after the LDP.

Conclusions

Bancon submit that a great deal of the information provided by Aberdeen City Council is misleading and irrelevant to the Proposed LDP, and it's compliance with SPP and the SDP. The failure of the 2012 LDP to deliver the housing requirement has created a large effective supply, which generates a healthy housing land supply. Bancon accept this. However, the housing land supply and the requirement for the LDP to allocate land to deliver the SDP are not the same thing, and the SDP sets a specific requirement and allowance for the 2017-2026 plan period, which this LDP must provide. It cannot rely on rolling over undelivered sites from the 2007-2016 plan, or even sites that remain undeveloped from previous Local Plans (as suggested in the City Council's response).

Bancon have identified, in the attached analysis, a substantial shortfall in sites that are effective or expected to become effective during the plan period, as required by SPP paragraph 119.

1. In considering the balance between large sites and small sites in the housing land supply, it might be useful to consider the situation across the Aberdeen housing market area as well as in Aberdeen city in isolation. The council is requested to supply a table showing the numbers of houses proposed on allocated sites of over 500 units, of between 100 and 500 units, and of under 100 units in the (a) Aberdeen City and (b) Aberdeenshire portions of the Aberdeen housing market area, and (c) across the housing market area as a whole.

Aberdeen City

Over 500 units	Site	Site Name	Site Size	No. of units	Analysis	Housing identified by HLA as effective or expected to become effective (best case scenario)
	OP9	Grandhome	323 ha	7000	2600 units to be built by end 2016 - none delivered. 2100 allocation for 2017-26 constrained by non delivery of 2007-2016 allocation. HLA 2016 expects total of 1575 houses by end 2026	0
OP10	Dubford	35.8 ha	550	all supposed to be delivered 2007-16	0	
OP16	Davidson's Papermill	29.5 ha	900	HLA expects 155 by end 2016, so 745 for 2017-26. Brownfield site. Should have contributed to 2007 - 16 requirement	745	
OP20	Craibstone South	42.6 ha	1000	750 supposed to be delivered 2007-16, 300 constrained in HLA. HLA expects 50 per annum from 2018, so 450 of 2007-2016 allocation of 750 will be built.	0	
OP21	Rowett South	106.85 ha	1940	1000 supposed to be built 2007-16, HLA expects 20 to be delivered, and then a further 1300 by 2026.	320	
OP22	Greenferns Landward	69.6 ha	1500	constrained	0	
OP33	Greenferns	60.4 ha	1350	constrained	0	
OP38	Countesswells	165.1 ha	3000	2150 supposed to be delivered 2007-16, HLA expects 150. 2450 expected 2017-26 in HLA.	450	
OP48	Oldford	48.9 ha	550	400 supposed to be built 2007-2016, HLA expects 25. and 330 more by 2016 - still short of the 2007-2016 requirement.	0	
OP59	Loirston	119.2 ha	1500	1100 supposed to be delivered 2007-16, site expected to start in 2017	400	
OP74	Broadford Works	3.6 ha	517	brownfield site	517	
			19807		2432	

Between 100 and 500	Site	Site Name	Site Size	No. of units	Analysis	Housing identified by HLA as effective or expected to become effective (best case scenario)
	OP5	Balgownie Centre	2.25 ha	171	constrained	0
OP17	Stoneywood	42.3 ha	500	all supposed to be delivered in 2007-16.	0	
OP25	Woodside	19.1 ha	300	all supposed to be delivered in 2007-16.	0	
OP30	Kingswells D and West Huxterstone	6.1 ha	120	all supposed to be delivered in 2007-16.	0	
OP31	Maidencraig South East	29.8 ha	450	all supposed to be delivered in 2007-16.	0	
OP32	Maidencraig North East	22.8 ha	300	all supposed to be delivered in 2007-16.	0	
OP87	Pittodrie Park	6 ha	350	constrained	0	
			2191		0	

under 100	Site	Site Name	Site Size	No. of units	Analysis	Housing identified by HLA as effective or expected to become effective (best case scenario)
	OP8	East Woodcroft North	2.2 ha	60	expected pre 2016. Constrained	0
OP11	Balgownie Home Farm	1.4 ha	35	complete by end 2016	0	
OP45	Peterculter East	2.1 ha	25	supposed to be delivered 2007-16	0	
OP46	Culter House Road	1.1 ha	5	supposed to be delivered 2007-16. 3 in HLA	0	
OP47	Edgehill Road	4.4 ha	5	supposed to be delivered 2007-16, HLA expects it will be	0	
OP51	Peterculter Burn	7.4 ha	19	constrained	0	
OP52	Malcolm Road Peterculter	8.98 ha	71	not in HLA	unknown	
OP108	Mid Anguston	2.5 ha	8	not in HLA	unknown	
OP109	Woodend Peterculter	2.9 ha	19	not in HLA	unknown	
OP68	1 Western Road	0.07 ha	22	constrained	0	
OP71	Nelson Street	0.06 ha	21	not in HLA - constrained in LDP allocation	0	
OP84	Hilton Nursery School	0.6 ha	18	not in HLA - constrained in LDP allocation	0	
OP100	Water Lane	0.06 ha	12	not in HLA	unknown	
OP101	Woodside Congregational Church	0.07 ha	6	not in HLA - planning consent expired	unknown	
			326		0	

Grand total of housing expected to be delivered between 2017-26 that is allocated for delivery in that plan period	2787
Strategic Development Plan Allowance for 2017-2026 shortfall	8000
	5213

Brownfield Sites						
Site	Site Name	Site Size (ha)	Analysis			Housing identified by HLA as effective or expected to become effective (best case scenario)
OP6	Balgownie Primary School	0.71	32 units, 20 expected to be delivered by end of 2016,			12
OP7	Aberdeen College Gordon Centre	2.21	not in HLA			0
OP12	Former 'One' Sports Centre (Barracudas)	1.45	FPP for 40 units, 20 by 2016			20
OP13	AECC, Bridge of Don	18.4	not in HLA			0
OP14	Bankhead Academy	2.7	not in HLA			0
OP15	Former Carden School	0.37	no commitment			0
OP27	Greenfern Infant School	0.91	no commitment			0
OP39	Braeside Infant School	1.04	no commitment - still in use			0
OP40	Cults Pumping Station	0.69	no commitment			0
OP42	Kennerty Mill	0.1	no commitment			0
OP43	Milltimber Primary School	1.85	no commitment - still in use			0
OP57	Craighill Primary School	0.86	no commitment			0
OP103	Former Torry Nursery	0.6	no commitment			0
OP104	Craiginchies Prison	1.67	no commitment			0
OP105	Kincorth Academy	3.94	no commitment			0
OP37	Burnside Centre	1.23	no commitment			0
OP66	Manor Walk	2.65	no commitment			0
OP72	Aberdon House	0.64	no commitment			0
OP77	Cornhill Hospital	5	expected start 2018			323
OP79	Crown House	0.04	no commitment			0
OP82	Dunbar Halls of Residence	1.64	no commitment			0
OP89	Smithfield School	2.27	no commitment			0
OP90	St Machar Primary	1.01	no commitment			0
OP92	St Peter's Nursery	0.09	no commitment			0
OP93	Former Summerhill Academy	3.3	no commitment			0
OP94	Tillydrone Primary	2.11	no commitment			0
OP97	Victoria Road Primary School	0.67	no commitment			0
OP98	VSA Gallowgate	0.12	no commitment			0
OP100	Water Lane Grannary	0.06	no commitment - PP for 12 units, not in HLA			0
OP101	Woodsie Congregational Church	0.07	planning lapsed			0
OP70	Froghall Road	0.62	19 units - complete by end-2016			0
OP76	Causewayend Primary School	0.66	no commitment			0
OP81	Denburn and Woolmanhill (mixed use scheme)	1.9	no commitment			0
OP99	The Waterfront, Torry (mixed use scheme)	6.6	no commitment			0
		68.18				355

Sites carried over from 2008 plan			
Site	Site Name	Site Size	No. of units
OP28	Greenferns	13.7 ha	120
OP41	Friarsfield	29.2 ha	280
OP58	Stationfields, Cove	9.8 ha	150
OP56	Cove	30 ha	

Over 500 units	Site	Site Name	No. of units	Analysis	Housing identified by HLA as effective or expected to become effective (best case scenario)
	OP1	Blackdog	600	progressing towards site start	503
	OP1	Ellon	980	progressing towards site start, but 745 expected to be delivered in the 2007-2016 plan period. 642 of the the 980 expected to be delivered by 2026, so the 2017-2026 allocation won't be begun until c. 2028	0
	OP4	Inverurue and Port Elphonstone	737	300 supposed to be delivered in the 2007-2016 plan period. Site start expected 2017. 539 units expected to be built by 2026, so only 239 units from the allocated 437 are expected to be delivered during the relevant plan period.	239
	OP1	Kintore	600	site start expected 2017	600
	OP1	Chapelton (Elsick)	4045	2200 units expected to be delivered 2007-2016 plan period, and the 2016 HLA expects this to be only 162 units. The total delivery to 2026 is 2002 units, so the 2017-2026 allocation will not even be begun until 2028. The contribution to the relevant plan period from this sit eis therefore zero.	0
			6962		1342

Site	Site Name	No. of units	Analysis	Housing identified by HLA as effective or expected to become effective (best case scenario)
OP2	Balmedie	150	125 units of this allocation are confrimed as constrained in the HLA	25
OP3	Balmedie	500	this site is confrimed as constrained in the HLA	0
OP1	Tarves	100	50 houses were allocated for the 2007-16 plan period, with only 5 expected to be delivered. However, the balance of the site is expected to be built out by 2020, so the full allocation of 50 units for the 2017-26 plan is expected to become effective.	50
OP2	Inverurie and Port Elphinstone	180	150 units were allocated from 2007-2016, so only 30 units potentially contribute to the 2017-26 plan. 116 units on the site are listed as constrained in the 2016 HLA, so the contribution to the LDP is zero	0
OP3	Inverurie and Port Elphinstone	250	this whole site was allocated in the 2007-2016 plan period, and a site start is not anticipated until 2023.	0
OP7	Inverurie and Port Elphinstone	150	this whole site was allocated in the 2007-2016 plan period, and a site start is not anticipated until 2021.	0
OP8	Inverurie and Port Elphinstone	365	this site was carried over from the 2006 ALP, and does not contribute towards the SDP allowance.	0

Between 100 and 500	OP9	Inverurie and Port Elphinstone	113	this site was carried over from the 2006 ALP, and does not contribute towards the SDP allowance.	0
	OP10	Inverurie and Port Elphinstone	161	this site was carried over from the 2006 ALP, and does not contribute towards the SDP allowance.	0
	OP2	Kintore	117	this site was carried over from the 2006 ALP, and does not contribute towards the SDP allowance.	0
	OP1	Newmachar	300	140 units allocated from 2007-2016, with 12 expected to be delivered. Despite the expectation of the site being built out by 2023, only 160 of the units contribute towards the 2017-26 LDP allocation	160
	OP2	Newmachar	165	50 units allocated from 2007-2016, with 12 expected to be delivered. Despite the expectation of the site being built out by 2019, only 115 of the units contribute towards the 2017-26 LDP allocation	115
	OP1	Westhill	190	95 units were allocated from 2007-2016, but the whole site capacity of 190 is expected to be built out by the end of 2016. It is inappropriate to allocate 95 houses in the 2017-26 plan that have already been built.	0
	OP1	Stonehaven	110	site allocated 2007-2016	0
	OP2	Stonehaven	205	75 units allocated from 2007-2016, with 65 expected to be delivered. Despite the expectation of the site being built out by 2023, only the allocated 130 of the units contribute towards the 2017-26 LDP allocation	130
	OP2	Banchory	345	135 units allocated from 2007-2016, with 0 expected to be delivered. The site is expected to be built out by 2028, and therefore only 149 units can be expected to become effective to contribute towards the 2017-26 LDP allocation	149
				3401	

Site	Site Name	No. of units	Analysis	Housing identified by HLA as effective or expected to become effective (best case scenario)
OP1	Balmedie	50	confirmed as constrained in HLA	0
OP1	Belhevie	10	2007-2016 allocation	0
OP3	Ellon	5	2007-2016 allocation	0
OP1	Foveran	50	2007-2016 allocation	0
OP2	Methlick	5	2007-2016 allocation	0
OP1	Methlick	20		20
OP1	Newburgh	40	20 units were allocated from 2007-2016, but the whole site capacity of 40 is expected to be built out by the end of 2016. It is inappropriate to allocate 20 houses in the 2017-26 plan that have already been built.	0
OP2	Newburgh	60	30 units allocated from 2007-2016, with 0 expected to be delivered. Despite the expectation of the site being built out by 2019, only 30 of the units contribute towards the 2017-26 LDP allocation	30

OP1	Oldmeldrum	50	25 units allocated from 2007-2016, with 0 expected to be delivered. Despite the expectation of the site being built out by 2019, only 25 of the units contribute towards the 2017-26 LDP allocation	25
OP2	Oldmeldrum	50	25 units allocated from 2007-2016, with 0 expected to be delivered. Despite the expectation of the site being built out by 2023, only 25 of the units contribute towards the 2017-26 LDP allocation	25
OP3	Oldmeldrum	40	20 units allocated from 2007-2016, with 0 expected to be delivered. Despite the expectation of the site being built out by 2018, the capacity has been reduced to 26, so only 6 of the units contribute towards the 2017-26 LDP allocation	6
OP1	Pitmedden & Milldale	14	this site was carried over from the 2006 ALP, and does not contribute towards the SDP allowance.	0
OP2	Tarves	10	2007-2016 allocation	0
OP1	Udny Green	30	15 units allocated from 2007-2016, with 0 expected to be delivered. Despite the expectation of the site being built out by 2023, only 15 of the units contribute towards the 2017-26 LDP allocation	15
OP1	Udny Station	35	confirmed as constrained in HLA	0
OP1	Ythanbank	8	2007-2016 allocation	0
OP1	Cluny and Sauchen (should this be Blackburn?)	50	confirmed as constrained in HLA	0
OP1	Dunecht	10	this site was carried over from the 2006 ALP, and does not contribute towards the SDP allowance.	0
OP1	Echt	25	2007-2016 allocation	0
OP1	Hatton of Fintry	8	2007-2016 allocation	0
OP1	Inverurie and Port Elphinstone	23	2007-2016 allocation	
OP5	Inverurie and Port Elphinstone	20	2007-2016 allocation	
OP6	Inverurie and Port Elphinstone	27	2007-2016 allocation	
OP14	Inverurie and Port Elphinstone	25	this site is a new allocation in the proposed plan, and must be incorporated into the Crichton site (OP4) which is not expected to be complete by 2026. The site is not in the 2016 HLA, so there is no evidence that it is expected to become effective during the plan period	0
OP15	Inverurie and Port Elphinstone	80	this is a new allocation in the proposed plan, but also the subject of a planning permission in principle application. While it is not in the draft 2016 Housing Land Audit, it is reasonable to assume it is expected to become effective within the plan period.	80
OP1	Keithhall	15	2007-2016 allocation	0
OP1	Kemnay	65		65
OP2	Kemnay	20		20
OP1	Kinmuck	10	2007-2016 allocation	0
OP1	Millbank	35	2007-2016 allocation	0
OP1	Drumlithie	30	15 units allocated from 2007-2016, with 0 expected to be delivered. Despite the expectation of the site being built out by 2019, only 15 of the units contribute towards the 2017-26 LDP allocation	15

OP1	Drumoak	35	15 units were allocated from 2007-2016, but the whole site capacity has been completed. It is inappropriate to allocate 20 houses in the 2017-26 plan that have already been built.	0
OP1	Kirkton of Maryculter	6	2007-2016 allocation	0
OP1	Mill of Uras	5	This is a new allocation in the proposed plan. But there does not appear to be any reason why it cannot become effective during the plan period, despite its absence from the draft 2016 HLA	5
OP1	Newtonhill	70	50 units allocated from 2007-2016, with 0 expected to be delivered. Despite the expectation of the site being built out by 2019, only 20 of the units contribute towards the 2017-26 LDP allocation	20
OP1	Park	6	2007-2016 allocation	0
OP3	Stonehaven	25	2007-2016 allocation	0
OP4	Stonehaven	50	30 units allocated from 2007-2016, with 10 expected to be delivered. Despite the expectation of the site being built out by 2020, only 20 of the units contribute towards the 2017-26 LDP allocation	20
OP1	Banchory	30	2007-2016 allocation	0
OP2	Westhill	10	2007-2016 allocation	0
OP3	Banchory	50		50
OP4	Banchory	15	2007-2016 allocation	0
OP1	Inchmarlo	60	30 units allocated from 2007-2016, with 8 expected to be delivered. Despite the expectation of the site being built out by 2020, only 30 of the units contribute towards the 2017-26 LDP allocation	30
OP1	Monymusk	16	this site was carried over from the 2006 ALP, and does not contribute towards the SDP allowance.	0
OP1	Blackburn	50	confirmed as constrained in HLA	0
		1348		426

Grand total of housing expected to be delivered between 2017-26 that is allocated for delivery in that plan period	2397
Strategic Development Plan Allowance for 2017-2026	6750
shortfall	4353

Over 500 units		Allocated sites effective or expected to become effective during the plan period
Aberdeen City	19807	2432
Aberdeenshire	6962	1342
	26769	3774

Between 100 and 500		Allocated sites effective or expected to become effective during the plan period
Aberdeen City	2191	0
Aberdeenshire	3401	629
	5592	629

under 100		Allocated sites effective or expected to become effective during the plan period
Aberdeen City	326	0
Aberdeenshire	1348	426
	1674	426