

APPENDIX 6
HOUSING LAND ALLOCATIONS



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Tables 1 and 2 provide an overview of the housing supply target and housing land requirement figures up to 2032 for the Local Development Plan Area as a whole, the Rural Housing Market Area and the Aberdeenshire part of the Aberdeen Housing Market Area. The information in these tables is taken from Tables 1 and 2 in the Strategic Development Plan.

* The figures for the Aberdeenshire part of the Aberdeen Housing Market Area have been calculated as the difference between the figures for the Rural Housing Market Area and the figures for the Aberdeenshire Council area as a whole.

** The housing land requirements for the period 2016 - 2019 have been calculated by applying a 10% generosity allowance to the equivalent housing supply target figures.

*** The housing land requirements for the period 2020 - 2032 have been calculated by applying a 20% generosity allowance to the equivalent housing supply target figures.

Table 1: Housing Supply Targets by Housing Market Area and Tenure

	2016 - 2019			2020 - 2032			2016 - 2032
	Affordable	Market	total	Affordable	Market	total	Total
Aberdeenshire part of the Aberdeen Housing Market Area*	685	1265	1950	3003	5577	8580	10530
Rural Housing Market Area	680	1270	1950	2002	3718	5720	7670
Aberdeenshire Council Area	1365	2535	3900	5005	9295	14300	18200

Table 2: Housing Land Requirement by Housing Market Area and Tenure Mix

	2016 - 2019**			2020 - 2032***			2016 - 2032
	Affordable	Market	total	Affordable	Market	total	Total
Aberdeenshire part of the Aberdeen Housing Market Area*	754	1392	2146	3604	6692	10296	12442
Rural Housing Market Area	748	1396	2144	2402	4462	6864	9008
Aberdeenshire Council Area	1502	2788	4290	6006	11154	17160	21450

Table 3 provides an overview of the housing land supply that contributes to the Strategic Development Plan’s “allowances” for the period 2020-2032 (as identified in Table 3 of the Strategic Development Plan).

Tables 4 – 7 show all allocated housing sites within the Local Development Plan and the indicative number of homes for each site. Table 4 lists the sites which have been identified to meet the Strategic Development Plan allowance for the Aberdeen Housing Market Area and Table 6 lists the sites which have been identified to meet the Strategic Development Plan allowance for the Rural Housing Market Area. These sites fall into one of the following categories:

- New Allocations which were not in the Aberdeenshire Local Development Plan 2017
- Where there is a difference in the allocated site total and the Housing Land Audit total
- Extensions to existing sites or increased densities on existing effective sites resulting in an increase in numbers;
- Existing constrained sites where a bid has been submitted indicating that they will come forward within the Plan period.

Tables 5 and 7 show all other housing allocations in the Aberdeen Housing Market Area and the Rural Housing Market Area. The majority of these sites were included in the previous local development plan and form part of the effective housing land supply in 2019. Some of these sites will not be completed until after 2032.

The Settlement Statements in Appendix 7 provide details of the full housing provision for each of the identified towns and villages within Aberdeenshire.

Table 3: Summary of Housing Land Allocations

Area	SDP Allowance	LDP Contribution to the Allowance	Difference	LDP Total Housing Land Supply ¹
Aberdeen to Peterhead	Undefined	162	–	4453
Aberdeen to Huntly	Undefined	1007	–	3923
Aberdeen to Laurencekirk	Undefined	838	–	6231
Local Growth (AHMA)	Undefined	1341	–	3375
Local Growth (RHMA)	Undefined	1933	–	7790
Total AHMA	3065	3107	+42	15100
Total RHMA	2042	2174	+132	10672

¹ The figures in this column may include homes built before 2019 and/or homes that are not anticipated to be built until after 2032.

Table 4: Allocations which contribute to the Strategic Development Plan allowance for the Aberdeen Housing Market Area (AHMA)

					Existing Supply 2019 ²		Allowances 2020-2032		LDP 2022 Allocation ³
	Settlement	Site Code	LDP 2017 Allocation	Built by Jan 2019	Effective 2019	Constrained Supply 2019	Strategic Growth Area	Local Growth AHMA	
NEW SITES	Banchory	OP7						42	42
	Barthol Chapel	OP1						5	5
	Echt	OP1						25	25
	Findon	OP1					11		11
	Foveran	OP3					36		36
	Foveran	OP4					20		20
	Foveran	OP5					14		14
	Inchmarlo	OP2						120	120
	Inverurie	OP3					50		50
	Inverurie	OP15					130		130
	Inverurie	OP16					50		50
	Kemnay	OP3						65	65
	Kintore	OP6					24		24
	Kintore	OP7					32		32
	Marywell	OP1					52		52
	Methlick	OP3						12	12
	Midmar	OP1						12	12
	Newburgh	OP3						160	160
	Oldmeldrum	OP5						146	146
Pitmedden	OP2						100	100	

² Taken from the Aberdeen City and Shire Housing Land Audit 2019.

³ The figures in this column may include homes built before 2019 and/or homes that are not anticipated to be built until after 2032.

					Existing Supply 2019 ²		Allowances 2020-2032		LDP 2022 Allocation ³
	Settlement	Site Code	LDP 2017 Allocation	Built by Jan 2019	Effective 2019	Constrained Supply 2019	Strategic Growth Area	Local Growth AHMA	
NEW SITES	Pitmedden	OP3						68	68
	Pitmedden	OP4						10	10
	Portlethen	OP1					100		176
	Portlethen	OP7					300		300
	Potterton	OP1						172	172
	Potterton	OP2						61	61
	Rashierieve	OP1					8		8
	Stonehaven	OP5					60		60
	Stonehaven	OP6					91		91
	Westhill	OP3						63	63
Ythanbank	OP1						5	5	
EXISTING SITES	Balmedie	OP1	50			50	80		80
	Banchory	OP1	30		30			2	32
	Banchory	OP2	345		340			5	345
	Belhelvie	OP1	10		10		4		14
	Blackburn	OP1	50	0	50		190		240
	Dunecht	OP1	24	0	24			9	33
	Hatton of Fintray	OP1	8			8		16	16
	Inchmarlo	OP3			75			10	85
	Inverurie	OP11	25	0	25		29		54
	Keithhall	OP1	15			15		36	36
	Kintore	OP1	600	0	600		400		1000

					Existing Supply 2019 ²		Allowances 2020-2032		LDP 2022 Allocation ³
	Settlement	Site Code	LDP 2017 Allocation	Built by Jan 2019	Effective 2019	Constrained Supply 2019	Strategic Growth Area	Local Growth AHMA	
	Methlick	OP1	20			20		20	20
	Methlick	OP2	5		5			3	8
	Millbank	OP1	35	0		35		30	30
	Newtonhill	OP1	70	0	70		51		121
	Newmachar	OP2	165	50	95			35	130
	Oldmeldrum	OP2	50		50			35	85
	Oldmeldrum	OP4	35		35			27	62
	Park	OP1	6	0	6			7	13
	Stonehaven	OP2	205	71	108		33		212
	Stonehaven	OP4	50	12	37		1		50
	Tarves	OP1	100		100			13	113
	Woodlands of Durriss	OP1	30	19	4			27	27
	Total			152	1664	128	1766	1341	4926
New Sites contributing to the AHMA allowance							2044		
Existing Sites contributing to the AHMA allowance							1063		
Total contribution to the AHMA allowance							3107		

Table 5: Other Housing Allocations in the Aberdeen Housing Market Area

Settlement	Site Code	LDP 2017 Allocation	Built by Jan 2019	Existing Supply 2019 ⁴		LDP 2022 Allocation ⁵
				Effective 2019	Constrained Supply 2019	
Balmedie	OP2	150		220		220
Balmedie	OP3	500			500	500
Banchory	OP3	50		50		50
Banchory	OP4	15		15		15
Banchory	OP6				29	40
Blackdog	OP1	600	51	549		600
Blairs	OP1		19	306		325
Chapelton	OP1	4045	164	3881		4045
Cluny & Sauchen	OP1	99	23	76		76
Drumlithie	OP1	30	0	30		30
Drumoak	OP1	44	33	11		11
Ellon	OP1	980		980		980
Ellon	OP2	Unspecified		50		Unspecified
Ellon	OP3	5	1	11		10
Foveran	OP1	100	42	58		100
Foveran	OP2	75		75		75
Inchmarlo	OP1	60	8	52		60
Inverurie	OP1	58	0	57		57
Inverurie	OP2	180	76	46	58	Unspecified
Inverurie	OP4	425	25	391		416

⁴ Taken from the Aberdeen City and Shire Housing Land Audit 2019.

⁵ The figures in this column may include homes built before 2019 and/or homes that are not anticipated to be built until after 2032.

Settlement	Site Code	LDP 2017 Allocation	Built by Jan 2019	Existing Supply 2019 ⁴		LDP 2022 Allocation ⁵
				Effective 2019	Constrained Supply 2019	
Inverurie	OP5	737		737		737
Inverurie	OP7	615	315	366		681
Inverurie	OP8			64		64
Inverurie	OP12	80	0	80		80
Kemnay	OP1	20	0	20		20
Kingseat	OP1				7	Unspecified
Kintore	OP2	150	0	150		150
Kirkton of Maryculter	OP1	6	0	6		6
Newburgh	OP2	60		60		60
Newmachar	OP1	300	0	340		340
Oldmeldrum	OP1	50		50		49
Oldmeldrum	OP3	40		26		26
Pitmedden	OP1	64		64		64
Stonehaven	OP1	110	9	146		155
Stonehaven	OP3	51		51		Unspecified
Tarves	OP2	10			10	15
Tarves	OP3	19		19		19
Udny Green	OP1	15		15		15
Udny Station	OP1	35		35		35
Westhill	OP1	10			10	10
Westhill	OP2				38	38
Total			766	9087	652	10174

Table 6: Housing Allocations which contribute to the Strategic Development Plan allowance for the Rural Housing Market Area (RHMA)

	Settlement	Site Code	LDP 2017 Allocation	Built by Jan 2019	Existing Supply 2019 ⁶		Allowances 2020-2032		LDP 2022 Allocation ⁷
					Effective 2019	Constrained Supply 2019	Strategic Growth Area	Local Growth AHMA	
NEW SITES	Cairnbulg/ Inverallochy	OP3						30	30
	Cornhill	OP2						63	63
	Cuminestown	OP1						60	60
	Drumblade	OP1						5	5
	Fetterangus	OP3						49	49
	Finzean	OP1						8	8
	Fraserburgh	OP4						30	30
	Fyvie	OP1						30	30
	Gourdon	OP1						49	49
	Huntly	OP1					50		50
	Huntly	OP2					52		52
	Kirkton of Auchterless	OP1						5	5
	Ladysbridge	OP1						35	35
	Laurencekirk	OP4					20		20
	Laurencekirk	OP5					11		11
Longside	OP1						30	30	
Luthermuir	OP3						13	13	

⁶ Taken from the Aberdeen City and Shire Housing Land Audit 2019.

⁷ The figures in this column may include homes built before 2019 and/or homes that are not anticipated to be built until after 2032.

					Existing Supply 2019 ⁶		Allowances 2020-2032		LDP 2022 Allocation ⁷
	Settlement	Site Code	LDP 2017 Allocation	Built by Jan 2019	Effective 2019	Constrained Supply 2019	Strategic Growth Area	Local Growth AHMA	
NEW SITES	Macduff	OP1						22	22
	Maud	OP2						30	30
	Meikle Wartle	OP1						12	12
	Memsie	OP2						20	20
	Old Rayne	OP1						10	10
	Rothienorman	OP1						12	12
	St Combs	OP1						30	30
	Tarland	OP1						10	10
	Turriff	OP4						27	27
	Turriff	OP5						40	40
EXISTING SITES	Aberchirder	OP1	45			45		45	45
	Aboyne	OP2	135	69	107			5	181
	Alford	OP4	85			85		85	85
	Auchnagatt	OP1	16			16		16	16
	Banff	OP1	400		94	306		306	400
	Banff	OP2	295			295		100	200
	Cairnbulg/ Inverallochy	OP1	85			85		85	85
	Cairnbulg/ Inverallochy	OP2			37			6	43
	Cruden Bay	OP2	41			41		31	31
	Crudie	OP1	14			5		10	10
	Fetterangus	OP2	27			27		27	27

					Existing Supply 2019 ⁶		Allowances 2020-2032		LDP 2022 Allocation ⁷
	Settlement	Site Code	LDP 2017 Allocation	Built by Jan 2019	Effective 2019	Constrained Supply 2019	Strategic Growth Area	Local Growth AHMA	
EXISTING SITES	Fettercairn	OP1	40			40		60	60
	Fordyce	OP1	5			5		5	5
	Gardenstown	OP1	25			25		25	25
	Glenkindie	OP1	6		5			1	6
	Kennethmont	OP1	30			30		32	32
	Kincardine O'Neil	OP3	8			8		8	8
	Laurencekirk	OP6				77	100		100
	Laurencekirk	OP7			7		8		15
	Logie Coldstone	OP1	25			25		10	10
	Luthermuir	OP1	25		25			6	31
	Memsie	OP1	15			15		15	15
	New Deer	OP3	40			40		30	30
	Old Deer	OP1	10			10		10	10
	Roadside of Kinneff	OP1	30			30		16	46
	Rosehearty	OP1	50			50		49	49
	St Combs	OP2			19			26	45
	St Fergus	OP1	55		25	30		13	38
	St Katherines	OP1	5		5			10	15
	Tarland	OP2	10			10		10	10
	Tarland	OP3	36			36		36	36
Towie	OP1	5			5		5	5	
Turriff	OP1	450		8	442		200	450	
Whitehills	OP1	30			30		30	30	

Settlement	Site Code	LDP 2017 Allocation	Built by Jan 2019	Existing Supply 2019 ⁶		Allowances 2020-2032		LDP 2022 Allocation ⁷
				Effective 2019	Constrained Supply 2019	Strategic Growth Area	Local Growth AHMA	
Total			69	332	1813	241	1933	2947
New Sites contributing to the RHMA allowance						753		
Existing Sites contributing to the RHMA allowance						1421		
Total contribution to the RHMA allowance						2174		

Table 7: Other Housing Allocations in the Rural Housing Market Area

Settlement	Site Code	LDP 2017 Allocation	Built by Jan 2019	Existing Supply 2019 ⁸		LDP 2022 Allocation ⁹
				Effective 2019	Constrained Supply 2019	
Aboyne	OP1	175		175		175
Alford	OP1	30			30	30
Alford	OP3	165	162	97		259
Alford	OP5	60		60		60
Ardallie	OP1	10	2	8	0	10
Auchenblae	OP1	15		25		25
Auchleven	OP1				5	5
Auchleven	OP2			9		9
Auchnagatt	OP2	31			31	31
Boddam	OP1	9			9	9
Cairnie	OP1	8			8	8
Chapel of Garioch	OP1	10			10	10
Cornhill	OP1	25		8		8
Crimond	OP1					30
Cruden Bay	OP1	200		200		200
Crudie	OP2	Part of OP1	1	8		9
Edzell Woods	OP1	300			300	300
Fetterangus	OP1	26	4	6	16	26

⁸ Taken from the Aberdeen City and Shire Housing Land Audit 2019.

⁹ The figures in this column may include homes built before 2019 and/or homes that are not anticipated to be built until after 2032.

Settlement	Site Code	LDP 2017 Allocation	Built by Jan 2019	Existing Supply 2019 ⁸		LDP 2022 Allocation ⁹
				Effective 2019	Constrained Supply 2019	
Fordoun	OP1	15		15		15
Forgue	OP1	5			5	5
Forgue	OP2	5	3		4	5
Fraserburgh	OP1	600	25	575		600
Fraserburgh	OP2	590	164	186	240	590
Gardenstown	OP2	11			11	11
Hatton	OP1	40			40	40
Hatton	OP2	21	2	34		34
Hatton	OP3	15		15		13
Insch	OP1	48		48		48
Insch	OP2	10	4	8		8
Inverbervie	OP1	200		200		200
Johnshaven	OP1	67		67		67
Keig	OP1	11	10	3		13
Laurencekirk	OP1	885		200	685	310
Laurencekirk	OP2	210	74	136		210
Laurencekirk	OP3	Part of OP1			Part of OP1	247
Longhaven	OP1	30			30	30
Lumphanan	OP1	26			26	26
Luthermuir	OP2				25	25
Marykirk	OP1	30		30		30
Maud	OP1	75		75	32	107
Maud	OP3	10	7	3		10

Settlement	Site Code	LDP 2017 Allocation	Built by Jan 2019	Existing Supply 2019 ⁸		LDP 2022 Allocation ⁹
				Effective 2019	Constrained Supply 2019	
Mintlaw	OP1	500		500		500
Mintlaw	OP2	600	95	505		600
Mintlaw	OP3	20		20		20
Mintlaw	OP4	34		73		34
Mintlaw	OP5	50			50	50
Muir of Fowlis	OP1	6			6	6
New Aberdour	OP1	48		1	47	48
New Byth	OP1	12			12	12
New Deer	OP1	35		35		35
New Deer	OP2	7	1	6		7
New Pitsligo	OP1	12			12	12
New Pitsligo	OP2	10			20	90
Old Deer	OP2	17			17	17
Old Rayne	OP2	30		14	16	30
Oyne	OP1	10			10	10
Peterhead	OP1	1265		755	510	1265
Peterhead	OP2	250		248		210
Peterhead	OP3	225	19	206		225
Portsoy	OP1	10			10	10
Portsoy	OP2	6			6	6
Portsoy	OP3				44	44
Rathen	OP1	10		10		10
Rhynie	OP1	34	3		31	34

Settlement	Site Code	LDP 2017 Allocation	Built by Jan 2019	Existing Supply 2019 ⁸		LDP 2022 Allocation ⁹
				Effective 2019	Constrained Supply 2019	
Rora	OP1	6			6	6
Rosehearty	OP2	10			10	10
Rosehearty	OP3	10			10	10
Ruthven	OP1	8			8	8
Sandend	OP1	8			8	8
Sandhaven	OP1	31			31	31
St Cyrus	OP1	125		125		125
Strachan	OP1	15		15		15
Strichen	OP1	18		18		18
Strichen	OP2	22		22		22
Stuartfield	OP1	75	32	43		75
Torphins	OP1	48		48		47
Turriff	OP2	150		231		227
Total			608	5066	2371	7725