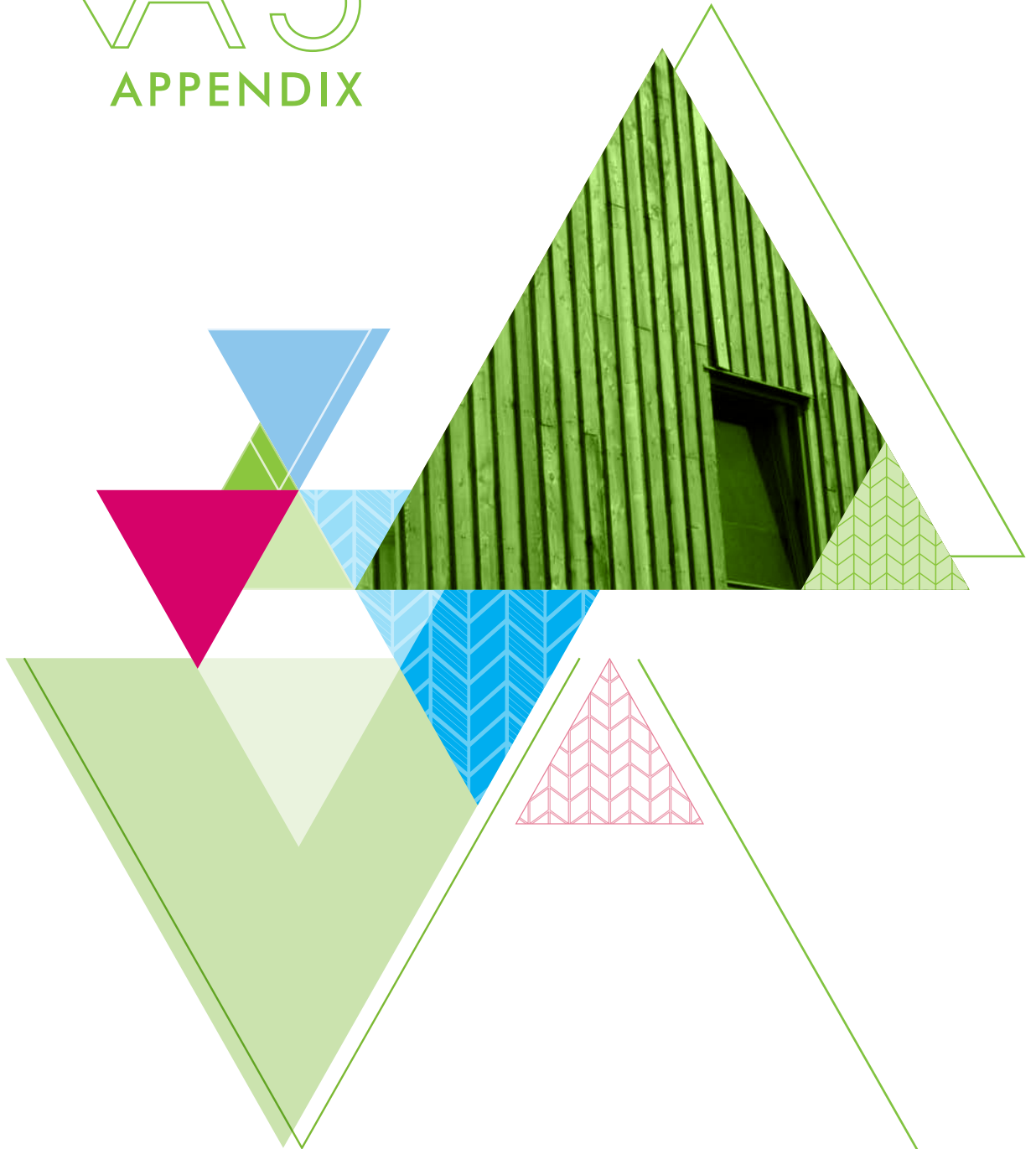


Proposed Plan  
NEW HOUSING LAND  
ALLOCATIONS

A5  
APPENDIX



## Appendix 5 New Housing Land Allocations

Table 1 provides an overview of all new sites that contribute to the Strategic Development Plan's "housing allowances" (as identified in Schedule 1 of the Strategic Development Plan). The table also identifies the effective housing land supply at 1 January 2011, along with "windfall" sites that have been added to the effective housing land supply since 2011. Windfall sites are previously unallocated sites that have received planning permission for housing development, and which have subsequently been identified within the Housing Land Audit.

The remaining tables show the new allocations being made through this plan for each administrative area of Aberdeenshire. They also identify existing housing allocations that are being carried forward from the previous plan and other committed housing sites.

The settlement statements in appendix 8 also provide details of the full housing provision for each of the identified towns and villages within Aberdeenshire.

**Table 1: Summary of housing land allocations**

Area	Effective Land Supply 2011	Windfall 2012 - 2014*	Existing to 2016		2017 - 2026	
			SDP Allowance	LDP Allocation	SDP Allowance	LDP Allocation
Peterhead - Hatton	724	19	800	799	800	800
Ellon - Blackdog	280	10	800	810	1500	1535
Huntly - Pitcaple	191	20	300	70	500	485
Inverurie - Blackburn	1191	124	1000	920	1500	1222
South of Drumlithie - Laurencekirk	253	20	500	500	400	400
Portlethen - Stonehaven	714	67	2200	2135	2400	2370
Local Growth (AHMA)	1283	186	1000	886	1350	1037
Local Growth (RHMA)	1584	134	4200	3246	4000	3108

\*Unallocated sites added to the effective housing land supply in the Housing Land Audit since January 2012

**Table 2: New Housing Land – Banff and Buchan**

	Site	Local Growth (RHMA)	
		Existing to 2016*	2017 - 2026
Aberchirder	OP1 (H1)		45
	OP2 (H2)		65
Banff	OP1 (M1)	140 (140)	140
	OP2 (H1)	100 (100)	100
	OP3 (EH1)	(29)**	
	OP4 (EH2)	(5)**	
Cairnbulg/Inverallochy	OP1 (H1)	30 (30)	
	OP2 (H2)	40 (38)	45
	OP3 (H3)	10 (2)	
Cornhill	OP1 (H1)	12 (4)	13
Crudie	OP1 (EH1)	(14)**	
Fordyce	OP1 (EH1)	(0)**	
Fraserburgh	OP1 (M1)	350 (335)	250
	OP2 (H1)	350 (249)	240
Gardenstown	OP1 (EH1)	(25)**	
	OP2 (EH2)	(11)**	
Macduff	OP1 (EH1)	(85)**	
Memsie	OP1 (H1)	15 (0)	15
	OP2 (H2)	10 (10)	5
New Aberdour	OP1 (H1)		48
New Byth	OP1 (H1)	6 (6)	
	OP2 (NEW)	(12)**	
Portsoy	OP1 (H1)	10 (8)	
	OP2 (H2)	6 (6)	
	OP3 (H3)	50 (50)	75
	OP4 (EH1)	(9)**	
	OP5 (NEW) <sup>1</sup>		
Rathen	OP1 (H1)		10
Rosehearty	OP1 (M1)	25 (25)	25
	OP2 (H1)	10 (7)	
	OP3 (H2)	6 (6)	6
	OP4 (H3)	10 (10)	
Sandend	OP1 (EH1)	(8)**	
Sandhaven & Pitulie	OP1 (H1)	21 (21)	10
Tyrie	OP1 (EH1)	(6)**	
Whitehills	OP1 (H1)	10 (7)	20
	<b>TOTAL</b>	<b>1211 (1258)</b>	<b>1112</b>

\*Figures in brackets indicate the remaining site capacity that is expected by the end of 2016 (i.e. the number of houses that are still to be built on the site). This is based on information from the Housing Land Audit 2014.

\*\*Figures in brackets include the remaining site capacity that is expected by the end of 2016 on previously committed sites that do not contribute to the Strategic Development Plan allowances.

<sup>1</sup>Allocated as a mixed use site with no prescribed housing capacity. Housing capacity to be established through the development management process.

**Table 3: New Housing Land – Buchan**

	Site	Peterhead-Hatton SGA (RHMA)		Local Growth (RHMA)	
		Existing to 2016*	2017 - 2026	Existing to 2016*	2017 - 2026
Ardallie	OP1 (M1)			10 (8)	
Auchnagatt	OP1 (M1)			16 (16)	
	OP2 (H1)			25 (25)	
Boddam	OP1(H1)	5 (5)			
	OP2 (H2)	9 (9)			
	OP3 (EH1)	(6)**			
Crimond	OP1 (EH1)			(25)**	
Cruden Bay	OP1 (M1)			100 (100)	100
	OP2 (H1)			41 (41)	
	OP3 (EH1)	(20)**			
Fetterangus	OP1 (H1)			26 (16)	
	OP2 (H2)				27
Hatton	OP1 (H1)		40		
	OP2 (EH1)	(15)**			
	OP3 (EH2)	(14)**			
Longhaven	OP1 (H1)	30 (30)			
Longside	OP1 (M1 part)			21 (21)	52
	OP2 (M1 part)			17 (12)	
Maud	OP1 (H1)			30 (30)	45
	OP2 (EH1)			(32)**	
	OP2 (EH2)			(2)**	
Mintlaw	OP1 (M1)			250 (240)	250
	OP2 (H1)			300 (240)	300
	OP3 (H3)			10 (10)	10
	OP4 (EH2)			(34)**	
	OP5 (EH3)			(50)**	
New Deer	OP1 (H1)			35 (30)	
	OP2 (H2)			7 (5)	
	OP3 (H3)				40
New Pitsligo	OP1 (EH1)			(12)**	
	OP2 (EH2)			(10)**	
	OP3 (EH3)			(10)**	
Old Deer	OP1 (EH1)			(10)**	
	OP2 (NEW)				17

		Peterhead-Hatton SGA (RHMA)		Local Growth (RHMA)	
	Site	Existing to 2016*	2017 - 2026	Existing to 2016*	2017 - 2026
Peterhead	OP1 (M1)	575 (575)	690		
	OP2 (H1)	180 (180)	70		
	OP3 (EH1)	(175)**			
	OP4 (EH2)	(45)**			
	OP5 (EH3)	(104)**			
Rora	OP1 (H1)			6 (3)	
St Combs	OP1 (H1)			20 (20)	20
	OP2 (EH1)			(2)**	
St Fergus	OP1 (H1)			45 (45)	
Strichen	OP1 (H1)*			28 (28)	
	OP2 (NEW)*				22
	OP3 (EH1)			(6)**	
	OP4 (NEW)				8
Stuartfield	OP1 (H1)			50 (40)	25
	OP2 (EH2)			(5)**	
<b>TOTAL</b>		<b>799 (1178)</b>	<b>800</b>	<b>1037 (1128)</b>	<b>916</b>

\*Figures in brackets indicate the remaining site capacity that is expected by the end of 2016 (i.e. the number of houses that are still to be built on the site). This is based on information from the 2014 Housing Land Audit.

\*\*Figures in brackets include the remaining site capacity that is expected by the end of 2016 on previously committed sites that do not contribute to the Strategic Development Plan allowances.

**Table 4 New Housing Land - Formartine**

		Blackdog-Ellon SGA (AHMA)		Local Growth (AHMA)		Local Growth (RHMA)	
	Site	Existing to 2016*	2017 - 2026	Existing to 2016*	2017-2026	Existing to 2016**	2017 - 2026
Balmedie	OP1 (M1)		50				
	OP2 (H1)		150				
	OP3 (NEW)		500				
Belhelvie	OP1 (H1)	10 (10)					
Blackdog	OP1 (M1)		600				
Cuminestown	OP1 (EH1)					(45)**	
Daviot	OP1 (H1)					8 (4)	
Ellon	OP1 (M1)	745 (720)	235				
	OP2 (NEW) <sup>1</sup>						
	OP3 (H1)	5 (0)					
Foveran	OP1 (M1)	50 (30)					
	OP2 (EH2)	(0)**					
Garmond	OP1 (H1)					10 (10)	
Methlick	OP1 (H1)				20		
	OP2 (H2)			5 (5)			
Newburgh	OP1 (M1)			20 (0)	20		
	OP2 (H1)			30 (0)	30		
Oldmeldrum	OP1 (M1)			25 (20)	25		
	OP2 (M2)			25 (25)	25		
	OP3 (H1)			20 (20)	20		
Pitmedden & Milldale	OP1 (EH1)			(14)**			
St Katherines	OP1 (H1)					15 (10)	
	OP2 (NEW)						35
Tarves	OP1 (M1)			50 (40)	50		

		Blackdog-Ellon SGA (AHMA)		Local Growth (AHMA)		Local Growth (RHMA)	
	Site	Existing to 2016*	2017 - 2026	Existing to 2016*	2017-2026	Existing to 2016**	2017 - 2026
	OP2 (H1)			10 (10)			
Turriff	OP1 (M1)					130 (110)	320
	OP2 (H1)					60 (60)	
	OP3 (EH1)					(30)**	
Udny Green	OP1 (H1)			15 (10)	15		
Udny Station	OP1 (M1)			15 (8)	20		
Ythanbank	OP1 (H1)			8 (0)			
	<b>TOTAL</b>	<b>810 (760)</b>	<b>1535</b>	<b>223 (152)</b>	<b>225</b>	<b>223 (269)</b>	<b>355</b>

\*Figures in brackets indicate the remaining site capacity that is expected by the end of 2016 (i.e. the number of houses that are still to be built on the site). This is based on information from the 2014 Housing Land Audit.

\*\*Figures in brackets include the remaining site capacity that is expected by the end of 2016 on previously committed sites that do not contribute to the Strategic Development Plan allowances.

<sup>1</sup>Allocated as a mixed use site with no prescribed housing capacity. Housing capacity to be established through a masterplan

**Table 5 New Housing Land – Garioch**

	Site	Blackburn-Inverurie SGA (AHMA)		Huntly-Pitcaple SGA (RHMA)		Local Growth (AHMA)		Local Growth (RHMA)	
		Existing to 2016*	2017 - 2026	Existing to 2016*	2017 - 2026	Existing to 2016*	2017 - 2026	Existing to 2016*	2017 - 2026
Blackburn	OP1 (M1)		50						
Chapel of Garioch	OP1 (H1)							10 (10)	
	OP2 (H2)							15 (15)	
Cluny and Sauchen	OP1 (H1)					23 (0)	27		
	OP2 (EH1)					(0)**			
Dunecht	OP1 (EH1)					(10)**			
Echt	OP1 (H1)					25 (0)			
Hatton of Fintray	OP1 (H1)					8 (0)			
Insch	OP1 (H1)			48 (24)					
	OP2 (H2)			12 (6)					
	OP3 (H3)			10 (0)					
	OP4 (EH1)			(0)**					
Inverurie and Port Elphinstone	OP1 (M1)	23 (15)							
	OP2 (M2) (PART NEW)	150 (150)	30						
	OP3 (M3)	250 (250)							
	OP4 (H1)	300 (220)	437						
	OP5 (H2)	20 (0)							
	OP6 (H3)	27 (0)							
	OP7 (H4)	150 (150)							
	OP8 (EH1)	(365)**							
	OP9 (EH2)	(113)**							
	OP10 (EH3)	(161)**							
	OP14 (NEW)		25						



		Blackburn-Inverurie SGA (AHMA)		Huntly-Pitcaple SGA (RHMA)		Local Growth (AHMA)		Local Growth (RHMA)	
	Site	Existing to 2016*	2017 - 2026	Existing to 2016*	2017 - 2026	Existing to 2016*	2017 - 2026	Existing to 2016*	2017 - 2026
	OP15 (NEW)		80						
Keithhall	OP1 (H1)					15 (15)			
Kemnay	OP1 (H1)						65		
	OP2 (H2)						20		
Kinmuck	OP1 (H1)					10 (0)			
Kintore	OP1 (M1)		600						
	OP2 (EH1)	(117)**							
	OP3 (EH2)	(0)**							
	OP4 (EH3)	(0)**							
Millbank	OP1 (M1)					35 (35)			
Newmachar	OP1 (M1)					140 (92)	160		
	OP2 (H1)					50 (0)	115		
Old Rayne	OP1 (EH1)							(10)**	
Oyne	OP1 (NEW)								10
Westhill	OP1 (H1)					95 (0)	95		
	OP2 (H2)					10 (0)			
<b>TOTAL</b>		<b>920 (1541)</b>	<b>1222</b>	<b>70 (30)</b>	<b>0</b>	<b>411 (152)</b>	<b>482</b>	<b>25 (35)</b>	<b>10</b>

\*Figures in brackets indicate the remaining site capacity that is expected by the end of 2016 (i.e. the number of houses that are still to be built on the site). This is based on information from the 2014 Housing Land Audit.

\*\*Figures in brackets include the remaining site capacity that is expected by the end of 2016 on previously committed sites that do not contribute to the Strategic Development Plan allowances.

**Table 6 New Housing Land – Kincardine and Mearns**

	Site	Portlethen - Stonehaven SGA (AHMA)		South of Drumlithie - Laurencekirk SGA (RHMA)		Local Growth (AHMA)		Local Growth RHMA)	
		Existing to 2016*	2017 - 2026	Existing to 2016*	2017 - 2026	Existing to 2016*	2017 - 2026	Existing to 2016*	2017 - 2026
Auchenblae	OP1 (M1)							35 (35)	40
	OP2 (H1)							5 (5)	
	OP3 (EH1)							(0)**	
Chapelton (Elsick)	OP1 (M1)	1845 (1645)	2200						
Drumlithie	OP1 (M1)					15 (0)	15		
Drumoak	OP1 (H1)					15 (0)	20		
Edzell Woods	OP1 (M1)							150 (150)	150
Fettercairn	OP1 (H1)							15 (10)	15
Fordoun	OP1 (H1)			15 (15)					
Gourdon	OP1 (H1)							25 (0)	10
Inverbervie	OP1 (H1)							30 (0)	
	OP2 (H2)							100 (50)	100
Johnshaven	OP1 (EH1)							(67)**	
Kirkton of Maryculter	OP1 (H1)					6 (0)			
Laurencekirk	OP1 (M1)			485 (440)	400				
	OP2 (EH1)			(210)**					
	OP3 (EH2)			(10)**					
Luthermuir	OP1 (M1)							25 (25)	
	OP2 (M2)								25
Marykirk	OP1 (M1)							15 (8)	15

		Portlethen - Stonehaven SGA (AHMA)		South of Drumlithie - Laurencekirk SGA (RHMA)		Local Growth (AHMA)		Local Growth RHMA)	
	Site	Existing to 2016*	2017 - 2026	Existing to 2016*	2017 - 2026	Existing to 2016*	2017 - 2026	Existing to 2016*	2017 - 2026
Mill of Uras	OP1 (NEW)						5		
Newtonhill	OP1 (H1)	50 (10)	20						
Park	OP1 (H1)					6 (3)			
Roadside of Kinneff	OP1 (M1)							15 (15)	15
St Cyrus	OP1 (M1)							65 (65)	60
	OP2 (EH1)							(2)**	
Stonehaven	OP1 (H1)	110 (60)							
	OP2 (H2)	75 (20)	130						
	OP3 (H3)	25 (0)							
	OP4 (H4)	30 (20)	20						
Woodlands of Durris	OP1 (EH1)							(0)	
<b>TOTAL</b>		<b>2135 (1755)</b>	<b>2370</b>	<b>500 (675)</b>	<b>400</b>	<b>42 (3)</b>	<b>40</b>	<b>480 (432)</b>	<b>430</b>

\*Figures in brackets indicate the remaining site capacity that is expected by the end of 2016 (i.e. the number of houses that are still to be built on the site). This is based on information from the 2014 Housing Land Audit.

\*\*Figures in brackets include the remaining site capacity that is expected by the end of 2016 on previously committed sites that do not contribute to the Strategic Development Plan allowances.

**Table 7 New Housing Land – Marr**

		Huntly - Pitcaple SGA (RHMA)		Local Growth (AHMA)		Local Growth (RHMA)	
Site		Existing to 2016*	2017 - 2026	Existing to 2016*	2017 - 2026	Existing to 2016*	2017 - 2026
Aboyne	OP1 (M1)					60 (60)	115
	OP2 (EH1)					(50)	
Alford	OP1 (M1)						30
	OP2 (M2)					44 (0)	
	OP3 (EH1)					(22)**	
	OP4 (EH2)					(85)**	
Banchory	OP1 (M1)			30 (10)			
	OP2 (M2)			135 (81)	210		
	OP3 (H2)				50		
	OP4 (H1)			15 (15)			
Cairnie	OP1 (H1)					8 (0)	
Clatt	OP1 (H1)					5 (5)	
Crathes	OP1 (EH1)			(0)**			
Drumblade	OP1 (H1)					5 (5)	
Drumdelgie	OP1 (M1)					7 (0)	
Finzean	OP1 (H1)					5 (0)	5
	OP2 (EH1)					(0)**	
Forgue	OP1 (H1)					5 (5)	
	OP2 (EH2)					(3)**	
Gartly	OP1 (H1)					5 (4)	
Glass	OP1 (H1)					5 (5)	
Huntly	OP1 (H1)		485				
	OP2 (EH1)	(105)**					

		Huntly - Pitcaple SGA (RHMA)		Local Growth (AHMA)		Local Growth (RHMA)	
	Site	Existing to 2016*	2017 - 2026	Existing to 2016*	2017 - 2026	Existing to 2016*	2017 - 2026
	OP3 (EH2)	(31)**					
	OP4 (EH3)	(40)**					
	OP5 (EH4)	(0)**					
Inchmarlo	OP1 (H1)			30 (20)	30		
Keig	OP1 (H1)						5
	OP2 (ch1)					(2)**	
Kennethmont	OP1 (H1)					15 (15)	15
	OP2 (H2)					5 (4)	
Kincardine O'Neil	OP1 (M1)					8 (8)	
	OP2 (EH1)					(9)**	
	OP3 (EH2)					(8)**	
Logie Coldstone	OP1 (M1)					15 (15)	10
Lumphanan	OP1 (A/fh1)					(18)**	
Lumsden	OP1 (H1)					15 (15)	15
	OP2 (EH1)					(6)**	
Monymusk	OP1 (EH1)			(16)**			
Muir of Fowlis	OP1 (fh1)					(0)**	
Rhynie	OP1 (M1)					10 (10)	15
	OP2 (eh1/fh1)					(27)**	
Ruthven	OP1 (EH1)					(8)**	
Strachan	OP1 (H1)					8 (0)	7
Tarland	OP1 (M1)					30 (30)	20

		Huntly - Pitcaple SGA (RHMA)		Local Growth (AHMA)		Local Growth (RHMA)	
Site	Existing to 2016*	2017 - 2026	Existing to 2016*	2017 - 2026	Existing to 2016*	2017 - 2026	
	OP2 (H1)				10 (7)		
	OP3 (EH1)				(8)**		
Torphins	OP1 (NEW)					48	
Towie	OP1 (H1)				5 (5)		
	<b>TOTAL</b>	<b>0 (176)</b>	<b>485</b>	<b>210 (142)</b>	<b>290</b>	<b>270 (439)</b>	<b>285</b>

\*Figures in brackets indicate the remaining site capacity that is expected by the end of 2016 (i.e. the number of houses that are still to be built on the site). This is based on information from the 2014 Housing Land Audit.

\*\*Figures in brackets include the remaining site capacity that is expected by the end of 2016 on previously committed sites that do not contribute to the Strategic Development Plan allowances.