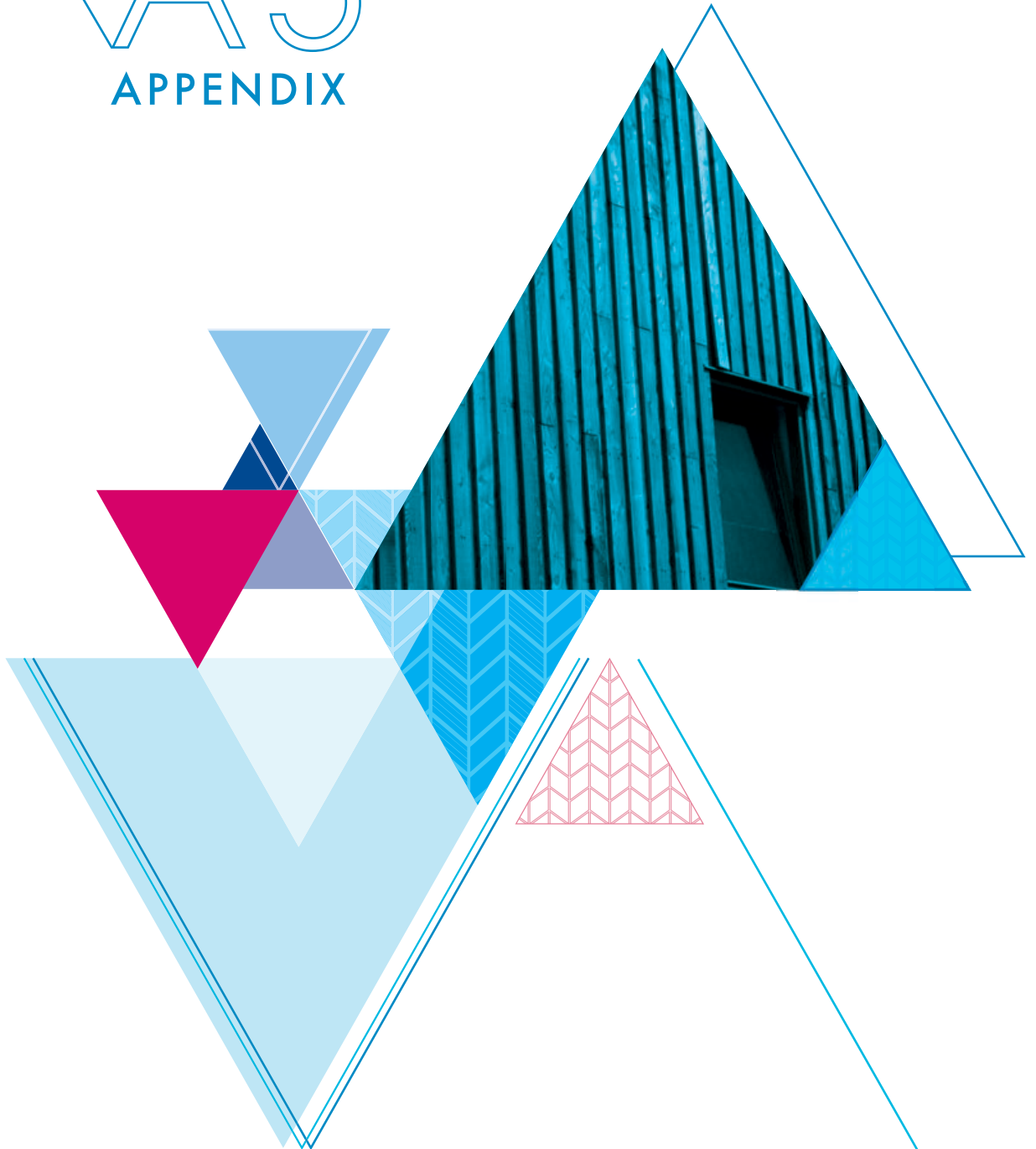


# NEW HOUSING LAND ALLOCATIONS

## 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	815
Ellon - Blackdog	280	10	800	810	1500	1654
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	771	1350	1064
Local Growth (RHMA)	1584	134	4200	3136	4000	3154

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

The strategic plan sets out a target for the amount of housing that is required up to 2026 and beyond for the Aberdeen and Rural Housing Market Area. Providing land to enable this target falls to this plan and to the City of Aberdeen Local Development Plan. The tables below indicate the current land supply position (as of 2016) for each housing market area to show how a generous supply of land to meet the target is provided. Delivery of housing on the land allocated through this local development plan will play an important role in meeting this target. The council will work through its action programme and with developers and service providers to enable this target to be met. The land supply will be monitored and the council aims to provide for a minimum of 5 years of effective housing land at all times.

**Table 2: Housing land supply position as of 2016: Aberdeen Housing Market Area**

<b>Aberdeen Housing Market Area</b>	<b>Total Number of Homes</b>
Housing Target to 2016 (remainder – not completed)	3022
Plus target 2016-2026	15017
Total Remaining target to 2026	18039
Total anticipated supply to 2026 from all existing sources*	25863

**Table 3: Housing land supply position as of 2016: Rural Housing Market Area**

<b>Rural Housing Market Area</b>	<b>Total Number of Homes</b>
Housing Target to 2016 (remaining)	1835
Plus target 2016-2026	6411
Total Remaining target to 2026	8246
Total anticipated supply to 2026 from all existing sources*	10110

\* This reflects current programming assumptions based on the 2016 Housing Land Audit for Aberdeen City and Aberdeenshire.

**Table 4: 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 (H2)	40 (38)	45
	OP2 (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 (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>1166 (1228)</b>	<b>1097</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 5: 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)			(220)**	
Fetterangus	OP1 (H1)			26 (16)	
	OP2 (H2)				27
Hatton	OP1 (H1)		40		
	OP2 (EH1)	(15)**			
	OP3 (EH2)	(14)**			
	OP5 (NEW)		15		
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)**	
	OP3 (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 (1158)</b>	<b>815</b>	<b>1037 (1348)</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 6: New Housing Land - Formartine**

	Site	Blackdog-Eillon SGA (AHMA)		Local Growth (AHMA)		Local Growth (RHMA)	
		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)	
Eillon	OP1 (M1)	745 (720)	235				
	OP2 (NEW) <sup>1</sup>						
	OP3 (H1)	5 (0)					
Foveran	OP1 (M1)	50 (30)	50				
	OP2 (EH2)	(0)**	69				
Garmond	OP1 (H1)					10 (10)	
Methlick	OP1 (H1)				20		
	OP2 (H2)			5 (5)			
Newburgh	OP2 (H1)			30 (0)	30		
Oldmeldrum	OP1 (M1)			25 (20)	25		
	OP2 (M2)			25 (25)	25		
	OP3 (H1)			20 (20)	20		
	OP4 (NEW)				35		
Pitmedden & Milldale	OP1 (EH1)			(14)**			
	OP2 (NEW)				64		
St Katherine's	OP1 (H1)					5	
Tarves	OP1 (M1)			50 (40)	50		



Site	Blackdog-Eillon SGA (AHMA)		Local Growth (AHMA)		Local Growth (RHMA)	
	Existing to 2016*	2017 - 2026	Existing to 2016*	2017-2026	Existing to 2016**	2017 - 2026
OP2 (H1)			10 (10)			
OP1 (M1)					130 (110)	320
OP2 (H1)					60 (60)	
OP3 (EH1)					(30)**	
OP1 (H1)			15			
OP1 (M1)			15 (8)	20		
OP1 (H1)			8 (0)			
<b>TOTAL</b>	<b>810 (760)</b>	<b>1654</b>	<b>203 (142)</b>	<b>289</b>	<b>213 (259)</b>	<b>320</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 7: 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		50						
Chapel of Garioch							10 (10)	
							15 (15)	
Cluny and Sauchen					23 (0)	76		
					(0)**			
					(24)**			
Dunecht								
Echt					25 (0)			
Hatton of Fintray					8 (0)			
Insch			48 (24)					
			12 (6)					
			10 (0)					
Inverurie and Port Elphinstone	23 (15)							
	150 (150)	30						
	250 (250)							
	300 (220)	437						
	20 (0)							
	27 (0)							
	150 (150)							
	(365)**							
	(113)**							
	(161)**							
		25						
		80						

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
Keithhall					15 (15)			
Kemnay						65		
						20		
Kinmuck					10 (0)			
Kintore		600						
		(117)**						
		(0)**						
		(0)**						
Millbank					35 (35)			
Newmachar					140 (92)	160		
					50 (0)	115		
Old Rayne							(10)**	
								30
Oyne								10
Westhill					10 (0)			
<b>TOTAL</b>	<b>920 (1541)</b>	<b>1222</b>	<b>70 (30)</b>	<b>0</b>	<b>316 (166)</b>	<b>436</b>	<b>25 (35)</b>	<b>40</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 8: 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						
	OP1 (M1)								
Drumlithie	OP1 (H1)					15 (0)	15		
Drumoak	OP1 (H1)					15 (0)	29		
Edzell Woods	OP1 (M1)							150 (150)	150
Fettercairn	OP1 (H1)							15 (10)	25
Fordoun	OP1 (H1)			15 (15)					
Inverbervie	OP1 (H2)							100 (50)	100
Johnshaven	OP1 (EH1)							(67)**	
Kirkton of Maryculter	OP1 (H1)					6 (0)			
Laurencekirk	OP1 (M1)			485 (440)	400				
	OP2 (EH1)								
	OP3 (EH2)								
Luthermuir	OP1 (M1)							25 (25)	25
	OP2 (M2)								
Marykirk	OP1 (M1)							15 (8)	15
	OP1 (NEW)						5		

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
Newtonhill	50 (10)	20						
Park					6 (3)			
Roadside of Kinneff							15 (15)	15
St Cyrus							65 (65)	60
OP2 (EH1)							(2)**	
Stonehaven	110 (60)							
OP2 (H2)	75 (20)	130						
OP3 (H3)	25 (0)							
OP4 (H4)	30 (20)	20						
Woodlands of Durris							(10)	
<b>TOTAL</b>	<b>2135 (1755)</b>	<b>2370</b>	<b>500 (675)</b>	<b>400</b>	<b>42 (3)</b>	<b>49</b>	<b>425 (442)</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 9: New Housing Land – Marr**

Site	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
Aboyne	OP1 (M1) OP2 (EH1)				60 (60) (50)	115
Alford	OP1 (M1) OP2 (M2) OP3 (EH1) OP4 (EH2) OP5 (NEW)				44 (0) (22)** (85)**	30
Banchory	OP1 (M1) OP2 (M2) OP3 (H2) OP4 (H1)		30 (10) 135 (81) 50			60
Cairnie	OP1 (H1)		15 (15)		8 (0)	
Clatt	OP1 (H1)				5 (5)	
Crathes	OP1 (EH1)		(0)**			
Drumblade	OP1 (H1)				5 (5)	
Drumdelgije	OP1 (M1)				7 (0)	
Finzean	OP1 (H1)				5 (0)	5
Forgue	OP1 (H1) OP2 (EH2)				5 (5) (3)**	
Gartly	OP1 (H1)				5 (4)	
Glass	OP1 (H1)				5 (5)	
Glenkindie	OP1 (NEW)					6
Huntly	OP1 (H1)	485				

Site	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
OP2 (EH1)	(105)**					
OP3 (EH2)	(31)**					
OP4 (EH3)	(40)**					
OP5 (EH4)	(0)**					
Inchmarlo			30	30		
Keig						5
OP2 (ch1)					(2)**	
Kennethmont					15	15
OP2 (H2)					5	(4)
Kincardine O'Neil					8	(8)
OP2 (EH1)					(9)**	
OP3 (EH2)					(8)**	
Logie Coldstone					15	(15)
Lumphanan						(18)**
OP1 (A/fh1)					15	(15)
Lumsden						(6)**
OP2 (EH1)						
Monymusk				(16)**		
Muir of Fowlis						(0)**
Rhynie					10	(10)
OP2 (eh1/fh1)						(27)**
Ruthven						(8)**
Strachan					8	(0)
OP1 (H1)						7

Site	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
Tarland					30	20
					(30)	
					10	
					(7)	
					36	
					(36)	
Torphins						48
Towie					5	
					(5)	
<b>TOTAL</b>	<b>0</b>	<b>485</b>	<b>210</b>	<b>290</b>	<b>270</b>	<b>351</b>
					<b>(439)</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.