

Aberdeen City and Aberdeenshire  
**Housing Land Audit**  
*2007*

*Small Sites Information*

**DRAFT**

# Aberdeen City and Aberdeenshire Housing Land Audit 2007

## ***Small Sites Information***

The Housing Land Audit focuses on sites with a capacity for five or more units. In addition, there are many smaller sites which can be developed for housing and this forms an important component of the effective housing land supply, particularly in rural areas.

### **Methodology**

The methodology used to calculate the contribution from small sites is based on a count of current valid planning consents on these sites. Each year, new consents are added, and completions and expired consents are removed to give a new total. Only new units are counted in the total, applications for extensions to existing houses, holiday homes or changes of house design are not included. It should be noted that no attempt is made to determine whether individual sites are effective or constrained because of the time and resources this would require for what is a relatively small number of units within the audit as a whole. As a result, the total given is really an estimate of the contribution of small sites to the effective supply.

### **2007 Small Sites Total**

Using last year's total as a base, new consents granted in 2006 were added then sites completed in 2006 were removed along with consents which had expired or been superseded. This gives the '2007 Total' which is the number of units which contribute to the 2007 effective housing land supply as these had a valid consent but had not yet been built by the 1<sup>st</sup> January 2007. This calculation is shown in *Table 1*.

*Table 1 - Small Sites Consents and Completions*

<b>Area</b>	<b>2006 Total</b>	<b>2006 Consents</b>	<b>2006 Completions</b>	<b>2006 Expired/ Superseded Consents</b>	<b>2007 Total</b>
Aberdeen City	97	+57	-27	-1	126
Aberdeenshire part of Aberdeen HMA	259	+ 123	- 37	- 14	331
<b>Aberdeen Housing Market Area</b>	<b>356</b>	<b>180</b>	<b>- 64</b>	<b>-15</b>	<b>457</b>
<b>Rural Housing Market Area</b>	<b>600</b>	<b>+ 391</b>	<b>- 72</b>	<b>- 63</b>	<b>856</b>

Only completions on sites granted consent from 2004 onwards are shown in *Table 1* as this was when monitoring of small sites consents began.

Completions are continuing to come through on sites granted consent in 2003 and earlier and these are included in the overall small sites completions total shown in *Table 2* below.

*Table 2 - Completions on Small Sites*

<b>Year</b>	<b>Aberdeen City</b>	<b>Abshire AHMA</b>	<b>AHMA</b>	<b>RHMA</b>
2002	75	83	158	142
2003	35	55	90	143
2004	60	79	139	146
2005	41	78	119	158
2006	27	49	76	147
<b>5 Year Total</b>	<b>238</b>	<b>344</b>	<b>582</b>	<b>736</b>
<b>5 Year Average</b>	<b>48</b>	<b>69</b>	<b>116</b>	<b>147</b>

In the Rural HMA, the 2007 consents total of 856 shown on *Table 1* is higher than the sum of completions for the last five years shown on *Table 2* (736). This may indicate that consents are being granted but not implemented straight away. As a result, it is unrealistic to assume that all of these consents should count towards the five year effective land supply as a proportion may not be built within this timeframe. It is therefore proposed to assume only 80% of units will be effective giving a new total of 685 (*Table 3*).

In the Aberdeen HMA, the consents total of 457 shown on *Table 1* is still below the five year completions total of 582. However, for consistency across the two areas, it is proposed again to assume only 80% of units will be effective giving a new total of 366 (*Table 3*).

*Table 3 Final 2007 Small Sites Total*

<b>Housing Market Area</b>	<b>2007 Total</b>
Aberdeen HMA	366
Rural HMA	685



Aberdeen City Council  
Strategic Leadership  
St Nicholas House  
Broad Street  
Aberdeen  
AB10 1BW

[www.aberdeencity.gov.uk](http://www.aberdeencity.gov.uk)



Aberdeenshire Council  
Planning and Environmental Services  
Woodhill House  
Westburn Road  
Aberdeen  
AB16 5GB

[www.aberdeenshire.gov.uk](http://www.aberdeenshire.gov.uk)