



ABERDEEN LOCAL DEVELOPMENT PLAN 2022  
PROPOSED PLAN 2020

# BROWNFIELD URBAN CAPACITY STUDY

APRIL 2020

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## 1. Introduction

### 1.1 What is the Aberdeen Brownfield Urban Capacity Study (BUCS)?

This study is an assessment of the potential of **brownfield** sites in Aberdeen to absorb future housing development. It has been produced as a technical appendix to the emerging Local Development Plan.

This study serves as an update to the most recent Aberdeen BUCS, which was published in December 2018. The study will help us to identify brownfield sites which are suitable for residential development and will show our progress towards meeting the brownfield housing targets set out in Table 3 of the Strategic Development Plan 2020 (SDP).

A glossary of terms used within this study (in bold) is provided on page 8.

### 1.2 Strategic Development Plan Housing Allowances

The SDP housing allowances for Aberdeen City are set out in its Table 3. This shows a total housing allowance of 5,107 units for Aberdeen City in the period 2020-2032 (see Fig.1 overleaf). This Study is looking to identify brownfield sites which could meet the allowances between 2020-2032, and which are not part of the 5-year effective supply in the 2019 Housing Land Audit (which was used as the base for the SDP).

### Local Development Plan Housing Allowances

	Housing Supply		Allowances			Total
	Housing supply 2016-2032* <sup>1</sup>	Housing supply 2033-2040* <sup>2</sup>	Allowances 2020-2032	Allowances 2033-2035	Allowances 2036-2040	
<b>Aberdeen Housing Market Area</b>	26,325	2,767	8,172	7,200	6,402	21,774
<b>Rural Housing Market Area</b>	6,361	821	2,042	1,800	1,602	5,444
<b>Aberdeen City Council</b>						
<b>Aberdeen City Council</b>	16,719	1,733	5,107	4,500	4,002	13,609
<b>Aberdeenshire Council</b>						
<b>Aberdeenshire Council</b>	15,967	1,855	5,107	4,500	4,002	13,609
<b>Totals</b>						
	32,686	3,588	10,214	9,000	8,004	27,218
	36,274		27,218			
<b>Housing Land Requirement</b>	63,492					

\*1 Comprising completions 2016-2018 (6,223); effective supply 2019-2023 (13,067); programming of sites 2024 to 2026 (5,876); and extrapolated programming 2027 to 2032 (7,520) all based on the agreed 2019 housing land audit.

\*2 Compiled from extrapolated programming from the agreed 2019 housing land audit.

Note – components may not sum to totals due to rounding. Allowances will not include sites of less than 5 homes.

*Figure 1 - Housing Allowances in the Strategic Development Plan 2020*

### 1.3 Sites included in the Study

All sites in the BUCS are considered to be suitable for housing and contain a mix of both effective and constrained sites. The SDP requirements do not specify how much of the brownfield requirement has to be effective; for this reason, no discounting of non-effective sites has been done.

To maintain consistency with previous studies, the main BUCS contains brownfield sites that do not have any form of extant planning permission. However, to help identify all the sites which can count towards our housing requirements, those sites which do have an extant planning permission but not considered effective in the 2019 HLA are considered separately.

The table below provides a summary of the criteria for the different lists. A full list of all the sites included can be found in the appendices. In the results, the sites have been separated to maintain consistency and clarity, however they should be considered together as an estimation of the potential for new housing development on brownfield land in Aberdeen.

Brownfield Urban Capacity Study	Additional Sites
Considered to be suitable for housing development	
Both effective and non-effective	
Not started or under construction	
Do not have an extant planning permission (either detailed or in principle)	Do have an extant planning permission (either detailed or in principle)

Figure 2: Criteria for the Brownfield Urban Capacity Study

### 1.4 Preparation of the Study

The status of all brownfield sites in Aberdeen is kept up to date throughout the year by regular monitoring, including planning applications submitted and granted, as well as any new sites that arise.

By its nature, the BUCS is closely related to the Housing Land Audit. Once the HLA has been finalised, the brownfield record is checked to ensure consistency with the HLA in terms of completions and any new sites in Aberdeen City.

## 1.5 Base Date

For ease of reference and to maintain continuity, this study takes the same base date as the 2019 Aberdeen City and Shire Housing Land Audit, and therefore includes information up to 1<sup>st</sup> January 2019. For this reason, brownfield developments which have been granted planning permission and/or developed after 1<sup>st</sup> January 2019 remain included in this study, but will be removed when next year's study is carried out.

## 1.6 National Policy and Strategy

Scotland's National Planning Framework 3 (NPF3) (2014) states that the Scottish Government wishes to see **vacant** and **derelict** land brought back into productive use for housing, economic purposes and to create attractive environments. While presenting a significant challenge, vacant and derelict land is noted as an opportunity for investment. NPF3 notes the important role that planning has to play in finding new and beneficial uses for previously used land.

Scottish Planning Policy (SPP) (2014) requires Local Planning Authorities to promote the most efficient use of land and buildings. In practice, this means "considering the re-use or re-development of brownfield land before new development takes place on greenfield sites" (SPP para 40).

SPP encourages Local Planning Authorities to carry out Urban Capacity Studies to assess opportunities for further housing development within existing settlement boundaries (para 48 & 117). Identifying brownfield sites can help contribute to maintaining the required **5-year effective land supply** at all times.

## 2. Methodology

### 2.1 Guidance on carrying out the study

There is an absence of Scottish best-practice guidance available on how to carry out Brownfield Urban Capacity Studies. In light of this, we have used alternative sources of guidance and inspiration to inform our approach.

These sources have included other Urban Capacity Studies including Aberdeen City's 2014 Brownfield Potential Study. Our approach was also guided by *Tapping the Potential: Best Practice in Assessing Urban Housing Capacity* (1999), an English guidance document produced for the then Department for Transport and the Regions. Although replaced in 2007 by the publication of the *Strategic Housing Land Availability Assessment*, Tapping the Potential remains the most useful guide to carrying out Brownfield Urban Capacity Studies.

### 2.2 Sources of Suitable Sites

The main sources of potential urban brownfield land which may be suitable for housing include:

- Vacant and Derelict Land
- Housing Land Audit constrained sites
- Public Sector Demolitions/ Institutions
- Redevelopment of Other Uses

#### **Note on Windfalls**

It is reasonable to say that windfalls, which are sites that unexpectedly become available for redevelopment during the course of the plan period, will yield additional housing units over time. However, no specific windfall allowance is calculated in this study.

### 2.3 Calculating Urban Potential

Once specific sites have been identified as being suitable for housing from the sources described above, an estimation of their potential yield (the number of homes they could accommodate) has to be made. These estimations have only been made for sites which do not have planning permission and therefore fall into the BUCS (for sites in the additional list which have planning consent, we have counted the number of units for which permission was granted).

Two methods of calculating potential yield have been used: one method is based on the density of previous brownfield housing planning consents in Aberdeen City, whereas the other is based on generic or notional densities according to a site's location in the city.

### **Method 1 - Previous Brownfield Housing Densities in Aberdeen**

Consents for larger sites over 2ha tend to be for a lower density (around **30 units/ha**) than on smaller sites (around **90 units/ha**).

These average densities have been applied to the sites identified as suitable for housing in order to provide an estimate to their potential capacity. These results are presented in Section 3.

### **Method 2 - Indicative Density Ranges (IDR): Estimated Densities Based on Location in the City**

A second method of the potential housing yield of sites is using the Indicative Density Ranges (IDR) for different locations in the city:

- City Centre 70-95 units per ha
- Urban 40-75 units per ha
- Suburban 35-55 units per ha
- Rural 30-40 units per ha

We have applied these to Aberdeen in the following way:

**City Centre** The area identified as the City Centre in the Aberdeen Local Development Plan Proposals Map.

**Urban:** The urban part of the 'Former City' parish area.

**Suburban:** Remaining settlements and built up areas within the former parishes of Old Machar, Dyce, Newhills, Peterculter and Nigg.

**Rural:** Green Belt areas (no sites have been identified here).



### 3. Results

#### 3.1 Total Brownfield Housing Potential in Aberdeen (with 2019 Audit Sites)

By applying the various density scenarios discussed in Section 2 to the potential brownfield housing sites included in this year's study, we found that there is the potential to accommodate between 3,809 (IDR High scenario) and 2,227 (IDR Low scenario) total new homes on these sites (rounded to the nearest whole number).

The figures based on small and large densities is similar to the IDR High scenario at 2,807 homes.

The majority of these sites are located in the main urban area of the city, outside of the City Centre. Delivering these homes depends on a wide range of factors including planning constraints on individual sites.

IDR High Scenario	IDR Low Scenario	Small and Large Densities
3,809	2,227	2,807

#### 3.2 Brownfield Housing Potential Per Annum

This Brownfield Urban Capacity Study has identified sufficient land to accommodate up to between 2,227 and 3,809 units per annum over the next ten years. It will be necessary to continue to review this study to monitor whether the City can continue to provide this level of brownfield development, although past trends would indicate that it can.

#### 3.3 Conclusions

The results show that brownfield sites will make a significant contribution towards the housing requirements set out in Table 3 of the Strategic Development Plan if the figures from the 2019 Housing Land Audit are included.

#### 4. Glossary

**Brownfield** – land which has previously been developed. The term may include vacant or derelict land (see below) or land occupied by redundant or unused buildings.

**Constrained** – sites which are not immediately available for redevelopment, for example due to legal, ownership, marketability, access or infrastructure factors. These issues are a barrier to the imminent development of a site.

**Derelict Land** – land which has been so damaged by development, that it is incapable of development for beneficial use without rehabilitation.

**Effective Site** – sites which do not have identified constraints and are therefore expected to be available for housing development

**Greenfield** – land which has not been previously developed.

**Non-Effective Site** – see also **constrained**.

**Regeneration Area** – areas designated as in need of intervention to improve wellbeing, through programmes of demolition and rebuilding of housing

**Vacant Land** – vacant land is land which is unused for the purposes for which it is held and is viewed as an appropriate site for development.

**5-Year Effective Land Supply** – the total number of units which are expected to come forward within 5 years and includes an estimate of the likely contribution of small sites of five units or less.

## Appendix 1: Brownfield Urban Capacity Study 2019 Sites

Location	OP Ref	Site Name	Address	Size (ha)
City Centre	N/A	96- 126 John St	N/A	0.4
City Centre	OP98	VSA Gallowgate	North of Greyfriars Car Park	0.08
City Centre	N/A	Water Lane Grannary	N/A	0.06
City Centre	N/A	1&2 Springbank Terr.	N/A	0.06
City Centre	N/A	Frederick Street East	Frederick Street	0.1
City Centre	N/A	28-32 Marischal Street	N/A	0.01
City Centre	N/A	Former Frederick Street School/Training Centre	Frederick Street	0.25
City Centre	N/A	30-64 Bridge Street	Bridge Street	0.24
City Centre	N/A	45-47 Holland Street	N/A	0.07
City Centre	N/A	133 Union Street	N/A	0.02
City Centre	N/A	Greyfriars House	Gallowgate	0.37
City Centre	N/A	60 Frederick Street	N/A	0.07
Urban	OP73	Balgownie Machine Centre	Great Northern Road	0.2
Urban	OP82	Dunbar Halls of Residence	Don Street, Old Aberdeen	1.23
Urban	OP27	Greenfern Infant School	Sheddocksley	0.91
Urban	N/A	Logie Place (Former Shops)	Middlefield	0.12
Urban	OP103	Former Torry Nursery School	Oscar Road	0.6
Urban	OP92	St Peter's Nursery	Spital	0.09
Urban	OP97	Victoria Road School	Victoria Road	0.67
Urban	OP101	Woodside Congregational Church	Great Northern Road	0.07
Urban	Part of OP99	Abbey Road North	Abbey Road North	1.51
Urban	N/A	Greyhope Road Sparkling Drinks	N/A	0.65
Urban	N/A	45-47 Constitution Street	N/A	0.04
Urban	N/A	Former Beach Court Nursing Home	64 Constitution Street	0.17
Urban	N/A	Former Matalan	119 Constitution Street	0.68
Urban	N/A	Former	77-79 Bon Accord	0.06

		Accommodation Assessment Unit, Bon Accord Street	Street	
Urban	N/A	Former Accommodation Assessment Unit, Crown Street	165/167 Crown Street	0.04
Urban	N/A	Kittybrewster Depot	38 Powis Terrace	3.64
Urban	OP65	Haudagain Triangle	Logie Avenue	4
Urban	OP87	Pittodrie Stadium	Pittodrie Street	6
Urban	N/A	1 Western Road	N/A	0.07
Urban	N/A	Broadford Works	Maberly Street	
Urban	N/A	1-5 Salisbury Terrace	N/A	0.3
Urban	N/A	9 Pittodrie Place	N/A	0.03
Urban	N/A	67 Jute Street	N/A	0.02
Urban	N/A	Bruce Motors	171 Hardgate	0.02
Urban	N/A	32-36 Fraser Place	N/A	0.05
Urban	N/A	Froghall Terrace	N/A	2.75
Suburban	OP7	Aberdeen College, Gordon Centre	Corunna Road	2.21
Suburban	OP13	AECC Bridge of Don	Ellon Road	13.15
Suburban	OP40	Cults Pumping Station	To rear of Cults Hotel	0.69
Suburban	OP15	Former Carden School	Adj. to Dyce School	0.37
Suburban	N/A	Former Dutch School	Boyd Orr Avenue	0.18
Suburban	OP43	Milltimber Primary School	Monearn Gardens	1.85
Suburban	N/A	Ex-BP Car Park	Wellheads Avenue	2.44
Suburban	N/A	Former Bucksburn Primary School	Inverurie Road/Howes Road	0.94
Suburban	OP39	Braeside Infant School	Braeside Place	1.04
Suburban	N/A	Former Stoneywood Primary School	Prospect Terrace	0.7
Suburban	OP5	Balgownie Centre	North Donside Road	2.25
Suburban	N/A	Burnside Drive	Dyce	0.57
Suburban	N/A	Newton Terrace	Bucksburn	1
Suburban	N/A	Philip Garage	Auchmill Road	1.21

## Appendix 2: Density Calculation Breakdowns

### Small and Large Potential

	Sites	Hectares	Urban Potential
Large Sites @30 per ha	9	40.14	1,204.2
Small Sites @ 90 per ha	43	17.81	1,602.9
<b>Total</b>	<b>52</b>	<b>57.95</b>	<b>2,807.1</b>

### Indicative Density Range Potential

Location (and notional density)	Sites	Hectares	Low Potential	High Potential
City Centre (70 to 95)	12	1.73	121.1	164.35
Urban (40 to 75)	26	27.69	1,104.8	2,071.5
Suburban (35 to 55)	14	28.6	1,001	1,573
<b>Total</b>	<b>52</b>	<b>57.95</b>	<b>2,226.9</b>	<b>3808.85</b>
<b>Total (rounded)</b>	<b>52</b>	<b>58</b>	<b>2,227</b>	<b>3,809</b>

IDR High Scenario	IDR Low Scenario	Small and Large Densities
3,809	2,227	2,807

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