

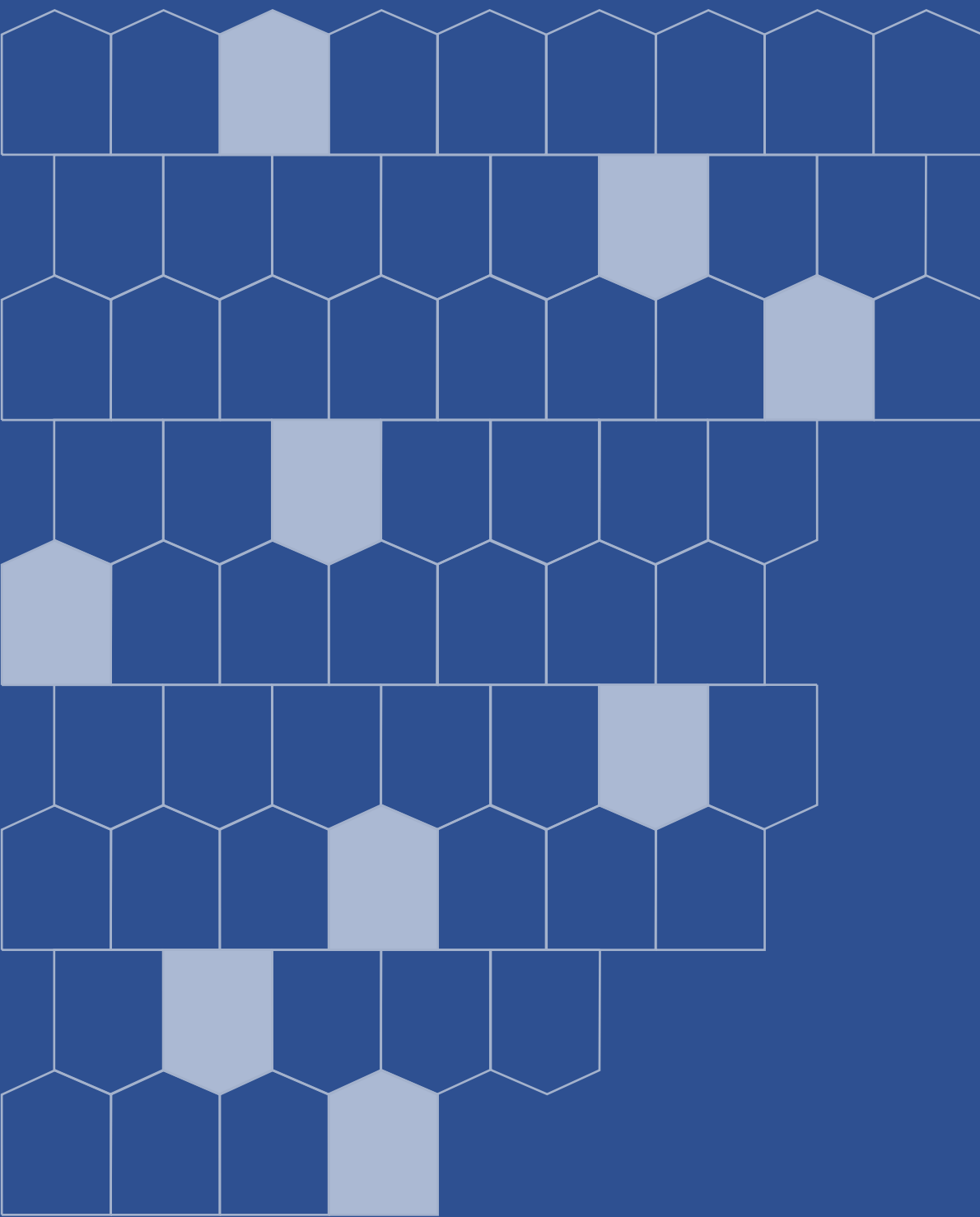
Housing Land Audit / 2024



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Development at Summerhill (Aberdeen)
Image Credit: Chap Group and Aberdeen City



1.0 INTRODUCTION & OVERVIEW



Development at Castle Road (Alford)
Image Credit: Kirkwood Homes

1.1 Purpose

The Housing Land Audit (HLA) provides an overview of the housing land supply in Aberdeen City and Aberdeenshire as at 31 March each year. It is used to determine if there is sufficient land available for housing development, to monitor the delivery of housing land and to inform the planning of future infrastructure such as roads, schools and drainage.

National Planning Framework 4 (NPF4), published in February 2023, introduced significant changes to Scotland's development planning system. These changes included establishing a minimum all-tenure housing land requirement (MATHLR) for all local authorities and removing the need to maintain a five-year effective housing land supply. Local Development Plans are now expected to identify a Local Housing Land Requirement (LHLR) to ensure sufficient land is available to meet the Housing Supply Target. The HLA will then monitor the delivery of this housing land.



Image 1.1 - Front cover of Scottish National Planning Framework 4

1.2 Methodology

Guidance on the preparation of HLAs under NPF4 had yet to be issued when the 2024 audit was prepared but some changes have been made to the data presented to align with engagement that had already taken place with the Scottish Government. In addition, some parts of the previous guidance [Planning Advice Note 2/2010 Affordable Housing and Housing Land Audits](#) (PAN 2/2010) that remain relevant have also been used. The new [Housing Land Audit Guidance](#) was published by the Scottish Government on 20 January 2025. The Guidance and methodology will be applied to the next audit.

The key changes made this year include the change of base date from 1 January to 31 March and the move to financial rather than calendar years, the change of minimum site size to four units rather than five units, and changes in terminology and definitions for the land supply categories.

Future programming for each site is shown over a ten year period from the base date of the audit.

Housing Market Areas (HMAs) are no longer referred to in NPF4 and the data is instead presented by Local Authority area, in line with the MATHLR and the anticipated LHLRs for Aberdeen City and Aberdeenshire Councils. However, for Aberdeenshire sites the former HMA (Aberdeen HMA or Rural HMA) has been retained in the data tables for information purposes.

The preparation of the audit continues to be informed by regular monitoring of house completions, planning consents, and local development plans. In addition, developers, agents and landowners are contacted and asked to confirm the details held on housing sites and to provide anticipated future build rates.

Note that all Aberdeenshire figures presented in this report exclude the part which falls within the Cairngorms National Park (CNP). This is to align with the area covered by the Aberdeenshire LDP. Figures for the Aberdeenshire part of the CNP can be found in [Section 4](#).

Land Supply Status Definitions

- **Deliverable** – sites which are considered deliverable and can be realistically programmed in the short/medium/long term. These sites will contribute towards meeting the Local Housing Land Requirement (LHLR).
- **Deliverable with constraints** – sites with constraints that may be considered deliverable if action to overcome the constraint can be identified or if they are constrained only by a lack of market demand. These sites are not programmed but will contribute to meeting the LHLR.
- **Constrained** – sites with constraints which, at the base date of the audit, have no known prospect of being resolved. These sites are not programmed and will not contribute towards meeting the LHLR. The definition of constraint types remains as before, but sites constrained by 'marketability' only are now included in the 'deliverable with constraints' category.

1.3 Consultation

A draft HLA was made available on the Aberdeenshire Council and Aberdeen City Council websites for consultation and notification was sent to Homes for Scotland, Cairngorms National Park Authority, Scottish Environment Protection Agency (SEPA), Scottish Water, NatureScot, and a number of large and small developers and agents. Responses to the draft HLA were considered by the two Councils, and an online meeting was held with consultees on 13 November 2024 with a view to producing an agreed position on audit sites. The meeting was attended by a number of housebuilders and agents, a representative from Homes for Scotland and Scottish Water together with officers of the two Councils and an independent chair.

This year agreement was reached on the status of all except four sites within Aberdeen City totalling 2,770 deliverable units, which were disputed by Homes for Scotland. Details of the sites concerned can be found in [Appendix D](#).

1.4 Local Development Plans

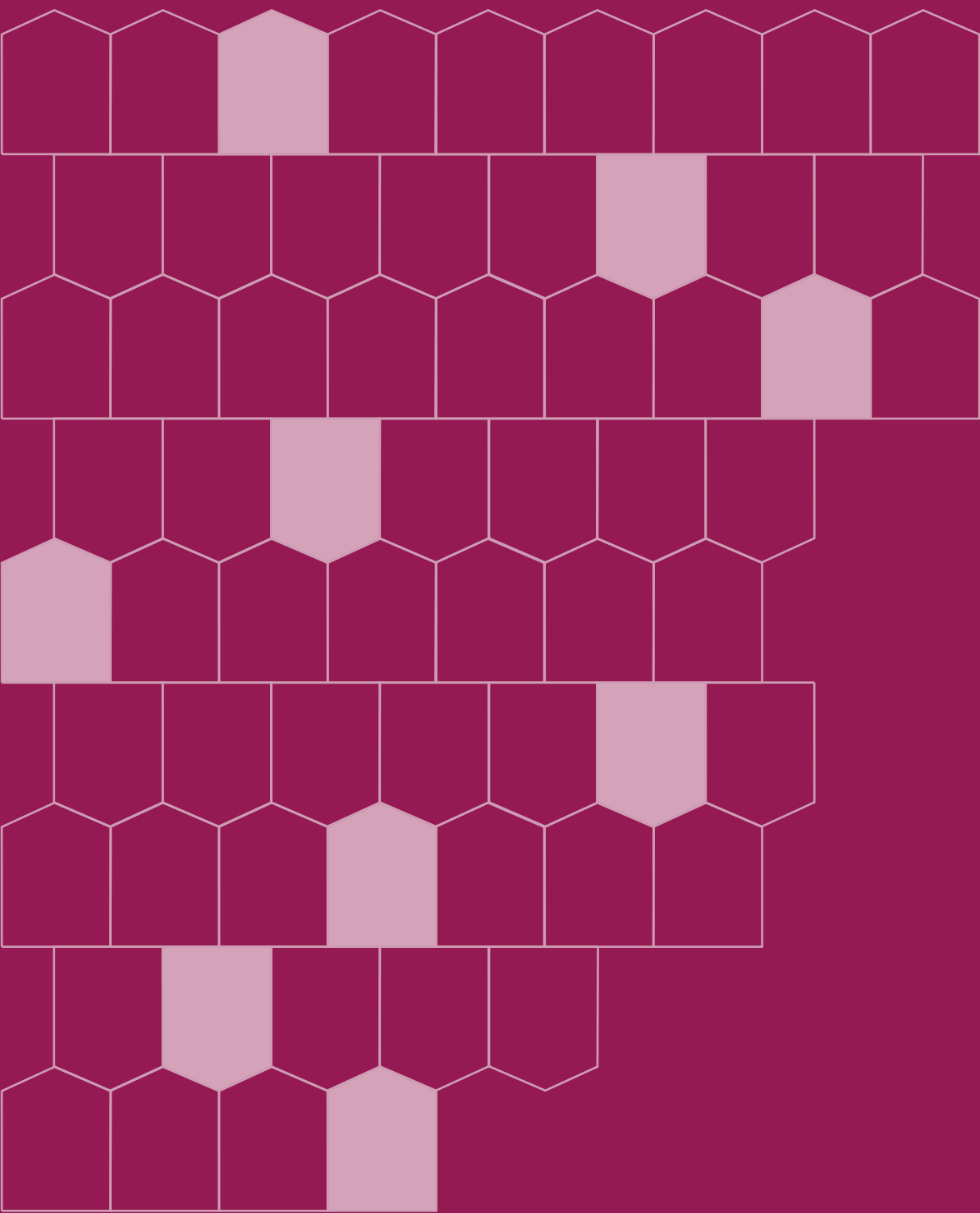
Both Councils adopted new local development plans (LDP) in 2023. In Aberdeenshire the LDP 2023 was adopted on 13 January 2023, prior to the publication of NPF4, and in Aberdeen City the LDP 2023 was adopted on 19 June 2023. Both Councils are now working towards their next LDPs under the NPF4 framework and in accordance with the Town and Country Planning (Development Planning) (Scotland) Regulations 2023 and associated Scottish Government guidance.



Image 1.2 - Front cover of Aberdeen City Local Development Plan



Image 1.3 - Front cover of Aberdeenshire Local Development Plan



2.0 HOUSING LAND SUPPLY



Development at Cloverfield (Aberdeen)
Image Credit: Aberdeen City

2.1 Remaining Site Capacity

The remaining site capacity is the total number of units still to be built on each site as at the audit base date of 31 March 2024.

Local Authority	Remaining Capacity 31 March 2024
Aberdeen City	20,535
Aberdeenshire	22,477

Table 2.1 Remaining Site Capacity 2024, Aberdeen City and Aberdeenshire

Greenfield/Brownfield Split

NPF4 Policy 9 (Brownfield, vacant and derelict land and empty buildings) encourages the reuse of brownfield land to help reduce the need for greenfield development. In Aberdeenshire most housing development sites are on greenfield land due to the largely rural nature of the local authority area.

However, within Aberdeen City there is a higher proportion of housing land on brownfield sites as would be expected in a more urban area.

2.2 Deliverable Land Supply

The deliverable land supply comprises of units on sites that are considered to be deliverable and can be realistically programmed in the short, medium and long term. These sites will contribute towards meeting the MATHLR and LHLR within the LDPs. In addition, there will be a contribution to the deliverable land supply from small sites of 1-3 units, shown separately on the table below. This figure is based on average annual completions over the last five years. Further detail on this can be found in [Section 3](#).

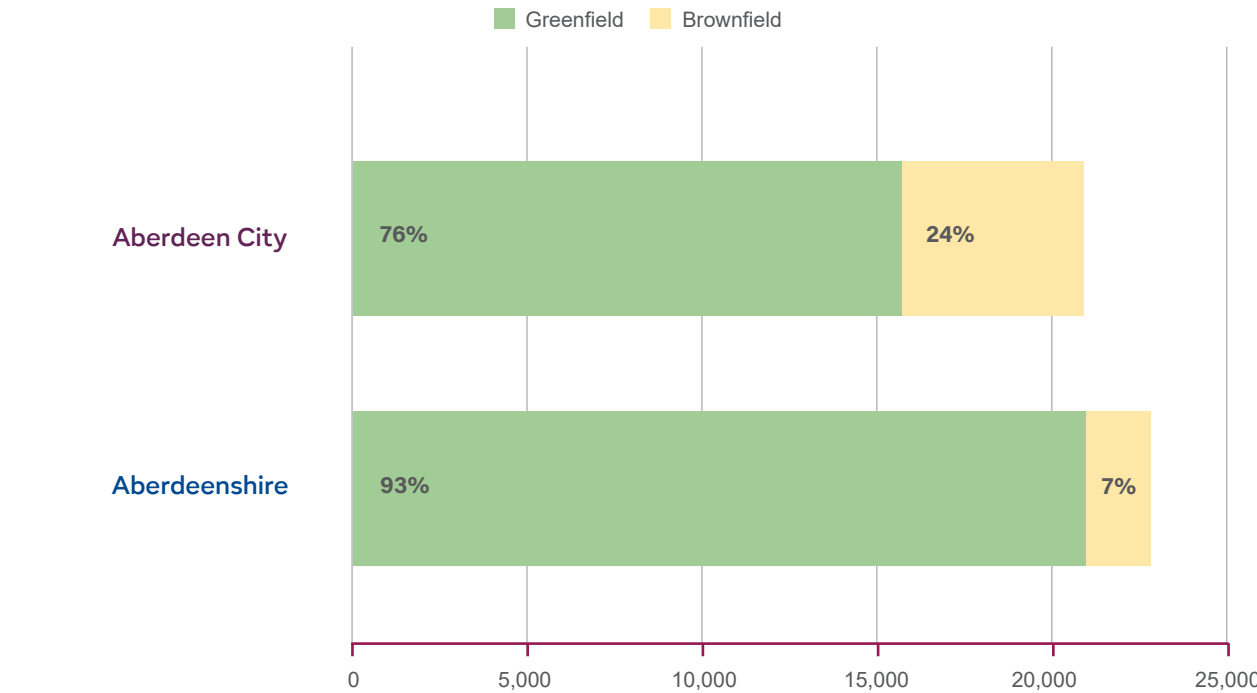


Figure 2.1 Greenfield/ Brownfield split of housing land with remaining capacity, Aberdeen City and Aberdeenshire

Local Authority	10 Year Deliverable Supply	Small Sites 10 yr estimate	Total 10 yr Deliverable Supply	Post 10 Year Deliverable Supply	Total Deliverable Supply
Aberdeen City	8,661	210	8,871	7,847	16,718
Aberdeenshire	11,055	1,920	12,975	5,161	18,136

Table 2.2 Deliverable Land Supply 2024, Aberdeen City and Aberdeenshire

2.3 Deliverable with Constraints

This category includes units on sites that may be considered deliverable if action to overcome the constraint can be identified or if they are constrained only by a lack of market demand. These sites are not programmed in the HLA but will contribute to meeting the LHLR.

For Aberdeenshire, there are 60 sites included in this category that have only a market constraint, comprising 3,475 units, many of which are in the more rural areas furthest from Aberdeen City where demand can be limited. In Aberdeen City, there are 8 sites included in this category that have only a market constraint, comprising 567 units.

More information about the local housing market in Aberdeen City and Aberdeenshire can be found in the [Aberdeen Housing Market Report](#) and [Aberdeenshire's Housing Market](#).

Local Authority	Deliverable with Constraints
Aberdeen City	567
Aberdeenshire	3,593

Table 2.3 Deliverable with Constraints Land Supply 2024, Aberdeen City and Aberdeenshire

2.4 Constrained Land Supply

The constrained land supply includes units on sites with constraints which, at the base date of the audit, have no known prospect of being resolved. These sites are not programmed and will not contribute towards meeting the LHLR.

There are several reasons why the delivery of units on a site may be constrained and the criteria used in the audit remains in accordance with PAN 2/2010 as it was prepared prior to new HLA guidance being issued by the Scottish Government (see [Appendix A](#)).

Local Authority	Constrained Land Supply
Aberdeen City	3,460
Aberdeenshire	2,668

Table 2.4 Remaining Site Capacity 2024, Aberdeen City and Aberdeenshire

2.5 Analysis of Constraints

In Aberdeen City the most common reasons for sites being constrained are Ownership and Land Use. In Aberdeenshire the most common reasons are Infrastructure, Marketability (combined with other constraints) and Ownership. Many sites in Aberdeenshire have more than one constraint. Note that units constrained **only** by marketability are categorised as Deliverable with Constraints and are not included here.

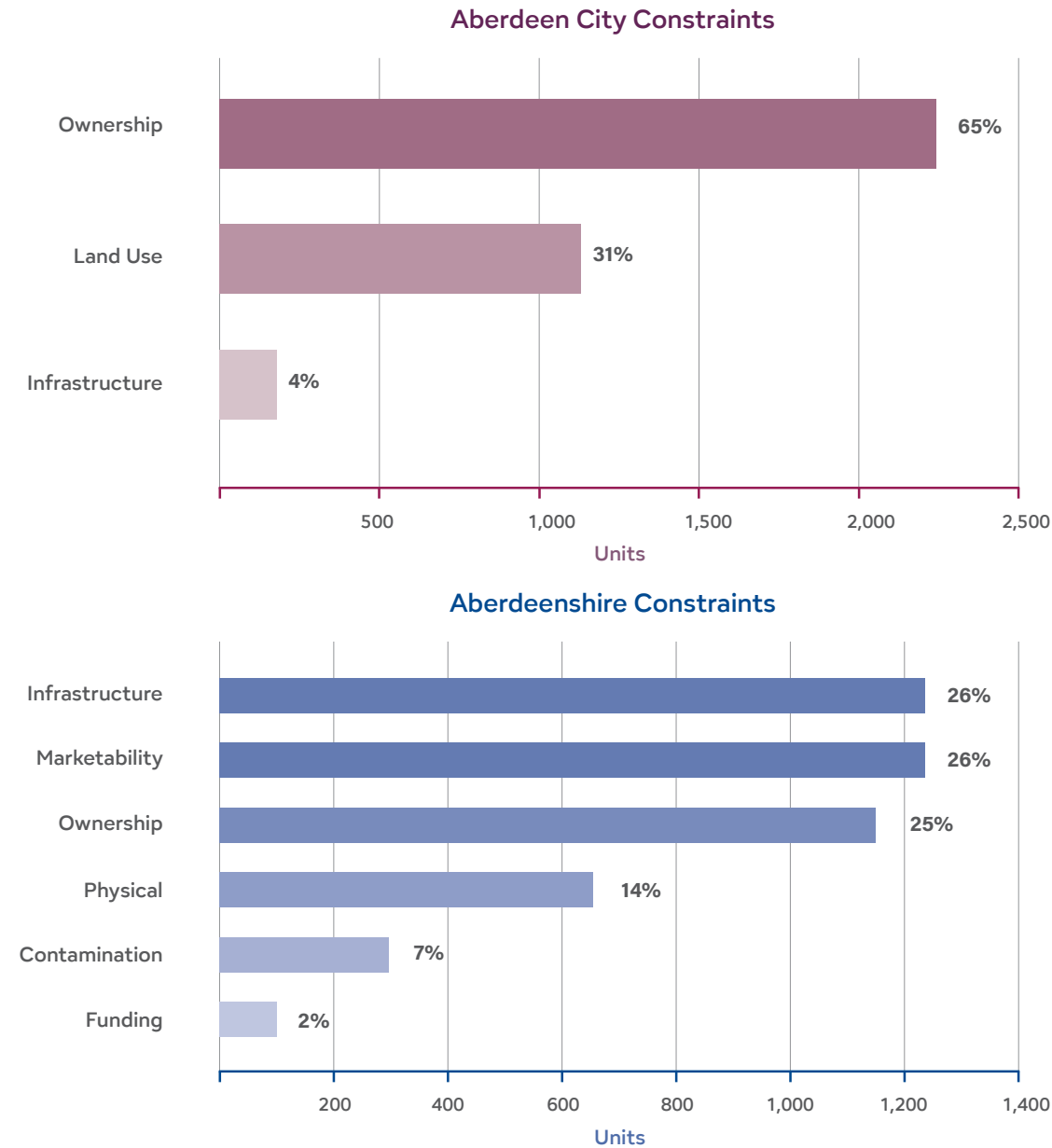


Figure 2.2 Number and Percentage of units by type of constraint, Aberdeen City and Aberdeenshire

2.6 Summary of Land Supply

The number of units within each of the land supply categories for both Aberdeen City and Aberdeenshire is summarised in Figure 2.3 and Table 2.5. Full details of each site and future programming can be found in Appendices B and C.

In Aberdeen City 16,718 units are classed as deliverable, which is 81% of the total land supply. Of these, 8,871 units are expected to be deliverable within the 10 year period (52%). 4,027 units are on sites which have some form of constraint which means that we currently do not expect development to begin within the next ten years.

In Aberdeenshire 18,136 units are classed as deliverable, which is 74% of the total land supply. Of these deliverable units, 12,975 are expected to be deliverable within the next 10 years (72%). 6,261 units are on sites which have some form of constraint which means that we currently do not expect development to begin within the next ten years.

Location of Housing Land Supply

Details of each individual site are provided via the links in [Appendix B](#).

Maps showing the location of sites in the housing land supply and further details including individual site programming are available online for [Aberdeen City](#) and [Aberdeenshire](#). Summary maps and data will also be made available in early 2025 on dashboards hosted by the Improvement Service

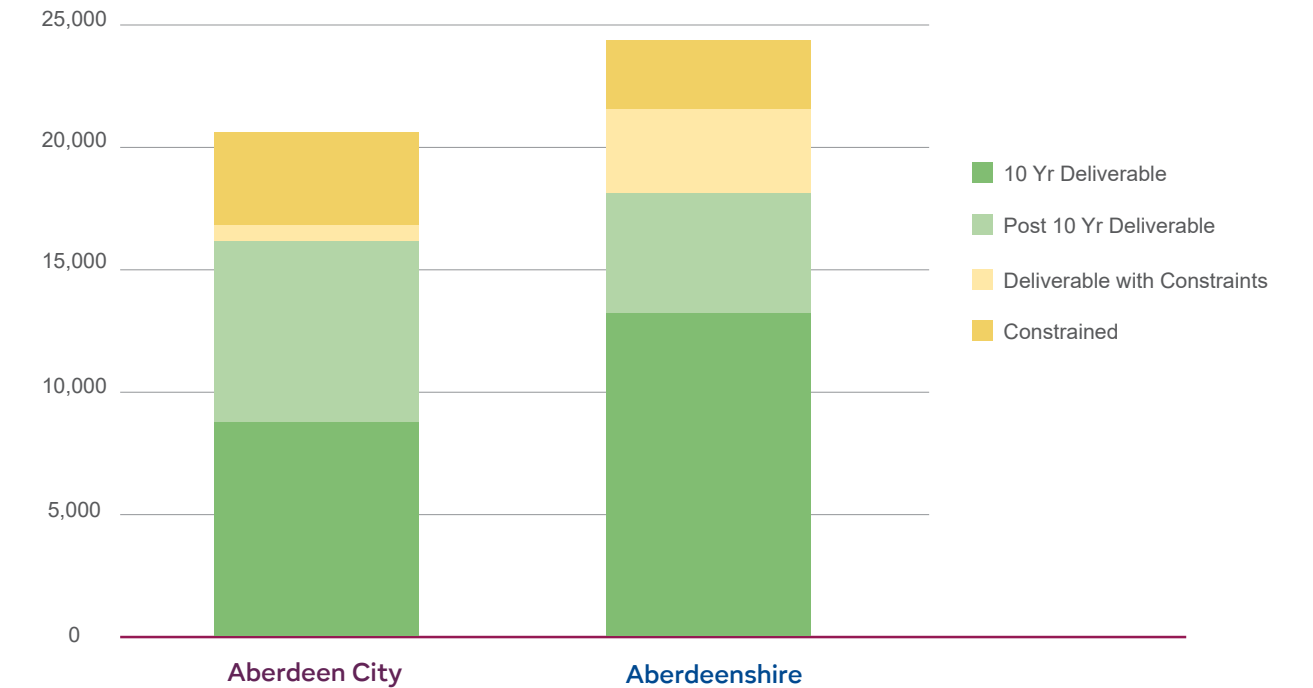


Figure 2.3 Housing Land Supply Summary 2024, Aberdeen City and Aberdeenshire

Status	Aberdeen City	Aberdeenshire
10 yr Deliverable (sites 4+ units)	8,661	11,055
10 yr Deliverable (small sites 1-3 units)	210	1,920
10 year Deliverable (total)	8,871	12,975
Post 10 yr Deliverable	7,847	5,161
Deliverable with Constraints	567	3,593
Constrained	3,460	2,668
Total Land Supply	20,745	24,397

Table 2.5 Housing Land Supply Summary, Aberdeen City and Aberdeenshire

2.7 Land Supply Analysis

Minimum All Tenure Housing Land Requirement (MATHLR)

The MATHLR is contained within NPF4 and is defined as 'the minimum amount of land, by reference to the number of housing units, that is to be provided by each planning authority in Scotland for a 10-year period'. It is expected that the Local Housing Land Requirement within LDPs will exceed MATHLR.

In the table below a comparison is made between the MATHLR for both the two Councils and the number of deliverable housing units over the next 10 years in the audit, together with the number of years supply that this represents. The 10 Year Deliverable Housing Land Supply for both Councils exceeds the MATHLR.

Local Authority	MATHLR	10 Year Deliverable Supply	No. of Years Supply	% above or below MATHLR
Aberdeen City	7,000	8,871	12.7	+27%
Aberdeenshire	7,550	12,975	17.2	+72%

Table 2.6 2024 Housing Land Supply and MATHLR

2.7 Land Supply Analysis (cont.)

Housing Supply Target

In addition to the MATHLR, each local authority sets a Housing Supply Target (HST) in their Local Housing Strategy (LHS). The HST is the number of housing units that should be delivered each year to meet housing need and demand. This is monitored by comparing against completions in the HLA and affordable housing returns. Comparison of the HST with the deliverable supply in the HLA gives an indication as to whether delivery is likely to remain on track in future years.

Aberdeenshire's LHS 2024-2029 was published in September 2024. The HST is 1,000 units per year, which is reduced to 9,800 per year when the CNP is excluded. Table 2.7 shows the comparison with the 10-year deliverable land supply, indicating that anticipated completions are in excess of the delivery target. Aberdeen City's LHS is not expected to be published until Autumn 2025 therefore there is no equivalent figure for comparison.

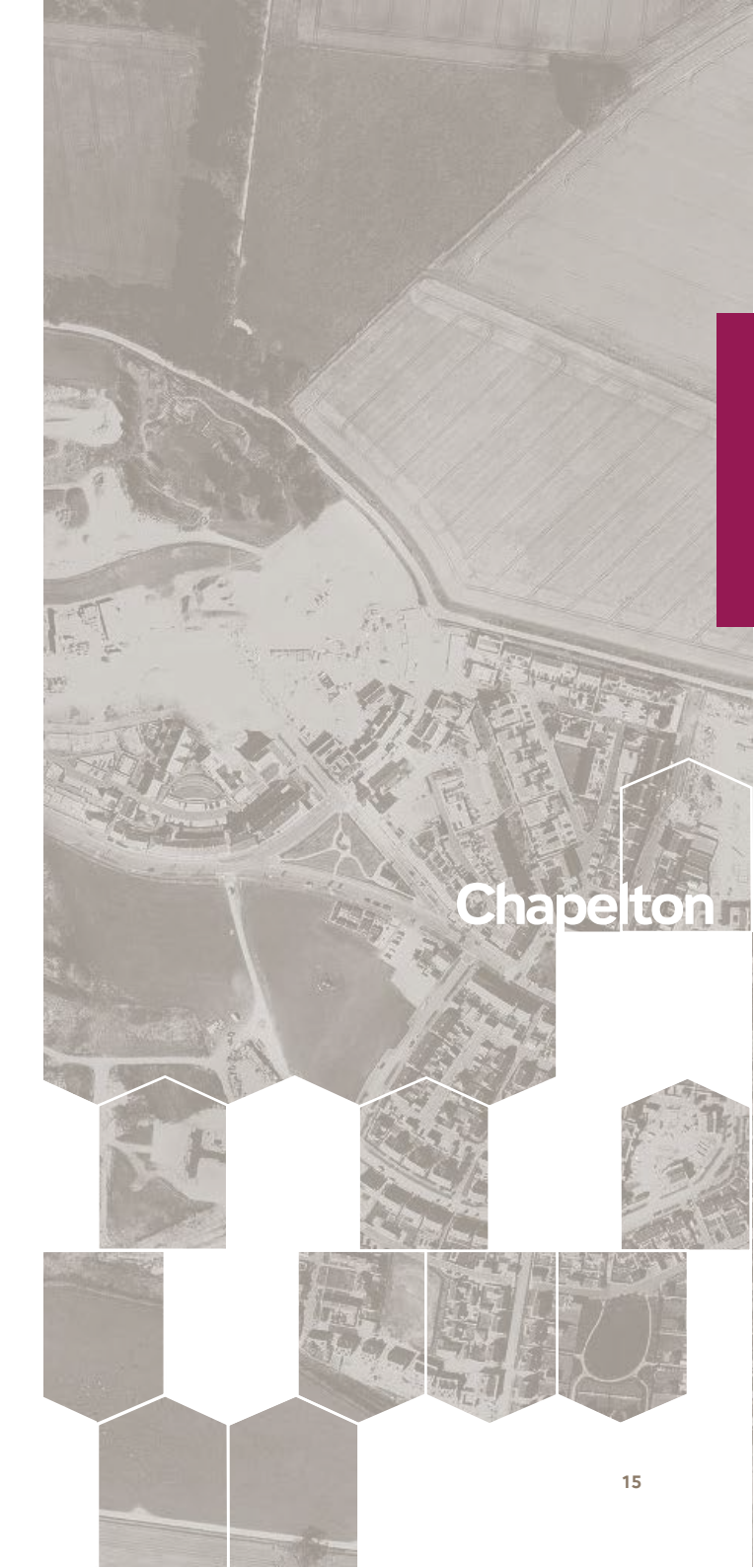
Both Councils are in the early stages of preparing their next LDPs, which will allocate deliverable land to meet the LHLR. These LDPs are not expected to be adopted until 2028/9 and finalised LHLR figures are not yet available. It should be noted that we would not expect the 10-year supply to exceed the LHLR until such time as the respective Proposed LDPs have allocated land to meet this requirement.

Local Authority	Housing Supply Target	10 Year Deliverable Supply	No. of Years Supply	% above or below HST
Aberdeenshire	9,800	12,975	13.2	+32%

Table 2.7 2024 Housing Land Supply and Housing Supply Target

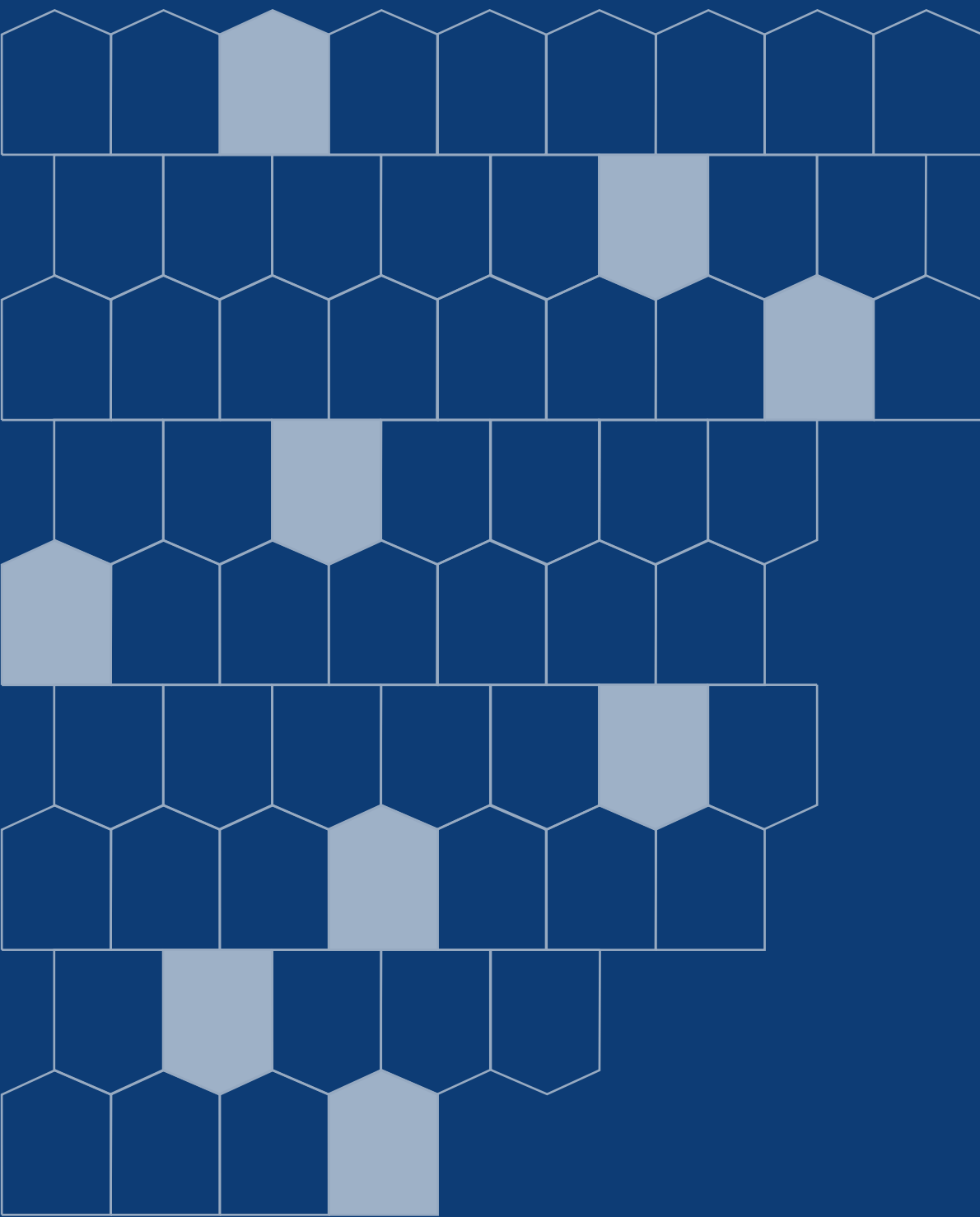


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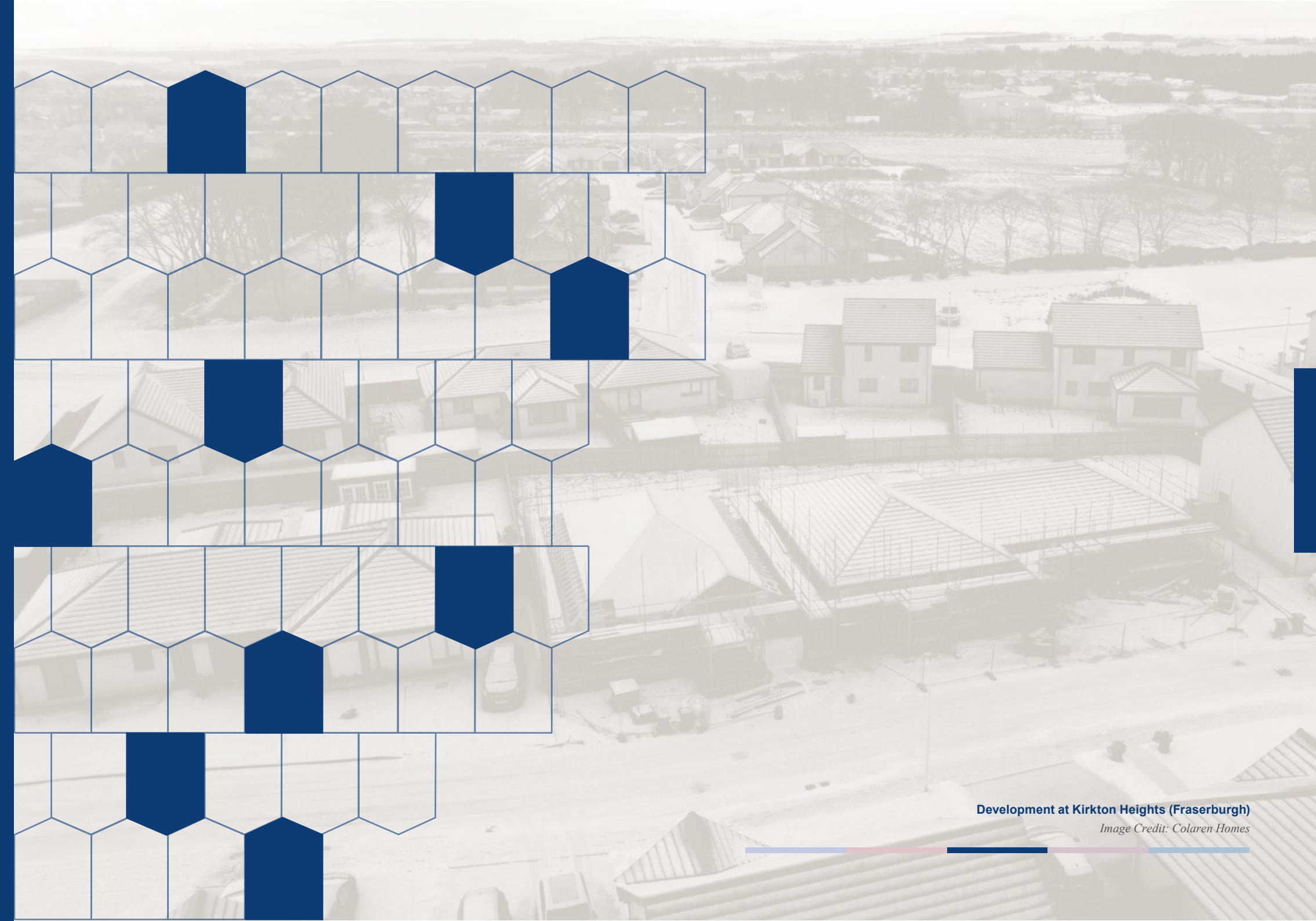


Chapelton





 **3.0 HOUSING
COMPLETIONS**



Development at Kirkton Heights (Fraserburgh)
Image Credit: Colaren Homes

3.1 Actual & Programmed Housing Completions

Figure 3.1 shows actual completions over the last ten years for Aberdeen City and Aberdeenshire. Note that due to the change from calendar to financial years the first quarter of 2023 is shown separately. Both authorities saw a drop in completions in 2020 due to the Covid-19 pandemic.

In Aberdeen City completions had generally been on an upward trend between 2014 and 2018. 2021 saw a peak as a result of a number of affordable housing and flatted developments seeing higher completions rates. Over the 10 year period, the average number of completions per year was 983.

In Aberdeenshire completions reached a high of 1,286 at the peak of the market in 2015. Since then, there has generally been a downward trend with just 802 completions last year (2023/24). Over the ten year period, the average number of completions per year was 1,011.

Figure 3.2 shows programmed completions for the next ten years for sites in the HLA. Future programmed completions often appear high in the first few years from the base date of the audit then tail off in later years. In reality, completions are likely to be maintained at a steadier rate as it becomes clear which sites will come forward first and build rates are adjusted by developers in response to the local market situation.

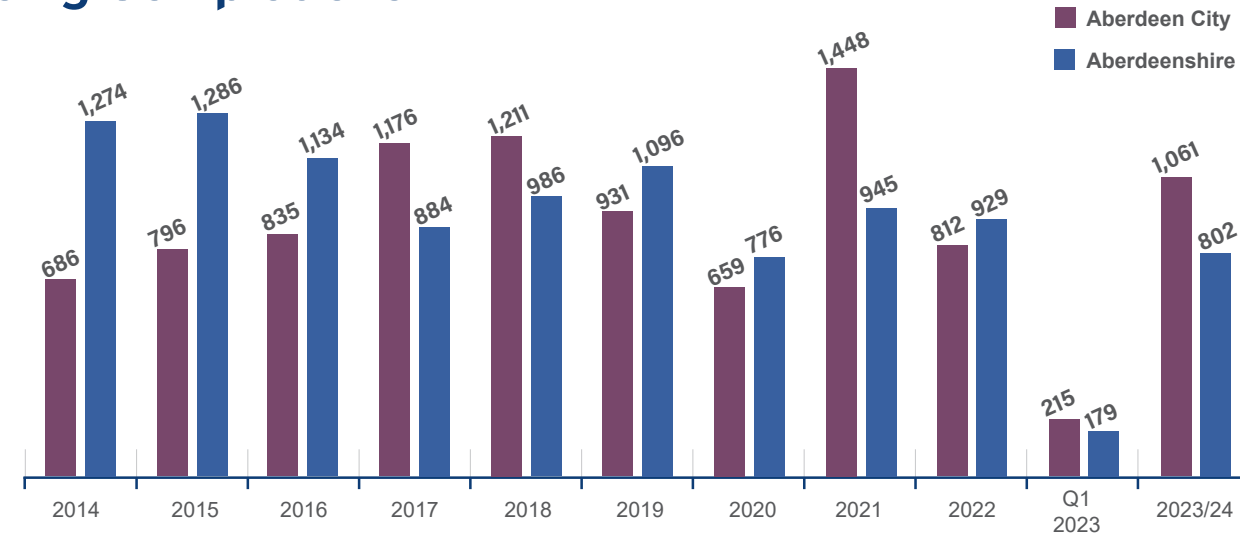


Figure 3.1 Actual Completions 2014 – 2023/24 Aberdeen City and Aberdeenshire

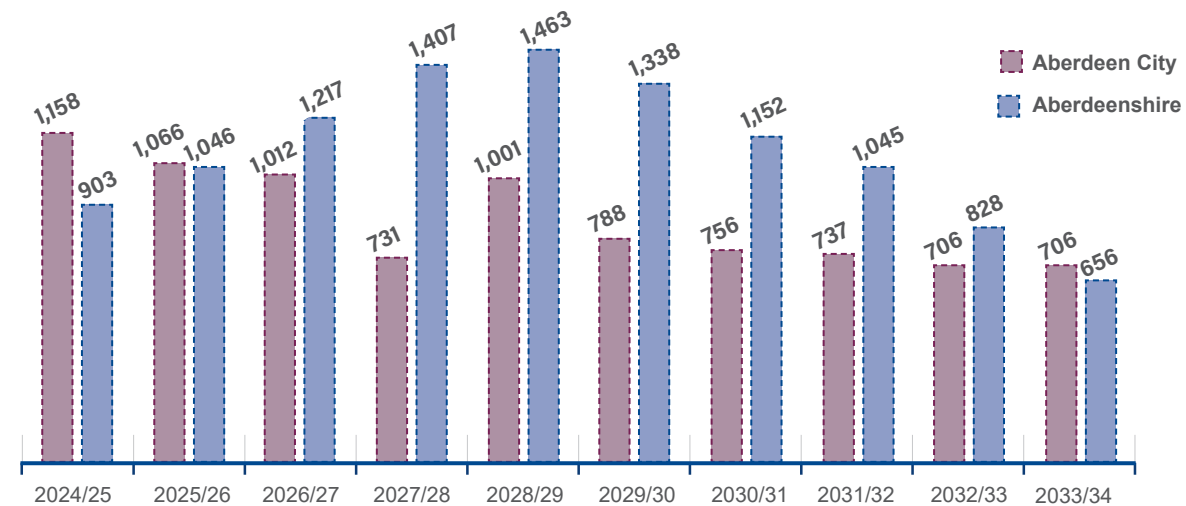


Figure 3.2 Programmed Completions 2024/25 – 2033/34 Aberdeen City and Aberdeenshire

3.1 Actual & Programmed Housing Completions (cont.)

Figure 3.3 shows the total housing completions in the top six settlements in Aberdeenshire for the period 2019 to 2023/24. Inverurie is where the highest level of housing development has taken place, with several large sites having completed or remain under construction. Development at the new settlement of Chapelton has progressed in recent years with housing completion levels over the period very close to that of Peterhead.

A full breakdown of actual and programmed housing completions by settlement and administrative areas in Aberdeenshire can be found in [Appendix D](#).

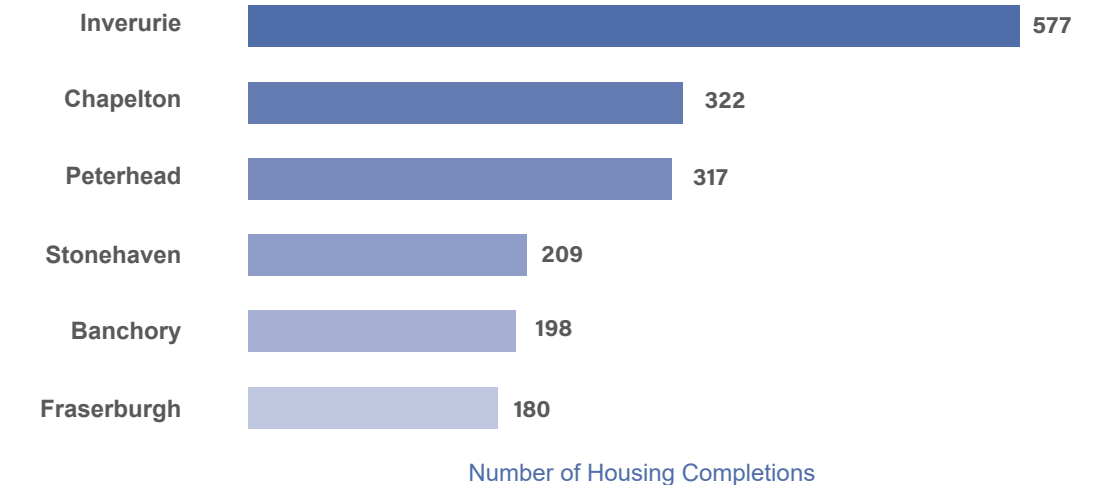


Figure 3.3 Aberdeenshire Top Six Settlements for Housing Completions 2019-2023/24



3.2 Small Sites Completions

Figure 3.4 shows completions on small sites in both Aberdeen City and Aberdeenshire from 2014 to 2023/24.

In both Aberdeen City and Aberdeenshire, numbers have been fairly steady, with a peak in 2016 and a drop during the Covid-19 pandemic in 2020. It is not clear if the recent drop in 2023/24 will become a trend, or could be attributed to particular circumstances, such as high materials costs or a shortage of skilled labour.

Completions on small sites account for around 20% of all completions in Aberdeenshire, with an average of 192 units per year over the last five years. The significant contribution of small sites highlights the rural nature of much of Aberdeenshire where small scale housing developments are more common.

In Aberdeen City the contribution of small sites is much lower at around 3% of all completions. The annual total ranged from 20 to 40 units per year but with a fall in 2023/24 to 11 units. The average over the five year period from 2019-2023/24 was 21 per year.

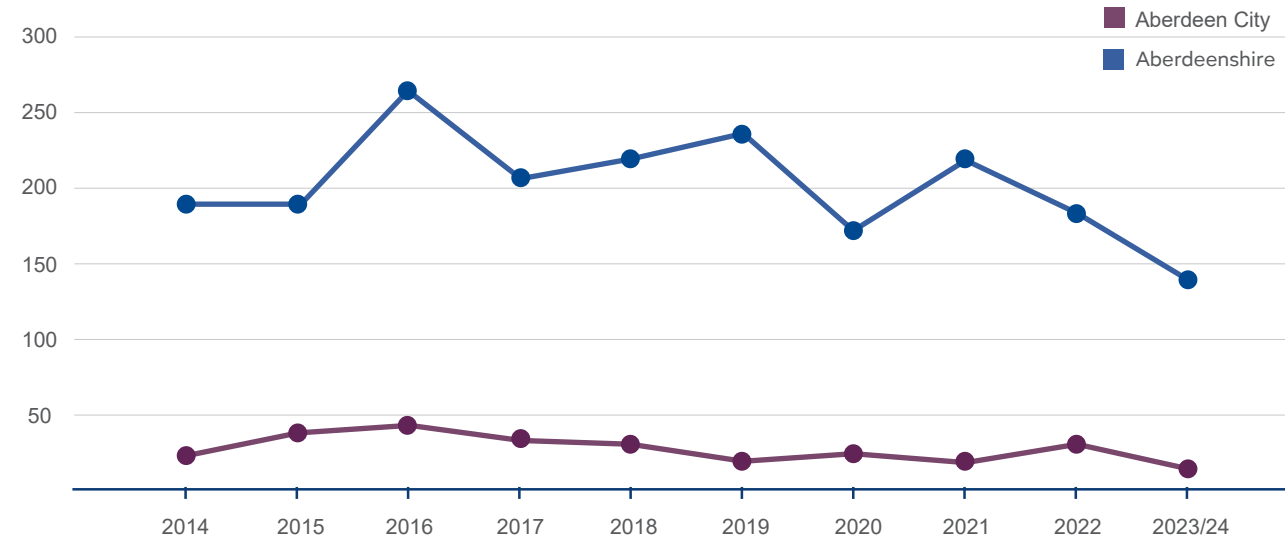


Figure 3.4 Small Sites Completions 2014-2023/24, Aberdeen City and Aberdeenshire

Local Authority	2019	2020	2021	2022	2023/24	5 Year Average
Aberdeen City	20	24	19	29	11	21
Aberdeenshire	234	173	223	184	144	192

Table 3.1 Small Site Completions 2019 – 2023/24

3.3 Completion by Tenure

Figures 3.5 and 3.6 show the number of affordable and market completions over the last ten years for Aberdeen City and Aberdeenshire.

In Aberdeen City, the number of affordable units built averaged 392 units per annum over the ten year period. The average number of market units over the same period was 607 units per annum. The proportion of affordable completions in a year ranged from 3% in 2014 to 63% in 2023/24.

In Aberdeenshire, the number of affordable units built varied from year to year depending on the progress of developments but averaged 198 units per annum over the ten year period. The average number of market units over the same period was 814 units per annum. The proportion of affordable completions in a year ranged from 6% in 2014 up to 39% in 2023/24.

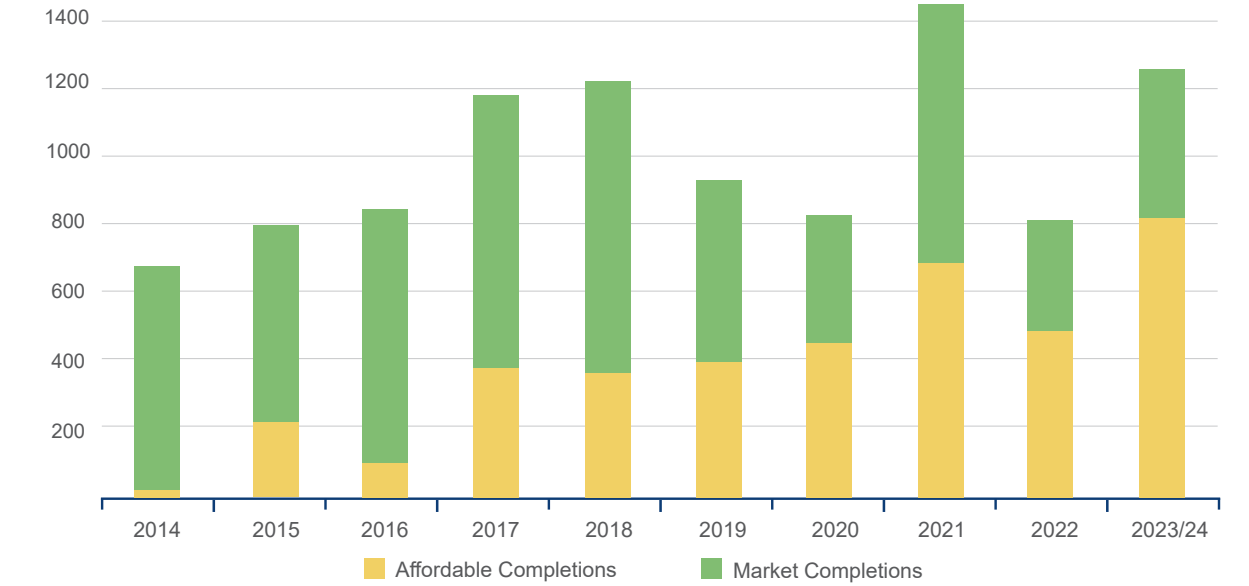


Figure 3.5 Affordable and Market Completions Aberdeen City 2014 - 2023/24

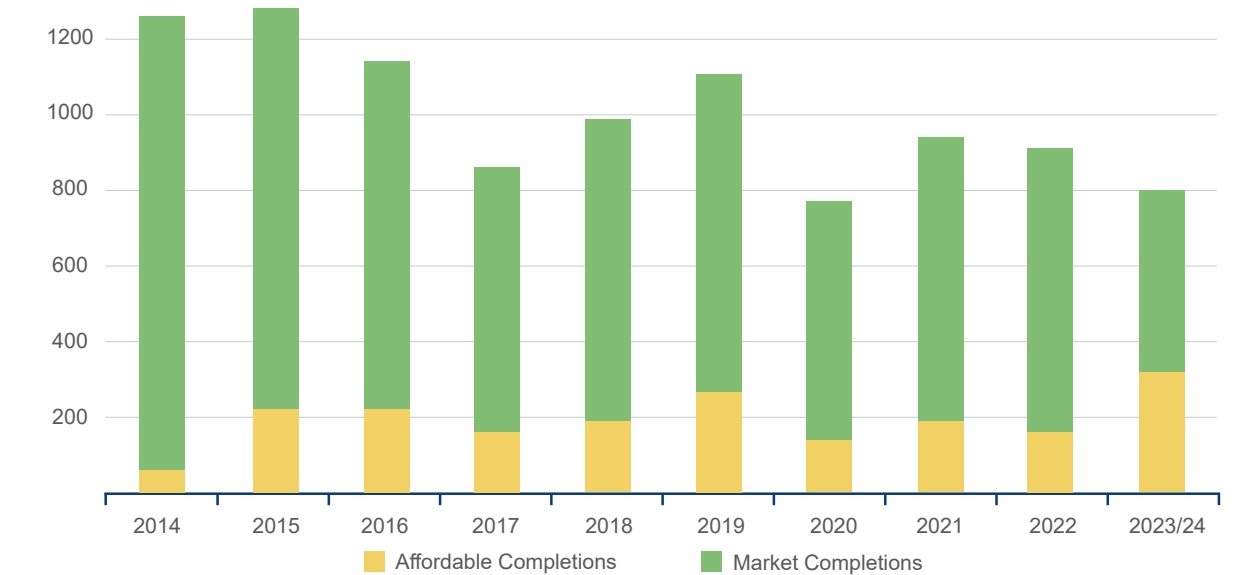


Figure 3.6 Affordable and Market Completions Aberdeenshire 2014 - 2023/24



4.0 SUMMARY FOR ABERDEENSHIRE PART OF CAIRNGORMS NATIONAL PARK



Development at Ballater Old School (Ballater)
Image Credit: Aberdeenshire Council

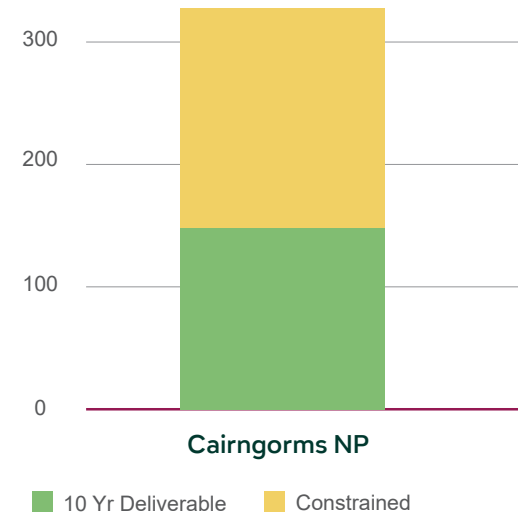


4.1 Overview

The area of Aberdeenshire which falls within the Cairngorms National Park (CNP) is not covered by the Aberdeenshire Local Development Plan but instead forms part of the CNP Local Development Plan. Summary figures for the CNP area are therefore shown separately in this chapter.

4.2 Housing Land Supply

Figure 4.1 provides a summary of the land supply totals. There are currently six sites with remaining capacity in Aberdeenshire part of the CNP area, four are fully deliverable, one is constrained, and one is part deliverable and part constrained. Links to the full details of sites by settlement and future programming can be found in [Appendix B](#).



Status	Units
10 year Deliverable (total)	150
Post 10 yr Deliverable	0
Deliverable with Constraints	0
Constrained	173
Total Remaining Site Capacity	323

Figure 4.1 Land Supply Summary, Aberdeenshire part of CNP

4.3 Completions

There have been 106 housing completions in the Aberdeenshire part of the CNP over the last 10 years, an average of 11 per year, ranging from 3 units in 2019 to 26 units in 2021.

Over half (58%) of completions were built on small sites of less than 5 units as shown in Figure 4.2. The average number of small sites completions over the last five years was 6 units per year.

There were 38 affordable units built over the last ten years, equivalent to 36% of all completions (Figure 4.3).

Table 4.2 shows programmed completions over the next ten years. These are all on sites of four units or more. However, given the past trends shown in figure 4.2, it is likely that this will be supplemented by additional completions on small sites.

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023/24	TOTAL
Ballater	4	8	0	0	1	0	2	24	4	2	45
Braemar	6	0	14	0	0	2	2	0	4	4	32
Dinnet	0	0	0	0	0	0	0	0	0	0	0
Rural areas	1	4	5	4	4	1	4	2	3	1	29
TOTAL	11	12	19	4	5	3	8	26	11	7	106

Table 4.1 Housing completions in Aberdeenshire part of CNP 2014-2023/24

	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
Ballater	0	22	24	24	24	13	0	0	0	0
Braemar	1	21	5	1	0	0	0	0	0	0
Dinnet	0	5	5	5	0	0	0	0	0	0
TOTAL	1	48	34	30	24	13	0	0	0	0

Table 4.2 Programmed completions 2024/25-2033/34 Aberdeenshire part of CNP

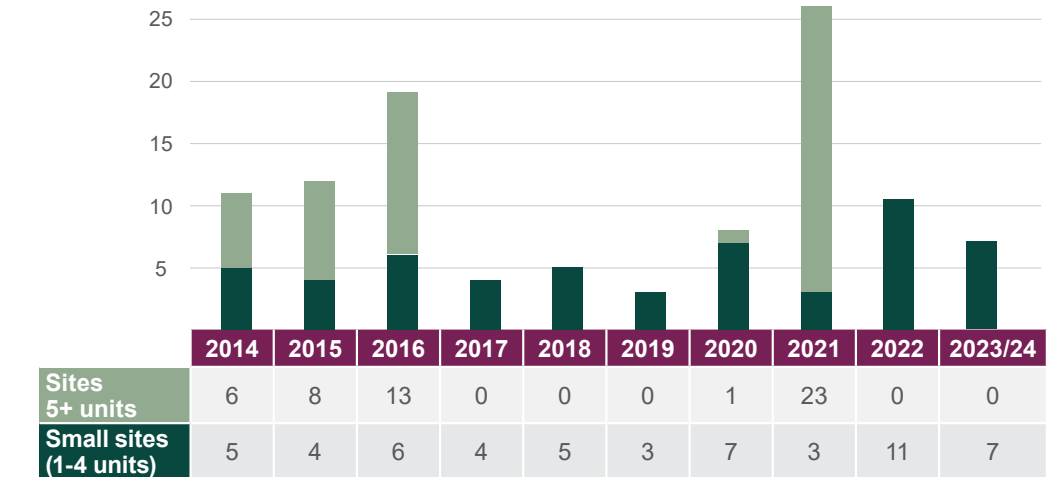


Figure 4.2 Completions on Small Sites in Aberdeenshire part of CNP 2014-2023/24

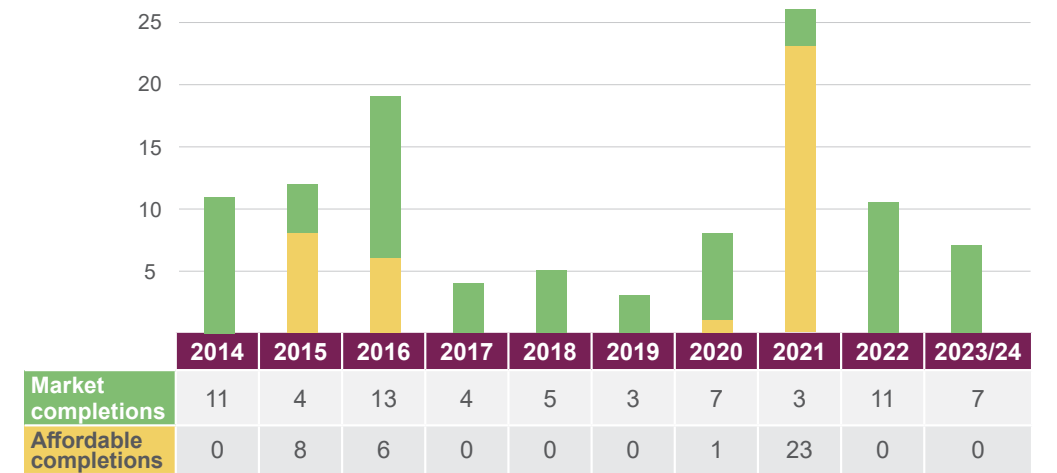
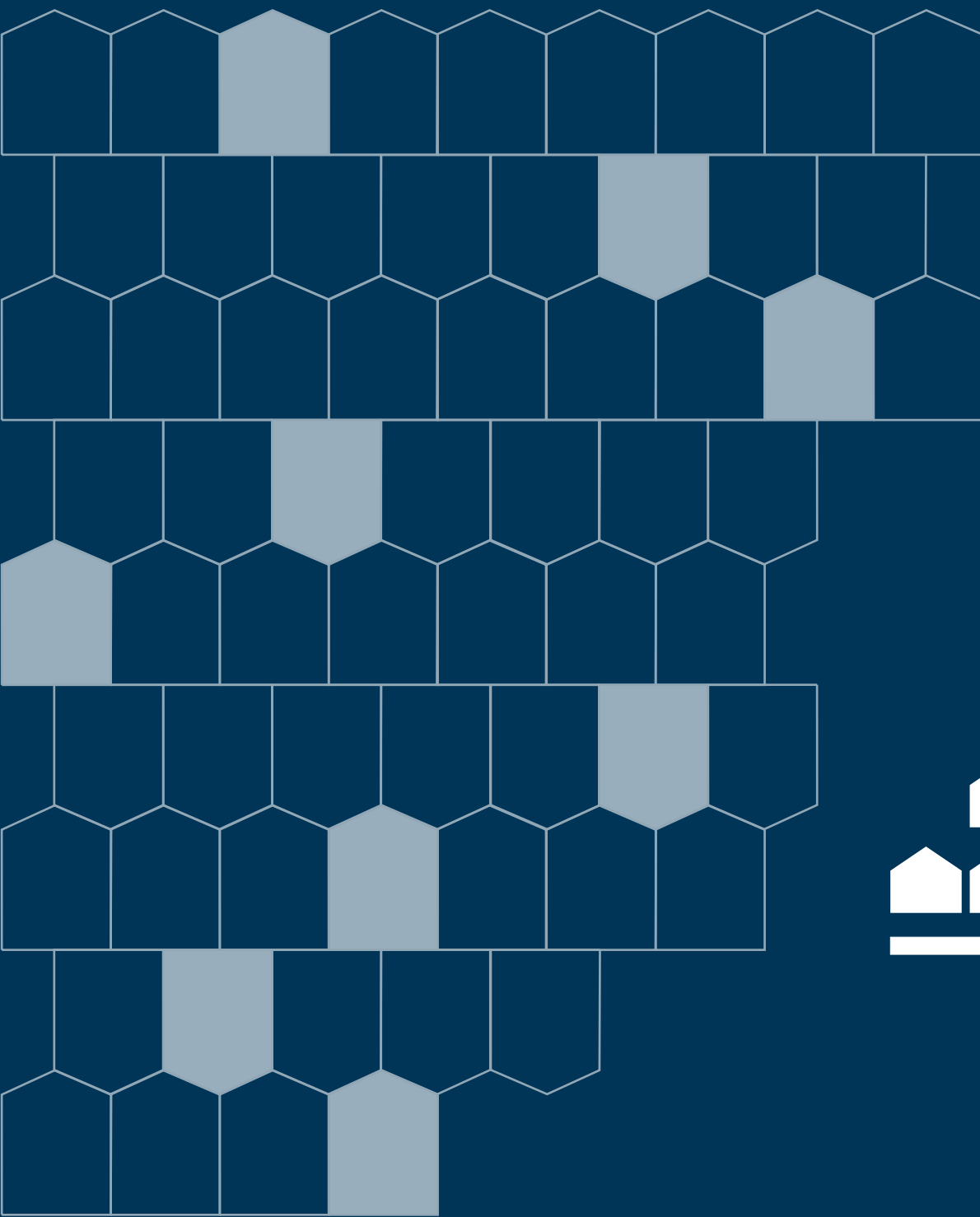
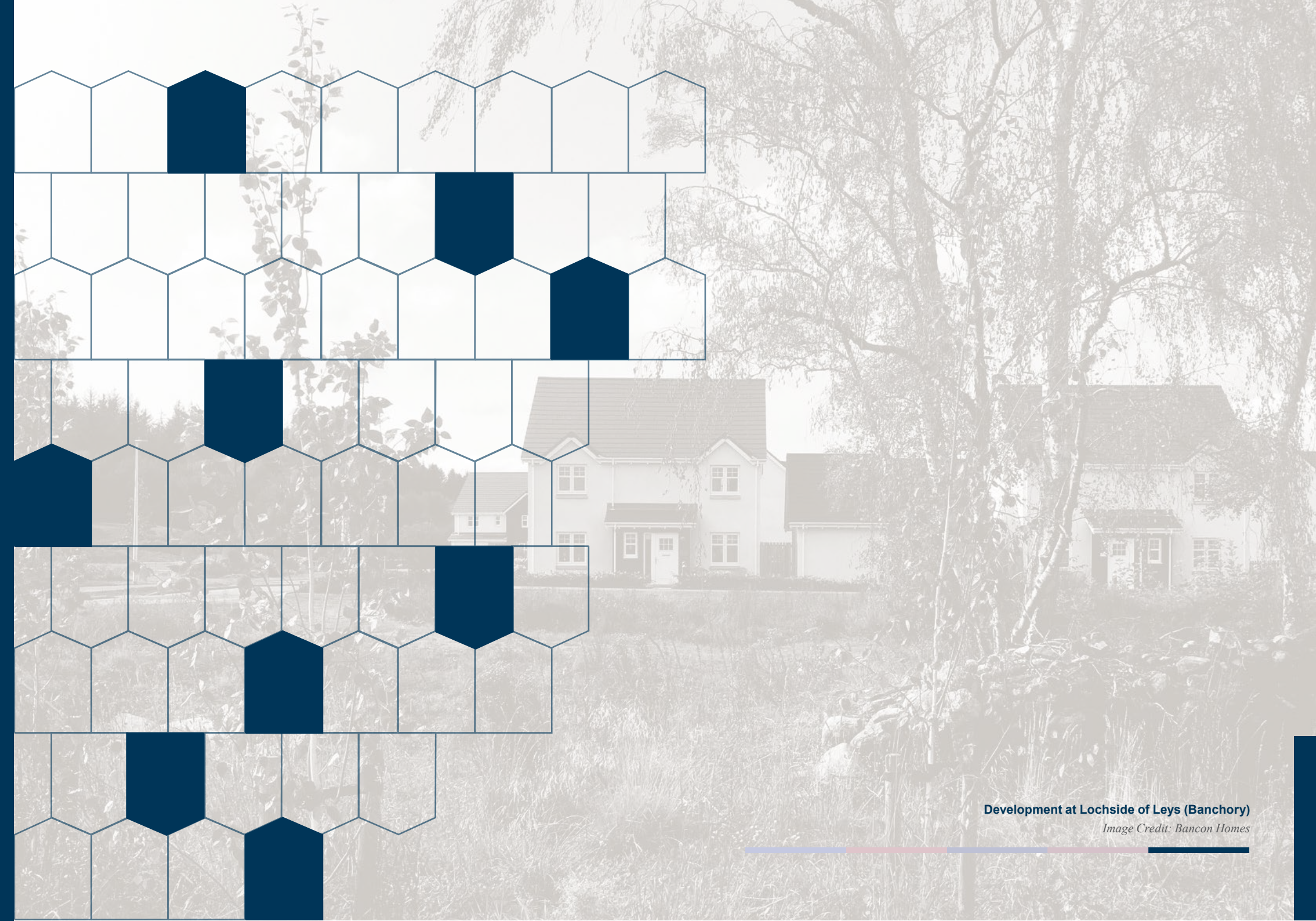


Figure 4.3 Affordable and market completions in Aberdeenshire part of CNP 2014/2023/24





5.0 APPENDICES



5.1 APPENDIX A - Glossary & Definitions

Administrative Area

Location within the six Administrative Areas of Aberdeenshire.

Affordable/Market Units

This is completed where known.

Allocated/Windfall

This shows whether the site has been allocated in a local development plan or is unallocated but has entered the audit as a 'windfall' having secured planning permission for housing development.

Constrained

Number of units that are classed as constrained without identified resolution and not likely to come forward in the short/medium/long term.

Constraints

Reason why the site is constrained. One or more reasons may be given. Sites are constrained if they **do not** meet the following criteria:

Ownership: the site is in the ownership or control of a party which can be expected to develop it or to release it for development. Where a site is in the ownership of a local authority or other public body, it should be included only where it is part of a programme of land sales.

Physical: the site, or relevant part of it, is free from constraints related to slope, aspect, flood risk, ground stability or vehicular access which would preclude its development. Where there is a commitment to removing the constraints in time to allow development in the period under consideration, or the market is strong enough to fund the remedial work required, the site should be included in the effective land supply.

Marketability: the site, or a relevant part of it, can be developed to provide marketable housing.

Contamination: previous use has not resulted in contamination of the site or, if it has, commitments have been made which would allow it to be developed to provide marketable housing.

Funding: any public funding required to make residential development economically viable is committed by the public bodies concerned.

Constraints (cont.)

Infrastructure: the site is either free of infrastructure constraints, or any required infrastructure can realistically be provided by the developer or another party to allow development.

Land use: housing is the sole preferred use of the land in planning terms or if housing is one of a range of possible uses other factors such as ownership and marketability point to housing becoming a realistic option.

Other: the site is free from other constraints not covered by the categories above.

Deliverable

Number of units classed as deliverable and programmed.

Deliverable with Constraints

Number of units classed as deliverable if action to overcome the constraint can be identified or if they are constrained only by a lack of market demand.

Easting/Northing

Grid reference.

Greenfield/Brownfield

Greenfield: Sites where no building has previously taken place.

Brownfield: Sites which have previously been developed or used from some purpose which has ceased. May include re-use of existing buildings by conversion, demolition and new build or new build on previously vacant or derelict land. Excludes private and public gardens, sports and recreation grounds, woodland and amenity open spaces.

LDP Reference

2023 Aberdeenshire Local Development Plan, 2023 Aberdeen City Local Development Plan or 2021 Cairngorms National Park Local Development Plan reference code.

Main Developer

Main developer or agency responsible for the development of the site.

Number of Flats/Houses

This is completed where known.

Planning Status

Sites are categorised by their position in the planning system:

- *Allocated: Allocated for housing in a LDP*
- *Outline Planning Permission*
- *Full Planning Permission*
- *Planning Permission in Principle*
- *Approval of Matters Specified*
- *Under Construction*

Primary School/Academy School Catchment

This indicates which primary or academy school catchment area the site is situated in.

Programming

Actual completions are shown for Q1 2023 and 2023/24 to accommodate the change in audit base date from 1 January to 31 March and the move to reporting by financial rather than calendar year. Programmed completions are shown for the ten years from 2024/25 to 2033/34 with all remaining programmed completions shown in the 2034/35+ column. Note that sites may have actual completions prior to 2023 and as a result, totalling the completions shown may not add up to the Total Capacity figure.

Remaining Capacity 31 March 2024

Number of units still to be built as at 31 March of the audit year.

Site Area

Approximate site area in hectares.

Site Name/Settlement

Address of site.

Site Reference

Housing land audit unique site reference number.

Supply Status

Deliverable: sites which are considered deliverable and can be realistically programmed in the short/medium/long term. These sites will contribute towards meeting the Local Housing Land Requirement (LHLR).

5.1 APPENDIX A - Glossary & Definitions

Supply Status (cont.)

Deliverable with constraints: sites with constraints that may be considered deliverable if action to overcome the constraint can be identified or if they are constrained only by a lack of market demand. These sites are not programmed but will contribute to meeting the LHLR.

Constrained: sites with constraints which, at the base date of the audit, have no known prospect of being resolved. These sites are not programmed and will not contribute towards meeting the LHLR. The definition of constraint types remains as before but sites constrained by 'marketability' only are now included in the 'deliverable with constraints' category.

Tenure

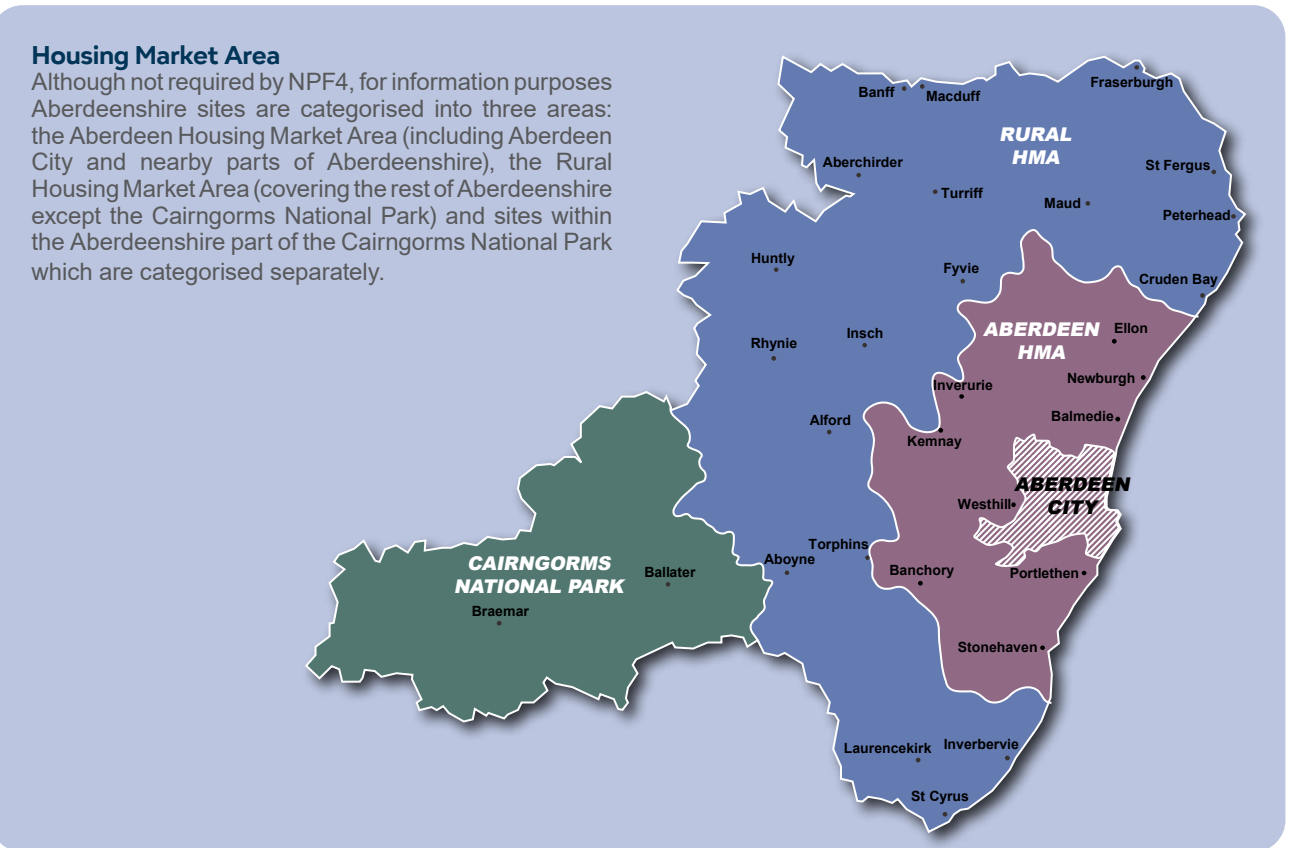
This is completed where known. Mixed sites contain both affordable and market units.

Total Site Capacity

Total number of units on the site.

Year first entered HLA

The year the site first entered the audit.



Housing Market Area

Although not required by NPF4, for information purposes Aberdeenshire sites are categorised into three areas: the Aberdeen Housing Market Area (including Aberdeen City and nearby parts of Aberdeenshire), the Rural Housing Market Area (covering the rest of Aberdeenshire except the Cairngorms National Park) and sites within the Aberdeenshire part of the Cairngorms National Park which are categorised separately.

5.2 APPENDIX B - Links to Audit Data Tables and Relevant Documents

Audit Data Tables and Mapping

- [Aberdeen City Audit Tables and Maps](#)
- [Aberdeenshire Audit Tables, Settlement Completions and Maps](#)
- [Cairngorms National Park Audit Tables and Maps](#)

Other Relevant Documents

- [National Planning Framework 4](#)
- [Aberdeenshire Local Development Plan 2023 - Aberdeenshire Council](#)
- [Aberdeen Local Development Plan | Aberdeen City Council](#)
- [Aberdeenshire Housing Market Report - 2024](#)
- [Aberdeen City Delivery Programme](#)
- [Aberdeenshire Delivery Programme](#)



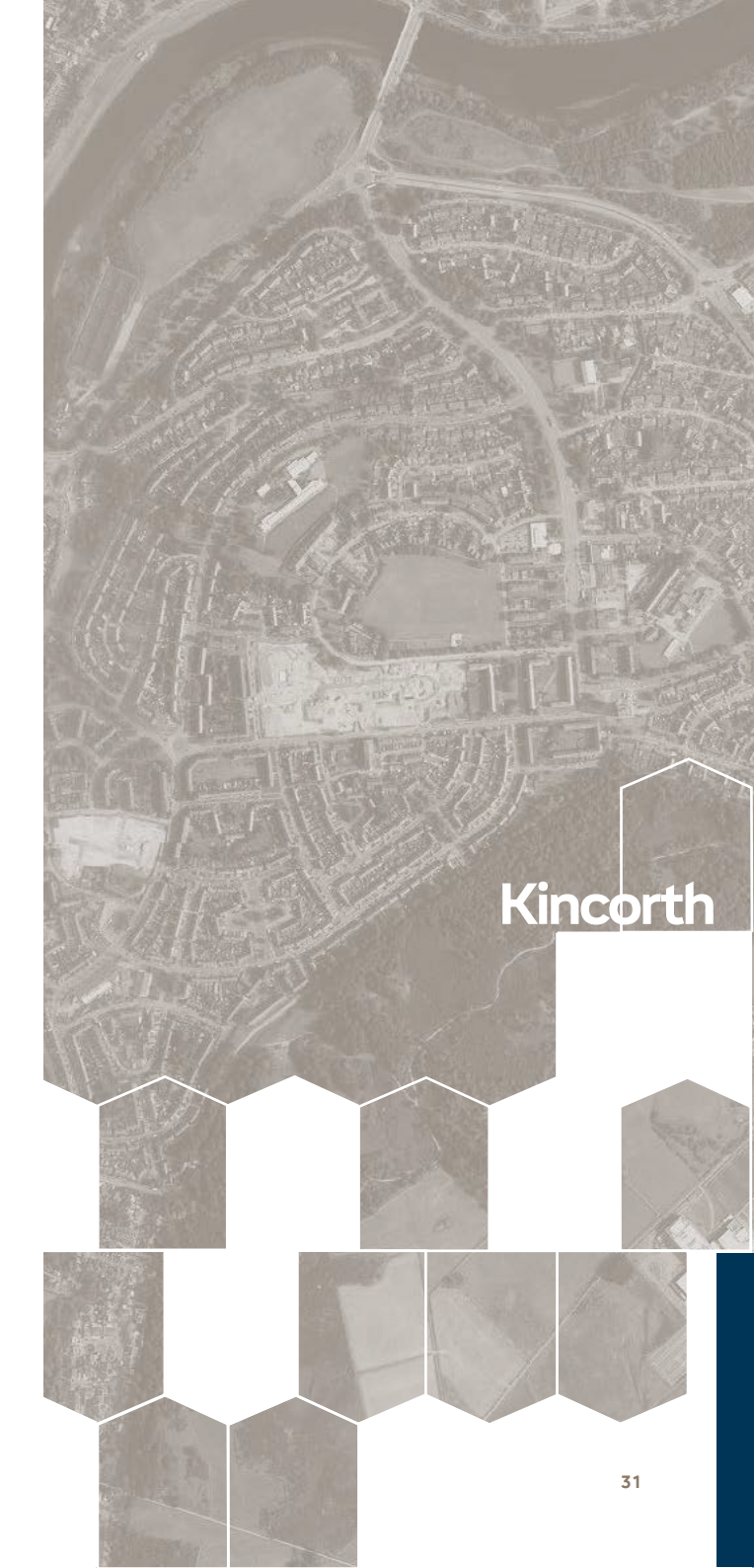
5.3 APPENDIX C - Sites Completed or Removed Aberdeen City

Sites Completed:

Aberdeen City Sites Completed 1 January 2023 to 31 March 2024		
Site ref	Location	Secondary Catchment
A/AC/R/657	Former St Machar Primary School Harris Drive	St Machar Academy
A/DY/R/029	Donside Street	St Machar Academy
A/DY/R/030	Papermill Avenue	St Machar Academy
A/AC/R/658	Former Fire Station, 19 North Anderson Drive	Hazlehead Academy
A/AG/R/002	17 Granton Place	Aberdeen Grammar
A/HA/R/001	69-71 Crown Street	Harlaw Academy

Sites Removed:

Aberdeen City Sites Removed 2023/2024			
Site ref	Location	Secondary Catchment	Reason
A/DY/R/676	8 Pittodrie Street	St Machar Academy	Expired windfall



5.3 APPENDIX C - Sites Completed or Removed Aberdeenshire

Sites Completed:

Aberdeenshire Sites Completed 1 January 2023 to 31 March 2024			
Site ref	Location	Settlement	Area
B/FG/H/003	South Bogton	Forglen	Banff & Buchan
B/FR/H/046	2-4 Bervie Road	Fraserburgh	Banff & Buchan
F/BF/H/003	Former Piggery	Berefold	Formartine
G/WH/H/046	Westhill Golf Club	Westhill	Garioch
K/JH/H/003	Golden Acre	Johnshaven	Kincardine & Mearns
K/NH/H/018	Park Place	Newtonhill	Kincardine & Mearns
K/PL/H/036	Former Poultry Farm	Portlethen	Kincardine & Mearns
K/ST/H/063	4 Mary Street	Stonehaven	Kincardine & Mearns
M/AF/H/028a	Greystone Road	Alford	Marr
M/BO/H/005	Ballogie Hall	Ballogie	Marr
M/HT/H/039	Deveron Road	Huntly	Marr
M/HT/H/040	King Street Depot	Huntly	Marr
M/KM/H/003	Adj Rannes Public Hall	Kennethmont	Marr
M/KG/H/001	North of Braehead	Keig	Marr

5.3 APPENDIX C - Sites Completed or Removed Aberdeenshire

Sites Removed:

Aberdeenshire Sites Removed 2023/2024				
Site ref	Location	Settlement	Area	Reason
G/IV/H/092	Site at Mortimers Lane	Inverurie	Garioch	Expired windfall
G/IV/H/094	Former Royal British Legion	Inverurie	Garioch	Expired windfall
G/IV/H/097	Strathburn Cottage, Middlemuir Road	Inverurie	Garioch	Expired windfall
G/KS/H/010	Kingseat Farm	Kingseat	Garioch	Expired windfall
G/NM/H/020	Land at Clyne Farm	Newmachar	Kincardine & Mearns	Expired windfall
K/FC/H/008	Garrol Place	Fettercairn	Kincardine & Mearns	Expired windfall
K/WD/H/002	Upper Balfour	Woodlands of Durris	Kincardine & Mearns	Expired windfall
K/CM/H/001	Cammies	Cammachmore	Kincardine & Mearns	Expired windfall
K/FD/H/020	Pitcarles, Arbuthnott	Fordoun	Kincardine & Mearns	Expired windfall
K/MK/H/014	Land at Balmanno Mains	Marykirk	Kincardine & Mearns	Expired windfall
U/AG/H/006	Little Annochie	Auchnagatt	Buchan	Expired windfall
U/BM/H/013	Lendrum Terrace	Boddam	Buchan	Expired windfall
U/MD/H/015	Land at Former Coach House, Brucklay	Maud	Buchan	Expired windfall
U/MD/H/008b	Bank Road East	Maud	Buchan	Final plot will not be delivered - completed in 2021
U/PH/H/046	Upper Grange	Peterhead	Buchan	Site split - this part completed 2019
B/AB/H/014	39 North Street	Aberchirder	Banff & Buchan	Expired windfall
B/MC/H/019	Market St / Skene St	Macduff	Banff & Buchan	Expired windfall
F/OM/H/027	Meldrum Motors, Market Square	Oldmeldrum	Formartine	Expired windfall
F/TF/H/046	Castlehill	Turriff	Formartine	Expired windfall
M/BN/H/056	Raemoir Road West	Banchory	Marr	Expired windfall
M/IM/H/011	Inchmarlo Home Farm Steadings	Inchmarlo	Marr	Expired windfall
M/TP/H/018	Bracken Hill, Grampian Terrace	Torphins	Marr	Expired windfall
M/KG/H/001	Land North of Braehead	Keig	Marr	Final plot will not be delivered - completed in 2015

5.4 APPENDIX D - Disputed Sites

In the 2024 Housing Land Audit the supply status of four sites listed in the table below have been disputed by Homes for Scotland.

Greenferns Landward (OP22)

Stakeholders queried why programming was included and stated that no progress had been made on the site since its allocation in 2012. The Council advised that the site now had a planning application pending determination and programming in the latest Strategic Housing Investment Plan (SHIP). Homes for Scotland maintained the dispute.

Greenferns OP28 and OP33

Stakeholders queried why programming was included and stated that no progress had been made on the site since its allocation in 2009 and 2012 respectively. The Council advised that the site now had a planning application pending determination and programming in the latest SHIP. Homes for Scotland maintained the dispute.

Haudagain Triangle (OP65)

Stakeholders believe the site is constrained and queried deliverability of the site. The Council advised that the site was a new allocation in the Aberdeen Local Development Plan 2023 and it was premature to consider the site constrained. Homes for Scotland maintained the dispute.

Local Authority	Site Reference	Location / LDP Code	Number of Deliverable Units
Aberdeen City	A/NE/R/059	IGreenferns Landward (OP22)	1,000
Aberdeen City	A/AC/R/568	Greenferns (OP28)	120
Aberdeen City	A/AC/R/605	Greenferns (OP33)	1,350
Aberdeen City	A/NO/R002	Haudagain Triangle (OP65)	300



Development at Tillydrone (Aberdeen)

Image Credit: Aberdeen City

