

**APPENDIX 4**

**Aberdeen City Council**

**Local Development Plan Main Issues Report**

**Brownfield Urban Capacity Study Update**

**November 2018**

# 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 to support the Local Development Plan Main Issues Report.

This study is a summary update. It will help us to identify brownfield sites which are suitable for residential development and will show our progress towards meeting the housing allowances set out in Table 3 of the Proposed Strategic Development Plan 2018 (Proposed SDP).

## 1.2 Proposed Strategic Development Plan Housing Allowances

The Proposed SDP housing allowances for Aberdeen City are set out in its Table 3. This shows a total housing allowance of 4168 units for Aberdeen City in the period 2020-32. This study is looking to identify brownfield sites which could meet the allowances for 2020-32, and which are not part of the 5 year effective supply in the 2016 Housing Land Audit (which was used as the base for the Proposed SDP).

## 1.3 Sites included in the Study

All sites in the BUCS are considered to be suitable for housing and contains 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 2016 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.

<b>Brownfield Urban Capacity Study</b>	<b>Additional Sites</b>
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)
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#### **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 2018 Housing Land Audit, and therefore includes information up to 1<sup>st</sup> January 2018. It will be updated for the Proposed LDP.

## **2. Methodology**

### **2.1 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

### **2.2 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 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 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 2011 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 2125 (IDR High scenario) and 1212 (IDR Low scenario) total new homes on these sites (rounded to the nearest whole number).

The figure based on small and large densities is similar to the IDR High scenario at 2184 new homes.

IDR High Scenario	IDR Low Scenario	Small and Large Densities
2125	1212	2184

### 3.2 Total Capacity

The number of non-effective sites identified in the 2016 HLA and the non-effective sites with existing or lapsed consents totals **1224 units**. When this figure is added to the BUCS sites we have a figure which gives a more accurate reflection of the total brownfield land housing capacity in Aberdeen.

Total brownfield capacity	Between <b>3408</b> (highest estimate) and <b>2436</b> (lowest estimate)
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Given the similarity in the figures for the High IDR scenario and the Small and Large Densities Scenario, it is reasonable to state that the realistic brownfield urban potential for Aberdeen is at the high end of the estimates.

## 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 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 Sites

Location of BF	OP Ref	Site	Address/location	Size (ha)	No. Units in the 2016 Housing Land Audit (if applicable)
Urban	OP72	Aberdon House Care Home	Coningham Rd, Tillydrone	0.64	0
Suburban	OP7	Aberdeen College, Gordon Centre	Corunna Road	2.21	0
Suburban	OP13	AECC Bridge of Don	Ellon Road	13.15	498
Urban	OP73	Balgownie Machine Centre	Great Northern Road	0.2	0
Suburban	OP40	Cults Pumping Station	To rear of Cults Hotel	0.69	0
Urban	OP57	Craighill Primary School	Hetherwick Road, Kincorth	0.86	0
Suburban	OP15	Former Carden School	Adj. to Dyce School	0.37	0
Urban	OP82	Dunbar Halls of Residence	Don Street, Old Aberdeen	1.23	0
Suburban	N/A	Former Dutch School,	Boyd Orr Avenue, Kincorth	0.18	0
Urban	OP27	Greenfern Infant School	Sheddocksley	0.91	0
City Centre	N/A	96- 126 John St	N/A	0.4	0
Suburban	OP105	Kincorth Academy	Kincorth Circle	4	0
Urban	N/A	Logie Place (former shops)	Middlefield	0.12	0
Suburban	OP43	Milltimber Primary School	Monearn Gardens	1.85	0
Urban	OP103	Former Torry Nursery School	Oscar Road	0.6	0
Urban	N/A	Torry Academy	Tullos Circle	1.6	0
Urban	OP92	St Peter's Nursery	Spital	0.09	0
Urban	N/A	Raeden Centre/Nurseries	Midsocket Rd	1.5	0
Urban	OP93	Former Summerhill Academy	Lang Stracht	3.3	0
Urban	OP90	St Machar Primary	Coningham Rd, Tillydrone	1.01	0
Urban	OP94	Tillydrone Primary School	Harris Drive, Tillydrone	2.11	0
Urban	OP97	Victoria Road School	Victoria Road, Torry	0.67	0
City Centre	OP98	VSA Gallowgate	Just north of Greyfriars Car Park	0.08	0
City Centre	OP130	Water Lane Grannary	N/A	0.06	0
Urban	OP101	Woodside Congregational Church	Great Northern Road	0.07	0
Urban	Part of OP99	Abbey Road North	Abbey Road North, Torry	1.51	0
Suburban	OP5	Balgownie Centre	North Donside Road	2.25	171
Urban	N/A	Greyhope Road sparkling drinks	N/A	0.65	0
Urban	OP87	Pittodrie Stadium	Pittodrie Street	6	350
City Centre	N/A	26-38 Union Street	N/A	0.008	0
Urban	N/A	Powis Lane	N/A	0.09	6
City Centre	N/A	1 and 2 Springbank Terr.	N/A	0.06	9
Urban	N/A	Bimini Guest House	69 Constitution St	0.04	9
Urban	N/A	31- 35 Froghall Road	N/A	0.62	19
Urban	OP68	1 Western Road	N/A	0.07	22
Urban	OP95	Triple Kirks	Schoolhill	0.14	0
Urban	N/A	29 St Clements Street	N/A	0	0
Urban	OP116	Froghall Terrace	Fmr Works & Factory	2.75	140
City Centre	N/A	Frederick Street East	Frederick Street	0.1	0
Suburban	N/A	Former Fintry House	Pitmedden Road/Lawson Dr	1.18	0
Suburban	N/A	Former Bucksburn Primary School	Inverurie Road/Howes Road	0.94	0
Urban	OP115	34 -40 Abbotswell Road	N/A	1.03	0
Urban	N/A	Former PC World	Hutcheon Street	0.82	0
<b>TOTAL</b>				<b>56.158</b>	<b>1224</b>

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