

ABERDEEN CITY & SHIRE STRATEGIC DEVELOPMENT PLANNING AUTHORITY

Date: 11 September 2013

Title: Housing Land Audit 2013

1 Purpose of Report

- 1.1 The purpose of this report is to advise Members of the results of the 2013 Housing Land Audit (attached as **Appendix 1**) and its implications for the housing land supply position.

2 Background

- 2.1 The annual Housing Land Audit (HLA) measures the quantity of land available for new housing in Aberdeen City and Aberdeenshire. Scottish Government planning policy (SPP and PAN 2/2010) requires that a minimum effective supply of 5 years worth of land should be maintained at all times.
- 2.2 The Audit is prepared jointly by Aberdeen City Council and Aberdeenshire Council in consultation with the house building industry, landowners and relevant bodies including Scottish Water, SEPA and Scottish Government (Housing Investment Division).

The 2013 Housing Land Audit

- 2.3 Before discussing the Audit, it is useful to clarify the precise meaning of a number of commonly used phrases.

The total land supply is known as the **Established Supply** and this is divided into three main categories:

- The **Constrained Supply** consists of those sites, or parts of sites, which have problems such as drainage, access or marketability making it unlikely that development will start within five years from the base date of the Audit (1st January each year).
 - The **Five Year Effective Supply** contains all units on sites which do not have constraints or where a constraint is likely to be resolved and are therefore expected to come forward within five years, plus the contribution from small sites.
 - The **Post Five Year Effective Supply** contains units on effective sites which are programmed beyond the five year period as a result of factors such as lead in times, the capacity of the developer and local market conditions.
- 2.4 The Housing Land Audit is divided up by Housing Market Area (HMA). The Aberdeen Housing Market Area (AHMA) includes Aberdeen City and the part of Aberdeenshire which forms roughly a 30km radius of the City boundary, while the Rural Housing Market Area (RHMA) takes in the rest of Aberdeenshire. Sites within the Cairngorms National Park have been excluded from the RHMA totals as this area of Aberdeenshire is not covered by the Structure Plan.

- 2.5 As shown in Figure 1 below, on 1 January 2013, the Established Supply in the Structure Plan Area extended to 35,536 units, of which 26,418 were in the AHMA, and 9,118 in the RHMA. Of these, 16% in the AHMA and 23% in the RHMA are constrained. In the Effective Supply, 11,013 units in the AHMA and 3,754 units in the RHMA are expected to come forward within five years. This figure includes the estimated contribution from small sites of 507 units in the AHMA and 768 units in the RHMA. This leaves 11,296 (AHMA) and 3,222 (RHMA) units on effective sites programmed beyond the five year period.

Figure 1: Housing Land Supply by Housing Market Area

	Aberdeen HMA	Rural HMA	Structure Plan Area (TOTAL)
Effective (5 Yr)	11,013	3,754	14,767
Effective (Post 5 Yr)	11,296	3,222	14,518
Constrained	4,109	2,142	6,251
Established	26,418	9,118	35,536

- 2.6 The Five Year Effective Supply across the Structure Plan Area has increased by 26% since 2012. In the AHMA, there was an increase of 28%, largely due to progress bringing forward City sites and the remaining Phase 1 sites from the Aberdeenshire LDP entering the audit this year.
- 2.7 In the RHMA, there was a 22% increase in the effective supply, again boosted by the remaining Phase 1 sites from the Aberdeenshire LDP entering the audit this year.
- 2.8 Of the Effective Supply, 75% is located in the AHMA and 25% in the RHMA. Within the AHMA, 56% of the effective units are located within Aberdeen City.
- 2.9 An integral part of the process of preparing the Housing Land Audit is consultation with representatives of the house building industry and other interested parties in order to try to reach agreement on the Effective Supply. This year agreement was reached on all except three Aberdeenshire sites, which were disputed by one consultee, and are listed in Chapter 7 of the audit.
- Housing Land Supply**
- 2.10 Scottish Government planning policy (SPP and PAN 2/2010) states that local authorities should ensure that a supply of effective land for at least 5 years should be maintained at all times to ensure a continuing generous supply of land for house building. In order to measure the adequacy of the housing land supply, the number of units in the Effective Supply must be measured against the housing requirement in the Structure Plan.
- 2.11 Figure 2 shows the Effective Supply in each of the housing market areas and compares this with the 5 year housing requirement from the Structure Plan. This year the supply is above the 5 year housing requirement with 5.7 years in the AHMA and 6.2 years in the RHMA.

Figure 2: Comparison of Housing Land Supply Against Requirement

	Housing Market Area	Housing Requirement 2013-2017	Effective Supply 2013	No. of Years Supply
Structure Plan Housing Requirement	Aberdeen HMA	9,673	11,013	5.7
	Rural HMA	3,026	3,754	6.2

- 2.12 Both councils and the SDPA have now completed the development plan process started six years ago, which has significantly increased the supply of housing land. Both councils have up-to-date Local Development Plans, which are consistent with the Aberdeen City and Shire Structure Plan. This is a significant achievement and the focus has now moved onto the effective implementation of the plans.
- 2.13 The Established Housing Land Supply in the Structure Plan Area is currently 35,536 units, a net increase of 94% in the two years since 2011 (18,325 units) and the highest level since local government reorganisation in 1996.

3 Implications

- 3.1 As the supply in each of the housing market areas is above the 5 year housing requirement of the Structure Plan, no action needs to be taken beyond the continued implementation of the Structure Plan / Strategic Development Plan and the two Local Development Plans.
- 3.2 The effective supply will be further augmented from 2017 onwards by the release of Phase 2 sites from both Aberdeen City and Aberdeenshire LDPs. These have not been included in the 2013 audit unless planning consent had been granted by the 1 January 2013 base date.

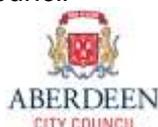
4 Conclusions

- 4.1 The 5 Year Effective Housing Land Supply identified in the 2013 Audit is 11,013 units in the AHMA and 3,754 units in the RHMA. This equates to a housing land supply of 5.7 years and 6.2 years respectively when measured against the Structure Plan requirement.

5 Recommendations

- 5.1 It is recommended that the SDPA note the contents of the 2013 Housing Land Audit.

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