

Aberdeen City and Aberdeenshire
Housing Land Audit
2007

Small Sites Information

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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granted in 2006 were added then sites completed in 2006 were removed along with consents which had expired or been superseded.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 1st January 2007. This calculation is shown in *Table 1*.

Table 1 - Small Sites Consents and Completions

Area	2006 Total	2006 Consents	2006 Completions	2006 Expired/ Superseded Consents	2007 Total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

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

Year	Aberdeen City	Abshire AHMA	AHMA	RHMA
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
5 Year Total	238	344	582	736
5 Year Average	48	69	116	147

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

Housing Market Area	2007 Total
Aberdeen HMA	366
Rural HMA	685



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