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NEST Monitoring
Housing & Community
(Aberdeen City Council & Aberdeenshire Council)
September 2004

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Executive Summary

North East Scotland Together (NEST), the Aberdeen and Aberdeenshire Structure Plan was approved with modifications by Scottish Ministers on 21st December 2001. The North East Strategic Planning Committee (NESPC) approved a set of broad principles for an integrated monitoring framework for the Structure Plan. This is the second of the three thematic monitoring papers, covering the issues of “Housing and Community” and includes an overview of changes in policy and legislation since the approval of NEST; An overview of strategic changes associated with the housing and community theme since the approval of NEST; an analysis of the performance indicators identified in the integrated monitoring paper; and an analysis of departures and appeals over the monitoring period.

Observations and implications for the structure plan are presented in relation to changes in the policy and legislative context of the plan, including the National Planning Framework, SPP1 “the Planning System”, SPP3 “Planning for housing, and the evolving community plans for the two authorities. There have also been a number of significant strategic changes in the north east which help to inform this monitoring report and highlight the changing context for planning for housing in the area. Issues such as increases in house price, the Western peripheral Route, and the Barker Review of Housing Supply are assessed and observations on the implications for the structure plan made.

A number of performance indicators were identified to measure the performance of the NEST housing policies. Each of these is addressed in turn. Results are presented in association with a discussion of the results and an indication of some of the implications.

Finally the monitoring report examines both appeals and departures from the plan to assess whether the policies are being upheld and supported by both local members and the Scottish Executive.

While the implications for the structure plan are to be found throughout the document a number of key findings can be identified as follows:

TIMESCALE – The structure plan, a strategic document, is now almost five years from its base date and in terms of housing, provides direction for another six years in detail and a further five indicatively. *SPP3: Planning for Housing* points to the value of looking at least 20 years ahead when planning for housing at the strategic level. This longer-term perspective would have the benefit of facilitating infrastructure provision and increasing community / developer confidence about the future direction and scale of growth.

LOCAL PLANS / HOUSING LAND SUPPLY –Progress in achieving adopted plans by both Councils has not been as swift as would have been hoped. One of the consequences of this has been delays in the release of Phase I sites in both Housing Market Areas which has had an impact on the land supply situation. Land supply issues have also been raised at a national level with the publication of the Barker Review and the Scottish Executive’s assessment of its relevance to Scotland.

DESIGN – Design has risen up the agenda significantly over the past few years, a policy emphasis which, although recognised in NEST, does not receive the prominence it has since achieved in guidance emerging from the Scottish Executive.

LOCAL HOUSING STRATEGIES – Local Housing Strategies were published earlier this year by both Councils to replace the Housing Plans mentioned in NEST para. 3.27. There is a need (reflected in statements by the Minister) to ensure that Local Housing Strategies and Structure Plans are integrated and complement each other.

BROWNFIELD REDEVELOPMENT – Aberdeen City have achieved significant success in securing the redevelopment of brownfield sites over the past few years and large sites are continuing to come through the system. Concerns have been raised, however, concerning the protection of urban greenspace for future generations and the balance between brownfield and greenfield development.

HOUSING IN THE COUNTRYSIDE – A significant number of consents have been granted by Aberdeenshire Council under NEST Policy 12. Departures from NEST Policy 12, however, represent a significant proportion of all structure plan departures. These two factors point to issues that need to be considered in more detail.

POPULATION & HOUSING FORECASTS – Forecasts suggest an increased need for housing in the structure plan area compared to that envisaged by NEST, although the level is below that forecast in 2001 (largely due to re-basing on the 2001 Census, both in terms of overall population as well as age structure).

A) Introduction

North East Scotland Together (NEST), the Aberdeen and Aberdeenshire Structure Plan was approved with modifications by Scottish Ministers on 21st December 2001. It provides a shared strategic statement and long-term vision for development and land use in the North East within the context of both Community Plans, and contains detailed policies and allocations, which apply up to 2011 with indicative proposals to 2016.

Change is inevitable, and to ensure that NEST remains up to date, a process of continuous plan making has been applied. This acknowledges the necessity of review and alteration of the plan to both roll forward the time horizon over which the plan operates and to ensure the effectiveness of the policies and proposals within it. Planning Advice Note 37 “Structure Planning” identifies the need for “regular monitoring of the relationship of the plan to changes in the wider policy environment, development pressures, and political priorities if the plan is to remain relevant”. Monitoring requires consideration of changes in legislation and policy guidance, in social, economic, demographic, environmental trends, political priorities and the implementation of development.

The North East Strategic Planning Committee (NESPC) at their meeting of 31 August 2003 approved a set of broad principles for an integrated monitoring framework that involved setting a series of indicators relating to the aims, objectives and policies of NEST which in turn reflect issues highlighted in the respective Community Plans. Consultation on the detail of the monitoring proposals occurred, involving the Structure Plan Issues Forum and groups such as NESTRANS, Aberdeen and Aberdeenshire Local Economic Forum (now the North East Scotland Economic Forum) and the North East Housing Planning Alliance. On 23 June 2003, NESPC approved a more detailed monitoring proposal.

A suite of monitoring reports are being produced for the three thematic areas of “Economy and Transport”, “Housing and Community” and “Environment”, while a fourth report will be prepared to provide an overview of the performance of the structure plan strategy.

While most of the indicators make use of information that is already collected or is readily available, some indicators require the implementation of specific data acquisition strategies; therefore it may not be possible to fully report on some indicators until such strategies are in place.

This is the second of the three thematic monitoring papers, covering the issues of “Housing and Community”. This report includes:

- Φ An overview of changes in policy and legislation since the approval of NEST;
- Φ An overview of strategic changes associated with the housing and community theme since the approval of NEST;
- Φ An analysis of the performance indicators identified in the integrated monitoring paper; and
- Φ An analysis of departures and appeals over the monitoring period.

B) Overview of Changes in Policy & Legislation

Since the approval of NEST in December 2001 there have been a number of significant developments in the policy and legislative context for planning for housing in the north east. A number of these are set out below:

National Planning Framework

The first [National Planning Framework for Scotland](#) was published in April 2004. The document sets out the roles than different parts of Scotland can be expected to play in the future to help build a Scotland which is competitive, fair and sustainable. The National Planning framework is a framework to guide the spatial development of Scotland to 2025 and is a material consideration in framing planning policy and making decisions on planning applications and appeals.

In relation to the North East, issues in relation to population change (both number and structure) and household growth are highlighted, as is the suggestion that high house prices and problems in delivering land for development could discourage the establishment of new businesses in the area (needed to offset the projected 9,000 fall in oil-related employment in the area by 2016). The Framework's development strategy recognises the importance of Scotland's cities as the main drivers of the economy and identifies eight "hubs of wider regional economies", including Aberdeen and its surrounding area. The role of planning in rural areas is seen to be to enhance the value of rural resources and help create development opportunities at sustainable locations.

SP Observation – The National Planning Framework will form an important component of the framework for strategic planning in the years ahead.

SPP1: The Planning System

SPP1 replaced NPPG1 in November 2002 and provides an overview of the land use planning system in Scotland with the aim being to "ensure that development and changes in land use occur in suitable locations and are sustainable" with the goal being a prosperous and socially just Scotland with a strong economy, homes, jobs and a good living environment for everyone.

It is stated that a commitment by planning authorities to prepare, implement and keep statutory development plans under review is essential with structure plans being reviewed at least every 5 years and policies formally reaffirmed or amended to reflect changing conditions and expectations. Monitoring clearly must be an essential part of this process.

It is stated that structure plans should look forward at least 10 years with strategic development plans eventually looking forward at least 15 years (please see reference in relation to SPP3 below).

SP Implications – Almost three years has elapsed since the approval of NEST by Scottish Ministers and five years since the base date of the plan. SPP1 calls on planning authorities to either formally reaffirm or amend policies at least every five years to ensure that changing conditions and expectations are reflected in the plan.

SPP3: Planning for Housing & PAN38: Housing Land

These were published by the Scottish Executive in February 2003 and replaced NPPG3 (1996) and PAN38 (1996). They raise a number of issues and policy changes which are summarised below:

- ❖ Increased focus on design;
- ❖ Longer time horizons for strategic plans (20 years);
- ❖ Affordable housing;
- ❖ The importance of implementation;
- ❖ Flexible mechanisms to bring land forward; and
- ❖ Amended procedures for housing land audits.

NEST has a 10-15 year time horizon (providing a framework for development to 2015) which conformed to the guidance at the time. Almost five years have since elapsed and SPP3 suggests that added value can be gained through looking at least 20 years into the future.

SP Implications – the structure plan now no longer addresses the longer-term development of the area in any detail and any alteration would require to look 20 – 25 years ahead, 15 – 20 years further than at present. Doing this would help to give longer-term certainty to both communities and developers as to the location, extent and possible timing of future development.

Designing Places & PAN67: Housing Quality

Designing Places was published on 16 November 2001 just prior to the approval of the Structure Plan. It expanded upon the importance of design considerations in reaching planning decisions as emphasised in NPPG1 (and subsequently SPP1). The document stresses that design issues constitute a material consideration in decisions on Planning applications and appeals (ultimately applications can be refused solely on these grounds). 'Designing Places' gives a definition of urban design: "The collaborative process of shaping the setting for life in cities, towns, villages and rural areas". The definition emphasises the universality of its application: from the sensitive location of a single house in the countryside to the regeneration of urban life in our major city centres. The development plan is identified as the place where a local authority's design objectives should be set out.

PAN67 (Housing quality) was published in February 2003 as a companion to SPP3, emphasising the importance of housing quality in SPP3. Its central message is the importance of raising the standards of house design because what we build today will have an enduring legacy. Not only is nothing more valuable than a successful place in creating the setting for social and economic success, but there is nothing more wasteful of resources and opportunities than a place that fails.

Both Councils are actively producing masterplans, development briefs and design guidance in response to this agenda.

SP Implications – NEST policies 11 and 21 go some way to addressing this emerging agenda, although much more could be achieved (particularly on larger sites) which requires concerted effort at all levels to raise the standards above that which have been deemed acceptable in the past.

Draft SPP15: Planning for Rural Development

Draft SPP15 was published for consultation in January 2004 and the final version, when published is intended to replace NPPG15 which dates from February 1999. The indication from the draft is that the Scottish Executive wish to see vigorous and prosperous rural communities, with development being carefully planned and taking place in sustainable locations. The document retains a settlement focus, with the suggestion that, outwith the main settlements, parameters should be established as to the number of new houses in any given area. In summary, however, development should meet the test of appropriateness to their circumstances.

Whether these are carried through into the final document remains to be seen but they could have implications for the current policy framework in NEST if this was the case. New housing in the countryside is dealt with in a local context in the sections of this report on Indicator 'M', departures and appeals below.

It is noted that the draft identifies that "...in some cases, alterations to plans and supplementary planning guidance will have to be prepared quickly to ensure that development plans accord with this SPP". An assessment of whether or not this would apply to the development plans in the north east would have to be made following publication of SPP15 which is anticipated later this year. At the current time, no assumption should be made regarding the fit of the structure plan with this.

SP Implications – An assessment of the implications of SPP15 for the development plan (NEST Policy 12 in particular) will have to be made when the document is published [currently anticipated in October 2004]. This assessment would feed into any consideration of the appropriate response to this monitoring report.

Cairngorms National Park

The [National Parks \(Scotland\) Act 2000](#) was passed by the Scottish Parliament to provide the powers to establish National Parks in Scotland. The Cairngorms National Park was established (by means of a [Designation Order](#)) on 25 March 2003 and took up its full operational powers in 1 September 2003.

The Cairngorms National Park covers parts of Moray, Highland, Angus and Aberdeenshire and the area within Aberdeenshire extends to some 1,400 sq. km (22% of Aberdeenshire and 37% of the National Park) and a population of just less than 5,000.

As a result of its designation, the National Park is now responsible for development planning in that part of Aberdeenshire covered by the Park and has powers to call-in planning applications within its area. The strategic overview of the national park will be provided for by the National Park Plan, while the National Park Authority will also be responsible for the preparation of a Local Plan. At the current time, the Aberdeen and Aberdeenshire Structure Plan (NEST) covers that part of the Park within Aberdeenshire and this will remain the case until the Park Plan is approved by Scottish Ministers (this is believed to be planned for submission for approval in summer 2006).

SP Implications – Any amendment, alteration or replacement Structure Plan (and the forthcoming City Region Plan) will have to recognise the responsibility of the National Park Authority for development planning in its area.

Local Plan Progress

In order to help implement the housing policies of the structure plan, it is important that local plans are prepared and adopted in conformity with it. Progress with local plans in Aberdeen and Aberdeenshire has not been as quick as would have been hoped but the current situation is briefly set out below.

Aberdeen City Local Plan

The Aberdeen City Modified Finalised Local Plan was placed on deposit in August 2002 but was subsequently abandoned by the City Council in April 2003 because of a range of emerging new influences such as the outcome of the 2001 Census, WPR and the Energy Intermediary Technologies Institute. Since that time, steady progress has been made in preparing a new Finalised Local Plan (“Green Spaces | New Places”) which was placed on deposit for objections in August 2004. Objections to that plan will be analysed and a Local Plan Inquiry into unresolved objections is anticipated in autumn 2005 with adoption by spring/summer 2006. The plan seeks to concentrate new development along transport corridors with a greenspace network developed to facilitate nature conservation and access to the countryside. In addition, the plan seeks to strike a better balance between greenfield and brownfield development.

Aberdeenshire Local Plan

The Aberdeenshire Local Plan (ALP) was placed on deposit in August 2002 and attracted some 2,000 objections. The Local Plan Inquiry to consider unresolved objections and those to proposed modifications was initially due to commence in November 2003. There have since, however, been two delays and the Inquiry is now due to start in August 2004. It is anticipated that the Inquiry will sit for five months and it is hoped that the Local Plan can be adopted by the end of 2005. Through the Local Plan process it has become evident that, in a few cases, it has not proved possible to allocate the number of housing units indicated in NEST.

SP Implications – The Aberdeen City Local Plan, through its longer-term indicative allocations, begins to recognise the longer-term planning horizon suggested by SPP3 and the community plan.

The capacity to absorb housing development in parts of Aberdeenshire needs to be reassessed to ensure that structure plan allowances are realistic. This is not a matter which requires urgent action at the current time, although it should form part of any future structure plan alteration or City-Region plan.

It looks unlikely that local plans will be adopted much before the end of Phase I of the structure plan (end 2005). These delays were not anticipated in NEST and will have delayed development on some sites, even to the possible extent of making consent unlikely before the end of the period on a minority of sites.

Community Plans

The [Local Government in Scotland Act 2003](#) sets out the legislative framework for community planning in Scotland. Prior to the enactment of this legislation however,

community planning was undertaken on the advice of the Scottish Executive without legislative backing.

Aberdeen Community Plan: *aberdeenfutures*

Aberdeenfutures is Aberdeen’s first Community Plan, published in 2001/2002, after extensive consultation with the residents of Aberdeen. The vision for Aberdeen and the fourteen broad challenges identified are set out in the document ‘*aberdeenfutures* – a Social, Economic and Environmental Design for Our City’.

Each of the themes below established by the Community Plan has a Challenge Forum taking forward strategies and action plans on behalf of the City. Leading the City is taken forward by The Aberdeen City Alliance (the Community Planning Partnership).

Figure 1: Themes of the Aberdeen City Community Plan – “*aberdeenfutures*”

Themes	
Leading the City	Land Use and Environment
Being Informed	Clean City
Getting Involved	Transport and Connections
Neighbourhood Action/Locality Planning	Prosperity and Jobs
Health and Social Care	Aberdeen’s Image
Homes	Learning
Safety	Arts, Heritage and Sport

One of the major land use implications of the community plan relates to the objective of reversing the trend experienced in recent years of a falling population.

Aberdeenshire Community Plan

The Aberdeenshire Community Plan is the first step in community planning in Aberdeenshire and represents the coming together in partnership of eight public sector organisations.

The vision of the community plan is captured in the statement “working together for the best quality of life for everyone in Aberdeenshire”. This is to be pursued through four themes and based on six principles outlined in Figure 2 below.

Figure 2: Themes and Principles behind the Aberdeenshire Community Plan

Themes	Principles
Community Well-being	Inclusion
Jobs and the Economy	Accountability
Learning	Participation
Sustainable Environment	Communication
	Evidence-based
	Partnership

During the consultation process which fed into its production, consultees expressed the view that Aberdeenshire needed more low-cost, environmentally-friendly and sheltered housing. Both the community plan and the community planning partnership are due to be reviewed as a consequence of the new legislative framework and associated ministerial guidance.

SP Observation – While community planning is undertaken on the basis of individual local authorities, the structure plan is a joint document which must represent the shared vision of the two local authorities involved. The development of a shared vision must address the aspirations of both local authorities.

Local Housing Strategies

All local authorities in Scotland were required under the [Housing \(Scotland\) Act 2001](#) to prepare a Local Housing Strategy (LHS) by the end of April 2004. The LHS is designed to cover all tenures and address all housing issues within its area. The importance of the relationship between the LHS and the planning system is highlighted in SPP3 and reflected in both strategies.

Aberdeen Local Housing Strategy

Aberdeen City Council, through the Aberdeen Homes Forum, undertook the development of a Local Housing Strategy (LHS) to assess the future housing needs of the City of Aberdeen for the next five years and beyond. Key Facts that have emerged from the consultation and research are:

- in terms of demographic change Aberdeen is predicted to have a small decline in population but a rise in the number of households.
- Housing prices in Aberdeen have been rising at a pace not matched by the rises in incomes. There has been a shift in the housing tenure split in Aberdeen, with owner-occupation being the preferred option coupled with a steady decrease in social rented house availability through Right to Buy. The reduction in social rented housing contributes to a serious shortfall of affordable-housing within the City.
- There is a need for research to inform the planning process and establish the requirements for special needs accommodation throughout the City. The LHS has a key role in addressing the issues relating to the planning and provision of housing and support for people with special needs.
- The main facts to emerge from the analysis of the Supporting People Strategy and the Community Care Housing Strategy (included within the Joint Community Care Plan) is the lack of housing appropriate to meet the varying needs of Aberdeen's diverse population.

From the analysis of other strategies and plans it is clear that the LHS is not a stand-alone document, but is part of a vision for housing in both Aberdeen and Scotland. In a time of great change within the City it is essential that the LHS is part of this future development and that it identifies opportunities to develop both quality housing and integrated, well-balanced, communities.

Aberdeenshire Local Housing Strategy

The Aberdeenshire LHS has, at its heart, a vision to “work in partnership to ensure every household in Aberdeenshire has access to housing of good quality which meets a required particular need in a sustainable and inclusive community”. The strategy is organised under the following broad themes:

- Φ Access to Housing;
- Φ Quality of Housing;
- Φ Housing for Particular Needs; and
- Φ Sustainable and Inclusive Communities.

Strong two-way links are recognised with the development plan and the pressing need for affordable housing is highlighted. The strategy notes a need to build a minimum of 350 new affordable houses each year in Aberdeenshire just to replace the stock lost through Right-to-Buy. The challenge of this cannot be underestimated as it represents a minimum 75% increase on the current level built in Aberdeenshire. Also seen as significant is the skills shortage in the construction sector which could be a significant threat to meeting the objectives of the strategy.

Regeneration Strategy

In November 2003 the Aberdeen City Alliance commissioned a consortium of Tribal HCH, Elder & Cannon Architects and Shared Intelligence to develop Aberdeen's Community Regeneration Strategy. The Strategy is being developed in the context of Aberdeen's Community Plan "aberdeen*utures*" and is a key element in the Alliance's attempts to achieve the vision set down in the Community Plan, in particular the aims of sustainability and social inclusion. Development of the Strategy comes at an important time for Aberdeen's Social Inclusion Partnership (SIP) – the Great Northern Partnership as all area based SIPs are moving towards integration with their Community Planning Partnerships.

Aberdeen's Community Regeneration Strategy has a dual purpose. On the one hand the Strategy aims to address city-wide challenges, such as a declining population, while on the other hand it has to address the neighbourhood inequalities within the city. The aim of the strategy is to make Aberdeen a more inclusive city where all residents have the chance to benefit from the opportunities the city offers. The Strategy identifies priority neighbourhoods where inequality is most concentrated in the city and neighbourhoods at risk of future decline. Overall responsibility for implementation of the Strategy lies with the Alliance, however the consultants will be making recommendations on appropriate vehicles for delivering the Strategy. The Strategy is due for completion by the end of August 2004.

C) Strategic Changes

In addition to the changes in legislation and policy, there have been a number of significant strategic changes in the north east which help to inform this monitoring report and highlight the changing context for planning for housing in the area. A number of these are set out below:

Barker Review of Housing Supply

Kate Barker published her [“Review of Housing Supply”](#) on the date of the Budget earlier this year (17 March 2004). The review was established at the time of the 2003 budget by the Treasury and Office for the Deputy Prime Minister in response to Treasury concerns that the housing market in the UK presented a serious obstacle to Euro entry. The report sets out a series of 34 recommendations as to how to improve the responsiveness of the housing market.

Although the review had a UK-wide remit, the report itself acknowledges that it is for the devolved administrations to consider the evidence as it relates to their own area and assess the relevance of the recommendations made.

The main messages of the study can be distilled down to the need for:

- ❖ a significant increase in housebuilding to reduce house-price inflation to small real-terms increases (in line with the European average);
- ❖ a significant increase in the provision of affordable housing;
- ❖ a significant and rapid increase in the quality of new housing development and customer satisfaction with new housing; and
- ❖ the provision of infrastructure being tied more closely to new development through procedural and fiscal measures.

Scotland has traditionally had a much more stable housing market than that south of the border, without experiencing the fluctuations of high price rises followed by falls.

SP Implications – If the conclusions of the Barker Report are valid in Scotland, there may be an argument to increase the land allocations. Questions must be raised, however, as to whether this would lead to either increased levels of housing completions or a reduction in the rate of house price growth given current completion rates and a widely acknowledged skills shortage, along with infrastructure constraints in some areas.

In some parts of the north east the planning system seems to be doing relatively well at the current time at making sites available for the development of affordable housing but the difficulty would appear to be that RSLs are not sufficiently funded to take up these sites in sufficient numbers. There is a desire, however, to address need in the medium to long term by moving towards a more strategic approach.

Scottish Executive Affordable Housing Review

The Scottish Executive published their ‘Review of Affordable Housing’ in July 2004, which included their response to the Barker Review. This showed that the rate of housebuilding is considerably in excess of the rate of household growth and that house price growth has not

been at the levels seen south of the border in recent years, even though there have been localised hotspots.

The review emphasised the need to expand the supply of affordable housing for sale and rent, including increasing the supply of starter homes. Also emphasised was the importance of ensuring that local housing strategies and development plans are integrated in their vision and implementation mechanisms for their area.

While real house price growth in the UK over the past 30 years has been 2.2% (against a European average of 1.1%), prices in Scotland have only risen by 1.5% p.a. and have exhibited a much lower level of house price volatility and are the most affordable homes of any region of the UK.

Greater supply responsiveness is evident in Scotland than in the rest of the UK, although targeting the European level of price inflation would mean having to increase the level of new build across Scotland by up to 30%, although this would not be a blanket 30% but targeted at specific areas of high house price inflation.

One thing that is highlighted forcibly is the impact that falling and historically low interest rates have had on the housing market since 2000.

In terms of second-hand house prices, the analysis suggests that median prices in Aberdeen City have been relatively static since the mid-1990's (when the effects of general inflation are stripped out of the figures), while new build prices have increased considerably. It is suggested that new build price increases could be a result of an inadequate supply of land resulting in a concentration on higher value sectors of the market at the expense of more 'affordable' homes.

This review has implications for the north east but the Scottish Executive evidence focuses largely on the four largest cities in Scotland, to the exclusion of more rural areas such as Aberdeenshire.

SP Observations – It may be that these are issues which are best taken forward in the preparation for the City-Region Plan and in collaboration with the implementation and review of Local Housing Strategies.

House Prices & Interest Rates

Interest Rates

Since the base date of the plan (1/1/2000), the Bank of England base rate rose from 5.75% to 6% in February 2000 before falling gradually reaching 3.5% between July and October 2003. Since then, rates have been on an upward trend and stood at 3.75% in December 2003 and continued to rise to a current rate (August 2004) of 4.75%. It is widely predicted that interest rates will continue to rise over the rest of 2004 and into 2005, reaching a peak of approximately 5.25 – 5.5%.

House Prices

There are a number of sources of house price data available, ranging from mortgage lenders, the Office for the Deputy Prime Minister, Registers of Scotland, Myhouseprice.com and the Aberdeen Solicitors Property Centre.

House prices in the north east, in common with the rest of Scotland and the UK, have risen over the past four years. Rises, however, have been considerably lower than elsewhere in the UK, averaging 10%pa over the last four years.

It is widely predicted that the scale of price rises will moderate at the UK level during the rest of 2004 and 2005 with some predictions of falling house prices in some areas as the market adjusts to the higher cost of borrowing.

Indeed, there has been recent evidence to suggest that house prices may have been moderating in the north east over the first half of 2004. However, the different sources do not paint the same picture and it is difficult to identify what house prices are really doing at the local level. Greater clarity on this issue is required which could be done in collaboration with the ongoing work in relation to the Local Housing Strategies.

Housing Needs Study

Aberdeen City and Aberdeenshire Councils, in partnership with Communities Scotland and the active involvement of the RSL sector and Homes for Scotland commissioned consultants in early 2004 to undertake a Housing Needs Study covering the area of the two Councils. This contract, won by Fordham Research Ltd, follows on from a study carried out by the same company in 1999 and is due to report in November this year.

SP Implications – The 1999 study emphasised the need for additional affordable housing in the area and formed an important element to the justification for NEST Policy 14. This will need to be examined in the context of the findings of the study when published.

Housebuyers Survey

Aberdeen City, Aberdeenshire and Moray Councils, in partnership with Communities Scotland and other organisations carried out a sample survey of housebuyers in 2001. The project updated work carried out by Grampian Regional Council in 1990 and 1993.

A number of the key findings of the research include:

- Φ Of all respondents, 28% were first-time buyers;
- Φ 84% of properties changing hands were second-hand;
- Φ Significant differences in terms of house type exist between new and second-hand properties and between the three Council areas;
- Φ New housing is significantly more expensive than second-hand housing (partly related to the differences in house type and size);
- Φ While the Aberdeen Housing Market Area contains a high level of self-containment, the Rural Housing Market Area has a high level of interaction with the AHMA;
- Φ A high level of movement was identified between Aberdeen City and Aberdeenshire within the AHMA, with 71% of cross-boundary moves being from the City to the Shire within the owner-occupied sector.

This document contains key information which will be helpful in looking forward in terms of the behaviour, motivation and preferences of housebuyers.

SP Observations – This report will present a useful source in seeking to aid any future policy development.

Housing Market Areas

In addition to information coming from the housebuyers Survey, Communities Scotland engaged consultants to examine Housing Market Areas at a national level, using the North East as one of their case studies. The research concluded that Housing Market Areas were simplifications of a complex reality involving complex choices at the level of individual households. It also concluded that increased mobility is impacting on the extent of HMAs in Scotland and that the review of HMAs should be undertaken in parallel with structure plan reviews.

In addition, a Reporter determining a planning appeal in early 2004 (P/PPA/110/431) questioned the coherence of the RHMA and its usefulness in terms of assessing the adequacy of the land supply in the RHMA.

SP Implications – Although not an urgent necessity, a closer examination of the RHMA would be more appropriate in the context of the preparation of the City-Region Plan in a few years time. This would examine the relative merits of the status quo and alternatives such as sub-dividing the area into smaller HMA's or sub-areas which better reflect market behaviour. There may be value in examining the boundary with the AHMA at the same time.

House Type in Aberdeen City

The data presented in Tables 1 & 2 below highlight the fact that the predominant type of development within Aberdeen over the monitoring period has been flats on brownfield sites. Table 1 emphasises the low number of houses built on brownfield sites.

Table 1: Completion of houses on Green and Brownfield Sites (2002 & 2003)

	Greenfield	Brownfield	Total House Completions
2002	66	10	76
2003	34	37	71

Table 2: Completion of flats on Green and Brownfield Sites (2002 & 2003)

	Greenfield	Brownfield	Total Flat Completions
2002	0	441	441
2003	36	374	410

This trend is partly the result of delays in the allocation of greenfield sites in an adopted local plan for Aberdeen combined with the current design and density of residential development constructed on brownfield land.

The figures above are not presented as percentages since no account is taken of student accommodation and sheltered housing.

Second / Holiday & Vacant Homes

The table below identifies the breakdown of occupied and unoccupied household space in Aberdeen City and Aberdeenshire in 1991 and 2001.

Table 3: Second/Holiday & Vacant Homes in Aberdeen and Aberdeenshire

	City		Shire	
	1991	2001	1991	2001
Total Household Spaces	93,593	104,602	85,310	96,619
Occupied Household Space	87,906	97,013	79,929	90,736
Unoccupied Household Space	5,687 (6.1%)	7,589 (7.3%)	5,381 (6.3%)	5,883 (6.1%)
Second Residence / Holiday Accommodation	1,641 (1.8%)	677 (0.6%)	1,886 (2.2%)	1,701 (1.8%)
Vacant Household Space	4,046 (4.3%)	6,912 (6.6%)	3,495 (4.1%)	4,182 (4.3%)

Source: GRO(S) 1991 & 2001 Census

It can be seen that the number of unoccupied dwellings in both Council areas increased over the period 19991 – 2001. The increase, however, was more significant in Aberdeen City where the proportion of dwellings unoccupied also increased (from 6.1% to 7.3%), whereas the proportion in Aberdeenshire dropped from 6.3% to 6.1%. The second homes in Aberdeenshire are spatially concentrated in two areas, the Cairngorms National Park and to a lesser extent the north west of Aberdeenshire on the coast. Second residences in Aberdeen tend to be in the city centre – three-quarters are flats. Offshore workers probably own a high proportion of these and a decline in offshore employment may have resulted in fewer second residences and form part of the explanation as to why there is a drop of 1,000 Second/Holiday accommodation in Aberdeen.

Western Peripheral Route (WPR)

The funding announcement from the Scottish Executive on the Western Peripheral Route has been a highly influential change. The WPR is a key component of the Modern Transport System to provide improved transport for the North East of Scotland. A timetable has been put in place for the completion of the WPR with the start of construction planned for 2007 with the road due to open in 2010.

SP Implications – The development of the WPR provides the opportunity for longer term consideration of sites around the city.

Scottish Executive Consultation on Investing and Paying for Water Services

In July 2004 the Scottish Executive issued two consultation papers in July 2004 relating to paying for and investing in water services in Scotland. Although raising issues far wider than those within the remit of the planning system, they do address the issue of how increased capacity for water services can be provided for new development and how such increased capacity can be funded. Also raised is the need for a closer working relationship between Scottish Water and local planning authorities in order to ensure that sites identified in development plans can be delivered. In this context, however, it is also noted that Scottish Water are not funded for this work at the present time.

There are a number of settlements in Aberdeenshire which have water and sewerage constraints at the present time which are restricting the scope for growth. The proposals

contained in the consultation paper would shift the burden of overcoming these constraints from Scottish Water to developers. In some cases it is possible that this would make developments commercially unviable but would also have the effect of reducing land prices in areas where infrastructure constraints need to be overcome. This would be likely to have a disproportionately high impact on development in areas characterised by lower land prices and also smaller development schemes.

SP Implications –There will be significant financial implications if planning authorities are required to commission work from Scottish Water on a commercial basis in the preparation of development plans.

There will be a need to ensure future housing allocations relate to the availability of drainage infrastructure or locations where the provision of such infrastructure by the developer is unlikely to render the development unviable.

D) Analysis of Performance Indicators

Introduction

A number of performance indicators were identified to measure the performance of the NEST housing policies. This section of the monitoring report addresses each of these in turn. After briefly outlining the context for the indicator, results are presented in association with a discussion of the results and an indication of some of the implications. This follows the format used in the monitoring of the “Economy and Transport” theme in 2003. Headline data is provided in this section while more detailed data is provided in an Appendix at the back of the report.

Note: Aberdeenshire Council are currently implementing a new development control IT system which will make policy monitoring simpler and less time-consuming in future years. At the current time, however, the need to collect information manually from has meant that it has not been possible to gather all the information envisaged at the time the monitoring framework was established. This mainly impacts on the level of geographical detail rather than the availability of data at the structure plan level.

Indicator G – Population & Household Estimates, Projections & Forecasts

Context

There is a statutory requirement on the Councils to keep population and housing estimates, projections and forecasts under review. Unlike many Structure Plan areas, to date these have been prepared locally by the joint Information & Research forecasting team of both Councils. Inputs to this work include:

- Census of Population (most recently the 2001 Census)
- GRO(S) and Scottish Executive estimates (annually) of Population and Households and subsequent projections
- Local intelligence e.g. employment analysis, which influences migration assumptions

Discussion

NEST was based on the 1999 forecast. A revised set of forecasts were prepared in 2001. The 2004 Population and Housing forecasts (reported here) will be considered by the September NESPC (and are therefore subject to approval). They are the first set of forecasts for Northeast Scotland able to fully take account of the 2001 Census results, not just in terms of absolute numbers but also other factors such as the age/sex structure. The 2004 forecasts cover the period 2003 - 2021.

Population

Table 4 highlights the comparative population change (for the most appropriate comparable period i.e. 2001 – 2016) for these three sets of forecasts and the most recent nationally produced GRO(S) projections.

Table 4: Population Change Comparisons for the Structure Plan Area (2001 – 2016)

	Base Year	2001 – 06	2006 – 11	2011 – 16	2001 – 2016
Current 2004 (draft)	2003	-3,025	1,192	-707	- 2,540
GRO(S) 2004	2002	-8,325	-8,128	-9,177	-25,630
Previous 2001	2000	2,698	1,285	403	+4,386
Previous 1999	1998	-1,571	-4,517	-5,382	-11,470

The principal differences between the new 2004 forecasts and the earlier ones centre around:

- Population (2001) and population change (2001-2003) – Though the Census recorded a similar population to that forecast for 2001, GRO(S) population estimates recorded a declining population thereafter. As a result of these two factors, the population in 2003 had been over-estimated in the 2001 forecasts by over 4,500.
- Census age structure – The Census age structure was quite different in 2001 from that which had been forecast, thus reducing the rate of household formation likely over coming years.

- Fertility assumptions – Although new data suggests that birth rates are still forecast to rise slowly over the forecast period, it is at a lower than previously thought. For example, in the period 2016 – 2021, the number of births is likely to be 20% lower than that envisaged in the 2001 forecasts.
- Revised migration assumptions – Migration assumptions have been revisited in the light of a recent assessment of employment trends to 2021 (by the Local Economic Forum, published 2004).

When these assumptions are input, at the NEST level, population is forecast to fall by 2,500 (2001-2016). This compares with a fall of 11,500 in the 1999 forecasts, a rise of 4,400 in the 2001 forecasts and, more strikingly, with a fall of 25,600 in the latest GRO(S) projections.

Households

The population forecasts are then taken forward to Household forecasts (Table 5). The 2001 Census provided key information on household numbers, household formation rates and household types. These factors were included in the draft 2004 Household Forecasts.

Table 5: Household Change Comparisons (2001 – 2016)

	Base	Aberdeen City	Aberdeenshire	Structure Plan Area
Current 2004 (draft)	2003	+9,050	+10,780	+19,830
Scottish Exec. 2004	2002	+1,850	+9,340	+11,190
Previous 2001	2000	+9,940	+16,160	+26,100
Previous 1999	1998	+6,108	+13,369	+19,477

Table 5 shows that the 2004 household forecasts are lower than the 2001 Strategic Forecasts due to the new population figures and household formation rates, but remain significantly higher than the Scottish Executive 2004 projections. The 2004 forecasts, at the structure plan area level, suggest a similar household change to the 1999 forecasts but with more of a balance between the two Council areas.

Taking account of vacancies, second homes and other changes in the housing stock, the forecast housing requirement over the period 2003 – 2016 equates to approximately 990p.a. in the AHMA and 430p.a. in the RHMA. This, however, falls to just 620p.a. in the AHMA and 268p.a. in the RHMA for the period 2016 – 2021.

Appendix 1 provides more detail relating to the 1999, 2001 and 2004 forecasts as well as Census data and GRO(S) and Scottish Executive estimates and projections for both population and households.

SP Observations – The 2004 forecasts suggest a lower fall in population (2001 – 2016) than the forecasts used in the preparation of the structure plan and a marginally larger rate of household growth. It is significant to note that the 2004 forecasts are significantly higher than the figures produced by the GRO(S) and Scottish Executive. These forecasts would inform the preparation of any amendment to NEST and/or the preparation of a City-Region Plan.

Indicator H – Effective Land Supply

Context

Housing land supply is monitored through the Housing Land Audit which is produced annually as a joint project between Aberdeen City and Aberdeenshire Councils, in consultation with housebuilders and other interested parties. Guidance is provided by PAN38: Housing Land. Scottish Executive and structure plan policy require that a 5-year supply of effective housing land is provided through the development plan at all times.

Discussion

Table 6 below sets out the extent of the established, constrained and effective land supply (including the supply subject to programming) in the structure plan area.

Table 6: Housing Land Supply by Housing Market Area

	Established	Constrained	Effective (5yr)	Effective (prg)
AHMA	8,712	1,320	6,804	588
RHMA	4,914	1,476	2,562	876
Structure Plan Area	13,626	2,796	9,366	1,464

Note: The "Established" and "Effective" columns above include the small site allowance of 565 (113pa) in the AHMA and 695 (139pa) in the RHMA.

The Draft Housing Land Audit 2004 has also revealed that 569 units are programmed for years 6 & 7 in the AHMA and 462 units in the RHMA on otherwise effective sites.

Issues surrounding housing land supply have been a constant topic of debate between the Councils and housebuilders since (and even before) the structure plan was approved. One point of contention has been the identification of the structure plan requirement but recent appeal decisions would appear to have clarified the position (held by the two Councils) that it is fundamentally NEST Table 2 which should be used when assessing the extent of the housing land supply.

Table 7 below shows the extent of the land supply when measured against the structure plan requirement, the 2001 forecast requirement and the most recent household forecasts produced by the two Councils (2004).

Table 7: Effective Housing Land Supply (Yrs) by Housing Market Area

	Effective (5yr)	NEST Requirement (NEST Table 2)	2001 Forecast Requirement	2004 Forecast Requirement
AHMA	6,804	5007 (6.8)	6785 (5.0)	5,128 (6.6)
RHMA	2,562	2169 (5.8)	2765 (4.6)	2,198 (5.8)

The data shows that, when measured against the structure plan housing land requirement (NEST Table 2), there was 6.8 years supply of effective housing land in the AHMA and 5.8 years in the RHMA. This is the key measure of the adequacy of the housing land supply.

A comparison with the most recent forecasts is identified in NEST para 3.12 as being important in the contextual monitoring of the structure plan. In this regard, the 2004 forecasts will replace those published in 2001.

A comparison of the land supply with the 2001 forecasts indicates a higher requirement than the structure plan, and therefore a lower land supply. When measured against the 2004 forecasts, however, a similar position is shown to that using the structure plan requirement, with a 6.6 year supply in the AHMA and 5.8 years in the RHMA.

A number of units were disputed by the housebuilding industry this year where a different view was taken regarding the status of sites in the Audit. These are highlighted in the Audit document itself.

The effective supply figures presented above do not include a few remaining Phase I sites which have yet to be released by Aberdeenshire Council (pending the conclusion of the Local Plan Inquiry). In addition, Phase II sites (2006 – 2010) have not been included within the Audit at all (with one or two minor exceptions).

A high number of permissions on brownfield sites during 2003 has made a significant contribution to the land supply in the AHMA, as have the release of Phase I local plan sites in both Aberdeen City and Aberdeenshire. These, despite high levels of completions in the AHMA, have increased the land supply since the 2003 Audit (as anticipated by the two Councils at the time the 2003 Audit was published).

Of particular note is the fact that, while 78% of the established land supply is effective (within the next 5 years) in the AHMA, the comparable figure for the RHMA is just 52% (with marketability and infrastructure being the main constraints).

More detailed information on the housing land supply is contained in the Housing Land Audit & Schedules which are produced jointly by the two Councils on an annual basis. In addition, Appendix 2 to this report breaks the Table 6 figures down by settlements and areas identified in NEST Table 4a/b.

SP Observation – It can be seen that the structure plan is being implemented in such a way as to ensure that the 5-year supply continues to be identified. The two Councils have already recognised the need to ensure continuity of supply in the medium-term, although an updated assessment will be required to identify whether the actions proposed in 2003 will be appropriate to address the changing context evidenced by these monitoring results.

SP Implication – There will be a need to release Phase II sites at some point in the future to ensure continuity of supply and provide longer-term certainty over the future location of development. These sites need to be identified in respective local plans.

Indicator I – Windfalls on Greenfield Sites

Context

Windfall sites that are not compliant with NEST Policy 12 and not on brownfield sites are detrimental to the achievement of the structure plan strategy. Failure to limit such consents could prejudice the release of allocated sites.

Discussion

This indicator has proved particularly difficult to monitor due to the complexity of the information required. In the event, the only information currently available is that presented in other sections of this report in relation to completions and departures. This indicator, however, can bring these information sources together in a way which adds value.

Table 8 below provides an indication of the scale of windfall permissions on greenfield sites including those which did not accord with policy.

Table 8: Greenfield Windfalls (2002 – 2003)

	Greenfield Windfalls (x)	Greenfield Departures (included within 'x') (y)	Completions (z)	Greenfield Windfalls as a % of completions (x/z)	Departures and a % of completions (y/z)
AHMA	62	16	3,400	1.8%	0.5%
RHMA	208	77	876	23.7%	8.8%
Structure Plan Area	270	93	4,276	6.3%	2.2%

It has not been possible at this time to compare the figures for greenfield windfalls (270 units over two years) and departures (93 units over two years) with the total number of permissions granted, since this information is not readily accessible. In terms of the total quantity of greenfield windfalls as a proportion of completions, however, this ranges from 1.8% in the AHMA to 23.7% in the RHMA. In terms of departures, this would represent 2.2% of completions in that period, ranging from the AHMA at just 0.5% and the RHMA at 8.8%.

It can be seen from the data above that a considerable number of consents have been granted over the past two years as windfalls on greenfield sites. It can also be seen, however, that the majority of these relate to sites allowed for under other policies (particularly NEST Policy 12). Departures to NEST Policy 9, 12 and 28 represent 34% of these consents in terms of units.

SP Observation – Windfalls on greenfield sites represent a significant proportion of all housing in the RHMA. This level may be detrimental to the implementation of the structure plan strategy.

Indicator J – Completions

Context

Although NEST does not set a target for completions, they do give an indication of the strength of the market for new housing and the ability of the market to meet that demand. The strength of the market is determined to a large extent by national factors (such as macro-economic conditions and interest rates), although local factors also play a role.

Discussion

Table 9 below identifies the number of housing completions in the structure plan area during the monitoring period (and the two previous years since the base date of the plan).

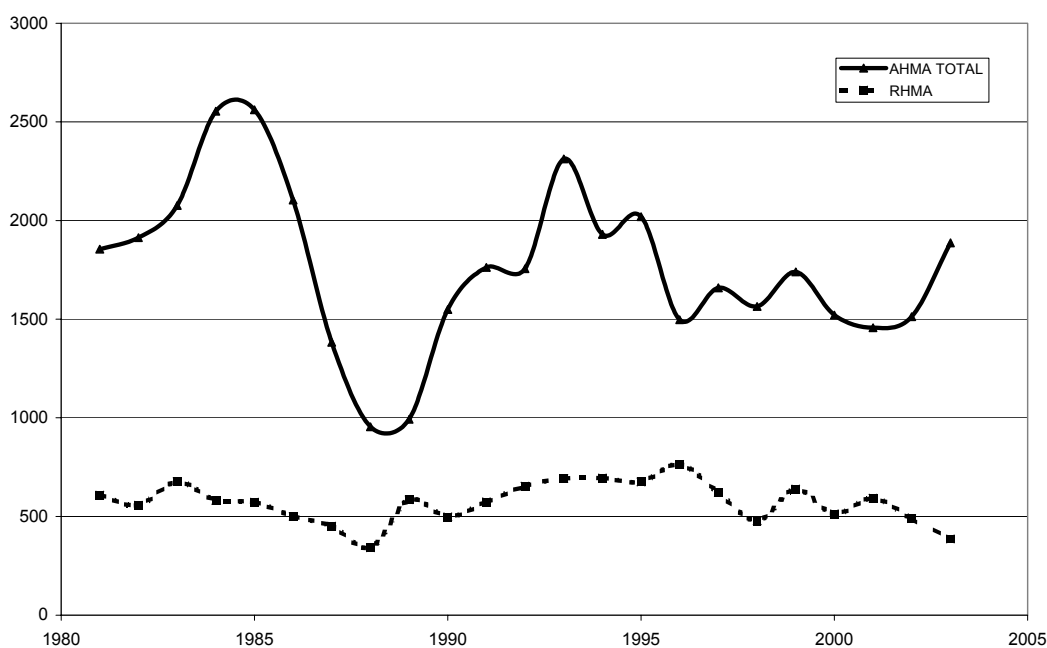
Table 9: Housing Completions in the Structure Plan Area

	2000	2001	2002	2003
Aberdeen City Council	861	713	560	910
Aberdeenshire Council	1,173	1,337	1,443	1,363
Structure Plan Area	2,034	2,050	2,003	2,273
Aberdeen HMA	1,521	1,457	1,513	1,887
Rural HMA	513	593	490	386

Note: A more detailed breakdown of completions is included in Appendix 3, which provides information on the basis of the areas identified in NEST Tables 4a & b. The tables also compare the data with information within NEST Tables 4a & b in order to aid analysis.

The monitoring data shows that completions in the structure plan area have been consistently over 2,000 units over the past four years with completions rising in the AHMA since 2001 while completions in the RHMA have been falling. It also shows that completions fell significantly in Aberdeen City between 2000 and 2002 but bounced back to approximately 850 in 2003.

Figure 3: Completions by HMA (1981 – 2003)



Over a longer time period, figure 3 shows that while AHMA completions are roughly in the middle of the range since 1980, RHMA completions in 2004 were at their lowest level over this period.

Completions have been running ahead of the structure plan requirement in the AHMA for the past four years, but were below the requirement in the RHMA during 2003. Completions in the AHMA also exceed the figures contained in NEST Table 3, thus emphasising the benefit from making allocations at a level significantly higher than the structure plan requirement.

Table 10 below shows the number and percentage of completions in the two HMAs on small sites (< 5 units). These are included within the figures in Table 9.

Table 10: Housing Completions on Small Sites (<5 units)

	2002		2003	
	No.	%	No.	%
Aberdeen HMA	158	10.4%	90	5.2%
Rural HMA	139	28.4%	139	36.5%
Structure Plan Area	297	14.8%	229	10.7%

It can be seen that there was a 23% fall in completions on small sites in the structure plan area during 2003 with all of this occurring in the AHMA (a 42% fall), since completions in the RHMA remained static.

Appendix 3 shows completions on the basis of the settlements and areas identified in NEST Table 4a/b. The delays experienced in both local plans, with the resulting delay in the release of Phase I sites can be seen to have postponed completions in a number of settlements which has, in the short-term, led to distortions on the levels of growth experienced by particular settlements (particularly significant in Aberdeen City and the RHMA). It is therefore important that every effort is made to avoid replicating this problem with the release of Phase II sites.

Completions on brownfield sites in Aberdeen City are likely to remain strong, while completions on greenfield sites are only likely to pick up slowly due to progress with the City Local Plan.

Completions in Inverurie, Portlethen and Oldmeldrum can expect to pick up in the next few years as consented sites start to yield housing, while Ellon and Stonehaven are likely to slow down as sites near completion.

In the RHMA, Mintlaw, Inch, Alford and Aboyne in particular are likely to see significant increases in housebuilding over the next few years following the release of Phase I sites through the Aberdeenshire Local Plan.

The impact of rising interest rates, slowing economic growth and doubts about the continuation of historic rates of house price inflation are likely to impact on completions in 2005 and 2006.

Indicator K – New Houses on Brownfield Sites

Context

The structure plan encourages the redevelopment of brownfield sites so as to reduce pressure on greenfield sites and help to sustain community services. A target is set for 50% of new housing to be on brownfield sites in the AHMA (para 3.17). In addition (an in support of this target), Policy 11 states that local plans should directed housing preferentially to brownfield sites within settlements.

Discussion

Table 11 below identifies the number and percentage of housing completions on brownfield sites in the monitoring period.

Table 11: Housing Completions on Brownfield Sites

	Completions on Brownfield Sites		Percentage of Completions on Brownfield Sites	
	2002	2003	2002	2003
Aberdeen City Council	500	828	89%	91%
Aberdeenshire Council	329	180	35%	13%
Structure Plan Area	829	1,008	41%	44%
Aberdeen HMA	653	924	43%	49%
Rural HMA	176	84	36%	22%

Note: A more detailed breakdown of completions on brownfield sites is included in Appendix 4, which provides information on the basis of the areas identified in NEST Tables 4a & b

The monitoring data shows that the 50% target for housing on brownfield sites in the AHMA was only marginally missed in 2003 and that this represented a considerable improvement on 2002 when the percentage achieved was 43%.

Although the structure plan did not set a target for housing on brownfield sites in the RHMA, the table shows that housing completions on brownfield sites in the RHMA fell significantly from 36% in 2002 to 22% in 2003 and were considerably lower than in the AHMA.

Aberdeen City Council achieved approximately 90% in both years while the performance for Aberdeenshire was 35% in 2002 and 13% in 2003. This largely reflects the geography of the area and the availability of brownfield sites, although the combination of high demand and availability in Aberdeen is not matched in Aberdeenshire where the areas with the highest availability also tend to be the areas with weaker demand for new housing.

Brownfield sites in Aberdeen City are being developed quicker than anticipated at the time the structure plan was prepared and this shows no sign of slowing down in the foreseeable future, although the release of greenfield sites may displace some of these in the medium-term.

Aberdeen City Council, in their Finalised Local Plan, have identified sites covering approximately 60ha with the potential to accommodate homes on brownfield sites, while Aberdeenshire have only identified a very limited number of brownfield sites for housing in

the Finalised Aberdeenshire Local Plan. Only two sites, one in Stonehaven (amended position of the Council) and one in Peterhead (fh2 – proposed modification) are believed to be brownfield in nature.

Appendix 4 presents the information contained within Table 11 on the basis of the settlements and areas identified in NEST Table 4, along with the percentages of the effective 5-year supply on brownfield sites.

Brownfield sites, whilst inherently sustainable, are often at risk from over-development with pressure placed on existing open space and a reluctance to provide open space where none currently exists. Brownfield redevelopment, particularly within urban areas offers the opportunity of reintroducing meaningful amenity space and thus creating high quality residential environments. Some brownfield sites already contain within their few large areas of open space. These areas should be both protected from development and enhanced for the benefit of communities and nature conservation. Whilst most of these issues are addressed in the definition of brownfield sites, found in the glossary, they are not given weight within NEST Policy 11.

Data Issue – In terms of NEST Policy 11, consideration should be given by Aberdeenshire Council to preparing an Urban Capacity Study covering some of the larger towns in Aberdeenshire to assess their potential for brownfield development. This would help to determine whether more can and should be done in increasing the rate of brownfield development in Aberdeenshire and enable a regeneration focus to be achieved where this is required. Fraserburgh and Peterhead may be two settlements that would benefit from being an early focus for such studies.

SP Observation – An unintended consequence of the level of housing on brownfield sites in Aberdeen City may be that it is proving difficult to secure houses as opposed to flats on such sites (as highlighted above).

The rate of development on brownfield sites in Aberdeen City and, to a lesser extent the delay in the release of greenfield sites can be seen to have led to a higher proportion of brownfield development than the structure plan anticipated.

SP Implication – Consideration should be given within NEST Policy 11 to strengthening the protection of existing open spaces on brownfield sites and providing new amenity spaces in areas which currently suffer from a deficit.

Indicator L – Affordable Housing

Context

The structure plan recognises the importance of affordable housing and the high level of need in north east Scotland (around 35% of completions). The planning system can play a role (complementary to other implementation mechanisms) in helping to meet this need.

Discussion

Table 12 below identifies the number and percentage of affordable housing completions in the monitoring period.

Table 12: Affordable Housing Completions

	Number of Affordable Housing Completions		Percentage of All Completions	
	2002	2003	2002	2003
Aberdeen City Council	79	169	14%	19%
Aberdeenshire Council	184	211	13%	15%
Structure Plan Area	263	380	13%	17%

Source: SE Housing Trends

The data illustrates that over 640 affordable homes (predominantly available to rent from RSLs) have been constructed in the Structure Plan area over the two-year period. In neither Council did the rate reach 35% in either year and across the plan area only reached half the target of 35% in 2003. Having said this, however, completions did rise significantly in 2003 compared to the previous year in both absolute and relative terms at the structure plan area level. It is noted, however, that $\frac{1}{3}$ of completions in Aberdeen were by the local authority who have no plans to develop more units at the current time.

In order to shed further light on these figures, Right-to-Buy sales on the part of both local authorities and RSL's amounted to 1008 in 2002 and 1136 in 2003. There was, as a result, a significant net loss of affordable housing for rent in both years. Both Local Housing Strategies are seeking to reverse this trend through an increase in the construction of affordable housing.

Although the Scottish Executive, through Communities Scotland, is a significant source of funding for affordable housing, the private sector can make a contribution through developer contributions secured at the time planning permission is granted. In terms of the contribution of the private sector via the planning system, Aberdeenshire Council have facilitated the equivalent of approximately 270 units in 2002 and 250 in 2003 respectively. Aberdeen City Council have facilitated the equivalent of 74 units over the two-year period but have recently received Committee approval for a 'Planning Gain Coordinator' in support of their Community Plan's targets (see Indicator N). Many of these 'units' will not currently form development on the ground but are potential for future years.

Indicator M – New Housing in the Countryside

Context

In addition to housing on allocated and brownfield sites, NEST Policy 12 makes provision for housing in the countryside if applications meet a number of criteria. In addition to replacement houses, provision is made for essential workers, conversions and (in the RHMA) housing in cohesive groups.

Discussion

Table 13 below provides information on consents granted for new housing in the countryside. There are no figures for Aberdeen City since the countryside within its area is classified as green belt, to which NEST Policy 12 does not apply. Sites allocated in previous local plans have been excluded from these figures, even if they are in the countryside in the current Finalised Aberdeenshire Local Plan.

Table 13: Approved Applications for Housing in the Countryside

	2002	2003	Total
Aberdeen City	0	0	0
Aberdeenshire	276	292	568
Structure Plan Area	276	292	568
AHMA	98	104	202
RHMA	178	188	366

NOTE: Due to the way in which data is currently held, monitoring this indicator has proved particularly difficult. These figures should therefore be seen as indicative.

The data shows that considerable numbers of units have been granted consent in the countryside during 2002 and 2003 (approx. 280pa). Of this number, steading conversions have been the most significant in numerical terms, accounting for 218 units (plus another 18 units from other converted buildings). This is followed by replacement dwellings (68 units) and “essential worker” cases (24 units). Only 10 units have been identifiable as being within cohesive groups. This leaves a further 230 units which are not possible to classify due to a lack of description in the Decision Reports, which are often simply referred to as the “erection of a dwellinghouse” and do not enable more detailed analysis. It is very unlikely that this figure of 230 units includes any additional steading conversions as these are usually described as such.

It can also be seen that approximately 35% of the consents were granted in the AHMA while the remaining 65% were in the RHMA. There would appear to be an equal balance between 2002 and 2003 in both HMAs.

Departures are considered below but NEST Policy 12 was the subject of a considerable number of departures during 2002 - 2003 and these are included within the figures above.

Data Issue – There is a need to ensure that the new development control system in Aberdeenshire is able to assist in the monitoring of this indicator in future years.

SP Observations – If these consents are turned into completions, this represents a very significant source of land for housebuilding, particularly in the RHMA and does not appear to support the contention that the policy is overly restrictive, although the relationship of this indicator to the departures information is important.

Indicator N – Developer Contributions

Context

NEST Policy 13 requires that developers address the impact brought about by development and local plans identify where contributions will be required.

Discussion

Table 14 below shows the number of applications approved with either a requirement to enter a s75 (or other) agreement or with suspensive conditions for developer contributions.

Table 14: Agreements and Suspensive Conditions to secure developer contributions

	Sites where developer contributions have been secured through agreements		Suspensive Conditions	
	2002	2003	2002	2003
Aberdeen City	4	8	5	14
Aberdeenshire	48	47	N/A	N/A
Structure Plan Area	48	48	N/A	N/A

Note: The Aberdeenshire figures do not include sites with suspensive conditions as the way data is held does not allow for an assessment to be made of the number of such sites. These figures will also include agreements where the provision of affordable housing forms one element (addressed under Indicator 'L'), although very few if any were solely for that purpose.

It can be seen from the information presented above that Aberdeenshire has made considerably more use of agreements with developers to secure developer contributions than Aberdeen City during the period 2002 – 2003. Indeed, Aberdeenshire Council received an award at the 2002 *Scottish Awards for Quality in Planning* for 'Community Oriented Developer Contributions'. It should be noted, however, that Aberdeen City have recently received Committee approval for a new post of 'Planning Gain Co-ordinator' and this is likely to result in an increase in the use of agreements over the coming years, particularly in the context of the implementation of the emerging City Local Plan (where there is an intention to expand their use beyond securing affordable housing and transport improvements). It can also be seen that 19 applications were approved with suspensive conditions for developer contributions in Aberdeen City but comparable figures for Aberdeenshire are unavailable.

It is also important to note that, in addition to suspensive conditions and agreements, "developer contributions" can also be secured through negotiated improvements to planning applications and such cases are not highlighted in the table above. Affordable housing, while also addressed under Indicator 'L', also features in the table above since securing such provision is one reason that can give rise to the need for an agreement.

This shows that efforts are being made within both planning authorities to ensure that developers address the impact of their developments. It only gives a partial perspective, however, given that is not possible to quantify other means of achieving these objectives.

It has not been possible to identify the number of agreements sought, largely because some schemes fail to come forward and applications are dealt with in different ways, depending on the circumstances of the case. The issue of applications being appealed, however, raises the issue of the extent of information required to be placed before a Reporter on matters agreed between the applicant and planning authority if negotiated contributions are to be adequately secured (see 'Appeals' below).

E) Departures

Applications which are approved contrary to the development plan are termed “departures” and have to be advertised as such prior to consent being granted. Given the focus of this report on the NEST housing policies, the section below highlights the applications which have been approved by the two Councils as departures from these policies.

Tables 15 and 16 show the number of departures from NEST housing policies (Policies 7-14) and all NEST departures in both local authorities.

Table 15: Approved NEST Housing Departures (Aberdeen City Council)

Aberdeen City Council	NEST Housing Departures	All NEST Departures	%
2002 & 2003	0	13	0%

Table 16: Approved NEST Housing Departures (Aberdeenshire Council)

Aberdeenshire Council	NEST Housing Departures	All NEST Departures	%
2002	53	74	72%
2003	58	84	69%
2002 & 2003	111	158	70%

In Aberdeen City, over the two-year period 2002-2003, of the 60 departures against the development plan, only 13 applications were departures from NEST. Of these, none were strictly against any of the NEST housing policies, although 12 were housing applications contrary to NEST Policy 28 (Development in the Green Belt). These departures will be considered in detail in the monitoring report in relation to the ‘Environment’ theme which is programmed for 2005.

Aberdeenshire, however, have approved 111 applications as departures from NEST housing policies, a similar number in both years.

Table 17 below shows the particular policies against which departures have been approved in Aberdeenshire.

Table 17: Approved Departures from NEST Housing Policies in Aberdeenshire

Aberdeenshire Council	7	8	9	10	11	12	13	14
2002					2	52		
2003			1		2	55		
2002 & 2003			1		4	107		

Note: One application was considered contrary to both NEST Policies 11 and 12 which explains why the numbers presented here add up to 112 rather than 111.

It can be seen that Aberdeenshire Council have approved a significant number of departures from NEST Policy 12 (Housing in the Countryside Beyond the Greenbelt). While a proportion of those granted during 2002 were treated under ‘transitional arrangements’ due to the approval of NEST in December 2001 (treated under the policy framework in force at the time the application was submitted – for a period of time), this explanation does not exist in 2003 when there was a slightly higher number of departures. These departures will need to be investigated further to identify which part of Policy 12 they relate to (steading conversions, cohesive groups or others).

Table 18: Departures from NEST Policy 12

2002	Applications	Units	2003	Applications	Units
AHMA	17	27	AHMA	10	9
RHMA	35	42	RHMA	45	52
NEST	52	69	NEST	55	61

Table 18 highlights the number of housing units represented by the 107 departures from NEST Policy 12 and breaks these down by year and Housing Market Area. Of the 130 units, approximately 1/3 were in the AHMA, while the remaining 2/3 were in the RHMA – similar proportions to the total consents granted for housing in the countryside.

In late 2003, an application was approved for 5 units on a Phase II site in Berefold (nr Ellon) on a site which had not attracted objections in the Local Plan. This represented a departure from NEST Policy 9, the only one during the two-year period. A second application, this time in Turriff and for 20 units was approved in early 2004 on a Phase II site, again contrary to NEST Policy 9. A further site, this time in Aberchirder, was granted consent on a Phase III site (contrary to NEST Policy 10 [being outwith the monitoring period, these applications do not appear in the figures above]. Both of these were approved by the Council's Infrastructure Services Committee following departure proceedings.

This level of departure from NEST Policy 12 reflects the political nature of housing in the countryside in Aberdeenshire and would suggest that the policy may not have the widespread support of Councillors. If the required level of consistency and certainty is to be provided in terms of housing in the countryside, the number of departures needs to be dramatically reduced. This issue is related to the issues raised by draft SPP15, Indicators 'I' and 'M' and under the consideration of appeal decisions.

SP Observation – This level of departure from NEST Policy 12 reflects the political nature of housing in the countryside in Aberdeenshire and would suggest that the policy may not have the widespread support of Councillors. If the required level of consistency and certainty is to be provided in terms of housing in the countryside, the number of departures needs to be dramatically reduced. This issue is related to the issues raised by draft SPP15, Indicators 'I' and 'M' and under the consideration of appeal decisions.

SP Implications – There may be scope for reviewing NEST Policy 12 so as to retain the current clarity while at the same time increasing the certainty for applicants as to whether their application is likely to be considered favourably. This level of departures also calls into question the appropriateness of the form of Policy 12 which is quite tightly worded for a strategic policy.

F) Appeals

Applicants for planning permission whose applications are either refused, approved subject to conditions or not determined within a given time period can appeal to the Scottish Ministers. The conduct of these appeals is handled by the Scottish Executive Inquiry Reporters Unit (SEIRU).

This section focuses on housing appeals determined in Aberdeen and Aberdeenshire during 2002 and 2003, although a number of references are made to appeals decided during the first half of 2004 to provide an up-to-date picture where this is considered helpful.

Table 19, below, emphasises the importance of housing appeals in relation to all applications going to appeal each year, representing 57% of all appeals being considered in the structure plan area. The proportion in Aberdeenshire (68%) is significantly higher than in Aberdeen (38%).

Table 19: Appeals Determined in Aberdeen and Aberdeenshire (2002 & 2003)

	Housing Appeals (Public Inquiry / Written Submissions)	All Appeals	Percentage
Aberdeen City Council	30 (4 / 26)	78	38%
Aberdeenshire Council	91 (12 / 79)	134	68%
Structure Plan Area	121 (16 / 105)	212	57%

A total of 16 Public Inquiries were held, representing 13% of all housing appeals during this period, with the remaining 87% decided by written submissions. No hearings were conducted during this period.

Table 20 below shows that, overall, 32 (26%) housing appeals were successful over the two-year period, with 10 withdrawn and 79 dismissed.

Table 20: Housing Appeals in Aberdeen and Aberdeenshire (2002 –2003)

	Allowed	Dismissed	Withdrawn	Total	% Allowed
Aberdeen City Council	14	14	2	30	47%
Aberdeenshire Council	18	65	8	91	20%
Structure Plan Area	32	79	10	121	26%

Of the 18 appeals allowed in Aberdeenshire, three were closely linked to other appeals (different parts of the same site) so this effectively brings the number down to 15, eight in 2002 and seven in 2003.

Of the 16 appeals being heard by way of public inquiry, only one in Aberdeenshire was approved at Uryside, Inverurie and one in Aberdeen City at Elmhill House (see below).

A number of issues were raised in the process of appeals and some of these are highlighted below.

Strategy – The centrality of the structure plan strategy has been emphasised in several recent appeal decisions, with clarity as to the settlement focus of the plan as well as the hierarchy of settlements which guides the location and scale of development. The strategy has been seen as fundamental to determining the location of development and has received support from Reporters as a clear framework for growth, based on sustainable development principles and related to the nature of the respective areas. Examples in early 2004 include [P/PPA/110/435](#) (School Road, Newburgh) and [P/PPA/110/431](#) (Bridge of Alford).

Housing Land Supply – This has been the central issue raised by appellants at a number of appeals over the last two years. No appeal reporter has identified a shortfall in either Housing Market Area and Table 2 has been clearly identified as the Structure Plan Requirement against which the housing land supply must be measured [[P/PPA/100/150](#) (Contlaw Road, Milltimber) & [P/PPA/110/435](#) (School Road, Newburgh)]. Having said this, however, it has been pointed out that, there is likely to be an emerging issue as the plan rolls forward into the second plan period unless the Phase II sites are released, a position already recognised by the Councils.

Brownfield Development – Policy 11 ‘General Housing Considerations’ encourages the use of brownfield sites for housing setting a target for at least 50% of housing within the AHMA to come from brownfield sources. There is ample support for the development of ‘Brownfield Land’ by the Local Plans and by appellants. The main reasons for appeal on brownfield sites were due to factors such as access, design and over-development of the site. No appeal reporter has found proposals for housing on brownfield sites to be contrary to Policy 11 and this highlights the possibility that at present the policy does not fully take into account the importance of retention of open space or indeed provision of open space on brownfield sites.

Housing in the Countryside: Cohesive Groups – The ‘Cohesive Group’ part of NEST Policy 12 only applies in the Rural HMA. Reporters have recognised the NEST strategy as directing development into settlements, with the cohesive groups section of NEST Policy 12 allowing for consolidation but not extension of such groups. In this regard, the extent of cohesion and presence of development or mature landscape features acting to constrain the group have been seen as important factors [[P/PPA/110/409](#) (Whiteford, Pitcaple)]. Although not directly addressed by a Reporter, claims have been made by appellants that settlements defined in the local plan are cohesive groups. If this interpretation were to be accepted it would render settlement boundaries largely meaningless.

Housing in the Countryside: Extension of Non-Residential (and former Non-Residential) Vernacular Buildings – NEST Policy 12 allows for the extension of existing houses in the countryside in principle but restricts the conversion to residential use of non-residential vernacular buildings to being within the original structure of the building. Reporters ([P/PPA/110/348](#) Blackchambers East, Kinellar & [P/PPA/110/443](#) Blackchambers, Westhill) have confirmed the interpretation contained in Finalised ALP that the policy acceptance of extensions to existing housing (Policy 12a) is qualified for converted non-residential vernacular buildings by the terms of Policy 12d in relation to the original structure and character of the building.

Developer Contributions – A number of appeals were determined during the monitoring period where there was a negotiated agreement regarding developer contributions between the parties prior to the appeal. The existence of this agreement was communicated to the SEIRU Reporter but decisions were issued without the requirement to enter into an agreement. It is encouraging to observe, however, that more recently Reporters have taken the approach of recognising existing agreements and not requiring evidence to be given on this issue.

The largest appeals in Aberdeen City related to three brownfield sites for 140 (P/PPA/100/199, Froghall Terrace), 154 (P/PPA/100/240, Elmhill House) and 167 units (P/PPA/100/244, Gallowhill). All of these were allowed but were not contrary to NEST. The brownfield sites were all identified in the Brownfield Urban Capacity Study (BUCS) and the reasons for appeal was largely due to local factors such as access, design, parking and perceived over-development.

The largest appeals in Aberdeenshire during this period were two consecutive appeals in Inverurie, both of which were for around 250 units and effectively competing for the Local Plan allocation. These appeals were heard at Public Inquiries held in February 2003. In these cases, the Reporter decided that an easterly expansion of the town on the site identified in the Finalised Local Plan (Uryside – [P/PPA/110/367](#)) should be supported as opposed to a westerly expansion (Blackhall Road – [P/PPA/110/377](#)). It was also noted by the Reporter that Uryside had the potential to expand further, whereas Blackhall Road would have significant adverse environmental impacts. At the time the appeal was heard, Aberdeenshire Council had decided that, if they had been considering the application at that point, the Uryside scheme would have been considered favourably and the Council would have been minded to grant consent.

Appendices 5 - 7 to this report lists all the housing appeals determined by the SEIRU over the period covered by this monitoring report with those appeals that were allowed given more detail. References can be used to obtain the appropriate decision letters from the SEIRU website.

SP Observations – NEST, as the approved structure plan, has been supported at appeal and the importance of the strategy has been particularly marked. Also noteworthy is the necessity of having up-to-date adopted local plans. The value of continuity of land supply has been emphasised. The policy emphasis on brownfield sites (with no qualification) has led to brownfield sites being developed without sufficient recognition of the value of the retention and provision of open space.

NOTE: All appeals lodged since 1/1/2001 (including all of those noted above and in Appendices 5 - 7) can be downloaded in PDF format from the SEIRU website from the address below.

<http://www.scotland.gov.uk/planning/seiru/scripts/Searchcasehandling.ASP>

Appendices

Appendix 2: Housing Land Supply (Draft 2004) by NEST Table 4a/b Area

	Established	Constrained	Effective (5yr)	Effective (prg)
City Brownfield	2175	434	2697	88
City Greenfield	351	613	964	0
Blackburn	343	0	343	0
Inverurie	690	0	679	11
Kintore	553	0	456	97
Weshill	370	56	314	0
Garioch (other AHMA)	407	60	275	72
Ellon	368	91	277	0
Oldmeldrum	390	0	293	97
Formartine (other AHMA)	287	0	287	0
Portlethen	406	0	231	175
Stonehaven	72	0	72	0
K&M (other AHMA)	147	18	124	5
Banchory	352	10	307	35
Marr (other AHMA)	101	38	55	8
AHMA	7012	1320	7374	588

Banff & Macduff	298	50	120	128
Fraserburgh	300	0	146	154
B&B (other RHMA)	296	129	135	32
Peterhead	636	220	251	165
Mintlaw	82	0	48	34
Buchan (other RHMA)	685	401	237	47
Turriff	140	12	73	55
Formartine (other RHMA)	188	72	92	24
Insch	242	18	139	85
Garioch (other RHMA)	147	95	52	0
Laurencekirk	296	119	177	0
K&M (other RHMA)	231	174	53	4
Aboyne	90	90	0	0
Alford	159	10	149	0
Huntly	271	30	100	141
Marr (other RHMA)	158	56	95	7
RHMA	4219	1476	1867	876

Note 1: This table does not include the small site allowances of 565 in the AHMA and 695 in the RHMA.

Note 2: In order to compare the table above with NEST Table 4, the “Constrained” and “Effective (prg)” columns need to be added together.

Appendix 3: Completions by NEST Table 4a/b Area

		NEST Table 4a															
		2000	2001	2002	2003	Total (02-03)	% of AHMA	Phase I		Effective + Phase I		Effective + Phase I + Phase II		Effective + Constrained + Phase I + Phase II			
		No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
City Brownfield		726	644	500	828	1328	39.1%	1500	37.6%	3319	35.8%	6319	41.6%	4103	34.3%	7103	39.8%
City Greenfield		137	68	66	82	148	4.4%	400	10.0%	675	7.3%	1475	9.7%	1084	9.1%	1884	10.5%
Blackburn		32	19	60	57	117	3.4%	300	7.5%	443	4.8%	443	2.9%	443	3.7%	443	2.5%
Inverurie		46	12	77	75	152	4.5%	450	11.3%	671	7.2%	1171	7.7%	822	6.9%	1322	7.4%
Kintore		7	43	116	135	251	7.4%	150	3.8%	479	5.2%	479	3.2%	829	6.9%	829	4.6%
Weshill		99	97	53	110	163	4.8%	400	10.0%	654	7.1%	1154	7.6%	654	5.5%	1154	6.5%
Garioch (other AHMA)		157	100	49	36	85	2.5%	40	1.0%	503	5.4%	628	4.1%	528	4.4%	653	3.7%
Ellon		7	73	142	218	360	10.6%	20	0.5%	211	2.3%	211	1.4%	642	5.4%	642	3.6%
Oldmeldrum		11	0	3	1	4	0.1%	0	0.0%	108	1.2%	108	0.7%	413	3.5%	413	2.3%
Formartine (other AHMA)		77	107	141	124	265	7.8%	115	2.9%	611	6.6%	736	4.9%	665	5.6%	790	4.4%
Portlethen		8	2	18	11	29	0.9%	400	10.0%	415	4.5%	815	5.4%	415	3.5%	815	4.6%
Stonehaven		91	178	226	124	350	10.3%	25	0.6%	633	6.8%	633	4.2%	677	5.7%	677	3.8%
K&M (other AHMA)		23	39	23	44	67	2.0%	85	2.1%	134	1.4%	259	1.7%	177	1.5%	302	1.7%
Banchory		96	68	41	33	74	2.2%	50	1.3%	331	3.6%	531	3.5%	385	3.2%	585	3.3%
Marr (other AHMA)		6	6	4	9	13	0.4%	50	1.3%	86	0.9%	211	1.4%	127	1.1%	252	1.4%
Total		1,521	1,457	1,513	1,887	3,400	100%	3985	100%	9273	100%	15173	100.0%	11964	100%	17864	100%

RHMA

NEST Table 4b																
	2000	2001	2002	2003	Total (02-03)	% of HMA	Phase I		Effective + Phase I		Effective + Phase I + Phase II		Effective + Constrained + Phase I + Phase II			
							No.	%	No.	%	No.	%	No.	%		
Banff & Macduff	20	26	8	24	32	3.7%	170	12.3%	349	7.9%	549	8.2%	387	6.8%	587	7.4%
Fraserburgh	35	17	52	22	74	8.4%	150	10.8%	405	9.2%	605	9.0%	405	7.2%	605	7.6%
B&B (other RHMA)	42	29	51	41	92	10.5%	50	3.6%	346	7.8%	446	6.6%	360	6.4%	460	5.8%
Peterhead	26	179	106	36	142	16.2%	120	8.7%	452	10.2%	752	11.2%	923	16.3%	1,223	15.4%
Mindlaw	6	1	3	1	4	0.5%	50	3.6%	53	1.2%	203	3.0%	68	1.2%	218	2.7%
Buchan (other RHMA)	45	62	56	80	136	15.5%	50	3.6%	538	12.2%	638	9.5%	822	14.5%	922	11.6%
Turriff	17	76	24	20	44	5.0%	0	0.0%	276	6.3%	426	6.3%	286	5.1%	436	5.5%
Formartine (other RHMA)	11	34	25	24	49	5.6%	50	3.6%	215	4.9%	315	4.7%	225	4.0%	325	4.1%
Insch	8	8	7	5	12	1.4%	150	10.8%	250	5.7%	400	6.0%	258	4.6%	408	5.1%
Garioch (other RHMA)	10	14	10	23	33	3.8%	20	1.4%	131	3.0%	181	2.7%	131	2.3%	181	2.3%
Laurencekirk	17	14	21	12	33	3.8%	60	4.3%	252	5.7%	402	6.0%	351	6.2%	501	6.3%
K&M (other RHMA)	105	41	20	9	29	3.3%	50	3.6%	293	6.6%	393	5.9%	411	7.3%	511	6.4%
Aboyne	39	15	21	18	39	4.5%	90	6.5%	154	3.5%	304	4.5%	169	3.0%	319	4.0%
Alford	13	2	4	14	18	2.1%	150	10.8%	150	3.4%	300	4.5%	160	2.8%	310	3.9%
Huntly	9	2	3	5	8	0.9%	175	12.6%	250	5.7%	400	6.0%	304	5.4%	454	5.7%
Marr (other RHMA)	110	73	79	52	131	15.0%	50	3.6%	302	6.8%	402	6.0%	393	7.0%	493	6.2%
Total	513	593	490	386	876	100%	1,385	100%	4,416	100%	6,716	100%	5,653	100%	7,953	100%

Appendix 4: Completions and Effective Supply on Brownfield Sites by NEST Table 4a/b Area

	Completions on Brownfield Sites		Percentage of Completions on Brownfield Sites		Effective Supply on Brownfield Sites (2004 Audit)	%
	2002	2003	2002	2003		
AHMA						
City Brownfield	503	793	79%	87%	2175	86%
City Greenfield	N/A	N/A	N/A	N/A	N/A	N/A
Blackburn	0	2	0%	4%	4	1%
Inverurie	40	24	52%	32%	62	9%
Kintore	23	4	20%	3%	26	6%
Weshill	0	1	0%	1%	18	6%
Garioch (other AHMA)	0	7	0%	19%	27	10%
Ellon	7	4	5%	2%	7	3%
Oldmeldrum	3	1	100%	100%	0	0%
Formartine (other AHMA)	12	13	9%	10%	6	2%
Portlethen	1	2	6%	18%	0	0%
Stonehaven	63	1	28%	1%	64	89%
K&M (other AHMA)	0	34	0%	77%	0	0%
Banchory	4	3	10%	9%	5	2%
Marr (other AHMA)	0	0	0%	0%	0	0%
AHMA	653	924	43%	49%	2394	38%

	Completions on Brownfield Sites		Percentage of Completions on Brownfield Sites		Effective Supply on Brownfield Sites (2004 Audit)	%
	2002	2003	2002	2003		
RHMA						
Banff & Macduff	1	1	13%	4%	5	4%
Fraserburgh	7	1	13%	5%	26	18%
B&B (other RHMA)	2	3	4%	7%	0	0%
Peterhead	69	12	65%	33%	0	0%
Mintlaw	2	1	67%	100%	32	67%
Buchan (other RHMA)	29	16	52%	20%	15	6%
Turriff	11	6	46%	30%	4	5%
Formartine (other RHMA)	17	5	68%	21%	44	48%
Insch	0	0	0%	0%	5	4%
Garioch (other RHMA)	3	9	30%	39%	5	10%
Laurencekirk	0	0	0%	0%	7	4%
K&M (other RHMA)	6	1	30%	11%	14	26%
Aboyne	16	18	76%	100%	0	0%
Alford	2	1	50%	7%	0	0%
Huntly	2	4	67%	80%	6	6%
Marr (other RHMA)	9	6	11%	12%	0	0%
RHMA	176	84	36%	22%	163	

Aberdeen City Council	503	793	79%	87%	2175	86%
Aberdeenshire Council	329	180	35%	13%	382	8%
Structure Plan Area	832	973	41%	44%	2557	31%

Appendix 5: Housing Appeals Determined During 2002 & 2003 (Aberdeen City)

Appeal Ref.	Proposal	Location	Format	Decision Date	Decision
P/PPA/100/189	Erection of 59 Flats on a Brownfield Site. Site identified in BUCS. Contrary to Policy 20	Aberdeen City	PLI	23/05/02	Dismissed
P/PPA/100/197	Single Dwellinghouse, proposed feu split. No points in relation to NEST	Aberdeen, Milltimber	Written	28/02/02	Dismissed
P/PPA/100/199	Development of 140 Units. Brownfield Site identified in BUCS. Proposal complied with NEST Policy 11	Aberdeen City	Written	01/08/02	Allowed
P/PPA/100/205	Single Dwellinghouse	Aberdeen, Milltimber	PLI	09/10/02	Dismissed
P/PPA/100/209	Demolition of existing single storey building and erection of 10 Flats. No points in relation to NEST (Brownfield)	Aberdeen, Cults	Written	30/07/02	Dismissed
P/PPA/100/210	6 Executive Houses, adjacent to the larger development at Grandholm. Established residential use on site – proposal would replace 6 traditional cottages.	Aberdeen City	Written	05/08/2002	Allowed
P/PPA/100/211	41 Flats within the grounds of the Crombie Mills at Grandholm. Proposal accords with NEST Policy 11	Aberdeen City	Written	15/08/02	Dismissed
P/CAC/100/212	30 Flats within the grounds of the Crombie Mills at Grandholm. Proposal accords with NEST Policy 11	Aberdeen City	Written	19/08/02	Dismissed
P/PPA/100/213	6 Townhouses, replacing a previous permission for 3 Houses within the grounds of the Crombie Mills at Grandholm. Proposal accords with NEST Policy 11	Aberdeen City	Written	15/08/02	Allowed
P/PPA/100/215	18 Houses. 149 Flats on Brownfield Site	Aberdeen City	Written	06/12/02	Withdrawn
P/PPA/100/216	Demolish existing house and erection of 2 houses. Proposal does not comply with NEST para. 3.16 or feu split policy.	Aberdeen, Milltimber	Written	04/11/02	Dismissed
P/PPA/100/220	Single Dwellinghouse	Aberdeen, Bieldside	Written	28/10/02	Allowed
P/PPA/100/221	Erection of 24 Flats on an areas of unused urban land. No points in relation to NEST	Aberdeen City	Written	06/11/02	Dismissed
P/PPA/100/229	Single Dwellinghouse, feu split. Issues surrounding mature trees. No points in relation to NEST	Aberdeen, Cults	Written	24/03/09	Allowed
P/PPA/100/233	Single Dwellinghouse, contrary to feu split policy and Adopted Local Plan. No points in relation to NEST	Aberdeen City	Written	09/07/03	Dismissed
P/PPA/100/235	Erection of single dwellinghouse on L shaped feu within existing residential area. No points in relation to NEST	Aberdeen City	Written	30/06/03	Allowed
P/PPA/100/237	Conversion and extension of steading to form dwellinghouse. Contrary to Policy 28.	Aberdeen, Cults	Written	24/07/03	Dismissed
P/PPA/100/240	Development of Brownfield Site, conversion of hospital building 'Elmhill House' to form 140 Flats and 14 Townhouses. Development not contrary to NEST	Aberdeen City	PLI	17/11/03	Allowed

P/PPA/100/241	Erection of 36 Flats adjacent to the river Don within the derelict former curtilage of a farm.	Aberdeen, Dyce	Written	09/07/03	Allowed
P/PPA/100/244	18 Houses, 149 Flats on former gas works site (Brownfield). Main issues were related to overdevelopment of the site and amenity concerns. Development not contrary to NEST.	Aberdeen City	Written	23/07/03	Allowed
P/PPA/100/242	24 Flats on Brownfield Site. Refusal on ground of privacy and design. No points in relation to NEST	Aberdeen City	Written	10/07/03	Dismissed
P/PPA/100/243	Single Dwellinghouse in the Greenbelt. Contrary to Green Belt policy in Local Plan and 28 & 27 in NEST	Aberdeen, Bieldside	Written	15/07/07	Allowed
P/PPA/100/248	Single Dwellinghouse. No points in relation to NEST	Aberdeen City	Written	23/09/03	Allowed
P/PPA/100/249	Conversion of A listed building to form 13 flats and 3 houses in grounds of building	Aberdeen, Peterculter	PLI	23/12/03	Withdrawn
P/PPA/100/250	Single Dwellinghouse, concern over the impact on protected trees.	Aberdeen, Milltimber	Written	23/09/03	Allowed
P/PPA/100/255	Single Dwellinghouse, feu split.	Aberdeen, Bieldside	Written	23/10/03	Dismissed
P/PPA/100/256	8 Flats on Brownfield site. Application refused on noise grounds. No points in relation to NEST	Aberdeen City	Written	27/10/03	Allowed
P/PPA/100/261	16 Flats on Brownfield Site, traffic implications. No points in relation to NEST	Aberdeen, Bucksburn	Written	12/11/03	Dismissed
P/PPA/100/262	Single Dwellinghouse, feu split: Policy 11 taken into consideration by Reporter	Aberdeen, Cults	Written	01/12/03	Dismissed
P/PPA/100/266	23 Flats on Brownfield Site. Insufficient parking on site. No points in relation to NEST.	Aberdeen, City	Written	22/12/03	Allowed

Appendix 6: Housing Appeals Allowed During 2002 & 2003 (Aberdeenshire)

Case reference	Planning authority	Address	Brief Description	Units (approx.)	Decided by	Decision	Decision Date
P/PPA/110/311	Aberdeenshire	BANFF DAY SERVICES, COLLEONARD ROAD, BANFF	Development of 10 flats and four houses on a site within a residential area of Banff identified for residential development in the Local Plan.	14	Written Submission	Allowed	04/03/02
P/PPA/110/312	Aberdeenshire	BANFF DAY SERVICES, COLLEONARD ROAD, BANFF	Development of special needs home for 9 residents and overnight accommodation for staff within a residential area of Banff.	9	Written Submission	Allowed	04/03/02
P/PPA/110/313	Aberdeenshire	PLOT 1, LARCHWOOD, STATION ROAD, ELLON	Development of a house in the rear garden of an existing property in a residential area of Ellon.	1	Written Submission	Allowed	12/03/02
P/PPA/110/318	Aberdeenshire	PLOT 2, LARCHWOOD, STATION ROAD, ELLON	Development of a house in the rear garden of an existing property in a residential area of Ellon.	1	Written Submission	Allowed	12/03/02
P/PPA/110/323	Aberdeenshire	EAST MAINS OF GLASSEL, BANCHORY	Development of 6 houses on an site allocated in CALPs for residential development in a group of houses identified as a settlement in CALPs but not ALP.	6	Written Submission	Allowed	19/02/02
P/PPA/110/328	Aberdeenshire	WEST TILBOURIES, MARYCULTER	Development of a dwellinghouse on a site where permission had been given for the conversion of a steading into residential use which had subsequently been demolished.	1	Written Submission	Allowed	04/04/02
P/PPA/110/329	Aberdeenshire	KIRKTON OF SKENE, ABERDEENSHIRE	Development of 15 houses on a site identified in CALPs and ALP for residential development (around 10 units).	15	Written Submission	Allowed	22/04/02
P/PPA/110/330	Aberdeenshire	KIRKVILLE, KIRKTON OF SKENE, ABERDEENSHIRE.	Development of around 4 affordable houses on the site of an existing vacant house and gardens within the settlement boundary.	4	Written Submission	Allowed	22/04/02
P/PPA/110/354	Aberdeenshire	THORNHILL, BELLEVUE TERRACE, BANFF	Appeal against a condition restricting vehicular access points to a grant of outline planning permission for the erection of a house.	1	Written Submission	Allowed	06/06/02
P/PPA/110/362	Aberdeenshire	ELRICK FARM, BRIDGE OF MUCHALLS, STONEHAVEN (PLOT 1)	Erection of house (one of two) to facilitate the conversion of a steading to residential use (previously approved).	1	Written Submission	Allowed	19/08/02
P/PPA/110/363	Aberdeenshire	ELRICK FARM, BRIDGE OF MUCHALLS,	Erection of house (one of two) to facilitate the conversion of a steading to residential	1	Written Submission	Allowed	19/08/02

		STONEHAVEN (PLOT 2)	use (previously approved).					
P/PPA/110/367	Aberdeenshire	URYSIDE, INVERURIE, ABERDEENSHIRE	Development of around 250 houses on land identified as an allocation in Finalised ALP to the east of the River Ury and the Aberdeen-Inverness railway line.	250	Public Inquiry	Allowed	12/06/03	
P/PPA/110/388	Aberdeenshire	YTHAN HOTEL, MAIN STREET, NEWBURGH	Redevelop a former caravan site for housing (10 units) on the edge of Newburgh	10	Written Submission	Allowed	23/01/03	
P/PPA/110/399	Aberdeenshire	LAND AT SOUTH EAST DRUMOAK	Development of around 60 houses on two sites divided by the A93 road in Drumoak.	60	Written Submission	Allowed	11/11/03	
P/PPA/110/405	Aberdeenshire	CREAGORAN, GLASSEL ROAD, INCHMARLO, BANCHORY	Development of one house in the CALPs settlement of East Mains, Banchory.	1	Written Submission	Allowed	14/07/03	
P/PPA/110/418	Aberdeenshire	TORRAN DARROCH, BALLATER ROAD, ABOYNE	Development of house in the rear garden of an existing property in a residential area of Aboyne.	1	Written Submission	Allowed	25/09/03	
P/PPA/110/419	Aberdeenshire	46/48 NORTH STREET, INVERURIE	Development of 6 flats and 1 house on the site of a vacant house and two semi-derelict cottages within a residential area and within the settlement boundary of Inverurie.	7	Written Submission	Allowed	03/09/03	
P/PPA/110/420	Aberdeenshire	70 GOLF ROAD, BALLATER, ABERDEENSHIRE	Development of 4 houses on a brownfield site within a residential area and within the settlement boundary of Ballater.	4	Written Submission	Allowed	25/09/03	

Appendix 7: All Housing Appeals Determined During 2002 & 2003 (Aberdeenshire)

Case reference	Planning authority	Address	Decided by	Decision	Decision Date
P/PPA/110/290	Aberdeenshire	NORTH YTHSIE, TARVES	Public Inquiry	Dismissed	04/03/02
P/PPA/110/303	Aberdeenshire	LAND AT RATHEN NEAR FRASERBURGH	Written Submission	Dismissed	15/01/02
P/PPA/110/304	Aberdeenshire	KINGSFORD, WELLHOUSE ROAD, ALFORD,	Written Submission	Dismissed	15/01/02
P/PPA/110/305	Aberdeenshire	SITE OFF AUCHRY ROAD, CUMINESTOWN	Written Submission	Dismissed	15/01/02
P/PPA/110/306	Aberdeenshire	TILLYSOUL, KEMNAY	Written Submission	Dismissed	18/03/02
P/PPA/110/307	Aberdeenshire	LAND AT WELLHEAD FARM, ALFORD	Written Submission	Dismissed	18/03/02
P/PPA/110/309	Aberdeenshire	STORE/FARM OFFICE, BLACKBOG FARM, GLASS, HUNTLY	Written Submission	Dismissed	25/03/02
P/PPA/110/311	Aberdeenshire	BANFF DAY SERVICES, COLLEONARD ROAD, BANFF	Written Submission	Allowed	04/03/02
P/PPA/110/312	Aberdeenshire	BANFF DAY SERVICES, COLLEONARD ROAD, BANFF	Written Submission	Allowed	04/03/02
P/PPA/110/313	Aberdeenshire	PLOT 1, LARCHWOOD, STATION ROAD, ELLON	Written Submission	Allowed	12/03/02
P/PPA/110/314	Aberdeenshire	PLOT 4, STOBHALL, MARYCULTER	Public Inquiry	Dismissed	10/09/02
P/PPA/110/315	Aberdeenshire	PLOT 5, STOBHALL, MARYCULTER	Public Inquiry	Dismissed	10/09/02
P/PPA/110/316	Aberdeenshire	PLOT 6, STOBHALL, MARYCULTER	Public Inquiry	Dismissed	10/09/02
P/PPA/110/317	Aberdeenshire	PLOT 7, STOBHALL, MARYCULTER	Public Inquiry	Dismissed	10/09/02
P/PPA/110/318	Aberdeenshire	PLOT 2, LARCHWOOD, STATION ROAD, ELLON	Written Submission	Allowed	12/03/02
P/PPA/110/320	Aberdeenshire	LAND AT BRICKFIELD ROAD/ARDUTHIE ROAD, STONEHAVEN	Written Submission	Dismissed	25/03/02
P/PPA/110/322	Aberdeenshire	LAND AT HEUGHHEAD, ABOYNE.	Written Submission	Dismissed	07/02/02
P/PPA/110/323	Aberdeenshire	EAST MAINS OF GSEL, BANCHORY	Written Submission	Allowed	19/02/02
P/PPA/110/324	Aberdeenshire	THE SEATTIES/THE BEECHES, INCHMARLO ROAD, BANCHORY	Written Submission	Dismissed	12/02/02
P/PPA/110/326	Aberdeenshire	WELLBRAE, DAVIOT, INVERURIE	Written Submission	Dismissed	12/03/02
P/PPA/110/327	Aberdeenshire	ELPHINSTONE ROAD, PORT ELPHINSTONE, INVERURIE	Written Submission	Dismissed	21/03/02
P/PPA/110/328	Aberdeenshire	WEST TILBOURIES, MARYCULTER	Written Submission	Allowed	04/04/02
P/PPA/110/329	Aberdeenshire	KIRKTON OF SKENE, ABERDEENSHIRE	Written Submission	Allowed	22/04/02
P/PPA/110/330	Aberdeenshire	KIRKVILLE, KIRKTON OF SKENE, ABERDEENSHIRE.	Written Submission	Allowed	22/04/02
P/PPA/110/331	Aberdeenshire	HONEYNEUK, BRUNTYARDS, LONGMANHILL	Written Submission	Dismissed	25/03/02
P/PPA/110/332	Aberdeenshire	PARK GROVE, BELHELVE	Written Submission	Dismissed	14/05/02
P/PPA/110/335	Aberdeenshire	MAIN ROAD, BALMEDIE	Written Submission	Dismissed	21/05/02
P/PPA/110/336	Aberdeenshire	PLOT 3, OLD STATION YARD, AUCHNAGATT, ELLON	Written Submission	Dismissed	21/05/02
P/PPA/110/337	Aberdeenshire	LAND BETWEEN STATION RD & HILLBRAE WAY, NEWMACHAR	Written Submission	Dismissed	21/05/02
P/PPA/110/338	Aberdeenshire	THE FORMER MINK FARM, BURNSIDE WOOD, MARYCULTER	Public Inquiry	Withdrawn	25/03/03
P/PPA/110/341	Aberdeenshire	PLOT 1, EASTER KNOCK, STUARTFIELD	Written Submission	Dismissed	11/06/02
P/PPA/110/342	Aberdeenshire	THE OLD AIRFIELD, INVERALLOCHY, FRASERBURGH	Written Submission	Dismissed	31/07/02
P/PPA/110/343	Aberdeenshire	BEECHFIELD (SITE ADJACENT), STUARTFIELD, PETERHEAD	Written Submission	Dismissed	13/06/02
P/PPA/110/344	Aberdeenshire	SITE ADJACENT TO WEST KNOCK, STUARTFIELD, PETERHEAD	Written Submission	Dismissed	31/07/02
P/PPA/110/345	Aberdeenshire	SITE ADJACENT TO COYNACH HILL, STUARTFIELD, PETERHEAD	Written Submission	Dismissed	31/07/02

P/PPA/110/346	Aberdeenshire	SITE ADJACENT TO LITTLE KNOCK, STUARTFIELD, PETERHEAD	Written Submission	Dismissed	31/07/02
P/PPA/110/347	Aberdeenshire	AULTON OF COYNACH (ADJACENT), STUARTFIELD, PETERHEAD	Written Submission	Dismissed	31/07/02
P/PPA/110/348	Aberdeenshire	BLACKCHAMBERS EAST, KINELLAR	Written Submission	Dismissed	20/08/02
P/PPA/110/349	Aberdeenshire	SITE ADJACENT TO ROCKS OF BALMEDIE, BELHELVE	Written Submission	Dismissed	11/07/02
P/PPA/110/351	Aberdeenshire	LAND AT WESTSIDE CROFT, NETHERLEY, MARYCULTER	Written Submission	Dismissed	23/07/02
P/PPA/110/352	Aberdeenshire	NETHERTON OF BALQUHAIN, PITCAPLE, INVERURIE	Written Submission	Dismissed	29/07/02
P/PPA/110/354	Aberdeenshire	THORNHILL, BELLEVUE TERRACE, BANFF	Written Submission	Allowed	06/06/02
P/PPA/110/355	Aberdeenshire	THE BARN, CAIRNBANNO, NEW DEER	Written Submission	Dismissed	02/09/02
P/PPA/110/356	Aberdeenshire	BURNSIDE OF WHITEHOUSE, WHITEHOUSE, ALFORD	Written Submission	Withdrawn	24/06/02
P/PPA/110/357	Aberdeenshire	SITE A, KINMINTY COTTAGE, TURRIFF	Written Submission	Dismissed	02/09/02
P/PPA/110/358	Aberdeenshire	SITE B, KINMINTY COTTAGE, CROSSFIELDS, TURRIFF	Written Submission	Dismissed	02/09/02
P/PPA/110/359	Aberdeenshire	CORNER COTTAGE, TILLYFOURIE, INVERURIE	Written Submission	Withdrawn	02/05/02
P/PPA/110/361	Aberdeenshire	LAND AT CORNER COTTAGE, TILLYFOURIE, INVERURIE	Written Submission	Dismissed	20/08/02
P/PPA/110/362	Aberdeenshire	ELRICK FARM, BRIDGE OF MUCHALLS, STONEHAVEN (PLOT 1)	Written Submission	Allowed	19/08/02
P/PPA/110/363	Aberdeenshire	ELRICK FARM, BRIDGE OF MUCHALLS, STONEHAVEN (PLOT 2)	Written Submission	Allowed	19/08/02
P/PPA/110/364	Aberdeenshire	SITE AT SOUTH AUCHMACHER, MINTLAW	Written Submission	Dismissed	20/08/02
P/PPA/110/365	Aberdeenshire	LAND AT QUARRY CROFT, WARDHOUSE, KENNETHMONT	Written Submission	Dismissed	22/08/02
P/PPA/110/367	Aberdeenshire	URYSIDE, INVERURIE, ABERDEENSHIRE	Public Inquiry	Allowed	12/06/03
P/PPA/110/369	Aberdeenshire	SITE A, TARLAND ROAD, ABOYNE	Written Submission	Dismissed	16/01/03
P/PPA/110/370	Aberdeenshire	LAND AT GOLF ROAD, ABOYNE	Public Inquiry	Dismissed	06/03/03
P/PPA/110/371	Aberdeenshire	THE HILLOCKS, CRAIGIEVAR, BY ALFORD	Written Submission	Dismissed	18/11/02
P/PPA/110/373	Aberdeenshire	SITE ADJACENT TO THE LODGE, HOME FARM, ARNAGE, ELLON	Written Submission	Dismissed	04/11/02
P/PPA/110/374	Aberdeenshire	CRAIGEARN CROFT, CRAIGEARN, KEMNAY, INVERURIE	Written Submission	Dismissed	22/10/02
P/PPA/110/375	Aberdeenshire	EAST NETHER, CRIMOND, KEITHHALL, INVERURIE	Written Submission	Dismissed	24/10/02
P/PPA/110/376	Aberdeenshire	GORDON PLACE, ROTHENORMAN	Written Submission	Dismissed	28/11/02
P/PPA/110/377	Aberdeenshire	BLACKHALL ROAD, INVERURIE	Public Inquiry	Dismissed	12/06/03
P/PPA/110/379	Aberdeenshire	BLACKHILLS, LONGHAVEN, PETERHEAD	Written Submission	Withdrawn	28/10/02
P/PPA/110/384	Aberdeenshire	HIGH STREET, FRASERBURGH	Public Inquiry	Withdrawn	18/02/03
P/PPA/110/386	Aberdeenshire	INVER STEADING, INVER, CRATHIE	Written Submission	Dismissed	13/01/03
P/PPA/110/387	Aberdeenshire	LONGHILL, NEW LEEDS, ABERDEENSHIRE	Written Submission	Dismissed	16/12/02
P/PPA/110/388	Aberdeenshire	YTHAN HOTEL, MAIN STREET, NEWBURGH	Written Submission	Dismissed	23/01/03
P/PPA/110/389	Aberdeenshire	CARRON DEN, MILL OF FOREST ROAD, STONEHAVEN	Public Inquiry	Dismissed	16/10/03
P/PPA/110/393	Aberdeenshire	19 SOUTER STREET, MACDUFF	Written Submission	Dismissed	24/02/03
P/PPA/110/394	Aberdeenshire	BURNBANK (PHASE I), KINGSFORD ROAD, ALFORD	Written Submission	Dismissed	19/03/03
P/PPA/110/395	Aberdeenshire	BROOMIEBANK, ALFORD	Written Submission	Dismissed	19/03/03
P/PPA/110/396	Aberdeenshire	CREAGORAN, GLASSEL ROAD, BANCHORY	Written Submission	Withdrawn	21/02/03
P/PPA/110/398	Aberdeenshire	WATERSIDE FARM, BANCHORY-DEVENICK	Written Submission	Dismissed	10/06/03
P/PPA/110/399	Aberdeenshire	LAND AT SOUTH EAST DRUMOAK	Written Submission	Allowed	11/11/03
P/PPA/110/401	Aberdeenshire	COWMANS COTTAGE, LOWER COTTBURN, FINTRY, TURRIFF	Written Submission	Dismissed	02/06/03

P/PPA/110/402	Aberdeenshire	NEWTON OF RAINNIESHILL, NEWMACHAR	Written Submission	Dismissed	03/07/03
P/PPA/110/405	Aberdeenshire	CREAGORAN, GLASSEL ROAD, INCHMARLO, BANCHORY	Written Submission	Allowed	14/07/03
P/PPA/110/407	Aberdeenshire	CARRON DEN, MILL OF FOREST ROAD, STONEHAVEN	Public Inquiry	Dismissed	16/10/03
P/PPA/110/409	Aberdeenshire	ADJACENT TO LOGIE CHURCHYARD, WHITEFORD, PITCAPLE	Written Submission	Dismissed	07/07/03
P/PPA/110/410	Aberdeenshire	BALBROGIE, BLACKBURN, ABERDEENSHIRE	Written Submission	Dismissed	04/08/03
P/PPA/110/413	Aberdeenshire	POTTERTON HOUSE ESTATE, POTTERTON	Written Submission	Dismissed	30/07/03
P/PPA/110/414	Aberdeenshire	NETHER ASHENTILLY COTTAGES (EAST OF), MARYCULTER	Written Submission	Dismissed	23/09/03
P/PPA/110/416	Aberdeenshire	COACH HOUSE, HOME FARM, FINTRAY	Written Submission	Dismissed	20/08/03
P/PPA/110/417	Aberdeenshire	HARDGATE GARAGE (LAND NORTH OF), DRUMOAK, BANCHORY	Written Submission	Dismissed	22/09/03
P/PPA/110/418	Aberdeenshire	TORRAN DARROCH, BALLATER ROAD, ABOYNE	Written Submission	Allowed	25/09/03
P/PPA/110/419	Aberdeenshire	46/48 NORTH STREET, INVERURIE	Written Submission	Allowed	03/09/03
P/PPA/110/420	Aberdeenshire	70 GOLF ROAD, BALLATER, ABERDEENSHIRE	Written Submission	Allowed	25/09/03
P/PPA/110/423	Aberdeenshire	ENVIRONMENTAL WASTE AWAY, EASTER HATTON, BALMEDIE	Written Submission	Withdrawn	29/08/03
P/PPA/110/425	Aberdeenshire	LITTLE OAK COTTAGE (SITE ADJACENT), MUIR OF FOWLIS	Written Submission	Dismissed	28/10/03
P/PPA/110/426	Aberdeenshire	PLOT 1, LARCHWOOD, STATION ROAD, ELLON	Written Submission	Withdrawn	16/07/03
P/PPA/110/427	Aberdeenshire	LAND BETWEEN GLENURY VIADUCT AND A90, STONEHAVEN	Written Submission	Dismissed	17/11/03
P/PPA/110/430	Aberdeenshire	LADYLEYS, OLDMELDRUM	Written Submission	Dismissed	01/12/03