

4. *Living in the North East*

4.1 Introduction

The North East provides a rich variety of living environments, from Scotland's third largest city, Aberdeen, to market towns, small villages and isolated rural communities.

Aberdeen provides the focus for many services in the North East. Shopping, healthcare, further education are all provided in Aberdeen for the wider population. In addition much of the new house building in the past few years has been in the City. This is related to the important economic role Aberdeen plays in the North East.

The economic draw of Aberdeen has also led to the growth of towns within the twenty mile radius of the city known as the Aberdeen Housing Market Area. Stonehaven, Portlethen, Banchory, Kintore, Inverurie and Ellon have all experienced significant amounts of housing development.

The Living in the North East chapter of the structure plan contains policies on housing, community services, retailing and sport and recreation. The policies have been developed through critical examination of national planning guidance, existing policies and current research. The report of survey outlines the main considerations for each topic. A number of publications and research findings have been taken into account, for example the Aberdeen and Aberdeenshire Structure Plan Area Forecasts and Shopping Studies and these are noted in the text.

4.2 Housing in the North East

Housing Land Supply

Housing completions in the North East have been fairly steady in the past eight years, averaging approximately 2,500 units each year. Aberdeen City and Aberdeenshire Council both prepare Housing Development Schedules on an annual basis, which provide information on the number of housing completions in the area.

Planning Advice Note 38 'Structure Plans: Housing Land Requirements' discusses the importance of monitoring housing land. The Councils undertake an annual Housing Land Audit to monitor the supply of housing land. Housing land is categorised as either effective or constrained. Effective sites are free or are likely to be free of any constraint in a five year period and available for housebuilding. Sites may be constrained due to access problems, marketability or ownership.

Table 14: Housing Completions in the Structure Plan Area 1991 -1998

Housing Completions 1991-1998	
1991	2,337
1992	2,417
1993	3,014
1994	2,646
1995	2,678
1996	2,335
1997	2,408
1998	2,241

Source: Housing Development Schedules, Aberdeen City and Aberdeenshire Councils

The combination of the housing requirement from the forecasts and the effective housing land supply shows if there is a five year supply of housing land as outlined in National Planning Policy Guideline 3 'Land for

Housing'. As at January 1999 there was a 5.6 years supply of effective housing land in Aberdeen Housing Market Area and 7.2 years in the Rural Housing Market Area.

Table 15: Housing Land Supply January 1999

	Effective Housing Land Supply	Constrained Housing Land Supply	Total Established Housing Land Supply
Aberdeen Housing Market Area	5790	2660	8450
Rural Housing Market Area	3250	1200	4450

Source: Housing Land Audit, Aberdeen City and Aberdeenshire Councils

As mentioned above, within the structure plan area there are two separate housing market areas. The Aberdeen Housing Market Area contains Aberdeen City and the main settlements of Aberdeenshire within an approximate twenty mile radius of the City. Ellon, Stonehaven, Banchory and Inverurie are all part of the Aberdeen Housing Market Area. The Rural Housing Market Area covers the remaining settlements in Aberdeenshire.

Housing Forecasts

Aberdeen City and Aberdeenshire Councils jointly produce Structure Plan Area Forecasts every two years. The Councils provide employment, population and housing forecasts. These provide a basis for housing requirement over the time period of the structure plan. The forecasting of potential households is a complex process and a full explanation of the methodology is available in the Structure Plan Area Forecasts Technical Report (Autumn 1999).

Table 16: Housing Requirement Forecasts for Housing Market Areas

	1999 - 2006	2006 - 2011	2011 - 2016
Structure Plan Area	11,100	7,000	6,650
Aberdeen Housing Market Area	7,725	4,900	4,700
Rural Housing Market Area	3,375	2,100	1,950

Source: Structure Plan Area Forecasts, Aberdeen City and Aberdeenshire Councils

The Forecasts also provide important information on the likely composition of households. The 1999 Forecasts show an increase in the number of elderly households and a continuing reduction in the size of households in the North East.

Table 17: Changes in Age Structure of Head of Household – Structure Plan Area

Age Band	Change in household numbers between 1998 and 2016
16 – 29	+3,320
30 – 44	-15,328
45 – 59	+14,358
60+	+21,213

Source: Structure Plan Area Forecasts, Aberdeen City and Aberdeenshire Councils

Table 18: Average Household Size in the Structure Plan Area

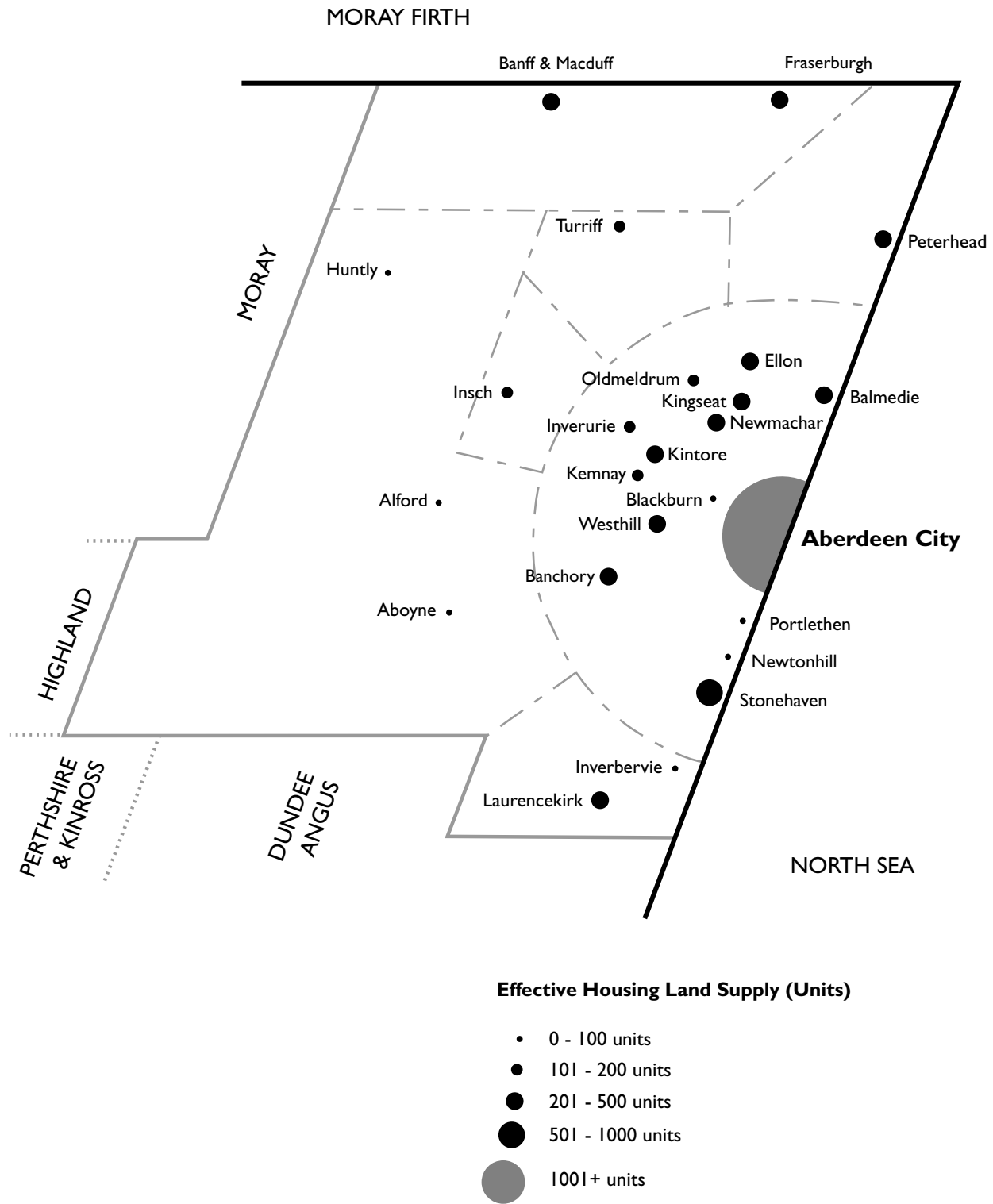
	1998	2001	2006	2011	2016
Structure Plan Area	2.29	2.22	2.15	2.06	1.95

Source: Structure Plan Area Forecasts, Aberdeen City and Aberdeenshire Councils

Distribution of Housing Land and Housing Allowances

There were 9,040 effective housing units in the structure plan area as at January 1999. These are located across the structure plan area in a number of towns and villages. There is a profile of each of the settlements at the end of this chapter.

Figure 4: Distribution of Effective Housing Land supply, January 1999



The availability of housing land throughout the structure plan area will provide opportunities for choice for the people of the North East.

The Structure Plan Area Forecasts give an indication to the expected amount of housing required over the structure plan period. The effective housing land supply provides information on the amount of housing land available at a base date. By subtracting the effective supply from the forecast housing requirement, a housing allowance figure is established.

Table 19: Structure Plan Housing Allowances

	Effective Supply- January 1999	1999/06	2006/11	2011/16
Structure Plan Area	9,037			
Forecast Housing Requirement		11,100	7,000	6,650
Allowance Required		2,063	7,000	6,650
Aberdeen Housing Market Area	5,790			
Forecast Housing Requirement		7,725	4,900	4,700
Allowance Required		1,935	4,900	4,700
Rural Housing Market Area	3,247			
Forecast Housing Requirement		3,375	2,100	1,950
Allowance Required		128	2,100	1,950

Source: North East Scotland Together Written Statement (Figure 2)

NPPG3 sets down criteria that planning authorities should examine in order to determine if a new settlement has a role to play in meeting the housing requirement. The limited nature of the allowance in the Aberdeen Housing Market Area and the desire to make best use of sites within the existing urban areas rules out the option of a new settlement for this structure plan.

Meeting the Housing Allowances

Housing Policy 2 in the written statement, emphasises the need to maintain an effective five year supply of housing land at all times within both the Aberdeen and the Rural Housing Market Areas. Failure to do so would unduly restrict the operation of the housing market, by reducing the choice for buyers in terms of house-type or location and possibly by forcing up prices in certain sectors of the market. A consequence of failing to meet the requirement could well be a reversal of development control decisions through successful appeals and the risk that the strategy of the development plan would be compromised. It follows that land must be released to avoid this situation and to ensure that sites are added to the supply of housing land in accordance with the development strategy.

Housing Policy 3 covers the immediate period up until 2006 and it can be appreciated that there is considerable flexibility in terms of the effective land supply at January 1999, commitments already in the pipeline and the brownfield allowance for the City. Together with sites presently in the established supply becoming effective, these amount to 138% flexibility in the Aberdeen Housing Market Area and 132% flexibility in the Rural Housing Market Area. This supply will be further augmented by opportunity/windfall sites within the City and in other settlements, small scale developments and incremental growth allocated in Local Plans.

Housing Policy 4 covers the period 2006-2011 and indicates where new houses should be developed during these years. It is clear that if this is to happen then sites must be identified well in advance and added to the effective supply as necessary, in order to maintain the five year requirement. Local Plans can allocate such sites for development for the 2006-2011 period thus adding them to the established supply.

The two Councils already have a regular monitoring process whereby annual land audits are undertaken and biannual forecasts are prepared. These procedures will enable planning approvals to be given and any constraints to development to be addressed in order to bring sites forward from the established to the effective supply in accordance with the strategy.

The strategy also relies upon further sites being identified within urban areas and these too should be brought forward as part of the monitoring process and through Local Plan reviews. Any adjustments to these allowances and further consideration of the next phases of development, beyond 2011, must be contained in the review of the Structure Plan, which is required before 2006.

Brownfield Development

The development of brownfield sites within Aberdeen has been high in recent years. The development of these sites by both the private and social rented sectors has provided housing opportunities and in many cases helped improve the urban environment. Within Aberdeenshire the level of brownfield development has not been so high. However, brownfield sites have provided opportunities for flatted development in many towns which has improved the choice of house types for a wider range of people.

Table 20: Housing Completions on Brownfield Sites

	Aberdeen	AHMA	RHMA
1991	415	431	73
1992	608	647	78
1993	913	1034	98
1994	935	1028	93
1995	942	1064	97
1996	732	852	145
1997	776	781	99
1998	654	722	37

Source: Housing Development Schedules, Aberdeen City and Aberdeenshire Councils

Table 21: Brownfield Sites in Aberdeen Housing Market Area Effective Housing Land Supply

	Aberdeen City Part	Aberdeenshire Part	Brownfield % of Effective Supply
1991	1,507	143	20%
1995	1,958	233	41%
1998	2,040	347	36%

Source: Housing Land Audit, Aberdeen City Council, Aberdeenshire Council

Table 21 demonstrates the role of brownfield sites in maintaining a healthy effective land supply. In Aberdeen City the proportion of housing land from these sites has risen in recent years. The structure plan strategy takes account of the important contribution from this source and makes an allowance for 1500 units within the existing urban fabric in Aberdeen City up to 2006.

These sites will be identified in a local plan in order to demonstrate to the development industry the viability of such a strategy and to allow for other important considerations such as affordable housing contributions to be examined. The Housing Strategy for Aberdeen City Centre study carried out by DTZ Pida Consulting and published in February 2000 identifies opportunities for housing development. It is extremely difficult to provide a definitive capacity on any site, brownfield or greenfield. However, the study did attempt to provide information on an estimated capacity for each site. These figures are not a maximum but an estimate of capacity.

Table 22: Estimated Capacity of Brownfield Sites

Site	Estimated Capacity
Woolmanhill Hospital	150
Denburn Clinic	75
King Street Fire Station	65
Union Row	70
Mealmarket Street	70
Crown Street Post Office	85
Millburn Street	65
Portland Street	65
Adelphi	20
Water Lane/ Virginia Street	15
Regent Quay	15
Shore Porters	35
East North Street	85
North Castlegate	65
Union Glen	15
Broadford Works	625
City Hospital	625
North East Farmers	300
Marischal College	125
TOTAL	2570

Source: Housing Strategy for Aberdeen City Centre, DTZ Piedad Consulting

It is interesting to note that two of the sites in Table 22 have since been granted planning permission for a higher number of units than estimated by the consultants. Crown Street post office has permission for 90 flats and 354 units at the former North East Farmers premises has recently been approved.

The study echoes the comments from the Urban Task Force Report by Lord Rogers that the majority of housing on brownfield sites will come from sites not yet identified or ‘windfall sites’. The contribution from these sites is recognised by the structure plan housing policies and there is no limit to the contribution to the effective land supply from this source. In England and Wales a figure of 60% of the total housing stock has been used as a target for brownfield housing contribution.

Affordable Housing

The role of the development plan in providing affordable housing is set down in NPPG 3. The guidance on affordable housing requires local authorities to have a clear understanding of the scale of housing need within the area. To this end, Aberdeen City Council, Aberdeenshire Council and Scottish Homes jointly commissioned a housing needs survey that covers the structure plan area. The Aberdeen City Council and Aberdeenshire Council Housing Needs Survey has now been finalised and provides detailed information on the nature of housing need in the North East.

The examination of housing need and the subsequent requirement for affordable housing is complicated by the fact that no national definition of these terms is available to planning authorities. The Aberdeen City Council and Aberdeenshire Council Housing Needs Survey considers a household to be in need if it is in unsuitable housing and cannot afford to remedy the situation. Unsuitable housing is measured by a points based system which requires a household to have more than one indicator of unsuitable housing. These households are then subject to an affordability test. The relative affordability of housing options was examined for both housing market areas.

The survey showed an estimated 15,152 households are in housing need in the North East. This represents over 8% of all households in the structure plan area.

Table 23: Key Findings from Aberdeen City Council and Aberdeenshire Council Housing Needs Survey

	Aberdeen Housing Market Area	Rural Housing Market Area	Structure Plan Area
Number of households in housing need	11,461	3,691	15,152
% of total households in housing need	6.7%	8.1%	8.6%
Average income (excluding all benefits)	£19,946	N/A	£17,745
% of households who cannot afford market housing	46.2%	43.4%	45.4%

Source: Aberdeen/Aberdeenshire Housing Needs Survey, Fordham Research

Developer Contributions and Community Services

The principle of developers contributing towards the costs of servicing their development is well established. NPPG 1 'The Planning System', discusses the use of planning agreements and Circular 12/96 lays down the legal framework for any contribution that requires a Section 75 Agreement.

The impact of development on communities will change with time. For example a school may have additional capacity in 2000 but by 2003 be over capacity. It is, therefore, extremely difficult to identify when developer contributions may be required. In order to allow developers to fully address the impact of any development on a community a community impact assessment may be required.

The elements of community impact assessments will be further examined in local plans but will look at issues such as affordable housing, education, social facilities and infrastructure. They should allow the planning authority to better assess planning applications and co-ordinate developer contributions. This will be of benefit to the developer, the planning authority and communities.

One of the main elements of the structure plan strategy is to maintain and enhance the vitality of existing communities and community services play an important role in this. The loss of local shops, banks and post offices are governed by economic factors and business strategies but can increase social exclusion for communities throughout the North East. For example, extensive monitoring in rural Aberdeenshire has highlighted communities with already low levels of service provision, which have seen a steady decline in recent years. Since monitoring began in 1981 a significant decline has occurred in the number of banks (-42%), petrol stations (-44%), shops (-22%) and post offices (-23%).

The structure plan seeks to address decline in services in different ways. One way is to encourage contributions from developers to combat planning loss when new developments are proposed. Another approach will be a stronger emphasis on regenerating existing sites within the urban fabric ahead of bringing forward peripheral greenfield or brownfield sites that may be less accessible and less well connected with necessary services. Also the general promotion and support for economic growth across the entire structure plan area should help the economy in remote or peripheral areas and thereby ensure existing services continue to be supported.

4.3 Retailing

The pattern of retail activity and demand throughout the North East has been explored in major studies commissioned respectively by Aberdeen City Council and Aberdeenshire Council over the past two years. The Aberdeen Shopping Study, prepared by Halcrow Fox, was published in November 1998 and the

Aberdeenshire Towns Shopping Study, prepared by GVA Grimley, was published in October 1999. The content of these studies has made an important contribution to the process of formulating the structure plan retail strategy and has also been used in drawing up local plans within Aberdeen and Aberdeenshire.

The studies confirmed large inflows of expenditure from Aberdeenshire to Aberdeen, particularly for higher order comparison goods, but also for bulky goods and convenience goods.

Generally, the studies identified that there is a challenge to be met in:

- Bringing forward development opportunities in Aberdeen city centre to take advantage of expenditure capacity for general comparison goods;
- Promoting development opportunities, particularly for convenience goods, in Aberdeenshire towns;
- Addressing the pressure for bulky goods retailing; and
- Dealing with the loss of independent shops both in towns and in rural areas

All must be achieved in a manner that is compatible with sustainable development.

In the period during which these studies were being prepared, and in the period since, there has been considerable retailer demand for new floorspace in Aberdeen. This demand has taken the form of proposals for new superstores, retail warehouses/retail parks as well as city centre developments. As a result, the retail picture continues to change and this must be taken into account when reading the findings of the studies.

As of 1st May 2000, the following major retail proposals had been made in Aberdeen (*see Table 24*). Major proposals in Aberdeenshire are shown in *Table 25*.

Table 24: Major Retail Proposals, Aberdeen City

Proposal	Floorspace (square metres)
Approvals:	
Links Road retail park	19,141
Bridge of Dee retail units	2,272
Lidl supermarket, King Street	1,125
Lidl supermarket, Lang Stracht	1,125
Extension to Tesco, Danestone	4,166
Willingness to Approve:	
Guild Street Station - Supermarket	6,757
- Comparison shopping*	10,012-15,380
- Retail park	9,509
Planning Applications:	
Extension to Sainsbury superstore, Garthdee	974
Proposed Safeway superstore, Kepplestone	5,994
Proposed Tesco superstore, North Anderson Drive	6,100
New superstore/district centre, Bridge of Don Barracks	8,361
Outstanding Appeals:	
Retail park, Dubford, Bridge of Don	14,900

* Depending on final form of scheme - some units may be retail or leisure uses.

Source: Aberdeen City Council

A full position statement in respect of all major retail development in Aberdeen is published by the City Council every six months in its Retail Planning Information booklets, which allows monitoring of changes to take place. The booklet contains detailed baseline information on all current major city centre, superstore and retail warehouse/retail park developments existing and proposed within the city.

Table 25: Major Retail Proposals, Aberdeenshire

Planning Approvals	Floorspace (square metres)
Superstore at Fraserburgh for Tesco	3,300sqm
Proposed superstore Tesco, Inverurie	5,170
Costco, Westhill	11,520

Source: Aberdeenshire Council

Government policy in respect of retail development is set down in NPPG 8 (Revised 1998) ‘Town Centres and Retailing’. The NPPG places emphasis on:

- Sustaining and enhancing the vitality and viability of town centres;
- Maintaining an efficient, competitive and innovative retail sector offering consumer choice consistent with the commitment to town centres; and
- Ensuring that new development is located where it is accessible to everyone, reduces dependence on access by cars and is compatible with sustainable development. In selecting sites for new development the first preference should always be given to development opportunities in town centres.

These national policy principles are very much in line with the aims of the structure plan strategy of connecting communities and are addressed within the strategic retail policy.

4.4 Sport and Recreation

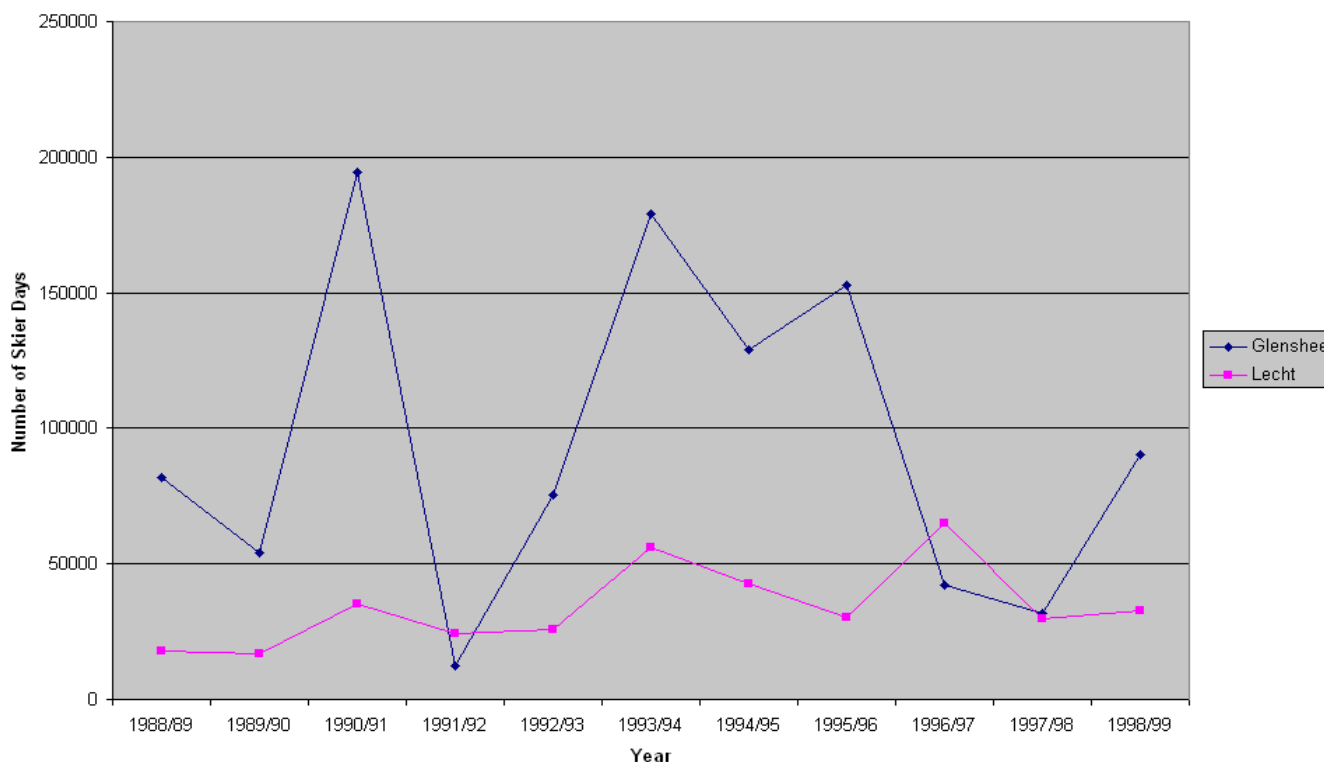
Taking part in physical recreation contributes towards a healthy lifestyle. In line with the structure plan theme of equity opportunities for people to participate in sport and a range of formal and informal recreational activities should be available to everyone. This desire is also reflected in the national strategy for sport in Scotland *Sport 21: Nothing Left to Chance*, published in 1998. One of the vision statements within Sport 21 is “a country where sport is more widely available to all”. Therefore there is a need to protect sports facilities and areas of open space from development pressure and to ensure adequate provision of recreation opportunities for new developments via developers contributions, which is what Sport and Recreation Facilities policy in the written statement sets out to do.

Government guidance in NPPG 11 ‘Sport, Physical Recreation and Open Space’ states that plans should identify areas of deficiency in sports facility provision. The Sport Scotland Facilities Planning Model can be used to assess this. This is a computerised model providing a way for local authorities to make an objective assessment of the relationship between the likely demand for sports facilities and the supply of them in their area. It bases this on the demographic structure and distribution of the local population and typical catchment areas for specific facility types. Aberdeenshire Council is currently using the model to identify any gaps in the current provision within its area.

Skiing

Within the North East of Scotland there are several ski centres, including Glenshee and the Lecht. The number of skier days at the centres are affected by weather conditions and snow cover. Figures for these two centres over the last decade are shown on Table Fifteen. Skiing contributes to the local economy by extending the tourist season and thereby creating jobs. Glenshee ski centre employs 14 full time staff all year, with winter staffing levels rising to 180 in a good season.

Figure 5: Total number of Skier Days



Source: HIE, Scottish Ski Centres Skier Days 1998/99, June 1999

Government guidance for skiing is set out in NPPG 12 'Skiing Developments'. This guidance places emphasis on the principle of consolidating existing ski centres, both on and off slope, rather than promoting new developments. This is reflected in the Skiing Facilities policy in the written statement. This is in line with the goal of sustainable development as by maintaining and improving the existing skiing infrastructure, rather than developing in new areas elsewhere, will protect the sensitive mountainous environment.

4.5 Settlement Profiles

ABERDEEN HOUSING MARKET AREA

Aberdeen City

Aberdeen has seen a great deal of new house building in the recent past. The suburban areas of the City – Cove Bridge of Don and Kingswells have all seen significant amounts of development. This has led to pressure on educational and community services and a feeling in these areas that rates of house building has outstripped the communities ability to cope with the additional population. The development of brownfield sites in the built up area of the City has provided much of the new housing in the City and in the Lower Deeside settlements. These sites have provided a great deal of flatted development for both the private and social (housing association) sector.

Houses built Jan 1991 – Jan 1999

Former City	5,644
Cove	995
Bridge of Don	1,537
Lower Deeside	579
Kingswells	1,107

Of which, brownfield

Former City	5,644 (100%)
Cove	12 (0%)
Bridge of Don	0 (0%)
Lower Deeside	277 (48%)
Kingswells	0 (0%)

Housing Stock Jan 1999 96,650

Effective Land Supply Jan 1999

Former City	1,763
Cove	12
Bridge of Don	379
Lower Deeside	28
Kingswells	399

Constrained Land Supply Jan 1999

Former City	672
Cove	409
Bridge of Don	380
Lower Deeside	9
Kingswells	0

Other Commitments at Jan 1999 0

Allowances 2001 - 2006

Brownfield sites 1500

Allowances 2006 - 2011

Brownfield sites 3000
Greenfield sites 600

Formartine Area

Balmedie is a bypassed village a few miles north of Aberdeen on the A90. Like many other small settlements within commuting distance of Aberdeen, it saw considerable growth in the 1970s and 1980s. Although it has a popular coastal Country Park, it has not developed a strong retail centre. There is a prospect of limited local

employment growth. Bus connections with Aberdeen are reasonable. The established land supply should prove adequate for the foreseeable future.

Houses built 1991-1999	93
Of which, brownfield	0
Housing Stock Jan 99	560
Effective Land supply Jan 99	204
Constrained Land supply Jan 99	9
Other commitments at Jan 99	0
Allowances 2001-2006	0
Allowances 2006-2011	0

Ellon is mid-way between Aberdeen and Peterhead, off the A90, which now by-passes the town. It grew rapidly from a small market town in the 1970s and has since maintained steady growth, including some employment uses. It has a full range of community facilities, including a secondary school and retailing. Bus links with Aberdeen are good, and will be further improved when the park and ride service from the town is inaugurated. The established land supply should prove adequate for the foreseeable future.

Houses built 1991-1999	290
Of which, brownfield	34
Housing Stock Jan 99	3508
Effective Land supply Jan 99	284
Constrained Land supply Jan 99	255
Other commitments at Jan 99	0
Allowances 2001-2006	0
Allowances 2006-2011	0

Oldmeldrum lies 5 miles from Inverurie and about 20 miles from Aberdeen on the A947. There is a reasonable bus service to Aberdeen, and Inverurie can also be reached. The town has maintained steady growth for many years, including a small industrial estate. There is some retail provision, and a new secondary school is due to be built to serve the area. The established land supply should prove adequate for the foreseeable future.

Houses built 1991-1999	123
Of which, brownfield	7
Housing Stock Jan 99	886
Effective Land supply Jan 99	190
Constrained Land supply Jan 99	15
Other commitments at Jan 99	200
Allowances 2001-2006	0
Allowances 2006-2011	0

Garioch Area

Blackburn is now bypassed by the A96 trunk road, about 8 miles west of Aberdeen. It has excellent road access to the airport. For some time, development has been constrained by drainage considerations; but the commissioning of new facilities, combined with Inverurie and Kintore, it is now possible to accommodate fresh development, including employment-related uses. However, the established land supply should prove adequate for the foreseeable future.

Houses built 1991-1999	19
Of which, brownfield	0
Housing Stock Jan 99	436

Effective Land supply Jan 99	89
Constrained Land supply Jan 99	80
Other commitments at Jan 99	0
Allowances 2001-2006	0
Allowances 2006-2011	0

Inverurie is a key market town and administrative centre. It has excellent road links, being on the A96 and at the hub of several cross-country routes. It is a nodal point for bus services, and is served by the Aberdeen to Inverness rail line, which has potential for improvement. The town has a buoyant economy, and is a healthy retail centre. The commissioning of new waste water treatment facilities, combined with Inverurie and Kintore, make it possible to accommodate fresh development, including employment-related uses. However, local land constraints suggest that it is expedient to open up a fresh, relatively large area to development once the current land supply approaches exhaustion. The local housing market is unlikely to sustain an average of more than 100 houses per annum.

Houses built 1991-1999	795
Of which, brownfield	134
Housing Stock Jan 99	4714
Effective Land supply Jan 99	190
Constrained Land supply Jan 99	255
Other commitments at Jan 99	0
Allowances 2001-2006	0
Allowances 2006-2011	500

Kemnay, like many other small settlements within commuting distance of Aberdeen, saw considerable growth in the 1970s and 1980s. Although it has a secondary school, it has not developed a strong retail centre and has limited local employment prospects. Public transport connections are poor.

Houses built 1991-1999	206
Of which, brownfield	0
Housing Stock Jan 99	1350
Effective Land supply Jan 99	164
Constrained Land supply Jan 99	0
Other commitments at Jan 99	0
Allowances 2001-2006	0
Allowances 2006-2011	0

Kingseat is a former hospital site in isolated countryside north of Aberdeen. Consent has been granted for a housing redevelopment, together with some employment opportunities. Road access to the site is difficult, and there are no public transport, school or other facilities.

Houses built 1991-1999	0
Of which, brownfield	0
Housing Stock Jan 99	0
Effective Land supply Jan 99	250
Constrained Land supply Jan 99	0
Other commitments at Jan 99	0
Allowances 2001-2006	0
Allowances 2006-2011	0

Kintore is now bypassed by the A96 trunk road, about 16 miles north-west of Aberdeen. It has excellent road access to the airport and to Inverurie. For some time, development has been constrained by drainage

considerations; but the commissioning of new facilities, combined with Inverurie and Blackburn, it is now possible to accommodate fresh development, including employment-related uses. The established land supply is more than adequate for the foreseeable future.

Houses built 1991-1999	92
Of which, brownfield	10
Housing Stock Jan 99	859
Effective Land supply Jan 99	256
Constrained Land supply Jan 99	75
Other commitments at Jan 99	375
Allowances 2001-2006	0
Allowances 2006-2011	0

Newmachar is close to Aberdeen and the airport. It saw significant growth in the 1970s and 1980s. It has not developed a strong retail centre and has very limited local employment prospects. Bus connections to Aberdeen are reasonable. The established land supply is adequate for the foreseeable future.

Houses built 1991-1999	114
Of which, brownfield	0
Housing Stock Jan 99	654
Effective Land supply Jan 99	296
Constrained Land supply Jan 99	0
Other commitments at Jan 99	0
Allowances 2001-2006	0
Allowances 2006-2011	0

Westhill is a new settlement established in the 1970s. It has maintained steady growth, including in major employment uses, throughout the 1990s. It has a full range of community facilities, including a secondary school and a retail warehouse. Bus links with Aberdeen are excellent, and will be further improved when the park and ride service from Kingswells is inaugurated. The major employment opportunities in the vicinity make this a reasonable location for moderate future housing growth, although care will need to be exercised to avoid exceeding the area's environmental capacity.

Houses built 1991-1999	465
Of which, brownfield	0
Housing Stock Jan 99	3253
Effective Land supply Jan 99	281
Constrained Land supply Jan 99	0
Other commitments at Jan 99	0
Allowances 2001-2006	0
Allowances 2006-2011	400

Kincardine and Mearns Area

Newtonhill is a small village, which expanded rapidly in the 1980s and early 1990s. It lies east of the A90, mid-way between Aberdeen and Stonehaven. The village lacks a retail centre and any significant employment. The established land supply is adequate for the foreseeable future.

Houses built 1991-1999	315
Of which, brownfield	13
Housing Stock Jan 99	1032

Effective Land supply Jan 99	89
Constrained Land supply Jan 99	0
Other commitments at Jan 99	0
Allowances 2001-2006	0
Allowances 2006-2011	0

Portlethen is really two settlements. The original Portlethen village is on the coast, and has no potential for significant growth. Portlethen Station is the modern village between the A90 and the railway line, and has grown from almost nothing in the late 1960s. In addition to housing, it boasts a large retail park, a secondary school and a modest industrial estate. A major industrial estate, serving the wider Aberdeen economy, lies across the dual carriageway at Badentoy. Good bus services and a rail service serve the town. The major employment opportunities in the vicinity make this a reasonable location for moderate future housing growth, although care will need to be exercised to avoid exceeding the area's environmental capacity.

Houses built 1991-1999	467
Of which, brownfield	0
Housing Stock Jan 99	2645
Effective Land supply Jan 99	13
Constrained Land supply Jan 99	0
Other commitments at Jan 99	0
Allowances 2001-2006	0
Allowances 2006-2011	400

Stonehaven is a seaside market town and administrative centre. It has excellent road links, being by-passed by the A90 dual carriageway 18 miles south of Aberdeen. It is also well served by bus and rail services, including the East Coast Main Line. The town is a healthy retail centre, and an otherwise buoyant economy has for many years been frustrated by a lack of employment land. However, severe local land constraints will make it difficult to open up new areas to development once the current land supply approaches exhaustion.

Houses built 1991-1999	625
Of which, brownfield	156
Housing Stock Jan 99	4288
Effective Land supply Jan 99	506
Constrained Land supply Jan 99	100
Other commitments at Jan 99	100
Allowances 2001-2006	0
Allowances 2006-2011	0

Marr Area

Banchory is a market town served by the A93 18 miles west of Aberdeen. It has good bus services, a healthy retail centre and a secondary school, although there is a shortage of employment land in the town. Until recently, development in the town was severely constrained by a lack of waste water treatment capacity and school facilities. The current commitments to new housing development will go some way towards securing badly-needed primary school investment, together with community facilities, employment land and an improved road system.

Houses built 1991-1999	196
Of which, brownfield	108
Housing Stock Jan 99	2532
Effective Land supply Jan 99	209

Constrained Land supply Jan 99	54
Other commitments at Jan 99	100
Allowances 2001-2006	0
Allowances 2006-2011	

RURAL HOUSING MARKET AREA

Banff & Buchan Area

Banff and Macduff are twin towns on the Moray Firth coast. They provide employment, administrative, secondary education and retail facilities for surrounding communities. Recent attempts to establish tourist attractions have met with some success. The A947 links the towns to Aberdeen and the south, but bus services are poor. Commuting to Aberdeen appears to be increasing, largely in response to inadequate local opportunities. The established housing land supply will need to be augmented for the social and economic benefit of the communities.

Houses built 1991-1999	276
Of which, brownfield	59
Housing Stock Jan 99	3682
Effective Land supply Jan 99	215
Constrained Land supply Jan 99	38
Other commitments at Jan 99	0
Allowances 2001-2006	0
Allowances 2006-2011	200

Fraserburgh is a substantial fishing port, with a full range of retailing and educational facilities serving much of Buchan. The employment base is substantially linked to the fishing and fish processing industries. The town is linked to Peterhead by the A90 trunk road, and to Aberdeen and the south by the A952. The established housing land supply will need to be augmented for the social and economic benefit of the community.

Houses built 1991-1999	305
Of which, brownfield	81
Housing Stock Jan 99	5466
Effective Land supply Jan 99	287
Constrained Land supply Jan 99	0
Other commitments at Jan 99	0
Allowances 2001-2006	0
Allowances 2006-2011	250

Buchan Area

Peterhead is Aberdeenshire's largest town. A major fishing port and an oil service base, it has with a full range of retail outlets and educational facilities serving Buchan. The employment base is reasonably diverse, but has been threatened by decline in food processing and engineering sectors, as well as the decision to run down RAF Buchan. The town is linked to Aberdeen and the south by the A90 trunk road, and has a reasonable bus service. There is already a substantial established housing land supply, but this will need to be augmented to maintain the social and economic vitality of the community.

Houses built 1991-1999	478
Of which, brownfield	150
Housing Stock Jan 99	7964

Effective Land supply Jan 99	326
Constrained Land supply Jan 99	358
Other commitments at Jan 99	0
Allowances 2001-2006	0
Allowances 2006-2011	250

Formartine Area

Turriff is a market town some 11 miles south of Banff and Macduff on the A947. Its economy is largely based on servicing the agricultural industry. The town boasts a secondary school and retailing facilities serving the surrounding communities. The established housing land supply will need to be augmented to maintain the social and economic vitality of the community.

Houses built 1991-1999	266
Of which, brownfield	98
Housing Stock Jan 99	2035
Effective Land supply Jan 99	197
Constrained Land supply Jan 99	110
Other commitments at Jan 99	0
Allowances 2001-2006	0
Allowances 2006-2011	100

Garioch Area

Insch is a small market town some 10 miles west of Inverurie, to which it is linked by the B9002 and the A96 trunk road. It is also served by the Aberdeen to Inverness rail line, which has potential for improvement. Bus services are infrequent. Its economy is largely based on servicing the agricultural industry. There are only a few shops in the town. The established housing land supply will need to be augmented to maintain the vitality of the community, and to support possible new employment.

Houses built 1991-1999	33
Of which, brownfield	0
Housing Stock Jan 99	675
Effective Land supply Jan 99	102
Constrained Land supply Jan 99	8
Other commitments at Jan 99	0
Allowances 2001-2006	0
Allowances 2006-2011	50

Kincardine and Mearns Area

Laurencekirk is the principal village serving the Howe of the Mearns. It has a secondary school and a few shops, together with some employment in servicing agriculture. It is now bypassed by the A90 dual carriageway, which offers excellent access both north to Stonehaven and Aberdeen and south to Forfar and Dundee. However, bus services are infrequent and ambitions to re-open the local station have never been realised. There is already a substantial established housing land supply, but this will need to be augmented to maintain the social and economic vitality of the community.

Houses built 1991-1999	127
Of which, brownfield	19
Housing Stock Jan 99	836
Effective Land supply Jan 99	208

Constrained Land supply Jan 99	99
Other commitments at Jan 99	0
Allowances 2001-2006	0
Allowances 2006-2011	50

Marr Area

Aboyne lies 12 miles west of Banchory and 30 miles from Aberdeen on the A93. As the principal service centre for mid-Deeside, it has good retail and community facilities and a secondary school, and a reasonable bus service. Apart from tourist and leisure activities, employment opportunities are limited. The established housing land supply will need to be augmented to maintain the vitality of the community.

Houses built 1991-1999	179
Of which, brownfield	28
Housing Stock Jan 99	1028
Effective Land supply Jan 99	99
Constrained Land supply Jan 99	15
Other commitments at Jan 99	0
Allowances 2001-2006	0
Allowances 2006-2011	100

Alford lies 30 miles west Aberdeen on the A944. The town serves a large part of Donside, and has good retail, secondary education, community and leisure facilities. There are also limited employment opportunities in tourism. The established housing land supply will need to be augmented to maintain the vitality of the community.

Houses built 1991-1999	366
Of which, brownfield	43
Housing Stock Jan 99	991
Effective Land supply Jan 99	29
Constrained Land supply Jan 99	10
Other commitments at Jan 99	0
Allowances 2001-2006	0
Allowances 2006-2011	150

Huntly is mid-way between Aberdeen and Elgin. It has excellent road links, being on the A96 and at the hub of several cross-country routes. It has some bus services, and is served by the Aberdeen to Inverness rail line, which has potential for improvement. The town has a reasonably diverse economic base, which it has been struggling to maintain for some time. The town boasts a secondary school and retailing facilities serving the surrounding communities. The established housing land supply will need to be augmented to maintain the social and economic vitality of the community.

Houses built 1991-1999	193
Of which, brownfield	49
Housing Stock Jan 99	2104
Effective Land supply Jan 99	56
Constrained Land supply Jan 99	67
Other commitments at Jan 99	0
Allowances 2001-2006	0
Allowances 2006-2011	100