

Home » Tools and Resources » Internet Enquiries

Reply Reply with History Forward Make Private Change to FOI Change to EIR Actioned No Action Required

E-Mail Enquiry

Class: LDP
 To: ldp@aberdeenshire.gov.uk
 CC: mike.insch@aberdeenshire.gov.uk
 From: Scott.Herbert@aberdeenshire.gov.uk
 Date: 01/09/2014 17:52:37
 Subject: [ACE/600016] FW: Local Development Plan
 Status: New Enquiry
 Owner: No Owner Assigned
(Individual dealing with the Enquiry.)
 Age: 2
(in work days)
 Comments:

Change Class
 Change Status
 Change Owner
 Edit Comment

Enquiry Text

Not sure if you would have received this as well or not.

Notifications where (I've change it now) sent to me.

From: ewan@emaepanning.co.uk [mailto:noreply+639df6ca19034e7f@formstack.com]
 Sent: 01 September 2014 17:47
 To: Scott Herbert
 Subject: Local Development Plan

SUBMISSION No.	017
ISSUED	
3	2/3
SUB	IDS

Formstack Submission for form Local Development Plan

Submitted at 09/01/14 5:47 PM

Submission date:

Sep 01, 2014 05:45 PM

Name:

Ewan Maclean

Address:

Ballinard House

Address:

3 Davidson Street

City/Town:

Broughty Ferry

County/Region:

Dundee

Postcode:

DD5 3AS

Email:

ewan@emacplanning.co.uk

Phone:

01382 738822

Are you responding on behalf of another person?:

Yes

Please state who you are representing:

Polmuir Properties (Newtonhill) Limited

The objectives of the Plan / The settlement strategy to be adopted:

Question 3: Do you agree with the assessment of land supply in light of the updated information? If not, please explain why.

Question 1 Comments:

Question 2 Comments:

Question 3 Comments:

Question 4 Comments:

[Terms](#) | [Privacy](#)

Copyright © 2014 Formstack, LLC. All rights reserved.
This is a customer service email.

Formstack, LLC
8604 Allisonville Rd.
Suite 300
Indianapolis, IN 46250

History

01/09/2014 17:53 Enquiry (Current Document)
01/09/2014 18:10 Automatic Reply

Home » Tools and Resources » Internet Enquiries

[Reply](#)
[Reply with History](#)
[Forward](#)
[Make Private](#)
[Change to FOI](#)
[Change to EIR](#)
[Actioned](#)
[No Action Required](#)

E-Mail Enquiry

Class: LDP

[Change Class](#)

To: LDP@aberdeenshire.gov.uk

CC:

From: ewan@emacplanning.co.uk

Date: 01/09/2014 17:57:52

Subject: [ACE/600017] Main Issues Report Addendum 2014: Submissions on behalf of Polmuir Properties (Newtonhill) Limited

Status: New Enquiry

[Change Status](#)

Owner: No Owner Assigned

[Change Owner](#)

(Individual dealing with the Enquiry.)

Age: 2
(in work days)

Attachments: Newtonhill (Final) 'MIR' Submissions (01.09.14).pdf

Comments:

[Edit Comment](#)

Enquiry Text

Dear Sir / Madam,

Please find attached a submission on the above made on behalf of Polmuir Properties (Newtonhill) Limited.

I'd be grateful if you could acknowledge timeous receipt.

Kind regards.

Ewan.

Ewan A. Maclean MRTPI
Emac Planning LLP
Town Planning Consultants
Ballinard House
3 Davidson Street
Broughty Ferry
Dundee
DD5 3AS

Email: ewan@emacplanning.co.uk
Tel: 01382 738822
www.emacplanning.co.uk

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed and should not be disclosed to any other party. If you have received this email in error you are requested to preserve its confidentiality and advise the sender of the error in transmission. Emac Planning LLP do not accept any liability for viruses.

History

01/09/2014 17:58 Enquiry (Current Document)

01/09/2014 18:10 Automatic Reply

ABERDEENSHIRE LOCAL DEVELOPMENT PLAN 2016

MAIN ISSUES REPORT 2013 and ADDENDUM 2014

318 **NEWTONHILL (SOUTH): A SUSTAINABLE SETTLEMENT EXTENSION**

POLMUIR PROPERTIES (NEWTONHILL) LIMITED



Contents

- 1.0 Introduction**
- 2.0 Housing Land Supply**
- 3.0 Newtonhill: Local Development Plan 2012**
- 4.0 Newtonhill: Local Development Plan 2016**
- 5.0 Main Issues Report (MIR) and Addendum**

1.0 Introduction

- 1.1 Polmuir Properties (Newtonhill) Limited control an area of land directly to the south of Newtonhill which is considered appropriate for residential allocation in the Aberdeenshire Local Development Plan (LDP) 2016.
- 1.2 We understand that the Local Development Plan review process recognises that new land allocations are not required, largely due to the scale of housing allowance proposed by the Aberdeen City and Shire Strategic Development Plan (SDP) that came into force in March 2014.
- 1.3 However, we continue to promote the position that there will also be a requirement to compensate for ineffective sites and large sites that are being delivered at a slower rate of progress than anticipated, primarily due to long lead in times and consumer demand for range and choice.
- 1.4 We therefore note that Land supply and Distribution (Previously Main Issue 12) is raised as Question 3 within the MIR Addendum and cover this issue in this submission and its implications for further housing land allocations and particularly the appropriateness of further allocation of housing land south of Newtonhill.

2.0 Housing Land Supply

- 2.1 From a numerical point of view, the effective housing land supply currently looks healthy with 6.2 years in the Aberdeen Housing Market Area. In simple terms, the allocations made in the current LDP more than adequately meet the targets set in the proposed Strategic Development Plan. On the face of it, additional allocations are not required through this emerging LDP. The MIR and Addendums preferred strategy is therefore to monitor the situation through the Housing Land Audit and if this anticipates a deficit in the effective supply then there are mechanisms available to address it.
- 2.2 However, this is not simply a numerical exercise and the currently identified housing land supply requires to be deliverable over the five years with achievable targets / build rates. From an analysis of the 2014 housing land audit, whilst supporting the allocated position at Elsick, it is clear that this strategic site has been delayed and the backlog of housing numbers dictates that there is and will continue to be slippage. With figures of 75 (2015), 125 (2016) and 200 thereafter per annum quoted in the audit, there must at least be some doubt as to whether this is achievable. It is material that even in its most successful years and with standard house types, Schoolhill Portlethen achieved between 100 to 150 units output per annum. Whilst not wishing to undermine or effect the delivery of Elsick as an exemplar of design, it is clear that timeous delivery of land supply through additional appropriately scaled and located development will assist in fulfilling projected demographic need. This therefore raises the question of how to address any potential shortfall.

2.3 We would suggest that a fair mechanism to address any shortfall would be to identify preferred locational options for draw down to ensure continuity of decision making and not planning by appeal. The identification of a site of a scale that would not compete with Elsick would assist in delivering mainstream and affordable housing in a location consistent with the SDP and LDP strategy of identifying timeous housing land supply in strategic growth corridors.

3.0 Newtonhill: Local Development Plan 2012

3.1 The Aberdeenshire Local Development Plan 2012 identifies an allocation of 70 houses (H1) to the south of Newtonhill. The proposals map also recognises the completed Barratt development to the southwest, albeit that the final development was for 60 houses, not the 35 houses as stated in the plan. This should be corrected. A 'bid' was submitted for additional allocation to the south as a sustainable extension to both these residential commitments, facilitating a logical and enduring southern boundary to the settlement.

3.2 It is material that the Barratt development, in difficult market conditions progressed quickly and was completed ahead of programme. Site H1, which received an LDP allocation in 2012, is currently the subject of a masterplanning exercise which, following extensive consultation with Aberdeenshire Council and statutory consultees, is at an advanced stage to assist timeous delivery of the allocated site.

4.0 Newtonhill: Local Development Plan 2016

4.1 To provide continuity of housing land supply and delivery in this strategic corridor, discussions have taken place at Officer level regarding an, in principle, limit to further development at South Newtonhill.

4.2 Through discussions, Officers have been clear that whilst there is little support for a larger south Newtonhill extension to development, in principle, should there be a requirement for further development proven through Examination, at their suggestion, an appropriate southern boundary would be one that matched the south boundary of the recently completed Barratt development. A plan is attached showing the logic of this boundary and it is therefore again respectfully requested that the subject land be allocated for the next phase of residential development in the period 2016 - 2021 with an indicative capacity of approximately 100 houses. If the MIR position is maintained and no further allocations are made then the proposed site should be recognised as a preferred direction for growth for further LDP review or as a 'draw down' site should the need arise for further land release during the lifetime of this LDP.

4.3 The site is free from any technical or environmental constraint, is in the control of an Aberdeen based developer and is deliverable.

4.4 When allocating H1, Aberdeenshire Council recognised through detailed site assessment that housing development at south Newtonhill resulted in positive impacts in that it can

improve air quality and mitigate against climate change due to proximity to an existing settlement, is in a transport choice corridor and has existing and easily accommodated additional pedestrian links. There were no identified negative impacts. Lying directly to the south of this comprehensively considered allocation, we suggest that the subject land similarly benefits from the previous positive contextual analysis.

5.0 Main Issues Report (MIR) and Addendum

- 5.1 With specific reference to the sites analysis through the MIR and the responses submitted following the consultation on the MIR, there is a level of support for the site and its potential allocation for housing and associated playing fields.
- 5.2 It is acknowledged that whilst various 'bids' were submitted around the settlement, the subject land was the most favourably assessed by Aberdeenshire Council and the MIR recognises that if additional development assists in the delivery of a vehicular link to ease the current transport deficiencies then there may be merit in some additional housing allocation, although in a smaller scale than that currently shown on the previously submitted Masterplan. In summary, the MIR concluded that the site could be partially considered as an officers preference subject to an agreed Masterplan and a reduced scale of development. The revised Masterplan seeks to reflect the Officers views.
- 5.3 We note that the area of the 'bid' site east of the railway line (KM1 1 1) was identified as an officers preference for a playing field(s) associated with the larger bid area although, subject to the scale of development allocation, that has to be seen as an integral part of the wider development. The MIR also acknowledged the presence of the LNCS but correctly refers to the ability of this area to accommodate a playing field(s) without affecting this designation.
- 5.4 We therefore very much continue to endorse the preferred direction for growth status of the site south of Newtonhill and seek its inclusion in the Proposed Plan for residential development as shown on the appended masterplan.

