

Home » Tools and Resources » Internet Enquiries

E-Mail Enquiry

Class: LDP
To: ldp@aberdeenshire.gov.uk
CC:
From: [REDACTED]
Date: 19/09/2014 11:46:02
Subject: [ACE/605657] MIR Addendum Representation
Status: New Enquiry
Owner: No Owner Assigned
(Individual dealing with the Enquiry.)
Age: 0
(in work days)
Attachments: 20140919114633.pdf
Comments:

Enquiry Text

Please find attached a representation on the above.

regards



MA MSc MRTPI
Senior Planning Consultant

Please note we have recently updated our website and e-mail addresses, please see below.

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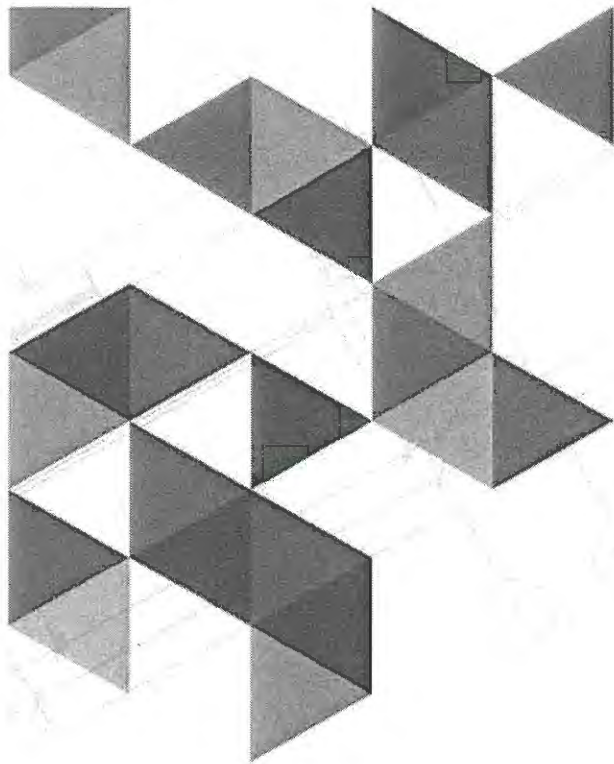
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History

19/09/2014 11:46 Enquiry (Current Document)
 19/09/2014 11:51 Automatic Reply

SUBMISSION No.	047
ISSUES RAISED	
8/3	
SUPPORTING DOCS	



Please use this form to make comments on the Aberdeenshire Local Development Plan Main Issues Report Addendum 2014. If you are making comments about more than one topic it would be very helpful if you could fill in a separate form for each comment.

Please email or send the form to reach us by 19th September 2014 at the following address:

Post: Planning Policy Team
Infrastructure Services
Aberdeenshire Council
Woodhill House
Westburn Road
ABERDEEN
AB16 5GB

Email: ldp@aberdeenshire.gov.uk

YOUR DETAILS

Title

[REDACTED]

First name

[REDACTED]

Surname

[REDACTED]

Date

19/9/14

Postal Address

[REDACTED]

Postcode

[REDACTED]

Telephone Number

[REDACTED]

E-mail

[REDACTED]

Are you happy to receive future correspondence only by email - Yes No

Are you responding on behalf of another person? Yes No

If yes who are you representing DEVERON HOMES LTD.

An acknowledgement will be sent to this address soon after the close of consultation.

Response to Main Issues Report Addendum 2014

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

8/3

This representation has been prepared on behalf of Deveron Homes Ltd, in support of the allocation of site KM080 – Braehead, which lies on the southern edge of Stonehaven.

In terms of the land supply for the City and Shire, it is accepted that an overall supply to serve a period of at least 5 years has been identified. However this broader situation masks a specific shortfall within the SGA in Kincardine and Mearns. This is confirmed by a comparison between the allocations included in the Local Development Plan (LDP) and the findings of the Housing Land Audit 2014. The vast majority of the residential allocations in Kincardine and Mearns have been made at Elsick, and these therefore have a major influence on the delivery of housing in this area.

The allocations for Elsick in the LDP are:

2007-2016	2017-2023
1845	2200

The corresponding figures for Elsick that are included in the 2014 Housing Land Audit are:

2007-2016	2017-2023
200	1400

Comparison between the allocations and the predicted rate of delivery shows a shortfall of 1645 units in the first period and 800 units in the second period. These are significant figures, which highlights a substantial difference between the allocations and the predicted delivery rates. The strong reliance on the site at Elsick to deliver the housing in the Portlethen to Stonehaven SGA, means that there are few other sites in this part of Kincardine and Mearns that can make up the shortfall in housing numbers. There has been limited housing development, particularly in southern Kincardine and Mearns over recent years, and this situation does little to assist economic growth in this part of the Shire.

The revised Scottish Planning Policy (SPP) has been published in the period since the consultation on the Main Issues Report. This contains a clear policy stance on the delivery of housing to meet the necessary requirement. Paragraph 117 states that the housing land requirement can be met from sites from the established supply *which are effective or expected to become effective in the plan period*. Whilst there is no doubt that some of the housing at Elsick will be delivered during the plan period, it is clear that a substantial shortfall will arise. This situation does not accord with the policy stance set out in the revised SPP, which places an emphasis on the allocation of sites that are expected to deliver housing during the necessary period.

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It is not suggested that any of the allocations should be removed from Elsick, however the shortfall in this area of the Shire could be addressed by the allocation of additional sites within Stonehaven, such as KM080 – Braehead.

The approach to the allocation of a range of sites was addressed by the Reporters, in their decision letter on the Strategic Development Plan. In this they state that a mix of site sizes would be best placed to achieve the growth rates required by the Local Development Plan (p71, para.18).

Through this representation we wish to highlight the shortfall of effective housing supply which will exist in Kincardine and Mearns over coming years. This situation is masked by the overall land supply for the Shire, which has been identified as being in excess of 5 years. However the shortage of effective sites within this area, will act as a brake on development, which will be to the detriment of local communities, and economic development. This situation could be partially rectified by the allocation of site KM080 – Braehead.