



PROPOSED ABERDEENSHIRE LOCAL DEVELOPMENT PLAN 2020 RESPONSE FORM

As part of the production of the Local Development Plan, a 'Main Issues Report' was published in January 2019. The responses from these consultations have helped to inform the content of the Proposed Local Development Plan ("the Proposed Plan").

The Aberdeenshire Local Development Plan will direct decision-making on land-use planning issues and planning applications in Aberdeenshire for the 10-year period from 2021 to 2031. The Proposed Plan was agreed by Aberdeenshire Council in March 2020 as the settled view of the Council. However, the Proposed Plan will be subjected to an independent examination and is now open for public comment.

This is your opportunity to tell us if anything should be changed in the Proposed Plan, and why.

When writing a response to the Proposed Plan it is important to specifically state the modification(s) that you would wish to see to the Plan.

This is the only remaining opportunity to comment on the Proposed Plan. The reasons for any requested changes will be analysed and reported to Scottish Ministers. They will then appoint a person known as a Reporter to conduct a public examination of the Proposed Plan, focusing particularly on any unresolved issues and the changes sought.

Ministers expect representations (or responses) to be concise (no more than 2000 words) and accompanied by limited supporting documents. It is important to ensure that all of the information that you wish to be considered is submitted during this consultation period as there is no further opportunity to provide information, unless specifically asked.

Please email comments to ldp@aberdeenshire.gov.uk or send this form to reach us by 31 July 2020*.

We recommend that you keep a copy of your representation for your own records.

**UPDATE 16 June 2020: Consultation period was extended from 17 July 2020 for a further two-week period.*



Please use this form to make comments on the Proposed Aberdeenshire Local Development Plan 2020. If you are making comments about more than one topic it would be very helpful if you could fill in a **separate response form for each issue you wish to raise**.

Please email or send the form to reach us by 31 July 2020 at the following address:

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

Email: ldp@aberdeenshire.gov.uk

Please refer to our **Privacy Notice** at the end of this form for details of your rights under the Data Protection Act.

YOUR DETAILS

Title:	Mr
First Name:	Ian A
Surname:	Downie
Date:	31st July 2020
Postal Address:	c a s e CONSULTING Limited [REDACTED]
Postcode:	[REDACTED]
Telephone Number:	[REDACTED]
Email:	[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?

Tick the box if you would like to subscribe to the Aberdeenshire LDP eNewsletter:

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

YOUR COMMENTS

Please provide us with your comments below. We will summarise comments and in our analysis will consider every point that is made. Once we have done this we will write back to you with Aberdeenshire Council's views on the submissions made. We will publish your name as the author of the comment, but will not make your address public.

Modification that you wish to see (please make specific reference to the section of the Proposed Plan you wish to see modified if possible, for example Section 9, paragraph E1.1):

Amend the entries in Table 2, Appendix 6 in respect of the OP1 allocation at Chapelton to reflect the position agreed in the 2019 housing land audit. The number of effective units should be reduced from 3881 to 1420 houses and the LDP 2021 allocation should also be reduced to the same figure.

Reason for change:

This allocation entered the audit in 2011 and represents the largest allocation in Aberdeenshire. The allocation has been persistently represented in successive housing land audits as delivering anticipated completions well in excess of its actual performance primarily to increase the effective land supply to a level in excess of the five year minimum requirement.

Construction commenced in 2014 and in the four years to the 1st January 2019 164 houses had been completed, i.e. an average of 41 houses per annum. The annual total completions range from 62 in 2015 to just 19 in 2017. The total for 2015 was inflated by the construction commencement in 2014. Over the past three years the annual average number of completions has been 34 per annum. The site is being developed, purposely, without the participation of any national volume house builder and the three relatively small house builders on site are effectively building to order.

The 2019 housing land audit expects 300 houses to be completed within the five year period. Beyond that point annual completions are anticipated to rise to 80 per annum. Both these figures are considered to be extremely optimistic by the private sector members of the annual housing land audit committee. However, and accepting that these are the completions contained within the agreed audit, the maximum contribution that this site is anticipated to be able to make to the effective land supply up until the 31st December 2032 is 1420 houses.

In normal circumstances the audit would identify the balance of the allocation as marketability constrained as noted in the case of the largest allocation in the Rural Market Area (OP1 allocation in Peterhead) but the Planning Service has declined to adopt a consistent response in respect of the Chapelton allocation. The misrepresentation of nearly 2500 marketability constrained houses as forming part of the effective supply cannot be condoned.