

PP1155

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:	Neil
Surname:	Mathieson
Date:	29/07/2020
Postal Address:	
Postcode:	
Telephone Number:	
Email:	

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):

LDP2021NN Removal of highlighted narrative

5.14 The Aberdeen/Ellon/Peterhead Strategic Growth Area has been the focus of the emerging spatial strategy to accommodate additional housing allocations. Two of the largest allocations (Cromleybank, Ellon and Inverugie Meadows, Peterhead) have been retained, as has the Menie development north of Balmedie as a development that has Planning Permission in Principle and on which progress has been made. Additional smaller developments in Newburgh, Foveran, Bellhelvie and Potterton are included to promote the Energetica Corridor. Peterhead is a very successful town but requires early decisions regarding sustainable transport options to be made to allow that growth to flourish.

Reason for change:

1)The additional housing requirement is based on delivery of sustainable Strategic Growth. While there are a number of planning approvals within the Energetica Corridor many have not yet been delivered and this may be prove to be a very extended time line of development given today's overall economic conditions for investment. This reality should be reviewed to give confidence and adjustment for 2020 post Covid 19 additional housing requirement allocations.

2)Potterton is not part of the Energetica Corridor.

3)Due to low growth of Energy jobs currently within Energetica Corridor any new housing developments in highlighted areas may become a commuting population to the City Of Aberdeen. Belhelvie and Potterton have infrequent bus services which shall add to private car use and local road congestion.

4)Growth predicted in 2017 was a population increase, recent statistics do no longer support long term local population growth.

The National Records of Scotland show a small decrease in population within Aberdeenshire in 2019. These records also show that locally we have an aging population with growth in age groups of +45. I do not believe there will be demand for housing from an incoming younger population if jobs do not materialise locally in significant numbers. Since 2017 we now have changed prospects from our main local employer, the Oil and Gas Industry. The UK Continental Shelf (UKCS) are projecting a sharp decrease in medium- and long-term production from 2019–2050 and further substantial job losses.

5)The ASPC website provides an ABERDEEN HOUSING MARKET REPORT

- The Q1-20 quarterly house price change in Aberdeen City and suburbs is -3.5%. In Ellon it was -4.5%
- The annual house price change in Aberdeen City and suburbs is -3.0%. • The annualised house price change over five years in Aberdeen City and suburbs is -5.4%.

Additional housing within this commuting area of Aberdeenshire shall further devalue properties creating an even more depressed housing market exacerbating people's equity problems.

Allocation of further green belt land as proposed may deliver a paper value boost to housebuilders while exacerbating financial equity problems for local homeowners trying to sell property in a buyer's market. Building houses at this time delivers limited economic benefits given prospect of slow build completions given the credit squeeze and reduction of Mortgage availability.