

[Redacted]

**From:** [Redacted]  
**Sent:** 18 May 2018 08:25  
**To:** Claire McArthur  
**Subject:** FW: Aberdeen City and Shire Strategic Development Plan Main Issues Report - Mactaggart and Mickel Homes Limited Representations  
**Attachments:** SDPA MIR Consultation Response Form - Mactaggart and Mickel - May 2018.pdf

Claire McArthur  
Team Leader (Acting)  
Aberdeen City and Shire SDPA

[Redacted]

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Working Days: Tuesday – Friday



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**From:** Malcolm Campbell [Redacted]  
**Sent:** 17 May 2018 18:20  
**To:** [Redacted]  
**Subject:** Aberdeen City and Shire Strategic Development Plan Main Issues Report - Mactaggart and Mickel Homes Limited Representations

Please find attached representations submitted on behalf of Mactaggart and Mickel Homes Limited to the Aberdeen City and Shire Strategic Development Plan Main Issues Report.

Regards  
Malcolm



**Malcolm Campbell, MRTPI**  
Associate

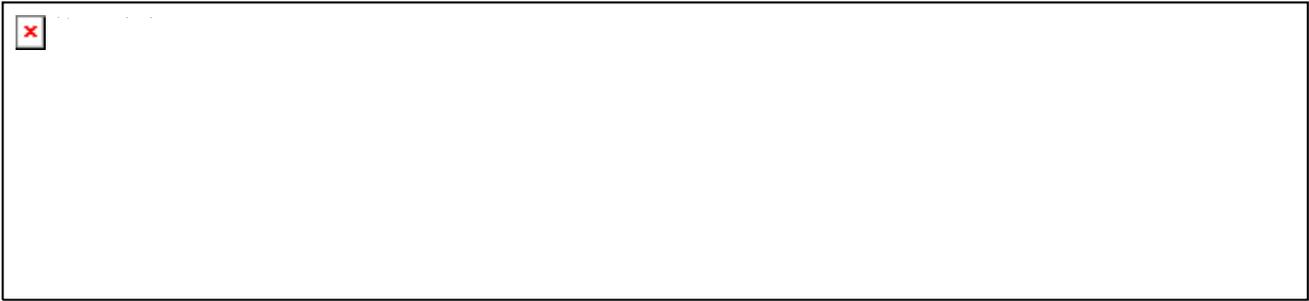
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# Strategic Development Plan Review

## **Main Issues Report Consultation** **12<sup>th</sup> March - 21<sup>st</sup> May 2018**

The Aberdeen City and Shire Strategic Development Planning Authority are currently reviewing the Strategic Development Plan for the area. Our Development Plan Scheme outlines a timetable for the review of the Plan, and also identifies where there are opportunities to participate. It is available to view at:  
<http://www.aberdeencityandshire-sdpa.gov.uk/DevelopmentPlan/DevelopmentPlanSchemes.aspx>

The **Main Issues Report** is the first formal stage in the review process – it describes and invites discussion on options for future policies, as well as employment and housing land targets for the next Plan. No settled view on the content of the next Strategic Development Plan has yet been reached, making the Main Issues Report the key stage for public consultation. Giving us your views will help to shape the future strategy for development and the policies by which future planning applications are determined.

**You can view a copy of the Main Issues Report on our website at:**  
<http://www.aberdeencityandshire-sdpa.gov.uk/CurrentWork/CurrentConsultations.aspx>

**Copies are also available to view at all Council Offices and Libraries within the Strategic Development Plan Area.**

A series of accompanying documents, including an Interim Environmental Report, Monitoring Statement, Housing Needs and Demand Assessment and Interim Cumulative Transport Appraisal can also be viewed on our website (by following the above link).

## How to Respond

The Main Issues Report contains a series of issues and questions on which we would like to hear your views. Please use this form to respond to these, or any other issues raised by the Main Issues Report or any other accompanying documents.

**Consultation Responses must be received by 12pm on Monday 21<sup>st</sup> May 2018**

You can make your views heard in a number of ways:

- **By Post - please return a completed version of this form to:**  
Aberdeen City and Shire Strategic Development Planning Authority, Woodhill House, Westburn Road, Aberdeen, AB16 5GB
- **By Email - please return a completed version of this form to:**  
[team@aberdeencityandshire-sdpa.gov.uk](mailto:team@aberdeencityandshire-sdpa.gov.uk)  
If you choose to fill out our online Word form, please be aware that you must download the form and save any changes before submission.

Letters and emails which do not make use of this form will also be accepted, however please make sure include your name, address, telephone number and email address (if applicable), as well as the details of anyone you are representing, if you would like us to be able to contact you with any queries on your submission.

### Using your Personal Information

Information you supply to the Strategic Development Planning Authority (SDPA) by responding to this consultation will be used to prepare the next Strategic Development Plan for the area. The SDPA will not share the personal information provided in response to this consultation with other parties or organisations. The SDPA will not disclose any contact information about you to any organisation or person unless it is authorised or required to do so by law.

The SDPA Officers may use your contact details to contact you about the comments you have made. Your name and organisation may be published alongside your comments but contact details will not be made public. If you chose not to provide a name or contact details, your comments will still be valid but we will not be able to contact you in the future.

For further information on how your information is used, how the SDPA maintain the security of your information, and your rights to access information the SDPA holds about you, please contact: Claire McArthur, Acting Team Leader, Strategic Development Planning Authority, Woodhill House, Westburn Road, Aberdeen, AB16 5GB.

<b>Name (Mr/Mrs/Miss/Ms)</b>	Mr Malcolm Campbell
<b>Organisation (if relevant)</b>	Knight Frank LLP
<b>Address</b>	4 Albert Street, Aberdeen
<b>Postcode</b>	AB25 1XQ
<b>Telephone</b>	
<b>Email</b>	

Please tick this box if you wish further correspondence to be directed to this address:

**If you are completing this form on behalf of an organisation, group or landowner, please provide their details below.**

<b>Name (Mr/Mrs/Miss/Ms)</b>	Mr Charles Church
<b>Organisation (if relevant)</b>	Mactaggart and Mickel Homes Limited
<b>Address</b>	
<b>Postcode</b>	
<b>Telephone</b>	
<b>Email</b>	

If you wish to be added to the SDPA distribution list to be kept informed of our progress in producing the next SDP, please tick this box and provide the you wish to be added to our database (if different from above):

email

Email : \_\_\_\_\_

## Your Views

Please use a separate box for each issue/question you wish to respond to. If you wish to continue on a separate sheet, please attach to the paper copy or email.

<p><b>Main Issue / Question Number: 2</b></p>	<p><b>Do you agree with the Preferred Option that the existing spatial strategy, in general terms, remains fit for purpose and should be carried forward?</b></p>
<p>We would strongly disagree with the proposal that the A93 (Banchory) and A944 (Westill ) are not to be identified for western expansion of strategic levels of growth at this point. The major issue with further expansion of Banchory has been an education constraint relating to Banchory Academy. Whilst Aberdeenshire Council have no plans at the moment to replace the academy, despite it being the top priority in the Local Community Action Plan, the allocation of additional housing at Banchory could be the catalyst towards providing a new and larger school, with funding assistance being generated from developer contributions from new housing at Banchory.</p> <p>It would be an opportunity missed not to include Banchory and Westhill as part of a new/expanded strategic growth area, especially as this will be the last SDP prepared for the north east. The plan is still at its formative stage and the results of the City Region Deal Appraisal of the AWPR will be known well before the SDP is adopted. It also seems a contradictory statement to say that the AWPR opening will have a significant effect on settlements to the west yet is unlikely to create any room for growth.</p> <p>Both Banchory and Westhill are very popular towns to live and work in and demand for new housing remains high in these locations. We therefore think their importance and future growth of these towns should be recognised in some way in the SDP preferred option.</p>	

<b>Main Issue / Question Number: 13</b>	<b>Do you agree that our Preferred Option should allow Local Development Plans to make some further housing allocations?</b>
<p>On behalf of our clients Mactaggart and Mickel Homes Limited, Knight Frank consider that it would be entirely appropriate for the preferred option to allow Local Development Plans to make some further housing allocations. Not to do so would be negligent and contrary to the principles of good planning.</p> <p>Planning by nature is an evolving process which seeks to take account of continually changing circumstances. By statute the Development Plan is required to be reviewed on an ongoing basis. A critical part of this review and that of Local Development Plans in particular is identifying sufficient employment and housing land to help deliver economic growth and meet housing need and demand. This review will inevitably as a starting point look at existing undeveloped sites and their continuing ability to help deliver the Strategic Development Plan strategy and Scottish Government economic growth targets. It has been proven over previous plan reviews that there will always be sites, both housing and employment, which due to constraints, both ownership and infrastructure, cannot be delivered or their implementation is delayed. This is particularly the case with some of the larger sites allocated in both the Aberdeen City and Aberdeenshire LDPs. There have also been problems delivering sites in the more outlying areas of Aberdeenshire where housing demand is lower but costs are generally the same across the region.</p> <p>Taking the above into account it seems inevitable that there will be a requirement to allocate a certain level of new housing sites in Local Development Plans to supplement the land supply, to allow some flexibility and to help ensure delivery of the SDP housing requirement. In this respect the priority areas for new housing allocations should be in the Aberdeen Housing Market Area, where demand is greatest. We would ask that this be reflected in the draft Strategic Development Plan when it is published.</p>	

<b>Main Issue / Question Number: 14</b>	<b>Do you agree that any new greenfield allocations should preferably be under 100 houses in size?</b>
<p>Whilst it is hard to be definitive on a preferred site size, it is generally the case that smaller sites such as 100 houses maximum are more deliverable (oven ready) as they generate less traffic and fewer demands on infrastructure in addition to generally less environmental impact. They consequently will have lower infrastructure costs. Smaller sites are also more likely to be in single ownership which removes another potential constraint to delivery, that of multiple land ownership. In the current difficult economic circumstances affecting the north east, with lower land and house prices deliverability becomes particularly important. Smaller sites have the additional benefit in terms of helping deliver affordable housing more quickly.</p> <p>We would therefore agree that sites of 100 houses and under will in the main be more deliverable and should be a first priority for inclusion of new sites in the new LDPs.</p>	