

From: [REDACTED]
Sent: 22 May 2018 08:52
To: Claire McArthur
Subject: FW: CALA Main Issues Report Consultation Response
Attachments: 20180521 CALA Homes MIR_Consultation_Form.pdf

From: Daniel Harrington [REDACTED]
Sent: 21 May 2018 08:35
To: [REDACTED]
Cc: Lynn Melvin [REDACTED]
Subject: CALA Main Issues Report Consultation Response

Dear Claire,

Please find attached Main Issues Report questionnaire response on behalf of CALA. I have also attached a link to the bid information submitted to Aberdeenshire Council in relation to the land at Causeyport Farm for background information.

Link to Causeyport Farm document: <https://we.tl/Afv3s2bzer>

Please do not hesitate to contact me should you wish to discuss further.

Kind regards,
Daniel

Daniel Harrington
Head of Planning

[REDACTED] Web: www.norr.com
Aberdeen | Birmingham | Cambridge | Glasgow | Inverness | Leeds | London | Newcastle,



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Strategic Development Plan Review

Main Issues Report Consultation **12th March - 21st 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 21st 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
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.

Contact Details

Name (Mr/Mrs/Miss/Ms)	Daniel Harrington	
Organisation (if relevant)	NORR Consultants Limited	
Address		
Postcode		
Telephone		
Email		

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

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

Name (Mr/Mrs/Miss/Ms)	
Organisation (if relevant)	CALA Homes (North) Limited
Address	C/O Agent
Postcode	
Telephone	
Email	

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 email you wish to be added to our database (if different from above):

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.

Main Issue / Question Number:	10
<p>Do you agree that the housing supply target should be based on a composite scenario rather than directly on any of the three scenarios identified in the Housing Need and Demand Assessment (HNDA)?</p> <p>There is insufficient evidence provided in support of the composite scenario and it is not clear why this was not presented in the HNDA published along side the Main Issues Report. Scottish Planning Policy (Paragraph 115 expects that "the housing supply target (separated into affordable and market sector) for each functional housing market area, based on evidence from the HNDA." Where an alternative composite scenario is proposed there should be further engagement with the housebuilding industry. CALA would welcome the opportunity to engage further with the Strategic Development Plan Authority in this process.</p>	

Main Issue / Question Number:	12
<p>Do you agree that significant generosity should be included in the early years of the plan but, for the later periods, no generosity should be added?</p> <p>The housing land supply has failed to meet the targets set out within the Strategic Development Plan over the last 5 years. There is currently flexibility in the supply that has have been absolutely necessary to take account of delays and under delivery on some allocated sites. There has been optimism in the forecasts of housing supply to be produced by the sites allocated in the Local Development Plan over the last 5 years and predictions of increased housing delivery are not sustained. A more realistic assumption of the delivery of the effective sites in the future and a requirement to deliver the unmet housing demand from previous years both indicate that there is a need for generosity and flexibility in the land supply.</p> <p>The current Strategic Development Plan provides a flexibility in supply in the Aberdeen Housing Market Area of 32% to meet housing targets. The revised figures within the Main Issues Report show a reduction in the flexibility of the land supply from this position. The development plan needs to set confidence for future growth and additions to the land supply cannot be made quickly. The current levels of flexibility should be maintained as past trends would indicate that flex bility is necessary in meeting housing need and demand. The requirement for generosity applies equally in the short term and long term and confidence in the long term future land supply also assists in ensuring that appropriate investment plans are in place from both the private and public sector.</p>	

Main Issue / Question Number:	13
<p>Do you agree that our preferred option should allow Local Development Plans to make further housing allocations?</p> <p>To ensure that there remains a flexible land supply that can be maintained over a 10 year period it is vital to provide additional allocations to allow for the delivery of housing in line with the forecast need and demand within the Housing Need and Demand Assessment.</p> <p>It is important that flexibility in the supply is provided through a range of different sites as expected by Scottish Planning Policy "Local development plans in city regions should allocate a range of sites which are effective or expected to become effective in the plan period to meet the housing land requirement of the strategic development plan up to year 10 from the expected year of adoption. They should provide for a minimum of 5 years effective land supply at all times. In allocating sites, planning authorities should be confident that land can be brought forward for development within the plan period and that the range of sites allocated will enable the housing supply target to be met." (Paragraph 119).</p>	

Main Issue / Question Number:	14
<p>Do you agree that any new greenfield allocations should preferably be under 100 houses in size?</p> <p>The allocation of smaller sites may in some circumstances assist in providing an element of flexibility. However, there is no guarantee that developments of this scale will not face difficulties in delivery. Larger allocations can play an important role in the strategy for growth. Larger allocations can provide both short term effective land and longer term reserve land for development. Larger allocations also provide the opportunity to plan for the longer term strategic needs and infrastructure of settlements and provide a means for planning and investing in the infrastructure to support a longer term growth strategy. It is considered that there will be a need for different strategies for different growth corridors and the allocation sizes will depend on the availability of suitable land and the expected delivery and market within each area.</p> <p>CALA have submitted a bid to Aberdeenshire Council for a development opportunity at Causeyport Farm, Portlethen including 1,800 homes. The development will be phased and the development will span more than the next plan period alone. It is anticipated that there could be approximately 500 - 700 units delivered within the first 10 year period of the plan. The allocation of future phases provides a strategic plan for Portlethen and the investment in infrastructure to the benefit of the growth strategy in this strategic growth area. Portlethen also has a strong existing market that will support a development of this size.</p> <p>A copy of the supporting bid statement has been submitted with this questionnaire response for further information on the proposals for Portlethen.</p>	