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From: [REDACTED]
Sent: 22 May 2018 08:55
To: Claire McArthur
Subject: FW: Main Issues Report Consultation - The Grandhome Trust
Attachments: Grandhome Turnberry MIR Consultation.docx

From: Planning [REDACTED]
Sent: 21 May 2018 11:47
To: [REDACTED]
Cc: Stephanie Gray [REDACTED]
Subject: Main Issues Report Consultation - The Grandhome Trust

Dear Sir/Madam,

Please find attached our response to the Aberdeen City and Shire SDP Main Issues Report Consultation, prepared on behalf of the Grandhome Trust.

I trust this response is clear, but should you have any further queries please don't hesitate to get in touch.

Kind Regards,

Luke Slattery

Turnberry

[REDACTED]

Web: www.turnberryuk.com

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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) | Stephanie Gray | |
| Organisation (if relevant) | Turnberry | |
| Address | | |
| Postcode | | |
| Telephone | | |
| Email | | |

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.

| | | |
|---------------------------------------|---------------------|--|
| Name (Mr/Mrs/Miss/Ms) | | |
| Organisation (if relevant) | The Grandhome Trust | |
| Address | | |
| 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 you wish to be added to our database (if different from above):

email

Email: [REDACTED] _____

Main Issue / Question Number:

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 | Main Issue 1 – The Vision (Q1) |
|---|--------------------------------|
| <p>We are supportive of the preferred option for the vision and agree with the precedent of promoting resilience in social and environmental issues as well as economic issues.</p> | |

| Main Issue / Question Number | Main Issue 2 – The Spatial Strategy (Q2) |
|---|--|
| <p>We agree with the Preferred Option that the existing spatial strategy, in general terms remains fit for purpose and should be carried forward.</p> | |

| Main Issue / Question Number | Main Issue 5 – Economic Growth (Q5) |
|---|-------------------------------------|
| <p>We agree with the Preferred Option and note that the SDP must plan positively with an optimistic view of future economic growth.</p> | |

| Main Issue / Question Number | Main Issue 8 – Housing Supply Target (Q10) |
|--|--|
| <p>We agree that the Composite Scenario which assumes recovery of demand is the best approach to the housing supply target, as it is the most robust for dealing with likely changes over the plan's lifespan.</p> | |

| Main Issue / Question Number | Main Issue 9 – Affordable Housing (Q11) |
|--|---|
| <p>We agree with the Preferred Option.</p> | |

Main Issue / Question Number:

| Main Issue / Question Number | Main Issue 10 – Housing Land Requirement (Q12) |
|---|--|
| <p>We do not agree with the preferred option, which proposes that more generosity should be added in the early years of the plan, and the SDP should instead focus on delivering homes on the existing allocated sites.</p> <p>We also have concerns regarding the Alternative Option which suggests a 10% generosity increase throughout the SDP period.</p> <p>Poor market conditions in the Aberdeen Housing Market Area can be attributed for the lack of delivery in the short term, rather than an absence of allocations. The MIR outlines that existing effective housing land supply is at 34,602 for the period 2016-2030, and the proposed housing supply target is 31,350 for this same period. As such, the housing land requirement should be better matched with what is already planned for and unconstrained to enhance delivery instead of diluting demand by facilitating the allocation of more sites to 2030. The SDP should support both Local Authorities to progress the sites already allocated, especially given neither the Aberdeen or Rural Housing Market Area is short of a five-year (i.e. short term) supply. According to the 2017 HLA, the Aberdeen Housing Market Area has a 7.2-year supply of housing land supply, further suggesting this generosity level of 20% is excessive in the first period of the plan to 2030.</p> <p>We would suggest another alternative option from those which are proposed in the MIR: 0% generosity increased in the short terms and 10% in the long term. This approach will allow momentum to be gained on existing housing sites while providing enough flexibility to accord with Scottish Planning Policy.</p> | |

| Main Issue / Question Number | Main Issue 11 – Housing Land Allowances (Q13) |
|---|---|
| <p>We disagree with the preferred option, which proposes that Local Development Plans should be allowed to make further allocations within the plan period to 2030, as this would not be the most effective way of delivering the draft vision set out in the MIR.</p> <p>For new homes to be delivered effectively, supply needs to be focused in existing allocations across both Local Authorities, in order to drive up demand, ensure development is targeted in the most sustainable locations and ensure the occupation of houses. The allowance for new allocations to the year 2030 would jeopardise this, potentially undermining the place-making agendas of both Authorities and making the delivery of homes more uncertain. In turn, development would not be concentrated enough to pay for the infrastructure investment required to make sure these new settlements constitute sustainable development, undermining the strategic vision and the planning process generally.</p> <p>The development of Grandhome is progressing well with the first residential occupations occurring in 2018. It is proving resilient to current economic conditions, with a steady stream of sales and supply of new homes. This resilience is attributable in part to the long-term nature of the development. Being a mixed-use community; this is an attractive development which offers future residents a community based on strong place making principles, providing mixed services to meet their daily needs. Furthermore, developers are provided with serviced sites which makes Grandhome an attractive development opportunity. Finally, there are multiple development partners involved in the delivery of housing at Grandhome, meaning delivery does not rely on one set of resources, but many.</p> <p>Grandhome is still in its early delivery stages and requires more time for momentum to build and for delivery rates to increase. The additional allocations proposed in the Preferred Option would undermine this development, allowing the allocation of new housing sites in less sustainable locations which, as evidenced in the MIR, are not required in the short term.</p> <p>The Alternative Option presents a more suitable and sustainable option, whereby no further housing allocations should be made within the LDP plan period to 2030 beyond what is already identified, thereby focussing the delivery of existing sites, supporting their success.</p> | |

Main Issue / Question Number: