

Archibald B (Brian)

From: Archibald B (Brian)
Sent: 27 April 2016 15:30
To: Andrew Brownrigg (ABROWNRIGG@aberdeencity.gov.uk)
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Subject: FW: PROPOSED ABERDEEN LOCAL DEVELOPMENT PLAN - FURTHER INFORMATION REQUEST 08 - ISSUE 02 – HOUSING LAND SUPPLY AND POLICY LR1 & LR2

Tracking:

| Recipient | Delivery | Read |
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| Hall SM (Stephen) | | |
| McComiskie M (Mandy) | | Read: 27/04/2016 15:35 |
|  |  | |
| Mandy.McComiskie@gov.scot | Delivered: 27/04/2016 15:30 | |

Sent to: Aberdeen City Council

Cc: For information only at this stage, depending on the council's response, the parties listed below to issue 2 may be given an opportunity to comment on aspects of what the council has said.

Avant Homes (31)
Mrs Eve Glegg (50)
Mr McDonald (56)
Stewart Milne Homes & John Lawries (Aberdeen) Ltd (64)
Stewart Milne Homes (85)
Mr Sandy Hutchison (113)
Stewart Milne Homes (117)
MacTaggart and Mickel Homes (123)
Barratt North Scotland (125)
Stewart Milne Homes (128)
Gladman Developments (129)
CALA Homes (North) Ltd (131)
Aberdeen Civic Society (136)
The Reid Family (138)
Cults Property Development Limited (142)
Homes for Scotland (149)
Drum Property Group (150)
Scotia Homes (152)
British Airways (153)
Rubislaw Estates (154)
Mr John Mcintosh (156)
Persimmon Homes (157)
AA Webster and Sons (162)
MacTaggart and Mickel Homes and Mr Fabrizio Necchi (163)
Bancon Developments (183)

LDP-100-2

27 April 2016

Dear Andrew

**PROPOSED ABERDEEN LOCAL DEVELOPMENT PLAN
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT PLANNING) (SCOTLAND)
REGULATIONS 2008
NOTICE: FURTHER INFORMATION REQUEST 08 - ISSUE 02 – HOUSING LAND SUPPLY
AND POLICY LR1 & LR2**

I am writing regarding the above plan which has been submitted to DPEA for examination by Scottish Ministers. Under Regulation 22 of the Town and Country Planning (Development Planning) (Scotland) Regulations 2008, the appointed reporter can request, by way of notice, further information in connection with the examination. This request is a notice under Regulation 22.

The reporter has identified that further information, as listed below, should be provided by the council. It would be helpful if you could send this information to me to pass on to the reporter by 5pm on 11 May 2016.

Depending on the council's response, other parties to Issue 2 may be given an opportunity to comment on aspects of what the council has said. The reporter is seeking this information from

the council only in the first instance. Once he has seen the council's response, the reporter will take a view as to which aspects of that response (if any) may be the subject of further comments by other parties.

Please e-mail your response, however, if it is more than 10 pages or in colour, please also provide a hard copy. Please note that DPEA cannot accept hyperlinks to documents or web pages. When replying to this request please quote the request number above.

Information requested

1. In considering the balance between large sites and small sites in the housing land supply, it might be useful to consider the situation across the Aberdeen housing market area as well as in Aberdeen city in isolation. The council is requested to supply a table showing the numbers of houses proposed on allocated sites of over 500 units, of between 100 and 500 units, and of under 100 units in the (a) Aberdeen City and (b) Aberdeenshire portions of the Aberdeen housing market area, and (c) across the housing market area as a whole.
2. It is assumed that the housing requirement for the Aberdeen housing market area shown in figure 13 of the housing land audit 2015 is derived in some way from figure 10 of the strategic development plan. The council is asked to explain how the housing requirement for the Aberdeen housing market area in figure 13 of the housing land audit 2015 is calculated.
3. Is it possible to derive a housing requirement for Aberdeen City alone, as envisaged by paragraph 118 of Scottish Planning Policy (accepting that Scottish Planning Policy envisages this as a role for the strategic development plan)?
4. Are the sites listed in appendix 1 table 2 of the proposed plan all either already built, effective or expected to become effective in the plan period?
5. Paragraph 2.12 of the proposed plan identifies sources for between 5,398 and 7,287 potential units on brownfield sites in the plan period. Does this take account of the potential product of the brownfield opportunity sites identified in appendix 2 and on the proposals map? If not, how many units may these sites be expected to deliver by 2026? Have these sites been accounted for elsewhere in the council's housing land calculations that are before the examination?
6. Paragraph 8 of the council's response as set out in the schedule 4 form indicates that sites remaining from the Aberdeen Local Plan 2008 (such as OP41 Friarsfield and OP58 Stationfields) have not been counted towards the SDP allowances. Is it the case that the product of such sites will have been accounted for under the effective or constrained land supply columns of schedule 1 of the strategic development plan?
7. How should the second column of tables 3 to 8 in the proposed plan be interpreted? Should this actually refer to 'Existing to 2016' and so be consistent with table 2? Is this column a record of the assumptions made in the adopted local development plan (and hence in column 5 of schedule 1 of the strategic development plan) as to the land that would be made available by 2016? Can the figures in columns 2, 3 and 4 of these tables be added together to give the total capacity for each site?

Please acknowledge receipt of this request and confirm that your response will be provided within the time limit.

A copy of this request will be published on the DPEA website, together with a copy of the council's response.

<http://www.dpea.scotland.gov.uk/CaseDetails.aspx?id=117092>

Please do not hesitate to contact me if there is anything you would like clarified.

Brian Archibald

Development Plan Officer

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www.scotland.gov.uk/Topics/Built-Environment/planning/decisions-appeals/Appeals/dpea