

Response ID ANON-B3JU-DS5C-3

Submitted to **Local Development Plan Main Issues Report 2019 Consultation**

Submitted on **2019-05-09 12:30:45**

About You

What is your name?

Name:

Roger Laird

What is your organisation?

Organisation:

Scotia Homes Ltd

On behalf of:

Scotia Homes Ltd

How can we contact you?

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How to Complete

1 Introduction

Section 1 provides a context for the Main Issues Report Do you have any comments in relation to this section?

Do you have any comments in relation to this section?:

2 Settlement Strategy

Question 1 New Housing Sites

Do you agree with our preferred housing sites? Are there any other sites that would be suitable for housing?:

Question 2 Housing Allowances Beyond 2032

Is there a need for us to identify further Housing Allowances or sites for the period beyond 2032?:

Yes. The Proposed Strategic Development Plan recognises that whilst it is possible that no further allocations could be made in the next local development plans, it highlights the fact that a considerable proportion of the current allocations are large scale strategic allocations. Should any of these large sites fail to come forward, there is a chance that the housing land supply would not be maintained. To counter this the proposed SDP suggests that it may be worthwhile considering the identification of a strategic reserve of housing land for the period 2033-2040. This is made explicit in paragraph 4.20 of the proposed SDP, which states "LDPs may choose to make provision for additional strategic reserves for housing in the period 2033 to 2040, but this is not a requirement."

Whilst it is recognised that generous allocations of housing have been made in the current LDP, we agree with the point which has been made in the proposed SDP, which notes that many of these allocations are reliant on large sites, which take significant initial investment in infrastructure to get out of the ground. For this reason it is quite sensible to identify areas of reserve housing land, for development post 2033.

The site which we have promoted at Countesswells (Bid Ref- B908) would represent a good addition to such a strategic reserve. The location map and site plan for these proposals are attached to this representation, and these illustrate a mixed use proposal comprising 500 houses, together with business/retail and community uses set within a neighbourhood centre. This site would be particularly well placed in relation to the new settlement at Countesswells, which in itself will bolster the amount of services and facilities which will be available in the area.

The site in question includes a generous development area of 21.6 hectares, which allows for ample scope for the creation of a generous supply of open space, which is linked by a network of woodland walks, all set within a well design landscape framework.

For the foregoing reasons, the site would be a worthwhile addition to a strategic supply of housing land in the period 2033 to 2040.

Question 3 Brownfield and other Opportunity Sites

Are there any further brownfield or other opportunity sites which would be suitable for redevelopment?:

Question 4 New Healthcare Facilities

Do you have any comments on these sites? Are there any other sites in these areas that we should be considering?:

Additional Documents

Please include comments on other documents below:

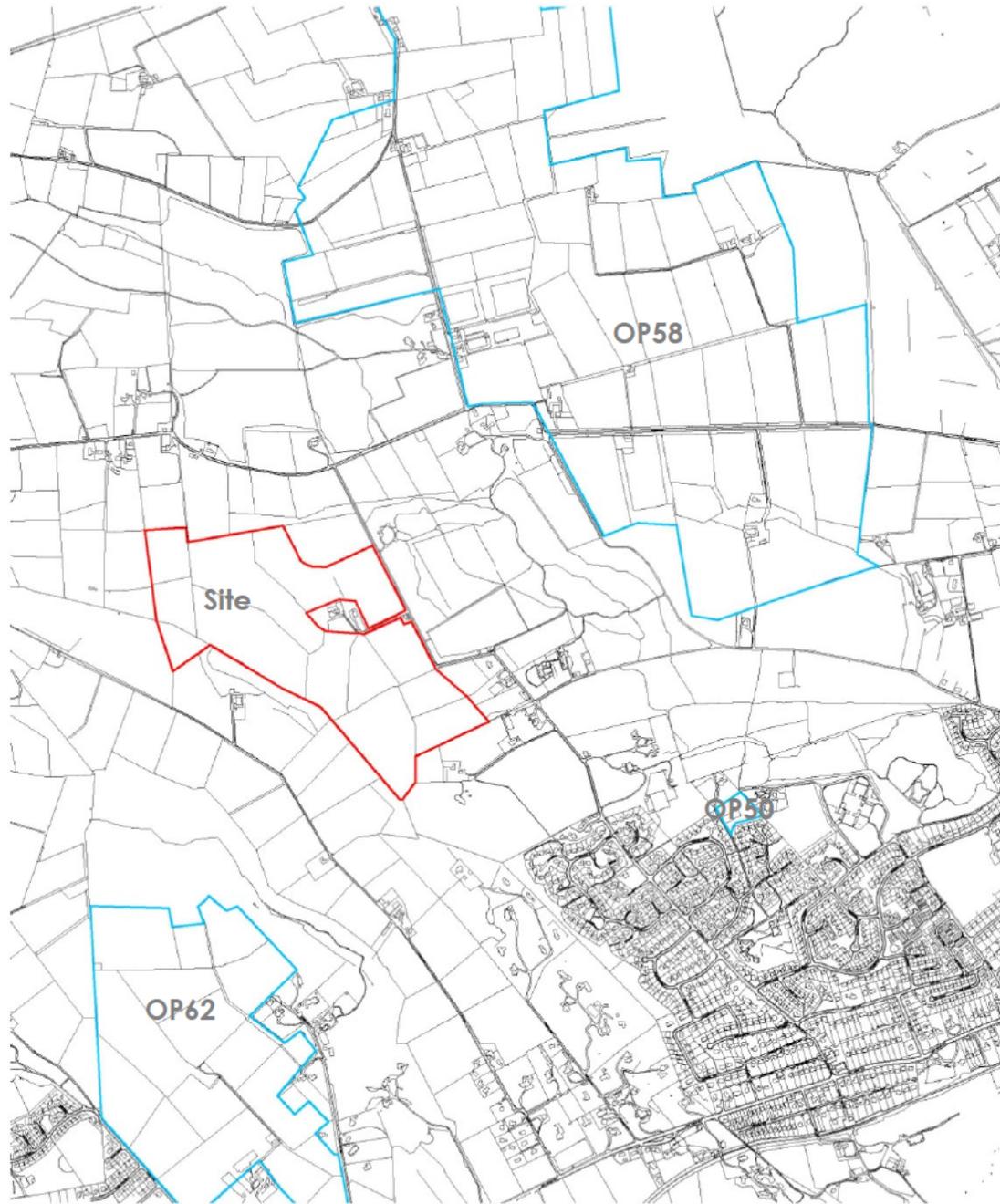
Please include comments on other documents below::

Additional Files

If you have further information you would like to provide you may upload it here.:

Countesswells Location Map and Site Plan.pdf was uploaded

— Currently allocated sites
— Proposed site



FOR ILLUSTRATION PURPOSES ONLY
May 2013



Legend

- ← - - - Allowance for connection to future development
- Residential Development
- Mixed Use Development

FOR ILLUSTRATION PURPOSES ONLY
 May 2013



**Indicative Site Layout Plan
 Countesswells, Aberdeen**

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 Architecture, Interior Design, Planning Supervision
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