

Archibald B (Brian)

From: Archibald B (Brian)
Sent: 26 May 2016 12:24
To: tommy.hart@barratthomes.co.uk
Cc: christopher.ross@barratthomes.co.uk
Subject: FW: ABERDEEN LOCAL DEVELOPMENT PLAN - FURTHER INFORMATION REQUEST 08 - ISSUE 02 - HOUSING LAND SUPPLY AND POLICY LR1 & LR2 (MIR ref: B0306)
Attachments: 160525_BNS_ALDP_Tables.pdf

Tracking:	Recipient	Delivery
	tommy.hart@barratthomes.co.uk	
	christopher.ross@barratthomes.co.uk	
	[REDACTED]	
	[REDACTED]	[REDACTED]

Hello Tommy

I acknowledge receipt of your response to FIR 08, this will be passed to the reporter.

Thanks
Brian Archibald

From: Hart, Tommy [mailto:tommy.hart@barratthomes.co.uk]
Sent: 25 May 2016 17:12
To: Archibald B (Brian)
Cc: Ross, Christopher
Subject: ABERDEEN LOCAL DEVELOPMENT PLAN - FURTHER INFORMATION REQUEST 08 - ISSUE 02 - HOUSING LAND SUPPLY AND POLICY LR1 & LR2 (MIR ref: B0306)

Proposed Aberdeen Local Development Plan 2016 Barratt North Scotland Representation

Land at Newton East, Old Skene Road, Kingswells (MIR Ref: B0306)

With regards to your email of 13th May 2016, Barratt North Scotland appreciate the opportunity to respond to Aberdeen City Council's comments which were raised in your preceding correspondence of 27th April. Our comments are outlined below.

The tables provided relative to Qu.1 were very helpful and informative. We have enclosed a updated version of the ACC tables to include delivery projections from the Draft HLA 2016 with some adjustments to reflect those agreed at the tripartite meeting held on Thursday 6th May for example you will see where the programme for Broadford Works has been significantly amended. The information provided makes the delivery position quite clear.

When viewing the table for sites over 500 units, of the eleven sites listed, only four are under construction. Of those still to start, three were granted planning in principle in 2015 but are not yet on site with MSC's still to be progressed and two are constrained. Planning permission is pending for the final two sites. Within the '5 year effective land supply' upto 2020, it is anticipated that around 3,000 units will be delivered through these sites. Of this, just under half is expected from sites which are not yet under construction. The HLA in past years has frequently been over optimistic regards the speed that these sites can be unlocked. We

believe that the numbers currently shown are similarly optimistic and a cautionary approach should be taken to anticipated delivery of these sites given the complexity of their nature.

In terms of the 100 – 500 units table, two of the sites are constrained. The sites at Stoneywood and Kingswells are due for completion in the next 3 years, which leaves Maidencraig as the only long-term site within this category. Around 1,000 units are proposed within the '5 year effective land supply' upto 2020. Again, given the limited number of sites under construction (given only 3 out of 6) delivery rates need to be treated with caution given that a number of these are still to start on site.

When looking at the table for under 100 units there are fourteen sites listed, of which two are complete and only one is under construction. Between now and 2020, there is a total of only 36 units anticipated from these sites. In addition to this, there are 34 brownfield sites listed which are proposed to deliver around 460 units by 2020. However, it is apparent from the tables provided that a number of the brownfield sites are controlled or owned by Aberdeen City Council and no planning application has been submitted for residential purposes. These sites (including 6no ACC School sites) have the potential to provide around 600 or so units however given their current status it is again unlikely that these will contribute towards the effective 5 year supply.

To clarify further, there are a number of sites which either have planning permission, or have been earmarked, for an alternative use and thus cannot be taken into account as being effective for delivery of mainstream housing, namely;

- OP14: Bankhead Academy – site for new Stoneywood School;
- OP37: Burnside Centre – new healthcare facility in operation;
- OP71: Nelson Street – consent and operating as a Mosque (21 units);
- OP76: Causewayend – construction underway for student accomodation;
- OP89: Smithfield School – certificate of lawfulness granted for 'council housing' (99 units);
- OP93: former Summerhill Academy – permission pending for 'council housing' (369 units);
- OP98: VSA Gallowgate – permission being sought for student accomodation;
- OP104: Craiginches Prison – permission pending for key worker accomodation (124 units).

A number of other sites – OP22: Greenferns Landward, OP33: Greenferns, OP8: East Woodcroft Farm, OP51: Peterculter Burn, and OP28: Greenferns have been flagged as 'constrained' in the HLA.

In connection with Qu3, we would maintain that the LDP should be up-to-date and conform to SPP. We acknowledge that the current SDP was adopted prior to SPP, however, we are in a plan-led system and so the LDP needs to be up-to-date and relevant. We also need to bear in mind that the SDP will shortly be updated (and will therefore conform to SPP). Taking account of this, there should be a housing supply target for Aberdeen City alone.

In conclusion, taking account of the above, it is clear that there is an over-reliance on larger sites, specifically Masterplan Zones, which are likely to cause failure on the ability to maintain a 5 year effective land supply at all times. The consequence of such dependency is a limited range of sites that is not in keeping with the intentions of SPP. The only way to deliver the housing requirements in the short-to-medium term is to allocated additional housing land, especially allocating more small to medium (20-150 unit) sites that are both sustainable and effective. Our site at Newton East in Kingswells offers an excellent opportunity to provide a small site on which 20 houses can be delivered in the short-term, thereby helping the current housing delivery crises.

Yours

Tommy

Tommy Hart BLE (Hons) MRTPI | Land Manager | Barratt North Scotland
Blairton House, Old Aberdeen Road, Balmedie, Aberdeenshire, AB23 8SH
Tel: 01358 741390 Mob: 07917 277904 Fax: 01358 741311 Web: www.barratthomes.co.uk



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Aberdeen City

					Draft HLA 2016										
Over 500 units	Site	Site Name	Site Size	No. of units	2016	2017	2018	2019	2020	2021	2022	2023 +	Total	Status	
	OP9	Grandhome	323 ha	7000	0	50	75	100	150	200	200	3925	4700	PPiP approved 23/02/15	
	OP10	Dubford	35.8 ha	550	119	116	44	37	36	0	0	0	352	under construction	
	OP16	Davidson's Papermill	29.5 ha	900	0	90	90	90	90	90	90	205	745	under construction	
	OP20	Craibstone South	42.6 ha	1000	0	0	50	50	50	50	50	750	1000	PPiP submitted 01/04/14	
	OP21	Rowett South	106.85 ha	1700	0	0	20	60	60	100	100	1360	1700	PPiP approved subj to S75	
	OP22	Greenferns Landward	69.6 ha	1500	0	0	0	0	0	0	0	0	0	constrained	
	OP33	Greenferns	60.4 ha	1350	0	0	0	0	0	0	0	0	0	constrained	
	OP38	Countesswells	165.1 ha	3000	0	150	200	250	250	250	250	250	1600	construction commenced Apr-16	
	OP48	Oldfold	48.9 ha	550	25	25	35	35	35	35	35	335	560	under construction	
	OP59	Loirston	119.2 ha	1600	0	50	100	185	185	185	185	710	1600	PPiP approved 01/07/15	
OP74	Broadford Works	3.6 ha	517	0	0	60	60	60	60	60	217	517	FPP submitted 11/02/16		
				19667	144	481	674	867	916	970	970	7752	12774		
Between 100 and 500	Site	Site Name	Site Size	No. of units	2016	2017	2018	2019	2020	2021	2022	2023 +	Total		
	OP5	Balgownie Centre	2.25 ha	171	0	0	0	0	0	0	0	0	0	0	constrained
	OP17	Stoneywood	42.3 ha	500	311	60	60	10	0	0	0	0	441	under construction	
	OP25	Woodside	19.1 ha	300	0	40	80	80	80	80	40	0	400	PPiP approved 01/10/15	
	OP30	Kingswells D and West Huxterstone	6.1 ha	146	57	45	35	0	0	0	0	0	137	under construction	
	OP31 and 32	Maidencraig	52.6 ha	750	30	36	36	50	50	50	50	443	745	under construction	
	OP87	Pittodrie Park	6 ha	350	0	0	0	0	0	0	0	0	0	0	constrained
				2217	398	181	211	140	130	130	90	443	1723		
under 100	Site	Site Name	Site Size	No. of units	2016	2017	2018	2019	2020	2021	2022	2023 +	Total		
	OP8	East Woodcroft North	2.2 ha	60	0	0	0	0	0	0	0	0	0	0	constrained
	OP11	Balgownie Home Farm	1.4 ha	35	0	0	0	0	0	0	0	0	0	0	site complete
	OP45	Peterculter East	2.1 ha	31	6	9	16	0	0	0	0	0	31	under construction	
	OP46	Culter House Road	1.1 ha	5	0	0	0	0	0	0	0	0	0	0	site complete
	OP47	Edgehill Cottage	4.4 ha	3	5	0	0	0	0	0	0	0	5	FPP approved 30/10/15	
	OP51	Peterculter Burn	7.4 ha	19	0	0	0	0	0	0	0	0	0	0	constrained
	OP52	Malcolm Road Peterculter	8.98 ha	71	0	0	0	0	0	0	0	0	0	0	no planning application
	OP108	Mid Anguston	2.5 ha	8	0	0	0	0	0	0	0	0	0	0	no planning application
	OP109	Woodend Peterculter	2.9 ha	19	0	0	0	0	0	0	0	0	0	0	no planning approval
	OP68	1 Western Road	0.07 ha	22	0	0	0	0	0	0	0	0	0	0	constrained
	OP71	Nelson Street	0.06 ha	21	0	0	0	0	0	0	0	0	0	0	constrained - developed for non-residential use
OP84	Hilton Nursery School	0.6 ha	18	0	0	0	0	0	0	0	0	0	0	site complete	
OP100	Water Lane	0.06 ha	12	0	0	0	0	0	0	0	0	0	0	no planning application	

OP98	VSA Gallowgate	0.12		0	0	0	0	0	0	0	0	0	0	Constrained - FPP for student accom (84 bed spaces) withdrawn
OP100	Water Lane Grannary	0.06		0	0	0	0	0	0	0	0	0	0	no planning application
OP101	Woodside Congregational Church	0.07		0	0	0	0	0	0	0	0	0	0	no planning application
OP70	Froghall Road	0.62	19	16	0	0	0	0	0	0	0	0	16	under construction
OP76	Causewayend Primary School	0.66		0	0	0	0	0	0	0	0	0	0	constrained
OP81	Denburn and Woolmanhill (mixed use scheme)	1.9		0	0	0	0	0	0	0	0	0	0	no planning application
OP99	The Waterfront, Torry (mixed use scheme)	6.6		0	0	0	0	0	0	0	0	0	0	no planning application
		49.78		36	100	227	48	48	48	48	35	590		

Sites carried over from 2008 plan														
Site	Site Name	Site Size	No. of units	2016	2017	2018	2019	2020	2021	2022	2023 +	Total		
OP28	Greenferns	13.7 ha	120	0	0	0	0	0	0	0	0	0	0	no planning application
OP41	Friarsfield	29.2 ha	280	51	54	49	25	24	28	0	0	231	under construction	
OP58	Stationfields, Cove	9.8 ha	150	30	30	30	30	30	0	0	0	150	no planning application	
OP56	Cove	30 ha	242	22	44	32	0	0	0	0	0	98	under construction	
			792	103	128	111	55	54	28	0	0	479		

constrained and 'other uses sites	c. 4000 units
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Planning Status	total
PPiP approved	6
FPP approved	1
planning application being considered	4
PoAN submitted	2
no planning approval	1
no planning application	25
under construction	13
site complete	3
constrained	14