

SG Housing 2: Housing land allocations 2017 to 2023 and early draw down

Subject to review of the Local Development Plan by 2017, we expect to release land allocated for housing development for the period 2017 to 2023 during that period.

In the interim, if the Housing Land Audit shows less than 7 years land that is effective or capable of becoming effective according to the current Action Programme of the Plan, or if a 5 year effective housing land supply is unlikely to be maintained, this will trigger the early release of land allocated for delivery in the period 2017 to 2023, in locations in accordance with the Structure Plan spatial strategy and the settlement strategy.

Once land is released by this mechanism, we will approve new housing on these sites, subject to other policies, in accordance with the criteria set out in Supplementary Guidance: *Housing land allocations 2007 to 2016*.

Until land is released by this mechanism, we will refuse all applications for its development, other than on a temporary basis that will not interfere with the timely provision of housing when it is needed.

Reasoned Justification

The aim of this policy is to safeguard housing land to meet the Structure Plan housing requirement, where consent would be anticipated during the period 2017 to 2023. The land is shown on the settlement proposals maps.

This approach provides the means for a long-term view of the future growth of settlements to be taken and helps with future planning by the Council, communities, developers, key agencies etc.

Release of housing land is designed to maintain the effective housing land supply and the spatial strategy of the plan, rather than to preserve any artificial timing or phasing of development. In the event of an emerging deficit in the land supply identified by the Action Programme and the Housing Land Audit, applications on allocated land that further the settlement strategy of the plan will be approved, subject to other policies.

Land will be released according to Housing Market Area and the allocated phase for release. The boundaries of the two Housing Market Areas are shown on the proposals maps. The scale and distribution of sites in the plan take account of the Structure Plan's aims and objectives. The land allocated for housing has been carefully selected to maintain a rolling 7 year housing supply which is likely to become 'effective'. In this way the 7 year land supply target builds in a 2 year allowance for the resolution of infrastructure and planning issues on sites. This requirement will act as a trigger to provide sufficient time for additional land releases to be made or brought forward from phase 2, to ensure maintenance of the 5 year supply at all times, which is sought by the policy. Outside the strategic growth areas additional land may be considered for release from phase 2 within the phase 1 period, where it is required to maintain critical levels of services.

All allocations carried forward from the Aberdeenshire Local Plan and Phase 2 allocations will be reviewed in 5 years time. If in that period it has become apparent that there is a constraint on a site whereby there is no prospect of it ever becoming effective for housing, it will be removed from the plan. Otherwise it is fully expected that these future allocations will be rolled forward into the next plan.

Planning advice will be prepared in consultation with the development industry to clarify the method used to identify a shortfall in the effective land supply.