

## Housing Land Release (2006 - 2010)



**This SPG provides guidance as to the way Aberdeenshire Council will implement the structure plan (NEST) and local plan (ALP) in relation to housing sites identified for the period 2006 - 2010.**



**Approved by Aberdeenshire Council's Infrastructure Services Committee on 1 December 2005 (as modified on 22 June 2006)**

# SUPPLEMENTARY PLANNING GUIDANCE HOUSING LAND RELEASE (2006-2010)

## INTRODUCTION

This guidance explains the approach Aberdeenshire Council will take to applications for housing development on Phase II sites identified in the Aberdeenshire Local Plan. This guidance comes into force on 31 December 2005.

## BACKGROUND

The provision of land for new housing in both the structure plan (NEST) and local plan (ALP) is divided into three phases, as shown below.

	Period	NEST	ALP
Phase I	2000 – 2005	8	Hou/1
Phase II	2006 – 2010	9	Hou/2a
Phase III	2011 – 2015	10	Hou/2b

The vast majority of Phase I sites have already been released with those outstanding being those where unresolved objections to the Local Plan remain. This guidance relates solely to Phase II sites identified under NEST Policy 9 and

ALP Policy Hou/2a. These are identified in both plans for the period 2006 – 2010 and amount to some 4,400 units in Aberdeenshire across the two Housing Market Areas (AHMA = 2,100; RHMA = 2,300).

Both structure and local plan policies indicate permission will be refused on Phase II sites prior to the completion of a review of either the full structure plan or the housing element of it, and that review finds that sites should be released in specified areas. Local Plan policy has been worded in such a way that sites are automatically released through a review of the structure plan and do not require a review of the local plan as well.

However, the period 2006 – 2010 is fast approaching and there is a land supply argument to suggest that Phase II sites should be released for the grant of planning permission in the near future to ensure continuity of supply.

The 2005 Housing Land Audit shows that housing completions have been running at a high level over recent years, particularly in the Aberdeenshire part of the Aberdeen Housing Market Area. This faster than expected take-up of land has meant that the effective land supply situation has deteriorated at a faster pace than expected. This points to the need to release land for housebuilding so as to ensure continuity of supply and avoid a hiatus based on the timetable for local plan adoption in both Aberdeen City and Aberdeenshire.

The Council also recognises that there can be a significant lead-in time covering the period between the decision to submit a planning application, its actual submission, consent being granted and any legal agreements signed, and the start of development on the ground. This is particularly the case given the need to ensure that the development delivered is of a high standard in terms of design, urban design, and schemes which meet the needs of communities with an appropriate mix of house types (detached, semi-detached, terraced and flats) and sizes, along with the mitigation of impacts on communities in terms of infrastructure and community facilities [NEST policies 11, 13, 14 & 21].

Both of these arguments suggest that there is a need to progress the release of Phase II sites. However, since no agreement has been reached with Aberdeen City

Council on the need for a review and alteration to the structure plan at the current time, Aberdeenshire Council are proposing a pragmatic solution to the current situation which both manages the housing market responsibly and at the same time responds to the desire for certainty over the release of Phase II sites. This is set within the context of the structure plan strategy and the sites already identified in the Aberdeenshire Local Plan for development during this period. These sites have been subject to extensive consultation and tested before independent Reporters at the Local Plan Inquiry.

In order to assure continuity of land supply in both Housing Market Areas, this guidance note identifies the circumstances under which Aberdeenshire Council would look favourably on applications for housing on Phase II sites as departures from the development plan.

**PROPOSAL**

In light of the foregoing, Aberdeenshire Council propose the release of all Phase II sites identified in the Aberdeenshire Local Plan, subject to the terms of this SPG being adhered to in relation to each site. This release would take effect in two stages, the first being the date this guidance comes into force and the second being the date of adoption of the Local Plan.

Applications would need to meet the requirements of all other relevant policies of the structure and local plans to be considered favourably in addition to meeting the terms of the "Position Statement" set out below.

<b>Position Statement</b>	<i>All applications for housing development on Phase II sites identified in the Aberdeenshire Local Plan will be favourably considered as departures from the development plan. For Schedule 1 sites the date from which this will apply is 31/12/2005, while for Schedule 2 sites the date will be the date ALP is adopted (expected May / June 2006).</i>
---------------------------	---

Schedule 1 contains a list of sites to which this SPG will apply on the date it comes into force (31/12/2005) in light of the fact that their inclusion in ALP is no longer contested. Schedule 2 contains a list of sites which still require to go through various local plan processes and, as a result, their release date will be the date of adoption of the Local Plan.

All applications should have regard to the need to provide a range of housing types and sizes (SPP3 para 24, NEST Policy 11 and Finalised ALP Chapter 4). The extent of the range will be influenced by site size but a range should be achieved on all sites. Regard should be had to the scope for smaller house sizes and the incorporation of semi-detached and terraced houses into proposals for market housing.

Sites which meet the requirements of this SPG will be included as part of the established land supply at the base date of the 2006 Housing Land Audit and subsequently assessed for effectiveness during the Audit process.

Sites which meet the requirements of this SPG will not be treated as significant departures from NEST Policy 9 or ALP Policy Hou\2a.

It should be noted that this SPG does not impact on the acceptability or otherwise of brownfield or infill development opportunities which will continue to be addressed in the normal way through the planning process.

## **CONCLUSION**

This supplementary planning guidance sets out how Aberdeenshire Council will deal with housing applications on Phase II sites identified in the Aberdeenshire Local Plan from 31 December 2005 (on Schedule 1 sites) and subsequently once the local plan is adopted (on Schedule 2 sites).

It also makes it clear that applications should be of a high standard, meeting all relevant structure / local plan policies and create mixed communities, providing for the needs of all.

This SPG will help to maintain the supply of housing land in Aberdeenshire and provide certainty to both communities and developers as to how the Council will deal with applications on Phase II sites.

## Site Schedules

### Banff & Buchan

			Schedule 1	Schedule 2	Justification
<b>Banff</b>	RHMA	fh1	40		
<b>Banff</b>	RHMA	fh2	60		
<b>Macduff</b>	RHMA	fh1	20		
<b>Macduff</b>	RHMA	fh2	80		
<b>Fraserburgh</b>	RHMA	fh1	200		
<hr style="border-top: 1px dashed black;"/>					
<b>Aberchirder</b>	RHMA	fh1	15		
<b>Cairnbulg / Inverallochy</b>	RHMA	fh1	15		
<b>Crudie</b>	RHMA	fh1	6		
<b>Gardenstown</b>	RHMA	fh1	15		
<b>Memsie</b>	RHMA	fh1	5		
<b>Portsoy</b>	RHMA	fh1	10		
<b>Rosehearty</b>	RHMA	fh1	10		
<b>Sandhaven / Pittulie</b>	RHMA	fh1	10		
<b>Whitehills</b>	RHMA	fh1	15		

### Buchan

			Schedule 1	Schedule 2	Justification
<b>Mintlaw</b>	RHMA	fh1	50		
<b>Mintlaw</b>	RHMA	fh2	50		
<b>Mintlaw</b>	RHMA	fh3	50		
<b>Peterhead</b>	RHMA	fh1	130		
<b>Peterhead</b>	RHMA	fh2	185		
<hr style="border-top: 1px dashed black;"/>					
<b>Fetterangus</b>	RHMA	fh1		10	New Site
<b>Hatton</b>	RHMA	fh1	15		
<b>Longside</b>	RHMA	fh1	15	35	Extension
<b>Old Deer</b>	RHMA	fh1	10		
<b>St Combs</b>	RHMA	fh1	15		
<b>St Fergus</b>	RHMA	fh1	10		
<b>Stuartfield</b>	RHMA	fh1	10		
<b>Stuartfield</b>	RHMA	fh2	5		

## Formartine

		Schedule 1	Schedule 2	Justification
<b>Balmedie</b>	AHMA fh1	25		
<b>Belhelvie</b>	AHMA fh1	20		
<b>Berefold</b>	AHMA fh1	5		
<b>Cultercullen</b>	AHMA fh1	10		
<b>Methlick</b>	AHMA fh1	17		
<b>Newburgh</b>	AHMA EmpB	15		
<b>Pitmedden</b>	AHMA B	14		
<b>Streat of Monteath</b>	AHMA EmpA	5		
<b>Streat of Monteath</b>	AHMA fh1	3		
<b>Tarves</b>	AHMA EmpA	15		
<b>Tarves</b>	AHMA fh1		15	New Site
<b>Turriff</b>	RHMA fh1	50		
<b>Turriff</b>	RHMA fh2	20		
<b>Turriff</b>	RHMA fh3	90		
<b>Cuminestown</b>	RHMA fh1	17		
<b>Daviot</b>	RHMA fh1	10		
<b>Fisherford</b>	RHMA fh1	7		
<b>Fisherford</b>	RHMA fh2	6		
<b>Fyvie</b>	RHMA fh1	19		
<b>Kirkton of Auchterless</b>	RHMA fh1	8		
<b>Rothienorman</b>	RHMA fh1		25	New Site

## Garioch

		Schedule 1	Schedule 2	Justification
<b>Inverurie</b>	AHMA fh1	465		
<b>Inverurie</b>	AHMA fh2	35		
<b>Inverurie</b>	AHMA fh4		250	New Site
<b>Westhill</b>	AHMA fh1	220	30	Extension
<b>Westhill</b>	AHMA fh2	125	125	Extension
<b>Cluny</b>	AHMA fh1	5		
<b>Dunecht</b>	AHMA fh1	14		
<b>Echt</b>	AHMA fh1	25		
<b>Keithhall</b>	AHMA fh1	5		
<b>Kemnay</b>	AHMA fh1	20		
<b>Kinmuck</b>	AHMA fh1	6		
<b>Kirkton of Skene</b>	AHMA fh1	10		
<b>Midmar</b>	AHMA fh1	10		
<b>Millbank</b>	AHMA fh1		15	New Site
<b>Newmacher</b>	AHMA fh1		5	New Site
<b>Sauchan</b>	AHMA fh1	15		
<b>Insch</b>	RHMA fh1	25		
<b>Insch</b>	RHMA fh2	20		
<b>Insch</b>	RHMA fh3	35		
<b>Insch</b>	RHMA fh4		70	New Site
<b>Auchleven</b>	RHMA fh1	8		
<b>Meikle Wartle</b>	RHMA fh1	12		
<b>Old Rayne</b>	RHMA fh1	10		
<b>Old Rayne</b>	RHMA fh2	5		
<b>Old Rayne</b>	RHMA fh3		10	New Site
<b>Whiteford</b>	RHMA fh1	15		

## Kincardine & Mearns

			Schedule 1	Schedule 2	Justification
<b>Portlethen</b>	AHMA fh1		400		
<b>Drumlithie</b>	AHMA fh1			15	New Site
<b>Maryculter West</b>	AHMA fh1			6	New Site
<b>Marywell</b>	AHMA fh1		15	20	Extension
<b>Newtonhill</b>	AHMA fh1			35	New Site
<b>Woodlands of Durris</b>	AHMA fh1		20		
<b>Laurencekirk</b>	RHMA fh1		150		
<b>Fordoun</b>	RHMA fh1		15		
<b>Inverbervie</b>	RHMA fh1		18		
<b>Inverbervie</b>	RHMA fh2			15	New Site
<b>Johnshaven</b>	RHMA fh1		20		
<b>Luthermuir</b>	RHMA fh1			7	New Site
<b>Luthermuir</b>	RHMA fh2			8	New Site
<b>St Cyrus / Lochside</b>	RHMA fh1		15		

## Marr

		Schedule 1	Schedule 2	Justification
<b>Banchory</b>	AHMA fh1	90		
<b>Banchory</b>	AHMA fh2	110		
<b>Bridge of Canny (East)</b>	AHMA fh1	10		
<b>Crathes</b>	AHMA fh1	20	10	Extension
<b>Monymusk</b>	AHMA fh1	15		
<b>Monymusk</b>	AHMA fh2	15		
<b>Monymusk</b>	AHMA fh3	15		
<b>Tillyfourie</b>	AHMA fh1	3		
<b>Aboyne</b>	RHMA fh1	80		
<b>Aboyne</b>	RHMA fh2	55		
<b>Aboyne</b>	RHMA fh3	15		
<b>Alford</b>	RHMA fh1		65	New Site
<b>Alford</b>	RHMA fh2	65	20	Extension
<b>Huntly</b>	RHMA fh1	50		
<b>Huntly</b>	RHMA fh2	100		
<b>Ballogie</b>	RHMA fh1	4		
<b>Bogniebrae</b>	RHMA fh1		5	New Site
<b>Bridgend of Gartly</b>	RHMA fh1		6	New Site
<b>Finzean - Whitestone</b>	RHMA fh1		5	New Site
<b>Glass</b>	RHMA fh1	2		
<b>Kennethmont</b>	RHMA fh1		6	New Site
<b>Kincardine O'Neil</b>	RHMA fh1	8		
<b>Kincardine O'Neil</b>	RHMA fh2		7	Extension
<b>Logie Coldstone</b>	RHMA fh1	2		
<b>Logie Coldstone</b>	RHMA fh2	3		
<b>Lumphanan</b>	RHMA fh1	15		
<b>Muir of Fowlis</b>	RHMA fh1		6	New Site
<b>Rhynie</b>	RHMA fh1	15		
<b>Strachan</b>	RHMA fh1	5		
<b>Tarland</b>	RHMA fh1	5		
<b>Ythanwells</b>	RHMA fh1	15		

*Note 1:* Site fh1 in Braemar has been omitted from these schedules because the Cairngorms National Park Authority are well advanced in preparing their own local plan and the site will be released through that process.

*Note 2:* Figures in Monymusk, Bogniebrae and Strachan have been modified to reflect the Council's policy position as expressed in the proposed modifications to the Finalised Aberdeenshire Local Plan (published on 11 November 2005).

### Summary Table

	Housing Market Area	Schedule	Percentage
Aberdeenshire = 4,701	AHMA = 2,323	Schedule 1 = 1,797	77%
		Schedule 2 = 526	23%
	RHMA = 2,360	Schedule 1 = 2,060	87%
		Schedule 2 = 300	13%

Further copies are available from the address below as well as the Council website:

Planning Policy and Environment  
Aberdeenshire Council  
Woodhill House  
Westburn Road  
Aberdeen  
AB16 5GB  
Tel:(01224) 664221  
Fax: (01224) 664679

<http://www.aberdeenshire.gov.uk/planning/supplementary>