

Doing things digitally is our preference. Tick the box if you are not happy to receive correspondence via email:

Tick the box if you would like to subscribe to the Aberdeenshire LDP eNewsletter:

Fair processing notice

Please tick to confirm your agreement to the following statements:

By submitting a response to the consultation, I agree that Aberdeenshire Council can use the information provided in this form, including my personal data, as part of the review of the Aberdeenshire Local Development Plan. This will include consultation on the Main Issues Report (including any subsequent Proposed Plan).

I also agree that following the end of the consultation, i.e. after 8 April 2019, my name and respondent identification number (provided to you by Aberdeenshire Council on receipt of your submission) can be published alongside a copy of my completed response on the Main Issues Report website (contact details and information that is deemed commercially sensitive will not be made available to the public).

The data controller for this information is Aberdeenshire Council. The data on the form will be used to inform a public debate of the issues and choices presented in the Main Issues Report of the Aberdeenshire Local Development Plan 2021. It will inform the content of the Proposed Aberdeenshire Local Development Plan.

Aberdeenshire Council will only keep your personal data for as long as is needed. Aberdeenshire Council will retain your response and personal data for a retention period of 5 years from the date upon which it was collected. After 5 years Aberdeenshire Council will review whether it is necessary to continue to retain your information for a longer period. A redacted copy of your submission will be retained for 5 years beyond the life of the Local Development Plan 2021, possibly until 2037

Your Data, Your Rights

You have got legal rights about the way Aberdeenshire Council handles and uses your data, which include the right to ask for a copy of it, and to ask us to stop doing something with your data.

If you are unhappy with the way that Aberdeenshire Council or the Joint Data Controllers have processed your personal data then you do have the right to complain to the Information Commissioner's Officer, but you should raise the issue with the Data Protection Officers first. The Data Protection Officers can be contacted by writing to:

- Mr Andrew Lawson, Data Protection Officer, Aberdeenshire Council, Business Services, Town House, 34 Low Street, Banff, AB45 1AY

If you have difficulty understanding this document and require a translation, or you need help reading this document (for example if you need it in a different format or in another language), please phone us on 01467 536230.

Which document(s) are you committing on?	Main Issues Report	<input checked="" type="checkbox"/>
	Draft Proposed Aberdeenshire Local Development Plan	<input type="checkbox"/>
	Strategic Environmental Assessment Interim Environmental Assessment	<input type="checkbox"/>
	Other	<input type="checkbox"/>

Your comments

Main Issues Report 2019

Kincardine and Mearns Settlements

Objection 1 – Chapelton of Elsick/Kincardine and Mearns Settlements

The Local Development Plan 2021 must allocate additional sites that are expected to deliver the established shortfall of 2,289-2,829 houses that Chapelton is not expected to deliver during the plan period.

The 2021 Local Development Plan is intended to identify 10 years of housing land, and in line with Scottish planning Policy it must demonstrate a 'sharp focus on delivery'. Scottish Planning Policy also requires the Local Authority to provide a five year supply of effective housing land at all time.

These clear objectives are fundamental to a Development Plan led planning system.

Bancon do not object to the principle of Chapelton of Elsick, and acknowledge that it is an established site allocated for development that will provide housing and employment land for decades to come. In fact, the Main Issues Report states it 'will have a major role in delivering development for the strategic housing and employment allowances over the next 20 years.'

In assessing a Local Development Plan bid from the landowners, to extend the Chapelton site to 8000 homes and associated uses, the Main Issues Report clearly states 'given the rate of development to date it seems unlikely that all the 4045 homes with planning permission will be built out before 2031.'

It is submitted that this is significantly understated. Based on the agreed Housing land Audit, there is a shortfall of 2,289 houses – houses that are not projected to be built at Chapelton (even as a best case scenario), and these must be allocated elsewhere to ensure the Local Development Plan can deliver the requirements of the Strategic Development Plan.

Chapelton has thus far delivered a tiny fraction of the housing anticipated. When originally allocated for development, a delivery schedule formed part of the submitted information, and assumed the delivery of 1,560 houses by 2018. The 2018 Housing Land Audit confirms that 126 completions have been reported to the start of 2018.

It is absolutely clear that the site is not delivering housing numbers at the rate expected when it was originally zoned for development. However, Housing Land Audit figures project that the development will gather pace, and the development industry as a whole are confident that market conditions will improve over the coming years. Nevertheless, the expected increase in delivery at Chapelton to 150 houses per year by 2023 as set out in the 2018 Housing Land Audit must be considered ambitious at best.

That said, it is noted that the draft 2019 Housing Land Audit now more realistically shows completions on the site peaking at 80 units per year.



The Main issues Report therefore considers that the site's allocation for 4,045 houses be maintained. It is assumed that whatever the balance of the housing remaining to be built on the site at 2021 will form the allocation through to 2031, as per the last Local Development Plan.

Assuming that the ambitious 2018 Housing Land Audit delivery rate will be achieved, this means that only 1,756 houses, as a best case scenario, are expected to be built within the lifespan of the Local Development Plan. 2,289 houses are not, and cannot be expected to become, effective during the life of the Local Development Plan. Based on the draft 2019 Housing land Audit, the best case scenario is further reduced to 1,216 units built by 2031, which means the shortfall will be at least 2,829 houses.

It is submitted that this is directly contrary to the purpose of the Local Development Plan (to deliver the housing allowance established in the Strategic Development Plan), in direct contradiction of the Housing Land Audit, and furthermore directly contrary to Scottish planning Policy which requires a 'sharp focus on delivery'.

It must be reiterated that this situation is a best case scenario, with actual completions on the Chapelton site consistently falling far short of the projected Housing Land Audit figures. The real position come 2031 could be substantially worse, with the number of houses delivered at Chapelton more likely to be in the hundreds rather than thousands, and the shortfall in meeting the housing allowance completely unchecked.

The required solution is very clear. The Local Development Plan 2021 must allocate additional sites that are expected to deliver the established shortfall of 2,289-2,829 (the higher number is based on the draft 2019 Housing Land Audit) houses that Chapelton is not expected to deliver (in a best case scenario), as an absolute minimum.

