

PROPOSED ABERDEENSHIRE LOCAL DEVELOPMENT PLAN 2020 RESPONSE FORM

As part of the production of the Local Development Plan, a 'Main Issues Report' was published in January 2019. The responses from these consultations have helped to inform the content of the Proposed Local Development Plan ("the Proposed Plan").

The Aberdeenshire Local Development Plan will direct decision-making on land-use planning issues and planning applications in Aberdeenshire for the 10-year period from 2021 to 2031. The Proposed Plan was agreed by Aberdeenshire Council in March 2020 as the settled view of the Council. However, the Proposed Plan will be subjected to an independent examination and is now open for public comment.

This is your opportunity to tell us if anything should be changed in the Proposed Plan, and why.

When writing a response to the Proposed Plan it is important to specifically state the modification(s) that you would wish to see to the Plan.

This is the only remaining opportunity to comment on the Proposed Plan. The reasons for any requested changes will be analysed and reported to Scottish Ministers. They will then appoint a person known as a Reporter to conduct a public examination of the Proposed Plan, focusing particularly on any unresolved issues and the changes sought.

Ministers expect representations (or responses) to be concise (no more than 2000 words) and accompanied by limited supporting documents. It is important to ensure that all of the information that you wish to be considered is submitted during this consultation period as there is no further opportunity to provide information, unless specifically asked.

Please email comments to ldp@aberdeenshire.gov.uk or send this form to reach us by 31 July 2020*.

We recommend that you keep a copy of your representation for your own records.

**UPDATE 16 June 2020: Consultation period was extended from 17 July 2020 for a further two-week period.*



ACCESSIBILITY

If you need information from this document in an alternative language or in a Large Print, Easy Read, Braille or BSL, please telephone 01467 536230.

Jeigu pageidaujate šio dokumento kita kalba arba atspausdinto stambiu šriftu, supaprastinta kalba, parašyta Brailio raštu arba britų gestų kalba, prašome skambinti 01467 536230.

Dacă aveți nevoie de informații din acest document într-o altă limbă sau într-un format cu scrisul mare, ușor de citit, tipar pentru nevăzători sau în limbajul semnelor, vă rugăm să telefonați la 01467 536230.

Jeśli potrzebowali będą Państwo informacji z niniejszego dokumentu w innym języku, pisanych dużą czcionką, w wersji łatwej do czytania, w alfabecie Braille'a lub w brytyjskim języku migowym, proszę o telefoniczny kontakt na numer 01467 536230.

Ja jums nepieciešama šai dokumentā sniegtā informācija kādā citā valodā vai lielā drukā, viegli lasāmā tekstā, Braila rakstā vai BSL (britu zīmju valodā), lūdzu, zvaniem uz 01467 536230.

Aberdeenshire Local Development Plan
Woodhill House, Westburn Road, Aberdeen, AB16 5GB

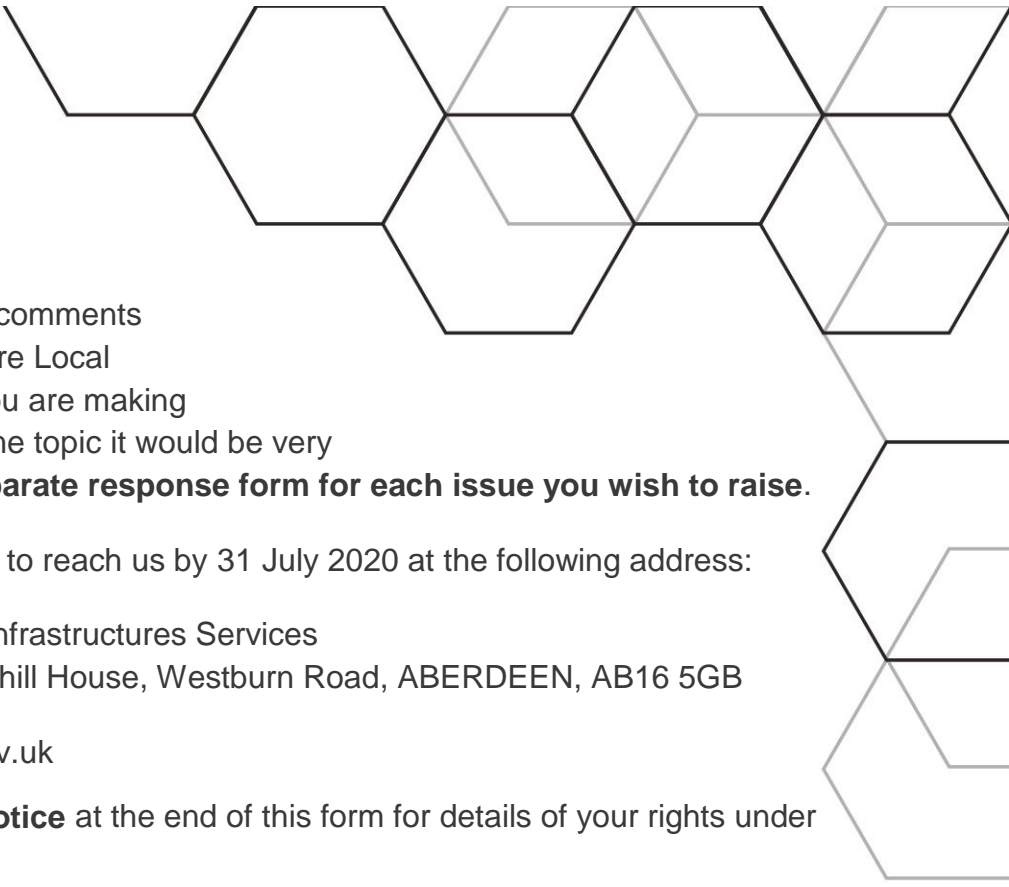
Tel: 01467 536230

Email: ldp@aberdeenshire.gov.uk

Web: www.aberdeenshire.gov.uk/ldp

Follow us on Twitter @ShireLDP

If you wish to contact one of the area planning offices, please call 01467 534333 and ask for the relevant planning office or email planning@aberdeenshire.gov.uk.



Please use this form to make comments on the Proposed Aberdeenshire Local Development Plan 2020. If you are making comments about more than one topic it would be very helpful if you could fill in a **separate response form for each issue you wish to raise**.

Please email or send the form to reach us by 31 July 2020 at the following address:

Post: Planning Policy Team, Infrastructures Services
Aberdeenshire Council, Woodhill House, Westburn Road, ABERDEEN, AB16 5GB

Email: ldp@aberdeenshire.gov.uk

Please refer to our **Privacy Notice** at the end of this form for details of your rights under the Data Protection Act.

YOUR DETAILS

Title:	Mrs
First Name:	Claire
Surname:	Coutts
Date:	25 June 2020
Postal Address:	████████████████████
Postcode:	████████
Telephone Number:	██████████
Email:	████████████████████

Are you happy to receive future correspondence only by email? Yes No

Are you responding on behalf of another person? Yes No

If yes who are you representing?

Michael J Mountford & Iain F Mathers

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

An acknowledgement will be sent to this address soon after the close of consultation.

YOUR COMMENTS

Please provide us with your comments below. We will summarise comments and in our analysis will consider every point that is made. Once we have done this we will write back to you with Aberdeenshire Council's views on the submissions made. We will publish your name as the author of the comment, but will not make your address public.

Modification that you wish to see (please make specific reference to the section of the Proposed Plan you wish to see modified if possible, for example Section 9, paragraph E1.1):

The Proposed Plan has failed to identify land at FR009 (as contained in the Main Issues Report) for residential development. Objection is therefore made to this and it is requested that the settlement boundary of Tarves (page 495 within Appendix 7c – Settlement Statements – Formartine) is amended to include this site and that the site is identified as an Opportunity Site for the development of 13 homes as suggested by Planning Officers in the Main Issues Report. As such, Appendix 6: Housing Land Allocations should be amended to take account of this change.

Reason for change:

Background

An initial development bid was submitted to Aberdeenshire Council on 13th March 2018 (Appendix 1), requesting the consideration of the above site for the development of 10 houses.

The Main Issues Report (MIR) was published in January 2019, which identified the site as FR009. Aberdeenshire Council Planning Officers, in their assessment of the site, agreed that it was suitable for housing and identified it as an Officers preference in the MIR. In fact, they considered that the 10 units constituted **“an underdevelopment of land and it is considered that the site is capable of accommodating 13 homes”**.

Their justification for the identification of this site was that it is **“situated immediately adjacent to the settlement boundary of Tarves and is accessed via the B999”**. Also, that **“the proposal involves the remediation of a brownfield land”**. There was some concern regarding ribbon development, however, they also accepted that **“development potential is exhausted beyond the northern boundary of the site due to field patterns”** therefore no further ribbon development would take place in the future beyond this site. They concluded that **“given the scale of development proposed, it could be delivered during the Plan period and consolidated as part of the settlement alongside other recent developments seen in Tarves”**.

Officers concluded that **“Tarves Primary School is due to become over capacity by 2022, however a fairly large development such as FR009 could overcome this constraint through Developer Obligations. FR009 is well located as a natural extension of the housing provision within the village”** and was therefore identified as Opportunity Site OP4 for residential development in the Draft Proposed Local Development Plan (Appendix 2).

A representation was submitted to the MIR (Appendix 3) in April 2019 supporting this position. It is understood that this position was agreed by Councillors when it was discussed at the Formartine Area Committee on 30 October 2018, however, an amendment made to the Committee minutes which removed the site from the Proposed Local Development Plan going forward.

This representation should be read in conjunction with the initial Development Bid (Appendix 1) and the MIR Representation (Appendix 3) which together demonstrate that the site is suitable for a residential development of 13 houses as supported by Aberdeenshire Council Officers.

Justification

It is disappointing that site has been removed from the Proposed Local Development Plan and it does not take into account the conclusions of the Planning Officer in their assessment at the Main Issues Report stage. Objection is taken to this.

The site lies immediately adjacent to the settlement boundary of Tarves and forms part of the old Bain of Tarves site which has now been developed for 18 houses known as Bain's Park. It represents a logical area for a small scale expansion to the existing settlement. This was accepted by Aberdeenshire Council at the Main Issues Report stage and nothing has changed in the intervening period.

The proposal involves the remediation of land left over after the development of the Bain of Tarves site and the google image below demonstrates that the site was previously developed. The site is therefore considered brownfield development, rather than new development of a greenfield site. Planning Officers acknowledged this in their MIR assessment of the site by stating **"the proposal involves the remediation of a brownfield land"** and this was also included in the Draft Proposed Local Development Plan.



The development of brownfield land is encouraged within Scottish Planning Policy. Paragraph 40 states that planning decisions should be guided by **"considering the re-use or re-development of brownfield land before new development takes place on greenfield sites"**. Identification of this site should therefore have been considered prior to the development of greenfield land in Tarves and its identification for a small scale housing development would comply with SPP in terms of brownfield development.

The settlement statement for Tarves identifies that it has a distinctive character which has been recognised in its designation as a Conservation Area. Consequently, development in Tarves must be carefully managed to remain sympathetic to the historic village core. As stated above, development has already taken place on the land immediately to the south and the development of this site would be seen in that context and as an extension to that development. It would round off the settlement to the north-west and make use of previously developed land left over from the Bain of Tarves development. Any development would be sympathetic in line with the settlement statement.

The suggested increase by Aberdeenshire Council from 10 to 13 homes was welcomed at the Main Issues Report stage and we continue to support this position. This rate of development complies with H1: Housing Land of the Proposed LDP. Paragraph H1.3 states that capacities of sites are based on an indicative at this stage. It is understood that Aberdeenshire Council consider that a standard density of 25 homes per hectare for the settlement statements. Given that the bid site extends to 0.52ha, a rate of 25 homes per ha creates a density of 13 homes which conforms to the Council's statement.

This indicative density makes efficient use of the capacity of the site in line with Scottish Planning Policy guidance which states that **“planning should take a positive approach to enabling high-quality development and making efficient use of land”** (paragraph 2) and that policies and decisions should be guided by **“making efficient use of existing capacities of land”** (Paragraph 29).

The settlement statement for Tarves also identifies planning objectives for the village. One of these is to support local services and the development of this site would meet that objective. Planning Officers acknowledged that the development of this site would overcome the capacity issues at Tarves Primary School, therefore supporting this important local service. Further to this, the identification of this site for residential development will support the existing amenities in the village, which are located within walking distance of the site.

A further objective for Tarves is to meet local need for homes in the Aberdeen Housing Market Area. This is reflected in SPP which requires a generous supply of land for each housing market area is identified within the Plan to support the achievement of the housing land requirement across all tenures, maintaining at least a 5 year supply of effective housing land at all times (Paragraph 10).

Within Tarves, it is argued that a supply of homes for local need is not being met. Current opportunities in Tarves, as contained in the Proposed Plan, include OP1: The Grange, for 113 houses; OP2: Braiklay Park, for 15 houses; and OP3: Braiklay Croft, for 19 houses. These were identified to meet a local demand in the 2017 LDP and have not yet been delivered and it is argued that there is still an unmet demand for housing in the village.

Aberdeenshire Council’s 2019 Action Programme identified that Planning Permission was refused for OP1 in November 2018. Construction was due to commence in Q3 of 2019, however, this did not materialise and the 2019 Housing Land Audit states that development is due between 2020 and 2024. While consent was granted for OP3 in September 2016 and construction was due to commence in Q3 of 2019, the 2019 Housing Land Audit states that development is due between 2021 and 2024.

Although it appears that progress is being made with these sites, they have not delivered the anticipated level of housing within Tarves and it is argued that there is no guarantee that the larger OP1 site for 113 houses will be delivered, given its size and the delays so far. With SPP placing a sharp focus on the delivery of new homes, it is argued that additional sites must therefore be identified to ensure an adequate supply of housing land is delivered in Tarves, especially since there has been no significant new housing developments in Tarves since the Bain’s Park site was constructed.

Further to this, OP2 is identified in the 2019 Housing Land Audit as constrained due to marketability reasons. That site is identified for 15 homes and it is argued that there is merit in the removal of this site from the 2021 Aberdeenshire Local Development Plan and the identification of the FR009 in its place. Demand exists for housing in this location, demonstrated by the development and occupation of the site to the south. FR009 is capable of being developed, as acknowledged by Officers in the Main Issues Report and should be identified to ensure the local housing needs of Tarves is maintained in the 2021 Aberdeenshire Local Development Plan. The landowner is confident that there is a residual value following development of the site and the provision of the necessary infrastructure which does not pose an impediment to development.

There was some concern within the Main Issues Report regarding ribbon development, however, Aberdeenshire Council Officers accepted that **“development potential is exhausted beyond the northern boundary of the site due to field patterns”** therefore no further development would take place in the future beyond this site. They concluded that the site would be **“consolidated as part of the settlement alongside other recent developments seen in Tarves”**. It is also argued that the field boundaries to the north would contain development which would be further enhanced by landscaping and planting,

effectively becoming a defensible boundary to the settlement, avoiding any perceived coalescence with Nethermill of Tillyhilt to the north.

The scale of development proposed will be in keeping with the residential development to the south. The site is well served by public transport services are provided along the B999 at Duthie Road, approximately 280 metres from the site. It is therefore accessible by sustainable means and does not solely rely on access by private car. This conforms to sustainability principles.

Conclusion

A modest residential development on this site would form a logical expansion to Tarves, with minimum impact on the settlement and surrounding area. It would support existing services in the area and address capacity issues in the Primary School. The site is in a sustainable location, within walking distance of public transport, the village centre and its facilities.

It has been demonstrated that no development has been forthcoming in Tarves for a number of years, despite there being 3 allocated sites in the village. Development is not due to commence on two of the sites until 2020/2021, with the third site being constrained. As a result, housing land supply will be affected which goes against the requirements of SPP.

Additional, deliverable land therefore needs to be identified for housing in Tarves. This site forms and logical location for such housing, immediately adjacent to the settlement boundary and would constitute brownfield development which should be given priority. It would consolidate the settlement and create a defensible boundary for Tarves.

The development of this brownfield site was fully supported by Aberdeenshire Council planning officers for development within the Main Issues Report and draft Proposed Local Development Plan. As such, it should be identified as an Opportunity Site for a residential development of 13 houses.

Recommendation

It is therefore respectfully requested that the settlement boundary of Tarves is amended to include site FR009 (as identified in the Main Issues Report) and that it is identified, either in addition to the allocated sites, as an Opportunity Site for 13 houses, or in place of constrained site OP2. Failure to do so will stagnate future development in Tarves and fail to deliver an appropriate supply of housing land to meet local need as stated in the Settlement Statement. As a result of this, Appendix 6: Housing Land Allocations should be amended to take account of this change.

PRIVACY NOTICE

LOCAL DEVELOPMENT PLAN PUBLIC COMMENT

The Data Controller of the information being collected is Aberdeenshire Council.

The Data Protection Officer can be contacted at Town House, 34 Low Street, Banff, AB45 1AY.

Email: dataprotection@aberdeenshire.gov.uk

Your information is being collected to use for the following purposes:

- To provide public comment on the Aberdeenshire Local Development Plan. The data on the form will be used to inform Scottish Ministers and individual(s) appointed to examine the Proposed Local Development Plan 2020. It will inform the content of the Aberdeenshire Local Development Plan 2021.

Your information is:

Being collected by Aberdeenshire Council	X
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The Legal Basis for collecting the information is:

Personal Data	
Legal Obligations	X

Where the Legal Basis for processing is either Performance of a Contract or Legal Obligation, please note the following consequences of failure to provide the information:

It is a Statutory Obligation under Section 18 of the Town and Country (Scotland) Act 1997, as amended, for Aberdeenshire Council to prepare and publish a Proposed Local Development plan on which representations must be made to the planning authority within a prescribed period of time. Failure to provide details requested in the 'Your Details' section of this form will result in Aberdeenshire Council being unable to accept your representation.

Your information will be shared with the following recipients or categories of recipient:

Members of the public are being given this final opportunity to comment on the Proposed Aberdeenshire Local Development Plan. The reasons for any changes that the Council receives will be analysed and reported to Scottish Ministers. They will then appoint a person to conduct a public examination of the Proposed Plan, focusing particularly on the unresolved issues raised and the changes sought.

Your name and respondent identification number (provided to you by Aberdeenshire Council on receipt of your

submission) will be published alongside a copy of your completed response on the Proposed Local Development Plan website (contact details and information that is deemed commercially sensitive will not be made available to the public).

In accordance with Regulation 22 of the Town and Country (Development Planning) (Scotland) Regulations 2008 where the appointed person determines that further representations should be made or further information should be provided by any person in connection with the examination of the Proposed Plan the appointed person may by notice request that person to make such further representations or to provide such further information.

Your information will be transferred to or stored in the following countries and the following safeguards are in place:

Not applicable.

The retention period for the data is:

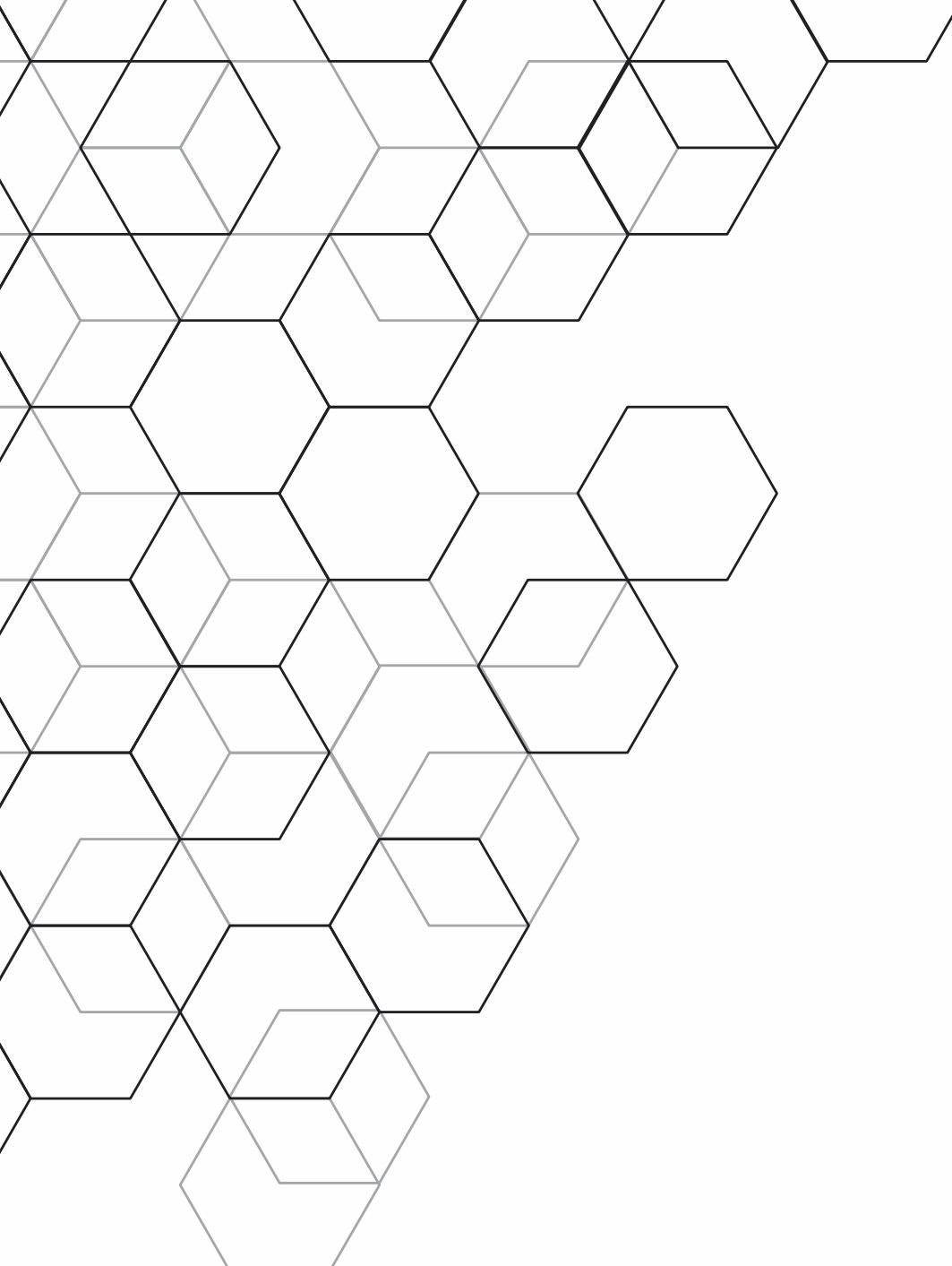
Aberdeenshire Council will only keep your personal data for as long as is needed. Aberdeenshire Council will retain your response and personal data for a retention period of 5 years from the date upon which it was collected. After 5 years Aberdeenshire Council will review whether it is necessary to continue 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.

The following automated decision-making, including profiling, will be undertaken:

Not applicable.

Please note that you have the following rights:

- to withdraw consent at any time, where the Legal Basis specified above is Consent;
- to lodge a complaint with the Information Commissioner's Office (after raising the issue with the Data Protection Officer first);
- to request access to your personal data;
- to data portability, where the legal basis specified above is:
 - (i) Consent; or
 - (ii) Performance of a Contract;
- to request rectification or erasure of your personal data, as so far as the legislation permits.



Local Development Plan 2021

Call for Sites Response Form



Aberdeenshire Council would like to invite you to use this form to submit a site for consideration within the next Local Development Plan (LDP 2021) for the period 2021 to 2031. A separate form should be completed for each site you wish to submit.

This is not a speculative plan. It is a fresh ‘call for sites’, so please re-submit any sites that do not or are not expected to have planning permission by 2021.

In order for the bids to be fully assessed, it is crucial that the questions in the bid form are answered fully and concisely with clear evidence of deliverability. The submission of a supporting statement, often known as a paper apart, should be avoided, and only assessments, such as a Flood Risk Assessment that has already been undertaken, should be submitted in support of your proposed site.

Completed forms and Ordnance Survey “Landline” site maps should be returned by email to: ldp@aberdeenshire.gov.uk

Alternatively, you can return the form and Ordnance Survey map by post to:
Planning Policy, Infrastructure Services, Woodhill House, Westburn Road, Aberdeen AB16 5GB

All forms must be submitted by 31 March 2018.

1. Your Details

Name	[REDACTED]
Organisation (if applicable)	Ryden LLP
Address	[REDACTED]
Telephone number	[REDACTED]
Email address	[REDACTED]
Do you wish to subscribe to our newsletter?	Yes

2. If you are acting as an agent on behalf of a third party, please give their details

Name	Michael Mountford and Iain Mathers
Organisation (if applicable)	
Address	c/o agent
Telephone number	
Email address	

3. Other Owners

Please give name, organisation, address, email details of other owner(s) where appropriate:	As above
Do these owners know this is being proposed for development?	Yes

For data protection purposes, please complete the rest of this form on a new page

4. Site Details

Name of the site (Please use the LDP name if the site is already allocated)	Land to the north of Tarves, north of Bain's Park
Site address	East of the B999 and north of Bain's Park
OS grid reference (if available)	NJ860312
Site area/size	0.52ha
Current land use	Former Bain of Tarves site. Left over area after development of land to south (Bain's Park)
Brownfield/greenfield	Brownfield
Please include an Ordnance Survey map (1:1250 or 1:2500 base for larger sites, e.g. over 2ha) showing the location and extent of the site, points of access, means of drainage etc.	

5. Ownership/Market Interest

Ownership (Please list the owners in question 3 above)	Sole owners
Is the site under option to a developer?	No, but the adjacent land was developed by ██████████ (Tarves Lea)
	If yes, please give details
Is the site being marketed?	No
	If yes, please give details

6. Legal Issues

Are there any legal provisions in the title deeds that may prevent or restrict development? (e.g. way leave for utility providers, restriction on use of land, right of way etc.)	No
	If yes, please give details
Are there any other legal factors that might prevent or restrict development? (e.g. ransom strips/issues with accessing the site etc.)	No
	If yes, please give details

7. Planning History

Have you had any formal/informal pre-application discussions with the Planning Service and what was the response?	No
	If yes, please give details
Previous planning applications	Application APP/2006/0388 on land to the south was refused, but then granted on appeal. This was the former Bain of Tarves site and this bid site also formed part of that land.
Previous 'Call for sites' history. See Main Issues Report 2013 at www.aberdeenshire.gov.uk/ldp	Please provide Previous 'Call for sites'/'Bid' reference number: FM027
Local Development Plan status www.aberdeenshire.gov.uk/ldp	Is the site currently allocated for any specific use in the existing LDP? No

	If yes, do you wish to change the site description and or allocation?
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8. Proposed Use

Proposed use		Housing
Housing	Approx. no of units	10
	Proposed mix of house types	Number of: <ul style="list-style-type: none"> • Detached: Generally a mix of detached and • Semi-detached: semi-detached • Flats: as per the • Terrace: adjacent site • Other (e.g. Bungalows):
		Number of: <ul style="list-style-type: none"> • 1 bedroom homes: Exact mix • 2 bedroom homes: unknown at this • 3 bedroom homes: stage • 4 or more bedroom homes:
	Tenure (Delete as appropriate)	Private
	Affordable housing proportion	This would be provided in line with Policy requirements at the time of development
Employment	Business and offices	n/a
	General industrial	n/a
	Storage and distribution	n/a
	Do you have a specific occupier for the site?	n/a
Other	Proposed use (please specify) and floor space	n/a
	Do you have a specific occupier for the site?	n/a
Is the area of each proposed use noted in the OS site plan?		Not applicable

9. Delivery Timescales

We expect to adopt the new LDP in 2021. How many years after this date would you expect development to begin? (please tick)	0-5 years	✓
	6-10 years	
	10+ years	
When would you expect the development to be finished? (please tick)	0-5 years	✓
	6-10 years	
	+ 10years	
Have discussions taken place with financiers? Will funding be in place to cover all the costs of development within these timescales	No	
	Funding would be available at the time of development for this small scale site	
Are there any other risk or threats (other than finance) to you delivering your proposed development	No	
	If yes, please give details and indicate how you might overcome them:	

10. Natural Heritage

<p>Is the site located in or within 500m of a nature conservation site, or affect a protected species?</p> <p>Please tick any that apply and provide details.</p> <p>You can find details of these designations at:</p> <ul style="list-style-type: none"> • https://www.environment.gov.scot/ • EU priority habitats at http://gateway.snh.gov.uk/sitelink/index.jsp • UK or Local priority habitats at http://www.biodiversityscotland.gov.uk/advice-and-resources/habitat-definitions/priority/ • Local Nature Conservation Sites in the LDP's Supplementary Guidance No. 5 at www.aberdeenshire.gov.uk/ldp 	RAMSAR Site	No
	Special Area of Conservation	No
	Special Protection Area	No
	Priority habitat (Annex I)	No
	European Protected Species	No
	Other protected species	No
	Site of Special Scientific Interest	No
	National Nature Reserve	No
	Ancient Woodland	No
	Trees, hedgerows and woodland (including trees with a Tree Preservation Order)	No
	Priority habitat (UK or Local Biodiversity Action Plan)	No
	Local Nature Conservation Site	No
	Local Nature Reserve	No
If yes, please give details of how you plan to mitigate the impact of the proposed development:		
Biodiversity enhancement		
<p>Please state what benefits for biodiversity this proposal will bring (as per paragraph 194 in Scottish Planning Policy), http://www.gov.scot/Resource/0045/00453827.pdf by ticking all that apply. Please provide details.</p> <p>See Planning Advice 5/2015 on Opportunities for biodiversity enhancement at: www.aberdeenshire.gov.uk/media/19598/2015_05-opportunities-for-biodiversity-enhancement-in-new-development.pdf</p> <p>Advice is also available from Scottish Natural Heritage at: https://www.snh.scot/professional-advice/planning-and-development/natural-heritage-advice-planners-and-developers and http://www.nesbiodiversity.org.uk/.</p>	Restoration of habitats	
	Habitat creation in public open space	✓
	Avoids fragmentation or isolation of habitats	
	Provides bird/bat/insect boxes/Swift bricks (internal or external)	
	Native tree planting	✓
	Drystone wall	
	Living roofs	
	Ponds and soakaways	
	Habitat walls/fences	
	Wildflowers in verges	
	Use of nectar rich plant species	✓
	Buffer strips along watercourses	
	Show home demonstration area	
	Other (please state):	
	The site is brownfield, having been left over after the development of the Bain of Tarves site and therefore has little biodiversity value. Any residential development will be accompanied by the creation of garden ground, open space, landscaping, including native trees and will enhance biodiversity in the area from its current state.	

11. Historic environment

Historic environment enhancement		
Please state if there will be benefits for the historic environment.	No If yes, please give details:	
Does the site contain/is within/can affect any of the following historic environment assets? Please tick any that apply and provide details. You can find details of these designations at: <ul style="list-style-type: none"> • http://historicscotland.maps.arcgis.com/apps/Viewer/index.html?appid=18d2608ac1284066ba3927312710d16d • http://portal.historicenvironment.scot/ • https://online.aberdeenshire.gov.uk/smrpub/master/default.aspx?Authority=Aberdeenshire 	Scheduled Monument or their setting	No
	Locally important archaeological site held on the Sites and Monuments Record	No
	Listed Building and/or their setting	No
	Conservation Area (e.g. will it result in the demolition of any buildings)	No
	Inventory Gardens and Designed Landscapes	No
	Inventory Historic Battlefields	No
	If yes, please give details of how you plan to mitigate the impact of the proposed development	

12. Landscape Impact

Is the site within a Special Landscape Area (SLA)? (You can find details in Supplementary Guidance 9 at www.aberdeenshire.gov.uk/ldp)	No If yes , please state which SLA your site is located within and provide details of how you plan to mitigate the impact of the proposed development:
SLAs include the consideration of landscape character elements/features. The characteristics of landscapes are defined in the Landscape Character Assessments produced by Scottish Natural Heritage (see below) or have been identified as Special Landscape Areas of local importance. <ul style="list-style-type: none"> • SNH: Landscape Character Assessments https://www.snh.scot/professional-advice/landscape-change/landscape-character-assessment • SNH (1996) Cairngorms landscape assessment http://www.snh.org.uk/pdfs/publications/review/075.pdf • SNH (1997) National programme of landscape character assessment: Banff and Buchan http://www.snh.org.uk/pdfs/publications/review/037.pdf • SNH (1998) South and Central Aberdeenshire landscape character assessment 	If your site is not within an SLA , please use this space to describe the effects of the site's scale, location or design on key natural landscape elements/features, historic features or the composition or quality of the landscape character: The site is brownfield and therefore has no natural landscape elements/features or historic features. The development of this small site to the north of an existing residential development will improve the landscape quality of the area by bringing back into meaningful use, this part of Tarves, which will round off the settlement to the north. The scale of development proposed will be in keeping with the residential development to the south.

http://www.snh.org.uk/pdfs/publications/review/102.pdf	
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13. Flood Risk

Is any part of the site identified as being at risk of river or surface water flooding within SEPA flood maps, and/or has any part of the site previously flooded? (You can view the SEPA flood maps at http://map.sepa.org.uk/floodmap/map.htm)	No – river. The nearest watercourse is approximately 300m from the site and the topography of the intervening land would indicate that there is no risk of flooding from the watercourse. Yes – Surface water
Could development on the site result in additional flood risk elsewhere?	A small area of the site is at risk from surface water flooding as indicated on the SEPA flood risk map. However, SUDs would be incorporated to mitigate any risk to housing. No If yes, please specify and explain how you intend to mitigate or avoid this risk:
Could development of the site help alleviate any existing flooding problems in the area?	N/A If yes, please provide details:

14. Infrastructure

a. Water / Drainage		
Is there water/waste water capacity for the proposed development (based on Scottish Water asset capacity search tool http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-Search)?	Water	Yes
	Waste water	Yes
Has contact been made with Scottish Water?	No, but a search using Scottish Water asset capacity search tool was carried out which advised that Turriff WTW has capacity for over 2000 properties and Tarves WWTW has capacity for over 60 properties.	
Will your SUDS scheme include rain gardens? http://www.centernalscotlandgreennetwork.org/campaigns/greener-gardens	No Please specify:	
b. Education – housing proposals only		
Education capacity/constraints https://www.aberdeenshire.gov.uk/schools/parents-carers/school-info/school-roll-forecasts/	Tarves Primary School has a capacity range of 146-171 pupils. It is currently at 80% of capacity and has a rising school roll to 2022 when it is expected to be over capacity at 101%. Meldrum Academy has a similar rising school roll to 2021. In this case contributions would be required.	
Has contact been made with the Local Authority's Education Department?	No	
c. Transport		
If direct access is required onto a Trunk Road (A90 and A96), or the proposal will impact on	No	

Appendix I – Development Bid

traffic on a Trunk Road, has contact been made with Transport Scotland?	
Has contact been made with the Local Authority's Transportation Service? They can be contacted at transportation.consultation@aberdeenshire.gov.uk	No, but access is not considered to be an issue considering direct access can be taken from the B999 to the west.
Public transport	Public transport services are provided along the B999 at Duthie Road, approximately 280 metres from the site. Stagecoach Bluebird operate the 290 and 291 between Aberdeen and Tarves, the 292 between Tarves and Ellon and the 452 between Inverurie and Fraserburgh.
Active travel (i.e. internal connectivity and links externally)	The site could link with existing footpaths developed as part of the residential development to the south and beyond this to existing paths in the village to provide active pedestrian and cycling links to the wider area.
d. Gas/Electricity/Heat/Broadband	
Has contact been made with the relevant utilities providers?	Gas: No
	Electricity: No
	Heat: No
	Broadband: No
Have any feasibility studies been undertaken to understand and inform capacity issues?	No feasibility studies have been undertaken at this stage, however, there are utilities in the area and this is not considered to be an impediment to development, given the residential development located to the south.
Is there capacity within the existing network(s) and a viable connection to the network(s)?	This is unknown at this stage, however, it is not considered to present an impediment to development
Will renewable energy be installed and used on the site? For example, heat pump (air, ground or water), biomass, hydro, solar (photovoltaic (electricity) or thermal), or a wind turbine (freestanding/integrated into the building)	Unknown at this stage, but would be considered in more detail at the appropriate design stage.
e. Public open space	
Will the site provide the opportunity to enhance the green network? (These are the linked areas of open space in settlements, which can be enhanced through amalgamating existing green networks or providing onsite green infrastructure)	Given that the site is brownfield, its development for housing will enhance the site by providing elements of green space to the site which it currently lacks. However, given its location to the north of the settlement, adjacent to a residential development which itself is slightly remote from the village centre,

Appendix I – Development Bid

You can find the boundary of existing green networks in the settlement profiles in the LDP	there would be minimal opportunities for linking areas of green space. However, the elements of green space that would be provided on site and the biodiversity benefits of this, outweigh the lack of linkages.
Will the site meet the open space standards, as set out in Appendix 2 in the Aberdeenshire Parks and Open Spaces Strategy? https://www.aberdeenshire.gov.uk/media/6077/approvedpandospacesstrategy.pdf	Yes, the development will provide open space in line with Aberdeenshire LDP standards
Will the site deliver any of the shortfalls identified in the Open Space Audit for specific settlements? https://www.aberdeenshire.gov.uk/communities-and-events/parks-and-open-spaces/open-space-strategy-audit/	The open space audit highlights that the proximity to the Haddo estate fulfils the open space requirements of the settlement. Tarves also has a high (31%) proportion of space for sports facilities in the form of bowling club, playing field, skate park and football club. The shortfalls of play equipment and allotments has previously been addressed and as such there is not considered to be a shortfall in Tarves to deliver.
f. Resource use	
Will the site re-use existing structure(s) or recycle or recover existing on-site materials/resources?	No
Will the site have a direct impact on the water environment and result in the need for watercourse crossings, large scale abstraction and/or culverting of a watercourse?	No

15. Other potential constraints

Please identify whether the site is affected by any of the following potential constraints:

Aberdeen Green Belt https://www.aberdeenshire.gov.uk/media/20555/appendix-3-boundaries-of-the-greenbelt.pdf	No
Carbon-rich soils and peatland http://www.snh.gov.uk/planning-and-development/advice-for-planners-and-developers/soils-and-development/cpp/	No
Coastal Zone https://www.aberdeenshire.gov.uk/media/20176/4-the-coastal-zone.pdf	No
Contaminated land	No
Ground instability	No
Hazardous site/HSE exclusion zone (You can find the boundary of these zones in Planning Advice 1/2017 Pipeline and Hazardous Development Consultation Zones at https://www.aberdeenshire.gov.uk/planning/plans-and-policies/planning-advice/ and advice at http://www.hse.gov.uk/landuseplanning/developers.htm)	No

Appendix I – Development Bid

Minerals – safeguarded or area of search https://www.aberdeenshire.gov.uk/ldpmedia/6_Area_of_search_and_safeguard_for_minerals.pdf	No
Overhead lines or underground cables	No
Physical access into the site due to topography or geography	No
Prime agricultural land (grades 1, 2 and 3.1) on all or part of the site. http://map.environment.gov.scot/Soil_maps/?layer=6	No
'Protected' open space in the LDP (i.e. P sites) www.aberdeenshire.gov.uk/ldp and choose from Appendix 8a to 8f	No
Rights of way/core paths/recreation uses	No
Topography (e.g. steep slopes)	No
Other	No
If you have identified any of the potential constraints above, please use this space to identify how you will mitigate this in order to achieve a viable development:	

16. Proximity to facilities

How close is the site to a range of facilities?	Local shops	400m-1km
	Community facilities (e.g. school, public hall)	400m-1km
	Sports facilities (e.g. playing fields)	>1km
	Employment areas	n/a
	Residential areas	400m
	Bus stop or bus route	400m
	Train station	n/a
	Pharmacy Church Café Public House	400m-1km 400m-1km 400m-1km 400m-1km

17. Community engagement

Has the local community been given the opportunity to influence/partake in the design and specification of the development proposal?	No
	If yes, please specify the way it was carried out and how it influenced your proposals:
	The local community are aware that bids have been submitted in the past for the site and were able to comment on the residential development to the south. As the site is a local application, no public consultation would be necessary, however, the public will have the opportunity to comment throughout the LDP process.

18. Residual value and deliverability

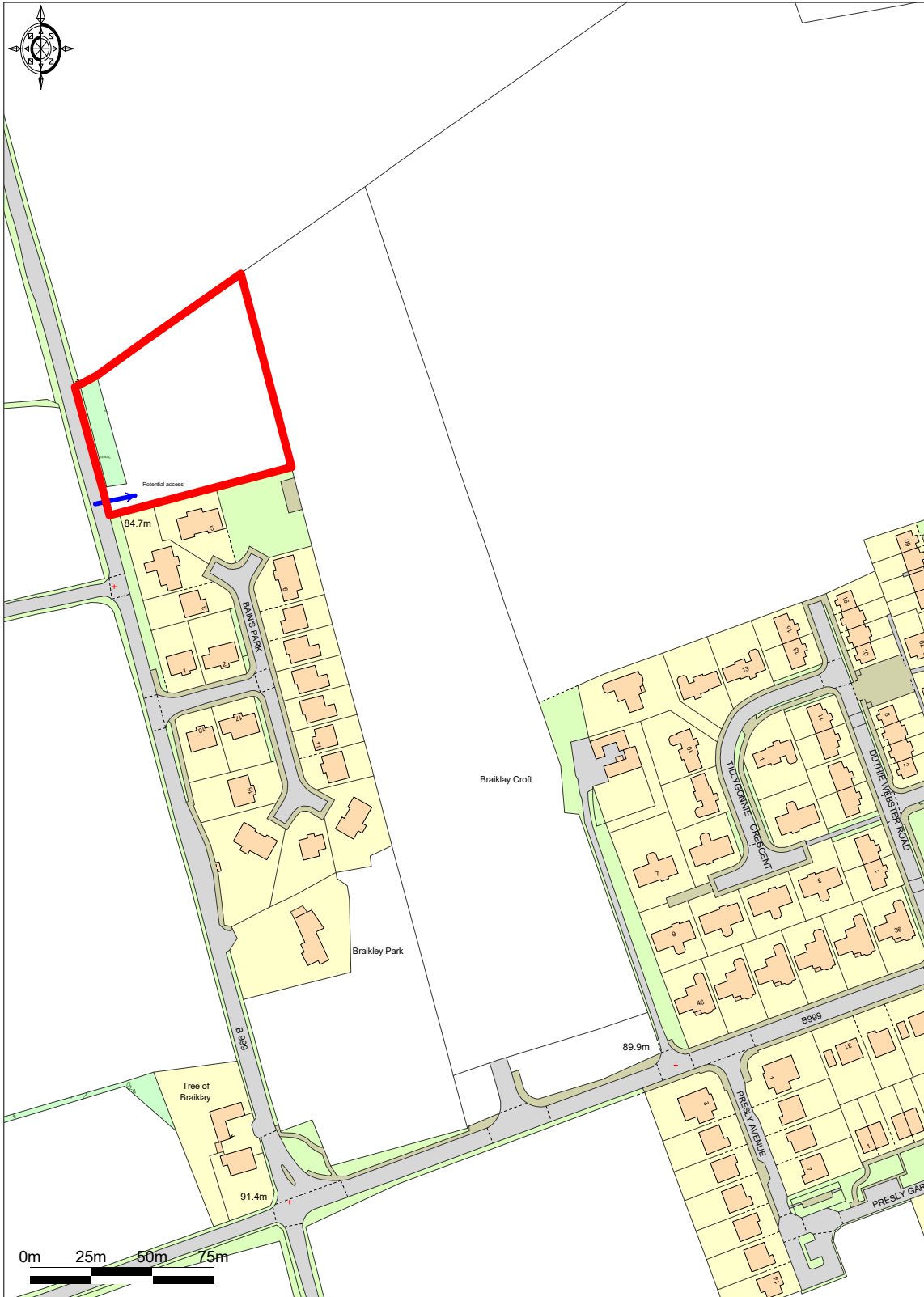
Please confirm that you have considered the 'residual value' of your site and you are confident that the site is viable when infrastructure and all other costs, such as constraints and mitigation are taken into account.	I have considered the likely 'residual value' of the site, as described above, and fully expect the site to be viable: Please tick: <input data-bbox="981 353 1118 423" type="checkbox"/>
<p>If you have any further information to help demonstrate the deliverability of your proposal, please provide details.</p> <p>Demand exists for development in Tarves, demonstrated by the development and occupation of the site to the south. The bid site is seen as a logical extension of this.</p> <p>The landowner is confident that there is a residual value following development of the site and the provision of the necessary infrastructure which does not pose an impediment on development.</p>	

19. Other information

Please provide any other information that you would like us to consider in support of your proposed development (please include details of any up-to-date supporting studies that have been undertaken and attach copies e.g. Transport Appraisal, Flood Risk Assessment, Drainage Impact Assessment, Peat/Soil Survey, Habitat/Biodiversity Assessment etc.)

Please tick to confirm your agreement to the following statement:

By completing this form I agree that Aberdeenshire Council can use the information provided in this form for the purposes of identifying possible land for allocation in the next Local Development Plan. I also agree that the information provided, other than contact details and information that is deemed commercially sensitive (questions 1 to 3), can be made available to the public.



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TARVES

Vision

Tarves is an attractive village with a distinctive character, arterial street pattern and traditional Victorian architecture, all of which are key to the settlement's sense of place. This has been recognised in its designation as a conservation area. It has experienced significant growth in the last 10-20 years. Development in Tarves must be carefully managed to remain sympathetic to the historic village core. Tarves also provides services to the surrounding rural communities, including the primary school, shops and healthcare facilities. The planning objectives for the settlement are to meet the local need for homes in the Aberdeen housing market area, to meet local employment needs and to support local services. Affordable housing provision is a key issue for the village and it is expected that the site will contribute towards affordable housing provision. There is an appetite for a new employment land allocation for start-up businesses. This will be achieved through the existing allocations and through a new employment land allocation in the west of the village.

Settlement Features

Protected Land	
P1	To conserve the playing fields.
P2	To conserve the cemetery.
P3	To conserve the playground area of the primary school.
P4	To conserve the bowling green, village square and recreation ground.
P5	To conserve the open space at the corner of Mackie Avenue and Duthie Webster Road.
Other Designations	
CA	Tarves Conservation Area.

Flood Risk

- Part of OP3 is at risk of surface water flooding. A Flood Risk Assessment may be required.

Services and Infrastructure

- Local transportation: All development must contribute towards road and junction improvements to the crossroads at the western edge of the settlement.
- Strategic drainage and water supply: There is limited capacity at Tarves Waste Water Treatment Works and not enough to meet all demand from the sites in Tarves. If required, a growth project will be promoted by Scottish Water once one development meets their 5 growth criteria.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Tarves or towards facilities in the wider catchment area at Oldmeldrum. These may be identified in the Community Plan or relevant Community Action Plan.
- Sports and recreation facilities: All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Tarves or towards facilities in the wider catchment area at Oldmeldrum. These may be identified in the Community Plan or relevant Community Action Plan.
- Health facilities: All residential development must contribute to the extension or reconfiguration of Haddo Medical Group to allow additional capacity.
- Open space: If not provided on site, open space contributions from new residential developments should be directed towards an additional sports pitch and to paths improvements along the surrounding core paths.

Allocated Sites

OP1: The Grange	Allocation: 100 homes, community facilities and 3ha employment land
------------------------	--

This site was previously allocated as site ~~MOP1~~ in the 20127 LDP. A masterplan will be required for this site. A transport assessment will be required. The results of the assessment must be taken into account when proposals for development of the site are brought forward. Access arrangements must be co-ordinated with accesses to sites OP2 and OP3 to ensure that development on all three sites may have satisfactory access. Future development of the site will require at least two vehicular access points. It is expected that access will be taken from Duthie Road to the north of the site boundary, as to allow better connectivity with the rest of the village and neighbouring properties. Access for active travel is expected also, with connection to the village centre and surrounding countryside required. Links to the existing adopted core path to the north and west of the site should be included as part of the design. The site design must be mindful that a large proportion of the village lies within a conservation area which protects the Victorian village centre that is key to the village's character and sense of place. Appropriate architecture and urban design should be employed on site to reflect this historical identity and character. It is expected that the site will provide affordable housing in accordance with Local Development Plan policies, in the early phases of the development. ~~25 affordable homes should be provided integrated within the site in a selection of types.~~ As the site is at the edge of the settlement, landscaping should be utilised to minimise and soften the impact of the development on the surrounding countryside and to increase biodiversity on the site. A ~~W~~water impact ~~a~~Assessment will be required.

OP2: Braiklay Park	Allocation: 10 homes
---------------------------	-----------------------------

This site was previously allocated as site ~~H4OP2~~ in the 20127 LDP. Future development should seek to take access via Duthie Road, as pavements allowing connection to the village centre and surrounding developments are already in place. Access arrangements must be co-ordinated with accesses to sites OP1 and OP3 to ensure that development on all three sites may have satisfactory access. Provision for active travel should be continued within the site also. Links to the existing adopted core path to the south of the site should be included as part of the site design. The layout, siting and design on the site must be mindful that a large proportion of the village lies within a Conservation Area which protects the Victorian village centre that is key to the village's character and sense of place. Appropriate architecture and urban design should be employed on site to reflect this historical identity and character. It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. ~~Two affordable homes should be provided~~ integrated within the site. As the site is at the edge of the settlement, landscaping should be utilised to minimise and soften the impact of the development on the surrounding countryside and to increase biodiversity on the site.

OP3 (Bid FR058): Land at Braiklay Croft	Allocation: <u>19 homes</u> 4.3ha employment land
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This site was previously allocated as employment land in the LDP 2017, however it was granted full planning permission for 19 homes in 2016, so it is logical to re-allocate it as housing land. Design should be in keeping with other developments in the area and sympathetic to the overall character of the village. ~~This is a new allocation. While this land has been allocated for employment land, this is restricted to Use Class 4, a business that can be carried out in any residential area without detriment to the amenity of that area by reason of noise, smell, vibration, fumes or similar detrimental environmental factors.~~ Access to the site will be taken from Duthie Road. Access arrangements

must be co-ordinated with accesses to sites OP1 and OP2 to ensure that development on all three sites may have satisfactory access. Landscaping should be employed to minimise visual impact on surrounding residential properties to the east and west of the site, and also to minimise visual impact to the countryside in the north. Links to the existing adopted core path to the south of the site should be included as part of the site design.

OP4 (FR009) : Land north of Bains Park

Allocation: 13 homes

This is a newly allocated site promoting redevelopment of a brownfield site to the north west of Tarves. Access would be taken from the B999. The houses should be designed to be in keeping with other nearby developments and the character of Tarves. There should be landscaping to the north of the site to minimise the landscape character impact when approaching from the north. It is expected that the development will provide affordable housing integrated into the site in accordance with Local Development Plan policies.

TIPPERTY

Vision

Tipperty is a village located on the A90, within close proximity of Ellon. The village is ~~unique in being~~ separated into two halves to the north east and south east by the A90 and functions largely as a dormitory settlement, characterised with a high proportion of 20th Century bungalows. Although within the Aberdeen to Peterhead ~~Strategic Growth Area~~ ~~strategic growth area (SGA)~~ and the Energetica ~~corridor~~ ~~area~~, development in Tipperty is limited by its current poor access onto the A90. These problems are expected to be alleviated for the southern part of the village after the construction of new access as part of the A90 dualling project. The planning objective for Tipperty is to preserve the amenity of the village.

Settlement Features

Protected Land	
P1	To conserve the landscape setting of the settlement and open space.
P2	To conserve education and community uses associated with the primary school
Reserved Land	
R1	For the route of the A90 Trunk Road scheme.
Other Designations	
BUS	Safeguarded for employment uses. The site lies within a pipeline consultation zone. The consultation response must be taken into account when proposals for development are being prepared. Development on this site must accord with Policy P4 (Hazardous and potentially polluting developments and contaminated land) and the Health and Safety Executive "Planning Advice for Developments near Hazardous Installations", owing to the presence of one or more oil or gas pipelines in the vicinity.

Flood Risk

- A small watercourse and the Tarty Burn increase risk of flooding ~~to site~~ ~~BUS~~. A Flood Risk Assessment may be required.

Oil and Gas Pipelines

- Part of the settlement is within the Health and Safety Executive (HSE) consultation distance associated with one or more oil or gas pipelines in the vicinity. Developments within this distance must comply with Policy P4: Hazardous and potentially polluting developments and contaminated land, and with the HSE "Planning Advice for Developments near Hazardous Installations".

Services and Infrastructure

- Strategic transportation: Contributions will be required for cumulative strategic transportation improvements including interventions on the A90 and in Aberdeen City.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Tipperty or towards facilities in the wider catchment area at Ellon. These may be identified in the Community Plan or relevant Community Action Plan.
- Sports and recreation facilities: All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Tipperty or towards facilities in the wider

Aberdeenshire Local Development Plan 2021: Main Issues Report 2019 Main Issues Report Response Form

Important Information: Please Read

The Main Issues Report (MIR) is a key stage in preparing the Aberdeenshire Local Development Plan 2021 (LDP 2021). The MIR sets out options for how the LDP 2021 could be improved both in terms of the policies that Aberdeenshire Council will use to determine planning applications as well as identifying land allocations for development. The MIR has been published along with a Monitoring Report and Interim Environmental Report of the Strategic Environmental Assessment. These, along with other supporting documents are available at: <https://www.aberdeenshire.gov.uk/planning/plans-and-policies/ldp-2021/main-issues-report/>.

Comments are sought on the MIR and Interim Environmental Report, or indeed any other matter that you feel that we need to consider, by 5pm on Monday, 8 April 2019. Responses can be emailed to us at ldp@aberdeenshire.gov.uk or received via post, Planning Policy Team, Infrastructure Services, Aberdeenshire Council, Woodhill House, Westburn Road, Aberdeen, AB16 5GB.

Please note that in order for comments to be considered as valid you must include your contact details.

We will use these details to confirm receipt of your comments and to seek clarification or request further information as required. Should you have any concerns regarding the holding of such information please contact ldp@aberdeenshire.gov.uk. Anonymous comments will not be considered as part of the consultation process. Petitions will only be noted in the name of the person submitting the document.

All comments received will be carefully assessed and will be used to inform the preparation of the Proposed Aberdeenshire Local Development Plan. There will be a further opportunity to comment on the Proposed Plan when it is published in December 2019.

Name	██████████
Organisation (optional)	Ryden LLP
On behalf of (if relevant)	Michael Mountford and Iain Mathers
Address	██████████ ██████████ ██████████
Postcode	██████████
Telephone (optional)	██████████
E-mail (optional)	████████████████████

Doing things digitally is our preference. Tick the box if you are <u>not</u> happy to receive correspondence via email:	<input type="checkbox"/>
Tick the box if you would like to subscribe to the Aberdeenshire LDP eNewsletter:	<input checked="" type="checkbox"/>

Fair processing notice

<p>Please tick to confirm your agreement to the following statements:</p> <p>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).</p> <p>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).</p>	<input checked="" type="checkbox"/>
<p>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.</p> <p>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</p> <p>Your Data, Your Rights</p> <p>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.</p> <p>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:</p> <ul style="list-style-type: none">██████████, Data Protection Officer, Aberdeenshire Council, Business Services, Town House, 34 Low Street, Banff, AB45 1AY	
<p>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.</p>	

Appendix 3 – MIR Response

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

Your comments

Site FR009: Land to the North of Bain's Park, Tarves – 13 homes

On behalf of Michael Mountford and Iain Mathers, support is given to the identification of this site as an Officer's preference for 13 homes in the Main Issues Report. Support is also given to its subsequent identification within the Draft Proposed Local Development Plan as OP4.

This representation should be read in conjunction with the development bid submitted at the pre-MIR stage and together maintains that the site is suitable for housing development.

The Main Issues Report assessment makes a number of comments to which we wish to respond.

“The Proposal constitutes an underdevelopment of land and it is considered the site is capable of accommodating 13 homes”

This increase (from 10 homes) is welcomed and supported. This complies with Chapter 6: Shaping Homes and Housing and the Council's preferred option under Main Issue 10 in relation to “Housing Numbers on Sites” to review capacity to a level greater than that used for the allocations in the current Local Development Plan. They suggest a revised indicative standard density of 25 homes per hectare is proposed for the settlement statements. Given that the bid site extends to 0.52ha, a rate of 25 homes per ha creates a density of 13 homes which conforms to the Council's statement.

This makes efficient use of the capacity of the site in line with Scottish Planning Policy guidance.

“The education provision constraint at Tarves Primary and Meldrum Academy would need to be resolved”

Looking at the School Roll Forecasts, in 2017 Tarves Primary School was operating at 79% of capacity. This was due to increase to 81% in 2019 and 97% by 2021 when the LDP would be approved. An application could come forward at that time, but the school is projected to be 101% of capacity by 2022. Similarly, Meldrum Academy is forecast to be 108% over capacity by 2022.

It is agreed that any capacity issues would need to be resolved before an application comes forward and by the time this site is developed, the situation may be resolved. In any case, developer obligations would be determined when an application is submitted and the appropriate contributions would go towards resolving any issues in line with LDP Policy RD2: Developers Obligations. Furthermore, it is not considered that a small development of 13 houses would place a significant burden on the primary or secondary school.

“A SUD system would be required to mitigate against the risk of flooding from surface water”

Drainage and SUDs will be considered through the planning application process in line with Policy RD1: Providing Suitable Services and this is not an impediment to development.

“Concern surrounding the potential for ribbon development along the B999”

The proposal involves the remediation of brownfield land and this is acknowledged by Planning Officers. It is therefore argued that this site was previously developed and is considered brownfield development, rather than new development of a greenfield site. In addition to this the field boundaries to the north would contain development which would be further enhanced by landscaping and planting, effectively becoming a defensible boundary to the settlement, avoiding any perceived coalescence with Nethermill of Tillyhilt to the north.

“Given the scale of development proposed it could be delivered during the Plan period and consolidated as part of the settlement alongside other recent developments in Tarves, in particular the Tarves Lea development to the south”

This is agreed and supported.

Conclusion

This brownfield sites makes an appropriate addition to Tarves and the increase in housing numbers complies with the Council’s preferred option to develop sites at a density of 25 houses per ha. This will make efficient use of the capacity of the site.

Support is therefore given to its identification as an Officer’s preference for 13 houses and as OP4 within the Draft Proposed Local Development Plan. It is respectfully requested that this is carried forward and retained in the Proposed Local Development Plan.