

# 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](mailto: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, zvaniet uz 01467 536230.

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

Tel: 01467 536230  
Email: [ldp@aberdeenshire.gov.uk](mailto:ldp@aberdeenshire.gov.uk)  
Web: [www.aberdeenshire.gov.uk/ldp](http://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](mailto: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](mailto: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:	20/7/2020
Postal Address:	Ryden LLP, [REDACTED]
Postcode:	[REDACTED]
Telephone Number:	[REDACTED]
Email:	[REDACTED]

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?

☐ 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):

On behalf of Claymore Homes, support is given to the identification of OP2: Site to the North of High Street within the Proposed Local Development Plan for 45 homes. It is requested that this continues to be identified in the Local Development Plan.

However, that the requirement for a masterplan is excessive for this small development and a second point of access is not required for this level of development. It is therefore requested that the supporting text for the OP2 designation at St Combs (on page 370 of Appendix 7b of the Proposed Plan) removes reference to the requirement to prepare a masterplan. To give the Council comfort, the settlement statement could refer to the need to provide access. Reference to the need for a second point of access should also be removed from the Local Development Plan settlement statement for OP2 at St Combs.

## Reason for change:

### Background

Two development bids related to land at St Combs were submitted to Aberdeenshire Council on 13<sup>th</sup> March 2018 on behalf of Claymore Homes. The first covered the entire area and was promoted for 100 homes. The second, which forms the basis of this representation, formed phase one of the larger allocation and was considered suitable for 26 homes (Appendix 1). The Main Issues Report (MIR) was published in January 2019, which identified the entire site as BU035, with the phase 1 site identified as BU036.

Aberdeenshire Council Planning Officers identified the phase 1 site (BU036) as an Officer's Preference for the provision of 26 homes. It was acknowledged that the site is well located in relation to the settlement and part of the site received permission for 19 homes in April 2018. There was no reference to the need for a masterplan, but it was suggested that a second point of access may be required onto High Street.

A representation (Appendix 2) was submitted to the Main Issues Report supporting this designation, but objecting to the boundaries of the site, which appeared to overlap with adjacent bid sites.

This representation should therefore be read in conjunction with the development bid submitted at the pre-MIR stage (Appendix 1) and the representations to the Main Issues Report (Appendix 2), which demonstrate that the site is suitable for the development proposed. It should also be read in conjunction with the development bid and representations submitted for the wider site (BU035).

### Justification

It is welcomed that the site is identified as OP2 in the Proposed Plan for 45 houses. This includes the initial bid proposal for 26 homes and the existing 19 homes which has consent and located to the east of the site, which is owned by the same developer. It is also welcomed that the boundary of the site has been amended from the Draft Proposed Local Development Plan which showed only a small area to the west of the site for further development.

However, objection is made to the requirement within the supporting text for OP2 for requiring “a *Masterplan should be agreed prior to commencement of the development showing access arrangements for sites OP1 and OP2*”.

Site OP1 is identified in the Proposed Plan for 30 affordable homes. It is understood that this site is owned and has been promoted by Aberdeenshire Council. However, it is landlocked and requires access through the OP2 site to the south. Discussions have taken place between Claymore Homes and the Council, however, no agreement has been reached yet. Claymore Homes are willing to work with Aberdeenshire Council regarding this matter and it is clear from the approved layout plan for the site that has consent for 19 units (Ref: 2016/3203) (Appendix 3) that access to the OP1 site has been considered in this layout. Access is also considered to the remaining OP2 allocation to the west through the provision of a further road and footpath provision in that direction. Access arrangements to adjacent pieces of land have and can be addressed through planning applications for the site and the need to prepare a masterplan for this issue alone is excessive.

Further to this, the requirement to prepare a masterplan and complete the masterplan process will add significant delay to the delivery of this site. It will also add to the costs associated with delivering the site, before an application is even submitted. This will affect the viability of this relatively small proposal.

Scottish Planning Policy places a sharp focus on the delivery of allocated sites and while masterplans are necessary for a number of sites, it is not considered suitable for this site and will delay its delivery. Considering part of the OP2 allocation already has consent for 19 units, the allocation is realistically only for the remaining 26 units which is classed as a ‘local’ application in terms of The Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009. It is not considered to have a significant impact on the settlement and as access can be addressed through the planning application process, as already demonstrated, the requirement to prepare a masterplan for sites OP1 and OP2 should be removed from the Local Development Plan going forward.

The supporting text to the OP2 allocation further states that “*access should be taken from the High Street and this must be protected. A second access will be required with pedestrian permeability linking High Street and Milburn Avenue*”.

Access to the site is taken from High Street and this is demonstrated in the layout for the 19 units that has consent. The layout also demonstrates that access is reserved to the remainder of the OP2 site to the west which will access the additional 26 units. Pedestrian permeability links are also shown linking High Street and the land to the east and west. This can link into Millburn Avenue and addresses the LDP requirements in this regard.

In relation the requirement for a second point of access, it is argued that this is not necessary due to the level of development proposed. Aberdeenshire Council’s Roads Standards Policy requires a second point of access for developments over 100 houses. The proposals do not even exceed the requirement for an emergency access which is triggered at 50 units. Even considering the OP1 site to the north which will take access from the OP2 site, the proposals still fall below the 100 unit threshold and it is understood that an emergency access could be provided from the OP1 site to the north should that be required. Therefore, there is no basis for requesting a second point of access for site OP2 in the Proposed Local Development Plan and this requirement should also be removed.

### Conclusion

To conclude, support is given to the identification of site OP2 in the Proposed Plan, however, objection is made to the requirement for a masterplan and second point of access to the site.

Part of the site already has consent for 19 units, with the OP2 realistically only delivering an additional 26 units. This is classed as a 'local' development and the requirement to prepare a masterplan to address the issue of access is considered excessive when it can (and has) been addressed through the planning application process for the consented part of the site. The requirement to prepare a masterplan will add considerable time and expense to the delivery of this site, which could affect its viability and should be removed.

Similarly, the Proposed Plan requires a second point of access to the site which is also unnecessary. Given that the entire OP2 site falls below 100 units, only one point of access is required to meet Aberdeenshire Council's Roads Policy standards. Footpath connections are provided by the consented site to surrounding area and provision is also made for access to the north and west. The requirement to provide a second point of access should also be removed from the Local Development Plan.

#### Recommendation

It is therefore respectfully requested that the site continues to be identified as OP2 in the Local Development Plan for 45 units, but that the requirement for a masterplan and second point of access is removed from the supporting text.

# 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](mailto: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:

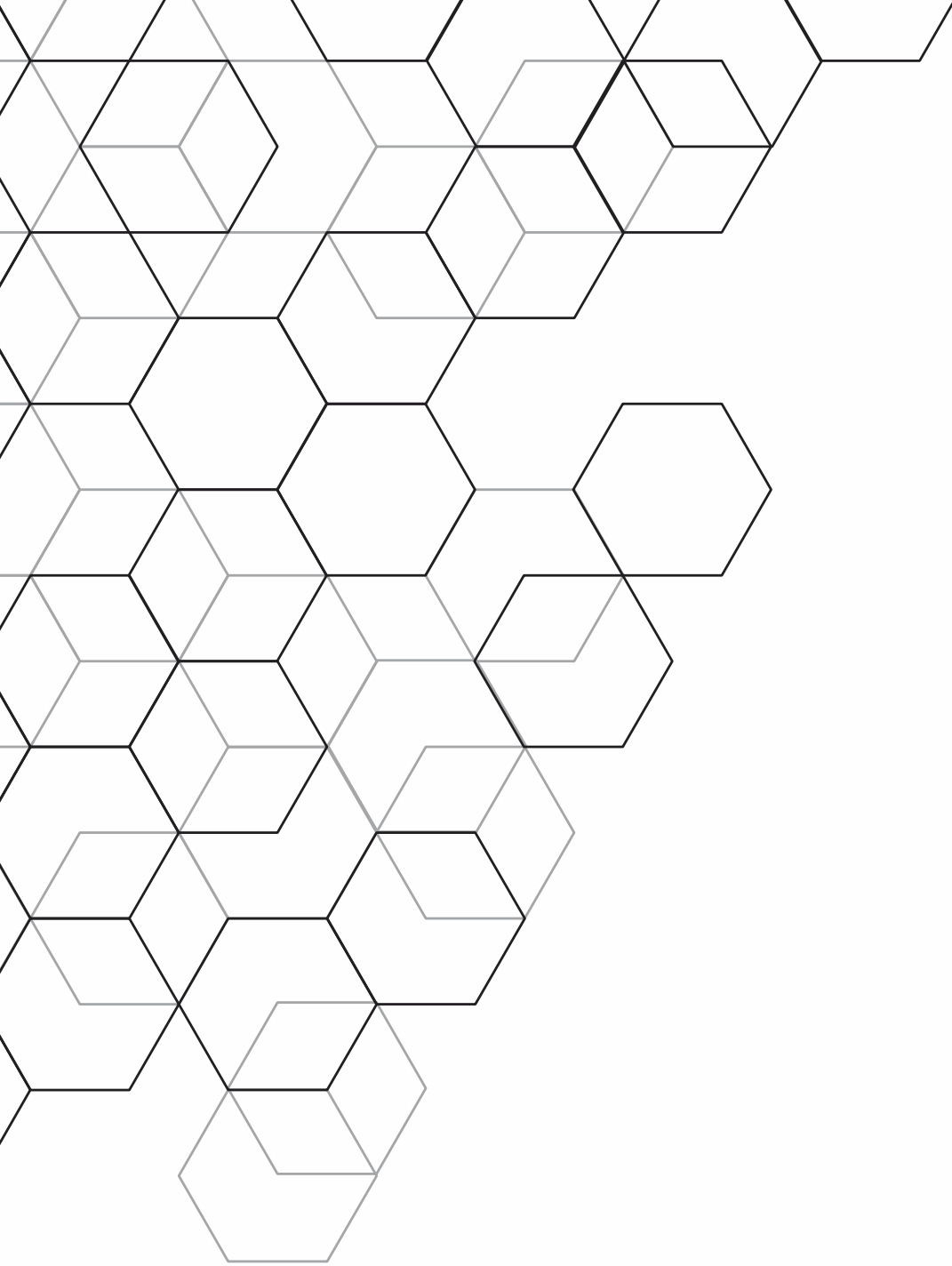
Aberdeenshire Council will only keep your personal data for as long as is needed. Aberdeenshire Council will retain your response and personal data for a retention period of 5 years from the date upon which it was collected. After 5 years Aberdeenshire Council will review whether it is necessary to continue 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](mailto: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	
Organisation (if applicable)	Ryden LLP
Address	
Telephone number	
Email address	
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	Claymore Homes
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**

## Appendix I – Development Bid (phase I)

### 4. Site Details

Name of the site (Please use the LDP name if the site is already allocated)	Land to west of St Combs
Site address	Land to the west of St Combs
OS grid reference (if available)	NK050630
Site area/size	2.39 ha
Current land use	Open fields
Brownfield/greenfield	Greenfield
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?	Yes The land is owned by Claymore Homes who would develop the site.
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	No previous applications on the bid site. An application on land to the west is currently pending (Ref: 2017/0016) for 3 houses and landscaping. Land to the east is currently being developed by the proposer for 24 units (Ref 2016/3203) and this bid site is seen as an extension of that. The planning application for that site makes provision for access to the bid site. There has been strong support for the development of this site in St Combs. The OPI designation is currently being marketed, however, it is considered that it is unlikely to be brought forward in the timescales of the 2017 LDP.

## Appendix I – Development Bid (phase I)

	This site should be allocated instead to ensure an adequate supply of housing land in the village.
Previous 'Call for sites' history. See Main Issues Report 2013 at <a href="http://www.aberdeenshire.gov.uk/ldp">www.aberdeenshire.gov.uk/ldp</a>	Please provide Previous 'Call for sites'/'Bid' reference number: No previous bids have been submitted for this site. The land to the east (Ref 2016/3203) was identified in the 2012 Local Development Plan for 40 units, but this has been taken out of the 2017 LDP with no explanation or discussion in the Report's Report on the Examination of the 2017 LDP. Planning permission has now been approved for part of that site.
Local Development Plan status <a href="http://www.aberdeenshire.gov.uk/ldp">www.aberdeenshire.gov.uk/ldp</a>	Is the site currently allocated for any specific use in the existing LDP? No, but seen as a logical expansion of St Combs and the application site to the east.

### 8. Proposed Use

Proposed use		Housing
Housing	Approx. no of units	The site has the potential to accommodate 26 units as a first phase of development
	Proposed mix of house types	Number of: <ul style="list-style-type: none"> <li>Detached: Generally a mix of detached and semi-detached</li> <li>Semi-detached:</li> <li>Flats:</li> <li>Terrace:</li> <li>Other (e.g. Bungalows):</li> </ul>
		Number of: <ul style="list-style-type: none"> <li>1 bedroom homes: Exact mix to be determined at detailed design stage</li> <li>3 bedroom homes:</li> <li>4 or more bedroom homes:</li> </ul>
	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	

## Appendix I – Development Bid (phase I)

	The proposer is developing the site adjacent for 19 units (plus land set aside for affordable housing). By the time they have completed that site, they would then be in a position to develop the bid site. This could commence immediately after LDP adoption as an extension to the site to the east.	
When would you expect the development to be finished? (please tick)	0-5 years	✓
	6-10 years	
	+ 10years	
	As the proposer is already developing in the village, they would be in a position to complete the development within 0-5 years of commencement.	
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 by the developer at the time of development for this 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"> <li>• <a href="https://www.environment.gov.scot/">https://www.environment.gov.scot/</a></li> <li>• EU priority habitats at <a href="http://gateway.snh.gov.uk/sitelink/index.jsp">http://gateway.snh.gov.uk/sitelink/index.jsp</a></li> <li>• UK or Local priority habitats at <a href="http://www.biodiversityscotland.gov.uk/advice-and-resources/habitat-definitions/priority/">http://www.biodiversityscotland.gov.uk/advice-and-resources/habitat-definitions/priority/</a></li> <li>• Local Nature Conservation Sites in the LDP's Supplementary Guidance No. 5 at <a href="http://www.aberdeenshire.gov.uk/ldp">www.aberdeenshire.gov.uk/ldp</a></li> </ul>	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	Yes
	National Nature Reserve	No
	Ancient Woodland	No
	Trees, hedgerows and woodland (including trees with a Tree Preservation Order)	Yes
	Priority habitat (UK or Local Biodiversity Action Plan)	No
	Local Nature Conservation Site	No
	Local Nature Reserve	No
	<p>If yes, please give details of how you plan to mitigate the impact of the proposed development:</p> <p>Cairnbulg to St Combs Coastline is designated as a Site of Special Scientific Interest and is located approximately 480m from the site boundary. However, the bid site lies on the eastern boundary of St Combs and as such the existing built up area of the village is located in the intervening area. As</p>	

	such, there would be no impact on the SSSI from the development of this site.	
<b>Biodiversity enhancement</b>		
<p>Please state what benefits for biodiversity this proposal will bring (as per paragraph 194 in Scottish Planning Policy), <a href="http://www.gov.scot/Resource/0045/00453827.pdf">http://www.gov.scot/Resource/0045/00453827.pdf</a>) by ticking all that apply. Please provide details.</p> <p>See Planning Advice 5/2015 on Opportunities for biodiversity enhancement at: <a href="http://www.aberdeenshire.gov.uk/media/19598/2015_05-opportunities-for-biodiversity-enhancement-in-new-development.pdf">www.aberdeenshire.gov.uk/media/19598/2015_05-opportunities-for-biodiversity-enhancement-in-new-development.pdf</a></p> <p>Advice is also available from Scottish Natural Heritage at: <a href="https://www.snh.scot/professional-advice/planning-and-development/natural-heritage-advice-planners-and-developers">https://www.snh.scot/professional-advice/planning-and-development/natural-heritage-advice-planners-and-developers</a> and <a href="http://www.nesbiodiversity.org.uk/">http://www.nesbiodiversity.org.uk/</a>.</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 currently open fields, with little biodiversity value. The development of this site will introduce open space and landscaping which will provide opportunities for biodiversity enhancement. This will include native tree planting, and nectar rich plant species. The creation of private gardens will also increase the opportunities for biodiversity.		

## II. Historic environment

<b>Historic environment enhancement</b>		
Please state if there will be benefits for the historic environment.	No	
	If yes, please give details:	
<p>Does the site contain/is within/can affect any of the following historic environment assets? 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"> <li><a href="http://historicscotland.maps.arcgis.com/apps/Viewer/index.html?appid=18d2608ac1284066ba3927312710d16d">http://historicscotland.maps.arcgis.com/apps/Viewer/index.html?appid=18d2608ac1284066ba3927312710d16d</a></li> <li><a href="http://portal.historicenvironment.scot/">http://portal.historicenvironment.scot/</a></li> <li><a href="https://online.aberdeenshire.gov.uk/smrpub/master/default.aspx?Authority=Aberdeenshire">https://online.aberdeenshire.gov.uk/smrpub/master/default.aspx?Authority=Aberdeenshire</a></li> </ul>	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
	The remains of St Combs, St Columba Church are designated as a Scheduled Monument. It lies approximately 480m from the bid site and as a result of this distance and the existing development in the intervening area, there will be	

	<p>no impact on this, or its setting through the development of the bid site.</p> <p>An archaeological Written Scheme of Investigation would be submitted by the applicant as part of any planning application if required.</p>
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## 12. Landscape Impact

<p>Is the site within a Special Landscape Area (SLA)? (You can find details in Supplementary Guidance 9 at <a href="http://www.aberdeenshire.gov.uk/ldp">www.aberdeenshire.gov.uk/ldp</a>)</p>	<p>Yes</p> <p><b>If yes</b>, please state which SLA your site is located within and provide details of how you plan to mitigate the impact of the proposed development:</p> <p>The site is located within the North East Aberdeenshire Coast Special Landscape Area. These long narrow areas cover a variety of coastal landscapes, and the boundary has been drawn to reflect the approximate extent of maritime influence, largely following roads parallel to the coast.</p> <p>Designation of this area distinguishes its strong sense of place, scenic qualities and un-interrupted views out to the North Sea. It has long stretches of sandy beaches, and a more gradual, less abrupt character of coastal edge. Designation also recognises the ecological value of the area's dune systems and other features that contribute to the landscape character.</p> <p>Although the bid site lies within this area, development of the site will have no impact on the qualities of this Special Landscape Area, given the distance it lies from the coastal edge and beach, dune systems or ecological value of this area.</p> <p>The bid site lies at a slightly elevated position from the rest of the village which may enable some, limited sea views from the site. The site is well contained by existing and proposed development to the east and as a result, any development of this site will result in minimal impact on the landscape setting of the area.</p>
<p>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.</p>	<p><b>If your site is not within an SLA</b>, 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:</p>

<ul style="list-style-type: none"> <li>• SNH: Landscape Character Assessments <a href="https://www.snh.scot/professional-advice/landscape-change/landscape-character-assessment">https://www.snh.scot/professional-advice/landscape-change/landscape-character-assessment</a></li> <li>• SNH (1996) Cairngorms landscape assessment <a href="http://www.snh.org.uk/pdfs/publications/revision/075.pdf">http://www.snh.org.uk/pdfs/publications/revision/075.pdf</a></li> <li>• SNH (1997) National programme of landscape character assessment: Banff and Buchan <a href="http://www.snh.org.uk/pdfs/publications/revision/037.pdf">http://www.snh.org.uk/pdfs/publications/revision/037.pdf</a></li> <li>• SNH (1998) South and Central Aberdeenshire landscape character assessment <a href="http://www.snh.org.uk/pdfs/publications/revision/102.pdf">http://www.snh.org.uk/pdfs/publications/revision/102.pdf</a></li> </ul>	
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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 <a href="http://map.sepa.org.uk/floodmap/map.htm">http://map.sepa.org.uk/floodmap/map.htm</a> )	River – No. There is a burn that runs along the northern boundary, however, there is no flood risk associated with this. Surface Water – Yes. There are pockets of surface water flood risk within the site.
	It is not anticipated that there would be any issue with flooding on the site and no Flood Risk Assessment was required for the application adjacent. SUDs would be provided on the site, which would address any surface water flood risk on site.
Could development on the site result in additional flood risk elsewhere?	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?	Yes, it would resolve surface water flood risk

### 14. Infrastructure

a. Water / Drainage		
Is there water/waste water capacity for the proposed development (based on Scottish Water asset capacity search tool <a href="http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-Search">http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-Search</a> )?	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 Forehill Water Treatment Works has capacity for over 2000 properties. Fraserburgh Waste Water Treatment Works	



## Appendix I – Development Bid (phase I)

	has capacity for 1694 properties. There is therefore ample capacity for the development of the bid site.
Will your SUDS scheme include rain gardens? <a href="http://www.centalscotlandgreennetwork.org/campaigns/greener-gardens">http://www.centalscotlandgreennetwork.org/campaigns/greener-gardens</a>	To be confirmed at detailed design stage.
<b>b. Education – housing proposals only</b>	
Education capacity/constraints <a href="https://www.aberdeenshire.gov.uk/schools/parents-carers/school-info/school-roll-forecasts/">https://www.aberdeenshire.gov.uk/schools/parents-carers/school-info/school-roll-forecasts/</a>	St Combs Primary School has a capacity range of 72-96 pupils. It is currently significantly under capacity at 43% (41 pupils). Although the school roll is rising and is forecast to be at 85% capacity by 2022 (81 pupils) this includes the OPI designation which has yet to be developed. The LDP identified land for housing in St Combs, especially to support the primary school. If the OPI site continues to remain undeveloped, there would be more capacity going forward and a need to identify additional land to retain this required support for the primary school going forward. Fraserburgh Academy has a capacity of 1510 pupils and is currently at 74% of capacity (1118 pupils). It is forecast to rise to 79% of capacity by 2022 (1189 pupils). There is capacity at present for the development of the bid site.
Has contact been made with the Local Authority's Education Department?	No
<b>c. Transport</b>	
If direct access is required onto a Trunk Road (A90 and A96), or the proposal will impact on traffic on a Trunk Road, has contact been made with Transport Scotland?	n/a
Has contact been made with the Local Authority's Transportation Service? They can be contacted at <a href="mailto:transportation.consultation@aberdeenshire.gov.uk">transportation.consultation@aberdeenshire.gov.uk</a>	No, but access is not considered to be an issue. The site can be accessed from the approved site to the east (Ref: 2016/3203) and provision has been made in the layout for this.
Public transport	Public transport services are provided along High Street to the south of the site. The St Combs turning circle, is located within 200m of the site. Public transport operates 7 days a week, with links to Fraserburgh and Peterhead and the surrounding area. Additional services are available from these locations, providing public transport routes to Aberdeen.
Active travel (i.e. internal connectivity and links externally)	The site will provide an internal network of footpaths, which will link with existing footpaths outwith the site.
<b>d. Gas/Electricity/Heat/Broadband</b>	
	Gas: No



Has contact been made with the relevant utilities providers?	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 east.
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.
<b>e. Public open space</b>	
Will the site provide the opportunity to <b>enhance the green network?</b> (These are the linked areas of open space in settlements, which can be enhanced through amalgamating existing green networks or providing onsite green infrastructure)  You can find the boundary of existing green networks in the settlement profiles in the LDP	There are a number of areas of linked open space around St Combs, particularly to the south and east adjacent the coastal area. These are protected in the extant LDP. Closer to the bid site lies an area of open space, with play equipment. The approved site to the east (Ref: 2016/3203) provides areas of landscaping, which links to the existing play area outwith the site. The bid site could also link to this, providing an enhanced green network in the area. This would link with existing protected areas via the network of footpaths in the village.
Will the site meet the open space standards, as set out in Appendix 2 in the <b>Aberdeenshire Parks and Open Spaces Strategy?</b> <a href="https://www.aberdeenshire.gov.uk/media/6077/approvedpandospacesstrategy.pdf">https://www.aberdeenshire.gov.uk/media/6077/approvedpandospacesstrategy.pdf</a>	Yes, the development will provide a range of open space in line with Aberdeenshire LDP standards. The site will accommodate 40% open space as well as areas of strategic landscaping.
Will the site deliver any of the shortfalls identified in the <b>Open Space Audit</b> for specific settlements? <a href="https://www.aberdeenshire.gov.uk/communities-and-events/parks-and-open-spaces/open-space-strategy-audit/">https://www.aberdeenshire.gov.uk/communities-and-events/parks-and-open-spaces/open-space-strategy-audit/</a>	The open space audit for St Combs states that the village benefits from a coastal location offering a range of open space, with plenty of access to semi-natural areas.  Although the development of this site will not directly deliver any of these requirements as they lie outwith the site, the development could make provision of green links which is considered to be an important part of future development. Developer obligations could go towards improvements of the play park and

## Appendix I – Development Bid (phase I)

	benches suggested in the audit if considered necessary at the time of any development.
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f. Resource use	
Will the site re-use existing structure(s) or recycle or recover existing on-site materials/resources?	No structures, materials or resources on site which could be re-used.
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 <a href="https://www.aberdeenshire.gov.uk/media/20555/appendix-3-boundaries-of-the-greenbelt.pdf">https://www.aberdeenshire.gov.uk/media/20555/appendix-3-boundaries-of-the-greenbelt.pdf</a>	No
Carbon-rich soils and peatland <a href="http://www.snh.gov.uk/planning-and-development/advice-for-planners-and-developers/soils-and-development/cpp/">http://www.snh.gov.uk/planning-and-development/advice-for-planners-and-developers/soils-and-development/cpp/</a>	No
Coastal Zone <a href="https://www.aberdeenshire.gov.uk/media/20176/4-the-coastal-zone.pdf">https://www.aberdeenshire.gov.uk/media/20176/4-the-coastal-zone.pdf</a>	Yes
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 <a href="https://www.aberdeenshire.gov.uk/planning/plans-and-policies/planning-advice/">https://www.aberdeenshire.gov.uk/planning/plans-and-policies/planning-advice/</a> and advice at <a href="http://www.hse.gov.uk/landuseplanning/developers.htm">http://www.hse.gov.uk/landuseplanning/developers.htm</a> )	No
Minerals – safeguarded or area of search <a href="https://www.aberdeenshire.gov.uk/ldpmedia/6_Area_of_search_and_safeguard_for_minerals.pdf">https://www.aberdeenshire.gov.uk/ldpmedia/6_Area_of_search_and_safeguard_for_minerals.pdf</a>	No
Overhead lines or underground cables	Yes
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. <a href="http://map.environment.gov.scot/Soil_maps/?layer=6">http://map.environment.gov.scot/Soil_maps/?layer=6</a>	No
'Protected' open space in the LDP (i.e. P sites) <a href="http://www.aberdeenshire.gov.uk/ldp">www.aberdeenshire.gov.uk/ldp</a> 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:

The bid site lies within the coastal zone, however, the boundary has been drawn to exclude the built up area of St Combs and other settlements in the area. This indicates that any development within the settlement, which is not directly on the coastline would be suitable for development. The development of this site will have no impact on the coastline given its distance from this area.

There are overhead cables crossing the site, however, this is not an impediment to development as they can be re-routed or placed underground.

### 16. Proximity to facilities

How close is the site to a range of facilities?	Local shops	400m
	Community facilities (school, public hall, health centre)	400m – 1km
	Sports facilities (e.g. playing fields)	400m – 1km
	Employment areas (garage)	400m
	Residential areas	400m
	Bus stop or bus route	400m
	Train station	n/a
	Hotel	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:
	There has been no community engagement in relation to this bid site, however, the local community would have been aware of the previous allocation and planning application submitted for the site to the east which is being developed by the same developer and indicates potential future access to this site. The local community will have the opportunity to participate in the LDP process and should the site be identified for development, public consultation would be carried out.

### 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.	<p>I have considered the likely 'residual value' of the site, as described above, and fully expect the site to be viable:</p> <p>Please tick: <input checked="" type="checkbox"/></p>
<p>If you have any further information to help demonstrate the deliverability of your proposal, please provide details.</p> <p>The site is under option to a developer which demonstrates the willingness to develop in this location. They have also received planning permission (Ref: 2016/3203) on the land to the east and are therefore familiar with the market in St Combs. That application has been well received</p>	

by the local community who highlight that lack of new properties in the village for young people stay in the village. The development of the bid site would be an extension of that site and can provide access to it.

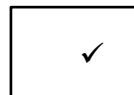
It is argued that the OPI allocation to the south of St Combs has not been developed in the timescales anticipated and this bid site should be identified to meet a demand in the area which is not being met through that allocated site. It is argued that the bid site can be developed more quickly than the allocated OPI site due to the developer that has an option over the land.

The developer 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.

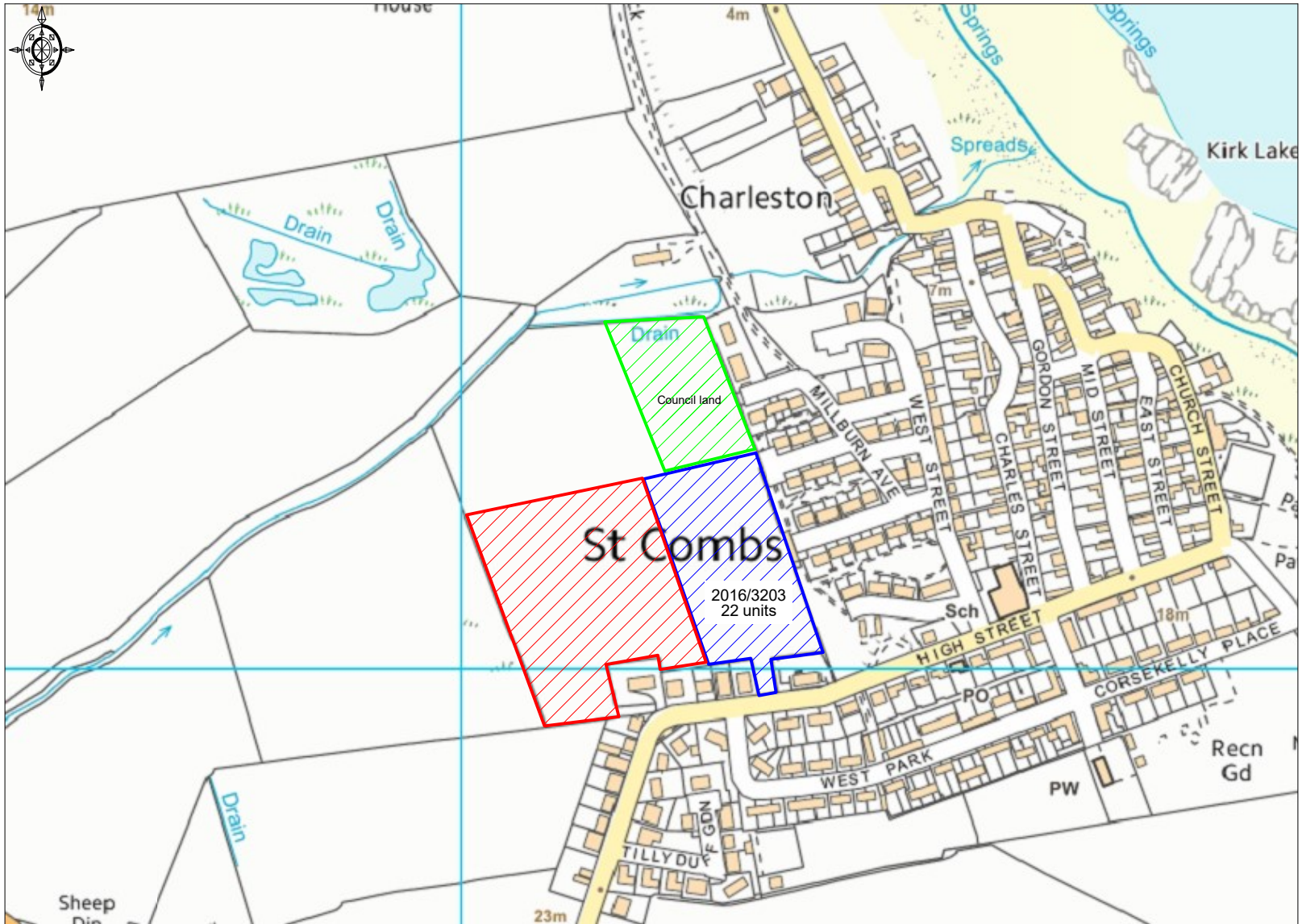
#### **19. Other information**

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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## Appendix 2 – MIR Representation

### **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](mailto: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](mailto: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.

<b>Name</b>	██████████
<b>Organisation (optional)</b>	Ryden LLP
<b>On behalf of (if relevant)</b>	Claymore Homes
<b>Address</b>	██████████ ██████████████████ ██████████
<b>Postcode</b>	██████████
<b>Telephone (optional)</b>	██████████
<b>E-mail (optional)</b>	████████████████████





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:

- [REDACTED], 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 checked="" type="checkbox"/>
	Strategic Environmental Assessment Interim Environmental Assessment	<input type="checkbox"/>
	Other	<input type="checkbox"/>

## Your comments

### Site BU036 – Land to the West of St Combs (Phase 1) – 26 homes

On behalf of Claymore Homes, support is given to the identification of bid site BU036 as an Officers' preference for the provision of 26 homes in the Main Issues Report and OP2 in the Draft Proposed Local Development Plan (DPLDP). However, objection is made to the boundaries of the site which are capable of being amended. This representation should be read in conjunction with the objection made to bid site BU035 adjacent and with the development bids submitted at the pre-MIR stage which demonstrate that this land is suitable for the development proposed.

The Council's assessment within the MIR raises a number of issues to which we wish to respond

#### **"The proposed site is well located in relation to the settlement and received permission for 19 homes in April 2018"**

The consent granted in April 2018 (Ref 2016/3203) was on land adjacent and does not form part of this bid. It may be that the indicative plan submitted with the original bid had the boundaries incorrectly plotted, but this should be amended going forward. The developer controls the adjacent land, which formed the overall bid (site BU035). Therefore, there is flexibility available to amend the boundaries of bid site BU036 to exclude the consented scheme adjacent, whilst ensuring there is sufficient land to develop the 26 units identified by Officers.

Although this site could be seen as an extension to the consented site, the developer is requesting bid site BU036 is allocated in addition to the 19 units on the adjacent site, not including the 19 units. Therefore, to avoid any confusion, between the two sites, there would be 19 units on the consented site to the east and 26 units on the BU036 site. This is the position taken forward in the DPLDP which is welcomed.

The text for the OP1 site in the PDLDP states that **"part of the land is overlapping with the OP2 site, therefore a masterplan should be agreed prior to commencement"**. Amending the boundaries to exclude the consented site would remove the need for this text and a masterplan and the text of the PDLDP should be amended to reflect this. The text for the OP2 site in the PDLDP makes reference to planning permission covering part of the site and should also be removed given that the bid site is separate from the consented site.

#### **"There may be a need for a second access point onto the High Street and main access point from the south"**

The consented development to the east is owned by the proposer of this bid. The layout of that development makes provision for access to the BU036 site. It is considered that a second point of access would not be required for the increase in houses off this access, as it is proposing less than 50 units, however, this can be discussed during the planning application process.

#### **"The site is suitable for development and given planning permission in principle granted for the site, therefore, the site shall be added to the next plan"**

As stated above, the site is separate from the consented site to the east and does not have planning permission in principle. It does however, form a logical area for further development. It can be accessed from the consented development, which makes provision for this in the layout submitted with that application.

Support is therefore given to the identification of the site as OP2 in the DPLDP but the boundaries should be amended to exclude the consented site to the east and increased to ensure adequate scope for the 26 units identified. Any text making reference to the planning permission in principle should be removed.



### **Conclusion**

While the identification of the BU036 bid site for 26 units, as an Officer's preference in the MIR and as OP2 in the DPLDP is welcomed, it is important to establish that this does not form part of the consented site to the east.

The 26 units should be identified in addition to the 19 units permitted on that site and not part of that allocation. This is the position taken forward in the DPLDP which is welcomed. However, the boundaries of the BU036/OP2 site should be amended to exclude the consented site and increased to ensure adequate land is available for the 26 units proposed. This would remove the need for a masterplan and the text of the PDLDP should be amended to reflect this. Text references to the consent covering OP2 should also be removed from the Proposed Local Development Plan.

### **Appendix 3 – Approved Site Layout (Ref: 2016/3203) – 19 Units**





Rev. B Landownership Boundary Amended 29/09/2017 TSK  
Rev. A Planning Amendments 09/03/2017 TSK

PROJECT: St Combs

TITLE: Location Plan

REF: St Combs-1001-002

Date: 23/11/2016

DESIGN: [Redacted] KIT: N/A

Sheet Size: A2

Scale: 1:2500

**CLAYMORE**  
HOMES