

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, zvaniet 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:	20 July 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?

Mr Robert Ironside

☐ 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):

Support is given to the identification of site OP1 to the north/west of Teuchar Road, on page 415-416 of Appendix 7c the Proposed Plan at Cuminestown. This opportunity site should continue to be identified in the Local Development Plan for housing.

Consideration should be given to an increased capacity in line with the housing numbers considered appropriate for the site in the Draft Proposed LDP.

The supporting text to the OP1 designation on page 415 of the Proposed Plan should be amended to remove reference to parts of the site being constrained post 2031. References to the potential for self-build units on the site and the requirement for a combined access strategy should also be removed from the LDP. Such detail is not necessary in the supporting text and can be addressed through any planning application for the site.

Reason for change:

On behalf of Mr Robert Ironside, support is given to the identification of site OP1 – Land to the North/West of Teuchar Road within the Proposed Aberdeenshire Local Development Plan for 60 homes.

Background

Two development bids were submitted to Aberdeenshire Council on 28th March 2018. (Appendix 1) on behalf of Mr Ironside. The first covered the entire site and considered it suitable for a development of 60 houses. The second considered a Phase 1 development of 20 houses to the south east of the wider site.

The Main Issues Report (MIR) was published in January 2019, which identified the entire site as FR038 and the Phase 1 site as FR039. Both were identified as an officer's preference for development, but they reduced the homes on the entire FR038 site to exclude the phase 1 FR039 land. Nevertheless, Aberdeenshire Council concluded that the both sites should be promoted for the entire 60 homes conditional on the delivery of ecological benefits that would result from recreational development along the Teuchar Stank. The Draft Proposed Local Development Plan (DPLDP) (Appendix 2) subsequently allocated the entire site as OP1 and the Phase 1 development as OP2, together delivering 70 homes.

Representations (Appendix 3) were submitted to the Main Issues Report supporting the identification of the two sites for development, but questioned the need to split the sites since the MIR concluded that **“Cuminestown has the potential to make a significant contribution to housing need in the Rural Housing Market Area, especially given the constraints in Turriff. The two sites represent a good solution to the expansion of the settlement but should be allocated as one development (for 60 homes) to assist in realising the environmental benefits that would follow from their co-joined development”**. It was therefore requested that the site was identified as one Opportunity Site rather than allocate them separately.

Clarification was also sought in the housing numbers as the DPLDP identified the two sites as capable of accommodating 70 units. It was argued that given the extent of the site boundary, a higher allocation was appropriate for the site. This reflected the conclusions of the MIR which acknowledged that Cuminestown has the potential to make a significant contribution to the housing need in this area. Additional comments made in the MIR were also addressed.

Justification

The identification of the two sites at Cuminestown as one Opportunity Site (OP1) within the Proposed Plan is welcomed and supported. This reflects comments made within the representation to the Main Issues Report as well as the conclusions of Planning Officers within the MIR stating that the site should be identified as one development for 60 homes.

The site has been identified for the delivery of 60 homes, however, the DPLDP indicated that the capacity of the two sites combined was 70 houses. It is maintained that, as the entire site extends to 6.56 ha and at a rate of 25 houses per hectare considered appropriate by Aberdeenshire Council within the Main Issues Report, a higher allocation would be acceptable. In fact, the MIR acknowledged that Cuminestown has the potential to make a significant contribution to housing need in the Rural Housing Market Area. Given the constraints in Turriff and the removal of the existing OP1 site in Cuminestown, there is scope for a higher allocation to be made to this site.

Policy H1: Housing Land of the Proposed Plan states that capacities of sites shown in Appendix 6 and Appendix 7 of the Plan are based on an indicative capacity at this stage. Higher densities would only be considered where any associated negative impacts on infrastructure, open space and residential amenity can be addressed and where the development has been justified, including through an approved Masterplan or Design Statement that has been subject to appropriate public consultation.

Therefore, the exact capacity of the site can be determined through detailed investigations in the site while allowing for appropriate recreational use, open space and landscape buffers.

The Proposed Plan text associated with the OP1 allocation at Cuminstown raises a number of issues which will be addressed in turn:

The Proposed Plan states that *“part of this site may remain long term constrained until post 2031, so phasing should begin with development along the Teuchar Road”*. Objection is made to this statement. There is no justification provided by the Plan why part of the site would be constrained and this should be removed from the LDP. It is argued that the site is capable of delivery in the first plan period and it is accepted that the most appropriate location to commence development would be along Teuchar Road and this is reflected in the phasing plan submitted at the pre-MIR stage.

The Proposed Plan also states that *“the site may also be suitable for self-build plots, subject to planning permission being granted for the development site as a whole, not as separate individual plots”*. It is likely that a developer would want to develop this site as a whole, rather than for self-build plots. It is also understood that other sites in the vicinity tried this approach and it was not successful. Whether self-build plots would be deliverable on this site would become clear during the planning application and marketing process and it is not appropriate for the LDP to make this assumption or seek this requirement. It should therefore be removed from the supporting text on page 415 of the Proposed Plan in relation to Cuminstown.

On that basis, it is also appropriate to remove the following text from the OP1 supporting text on the same page *“Furthermore, for self-build plots the landowner would be responsible for ensuring that all infrastructure to service all plots is in place prior to any homes being constructed. This is to include waste water treatment, road access through the site to an adoptable standard and open space provision. In addition, all necessary site surveys and assessments deemed to be required through the planning permission process such as Archaeological Survey, Drainage Impact Assessment, and Flood Risk Assessment must also be carried out on the development site as a whole”*.

The requirement for any supporting studies will be addressed through any Masterplan and planning application process and can be addressed at that stage, without the need for reference to self-build plots.

The Proposed Plan, within OP1 at Cuminstown goes on to state that *“a combined access strategy is required for the OP1 designation ensuring sufficient access and permeability with a network of shared roads/footpaths across the site, as well as an alternative access point”*. It is unclear why a “combined” access strategy is required considering the site is no longer divided into two separate opportunity sites. Access, permeability, roads and footpath networks would be addressed through the layout of the site and any reference to a combined access strategy is not specifically required in the supporting text. As such, reference to this should be removed from the LDP.

Finally, the Proposed Plan states that a *“Flood Risk Assessment will be required. This may conclude that the developable area of the site is smaller than the allocation”*. It has always been the intention of the site to deliver a substantial open space corridor along the burn to the west of the site which would provide opportunities for recreation and biodiversity enhancement, to the benefit for the wider community. It is not considered that the developable area of the site will be smaller than the allocation, however, this will be addressed through the Masterplan and planning application process.

Conclusion

To conclude, the identification of OP1 for 60 homes at Cuminstown is supported and it is welcomed that it is to be delivered as one site, rather than the two identified in the MIR and DPLDP

Much of the detail contained in the supporting text, related to constraints, self-build plots and a combined access strategy is not appropriate and should be removed from the LDP.

Recommendation

It is therefore respectfully requested that the OP1 site to the north/west of Teuchar Road, Cuminstown continues to be identified in the Local Development Plan for housing. It is considered that the site could accommodate additional units than the 60 identified, however, this will be determined through detailed assessment of the site during the Masterplan and planning application process.

It is respectfully requested that reference to parts of the site being constrained post 2031 are removed, along with any reference to the potential for self-build units and the requirement for a combined access strategy is removed from the LDP. Such detail is not required in the supporting text and can be addressed through any planning application for the site.

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:

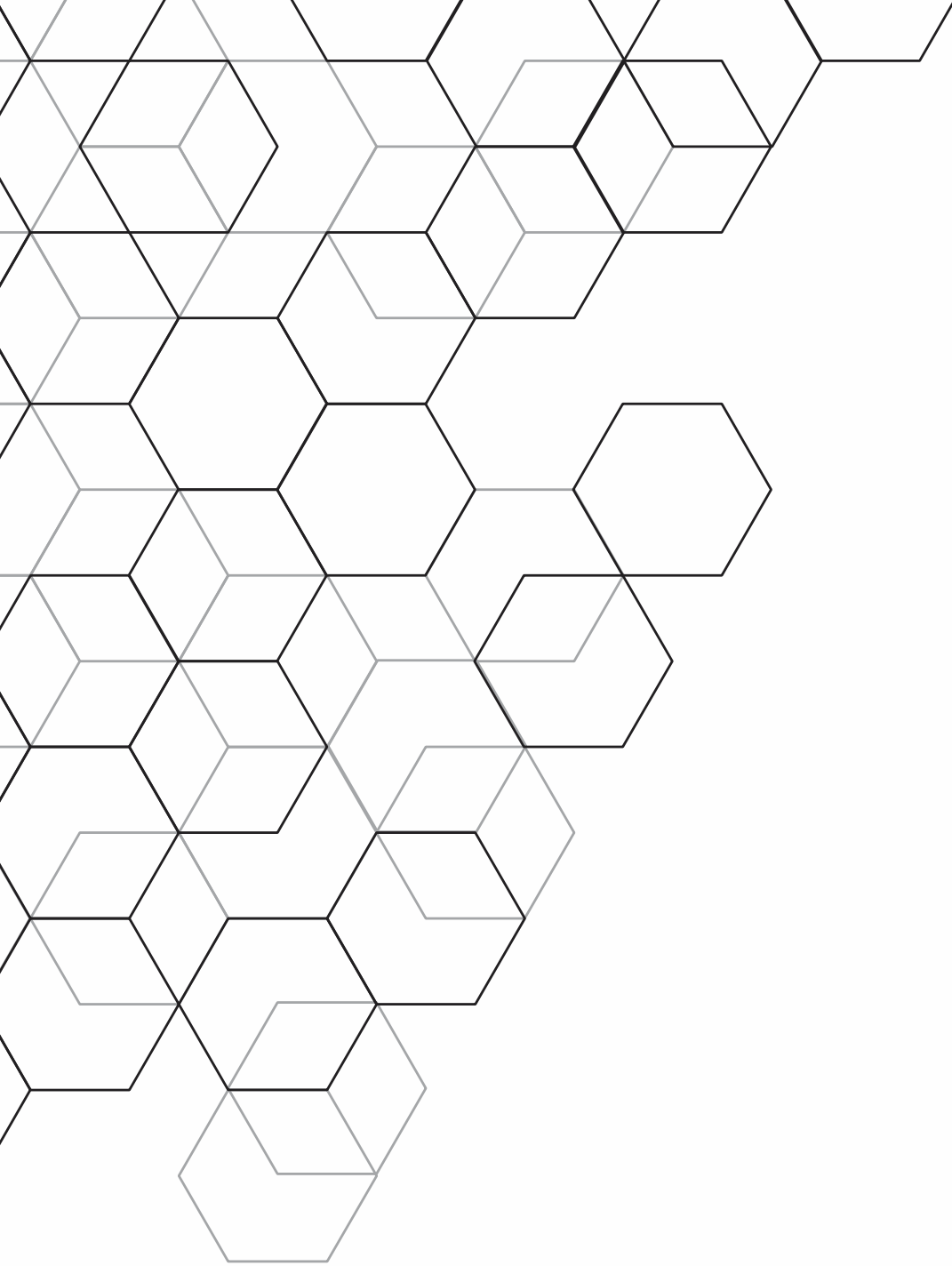
Aberdeenshire Council will only keep your personal data for as long as is needed. Aberdeenshire Council will retain your response and personal data for a retention period of 5 years from the date upon which it was collected. After 5 years Aberdeenshire Council will review whether it is necessary to continue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

4. Site Details

Name of the site (Please use the LDP name if the site is already allocated)	Land to the west of Cuminestown
Site address	North of Teuchar Road
OS grid reference (if available)	NJ798503
Site area/size	6.56 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?	No
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 site.
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: FM057 Aberdeenshire Council considered that most of the western third of the site is at risk from flooding and therefore only the eastern two thirds are considered technically developable. A revised proposal, with no housing on the western third of the site, could be preferred. It would support local services, particularly Monquitter Primary School, which is significantly under capacity. It would also provide a wildlife haven and land for community facilities. Additional WWTW capacity would be required. However, a site to the north east of

Appendix I – Development Bid (entire site)

	Cuminestown was favoured, although this has never been fully developed. This site should therefore be allocated to meet the housing needs in Cuminestown.
Local Development Plan status www.aberdeenshire.gov.uk/ldp	Is the site currently allocated for any specific use in the existing LDP? No, but seen as a logical expansion of Cuminestown, with an opportunity to provide housing in an attractive landscaped area.

8. Proposed Use

Proposed use		Housing
Housing	Approx. no of units	The site has the potential to accommodate up to 60 houses but can be developed on a phased basis, with the first phase submitted as a separate bid.
	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: Terrace: Other (e.g. Bungalows):
		Number of: <ul style="list-style-type: none"> 1 bedroom homes: Exact mix to be determined at detailed design stage 3 bedroom homes: 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	Phase 1
	6-10 years	Phase 2
	10+ years	Phase 3
Given the size of the site, this can be developed over a number of years. It is considered that the first phase (20 units) could commence immediately after LDP adoption, with Phase 2 (20 units) and Phase 3 (20 units) commencing after this.		

Appendix I – Development Bid (entire site)

When would you expect the development to be finished? (please tick)	0-5 years	Phase 1
	6-10 years	Phase 2
	+ 10years	Phase 3
	Again, given the size of the site and potential phasing opportunities, different phases would be completed at different times.	
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 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>	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	✓

Appendix I – Development Bid (entire site)

<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>	Buffer strips along watercourses	✓
	Show home demonstration area	
	Other (please state):	
	<p>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.</p> <p>A substantial area along the burn would remain free of development and there is an opportunity to create a recreational and wildlife feature at this location including landscaping and a recreational walkway. This will increase biodiversity and benefit both the houses on the site and the wider community.</p>	

11. Historic environment

Historic environment enhancement		
Please state if there will be benefits for the historic environment.	No impact on the historic environment.	
	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"> 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
	There are some listed buildings in the village and the graveyard is also listed. The development of this site will have no impact on these designations.	

12. Landscape Impact

<p>Is the site within a Special Landscape Area (SLA)? (You can find details in Supplementary Guidance 9 at www.aberdeenshire.gov.uk/ldp)</p>	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	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

<p>the Landscape Character Assessments produced by Scottish Natural Heritage (see below) or have been identified as Special Landscape Areas of local importance.</p> <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 http://www.snh.org.uk/pdfs/publications/review/102.pdf 	<p>elements/features, historic features or the composition or quality of the landscape character:</p> <p>The site has is not located within any Special Landscape Area and has no historic features. There is a burn to the south of the site which will be kept free of development. Landscaping and open space along the burn will create a feature to any residential development.</p> <p>The site is well contained by existing residential properties to the east and south and to a certain extent to the west. It is screened on approach from the north, and from other aspects, it will be seen in the context of existing development.</p> <p>The development of this land will provide a supply of housing which has not been delivered on allocated sites in Cuminestown and will result in minimal impact on the landscape setting of the area.</p>
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13. Flood Risk

<p>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?</p> <p>(You can view the SEPA flood maps at http://map.sepa.org.uk/floodmap/map.htm)</p>	<p>River - yes. The Teuchar Stank runs along the western boundary of the site. A search of SEPA's Flood Risk map indicates that there is some risk of flooding from this, however, it is contained along the western boundary, with adequate land for housing on the remainder of the site.</p> <p>Surface water - no.</p> <p>Part of the site is at risk from flooding from the Teuchar Stank as indicated on the SEPA flood risk map. However, a flood risk assessment would be carried out as part of any application and appropriate mitigation provided if necessary. Housing will not be located on any land at risk of flooding and significant open space will be retained along the burn. It is therefore considered that there is no risk from flooding to any housing on the site.</p>
<p>Could development on the site result in additional flood risk elsewhere?</p>	<p>No</p> <p>If yes, please specify and explain how you intend to mitigate or avoid this risk:</p>
<p>Could development of the site help alleviate any existing flooding problems in the area?</p>	<p>Yes</p> <p>Any flood mitigation measures provided would resolve any flood risk issues in the area.</p>

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	Limited
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. In terms of waste water, Cuminstown WWTW only has capacity for 10 units. However, it is considered that capacity will be available or can be made available if the site is allocated for development and the current lack of capacity is not an impediment to development of this site.	
Will your SUDS scheme include rain gardens? http://www.centalscotlandgreennetwork.org/campaigns/greener-gardens	To be confirmed at detailed design stage.	
b. Education – housing proposals only		
Education capacity/constraints https://www.aberdeenshire.gov.uk/schools/parents-carers/school-info/school-roll-forecasts/	Monquhitter Primary School has a capacity range of 172-198 pupils. It is currently under capacity at 76% and this is due to fall to 52% by 2022. At this time the school will be operating significantly under capacity. No contributions would therefore be required, however, Aberdeenshire Council should consider allocating this site to support the primary school and ensure its viability going forward. Mintlaw Academy has capacity for 840 pupils and is currently operating at 77% of capacity. This will remain at 77% in 2022. The school therefore has capacity for this development.	
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 traffic on a Trunk Road, has contact been made with Transport Scotland?	No	
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. The site can be accessed from Teuchar Road to the south and the B9170 to the north.	
Public transport	Public transport services are provided along the Main Street and High Street, both within 400m of the site. Public transport operates 6 days a	

Appendix I – Development Bid (entire site)

	week, with links to Turriff and the surrounding area.
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. This will link new housing with the village and also provide a link from the village to areas of open space along the burn.
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) You can find the boundary of existing green networks in the settlement profiles in the LDP	There are a number of areas of open space within Cuminestown, including land surrounding the school, the cemetery and an the playing fields in the centre of the village. The development of this site and the provision of public open space within it and along the burn will enhance the green space network and provide a balance of open space locations throughout the village. This will provide a network of linked open space and increase the provision of useable open space with the potential to bring this site into active use.
Will the site meet the open space standards, as set out in Appendix 2 in the Aberdeenshire Parks and Open Spaces Strategy?	Yes, the development will provide open space in line with Aberdeenshire LDP standards. The open space along the burn would provide land for community use, access for all and enhance

Appendix I – Development Bid (entire site)

https://www.aberdeenshire.gov.uk/media/6077/approvedpandospacesstrategy.pdf	biodiversity. Localised areas of open space will also enhance the site.
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 for Cuminestown states that there are no obvious gaps in green space provision in the village. In the event of further development, it will be important to retain green links to the surrounding countryside and this site will achieve that. It will also provide new areas of open space and provide a balance in provision.
f. Resource use	
Will the site re-use existing structure(s) or recycle or recover existing on-site materials/resources?	No resources to re-use.
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
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	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. 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

Appendix I – Development Bid (entire site)

<p>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:</p> <p>There are some overhead cables crossing the site, however, these can be buried or re-routed as part of any development. This is not considered a constraint to the development of the site.</p>

16. Proximity to facilities

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

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. The public will have the opportunity to comment throughout the LDP process and any consultation arranged as part of that 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.	<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>
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If you have any further information to help demonstrate the deliverability of your proposal, please provide details.

The existing OPI site in Cuminstown is allocated for 50 units, however, the majority of housing on this site has failed to come forward. As such, the housing land supply allocated to Cuminstown has failed to be delivered and a new site should therefore be given consideration.

The Council's response to the previous bid stated that "a revised proposal, with no housing on the western third of the site, could be preferred". This bid amends the total numbers for the site and reduces this to 60, with a first phase of 20 units. Housing would be kept free of the burn,

Appendix I – Development Bid (entire site)

with land retained around the burn for landscaped open space to provide a feature in this area. It is considered that this new bid addresses the concerns of Aberdeenshire Council in the previous LDP.

The allocation of this site would support local services, particularly Monquitter Primary School, which is forecast to be operating significantly under capacity by 2022. It would also provide a wildlife haven for the benefit of the village which would improve and increase open space provision and provide a balance within the village.

The site can be accessed from two locations and is considered to be a logical location for new housing and will round off the settlement boundary, with the burn providing a defensible boundary. The site is close to the centre of Cuminestown, where the majority of the village's facilities are located, including shops and bus stops. The health centre is approximately 120m and playing fields 240m. The school is just over 400m. Development would fit well in the landscape, being bounded on two sides by existing residential development.

The footpaths proposed through the site would compensate for the lack of pavement on the road alongside the site which has been an issue in the village.

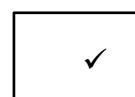
The developer is confident that there is a residual value following development of the site and the provision of the necessary infrastructure which does not pose an impediment on development.

19. Other information

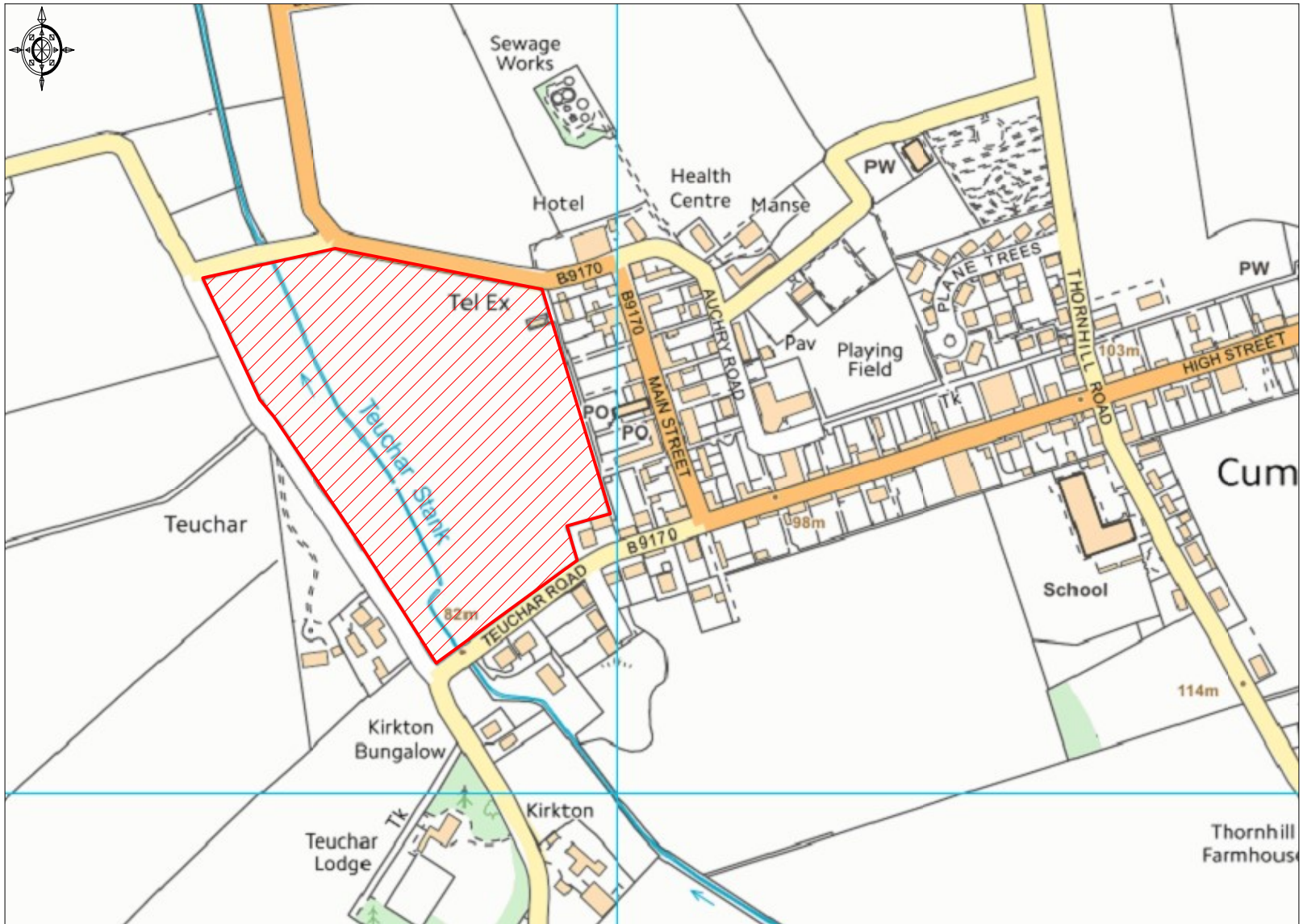
Please provide any other information that you would like us to consider in support of your proposed development (please include details of any up-to-date supporting studies that have been undertaken and attach copies e.g. Transport Appraisal, Flood Risk Assessment, Drainage Impact Assessment, Peat/Soil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

Phasing Plan

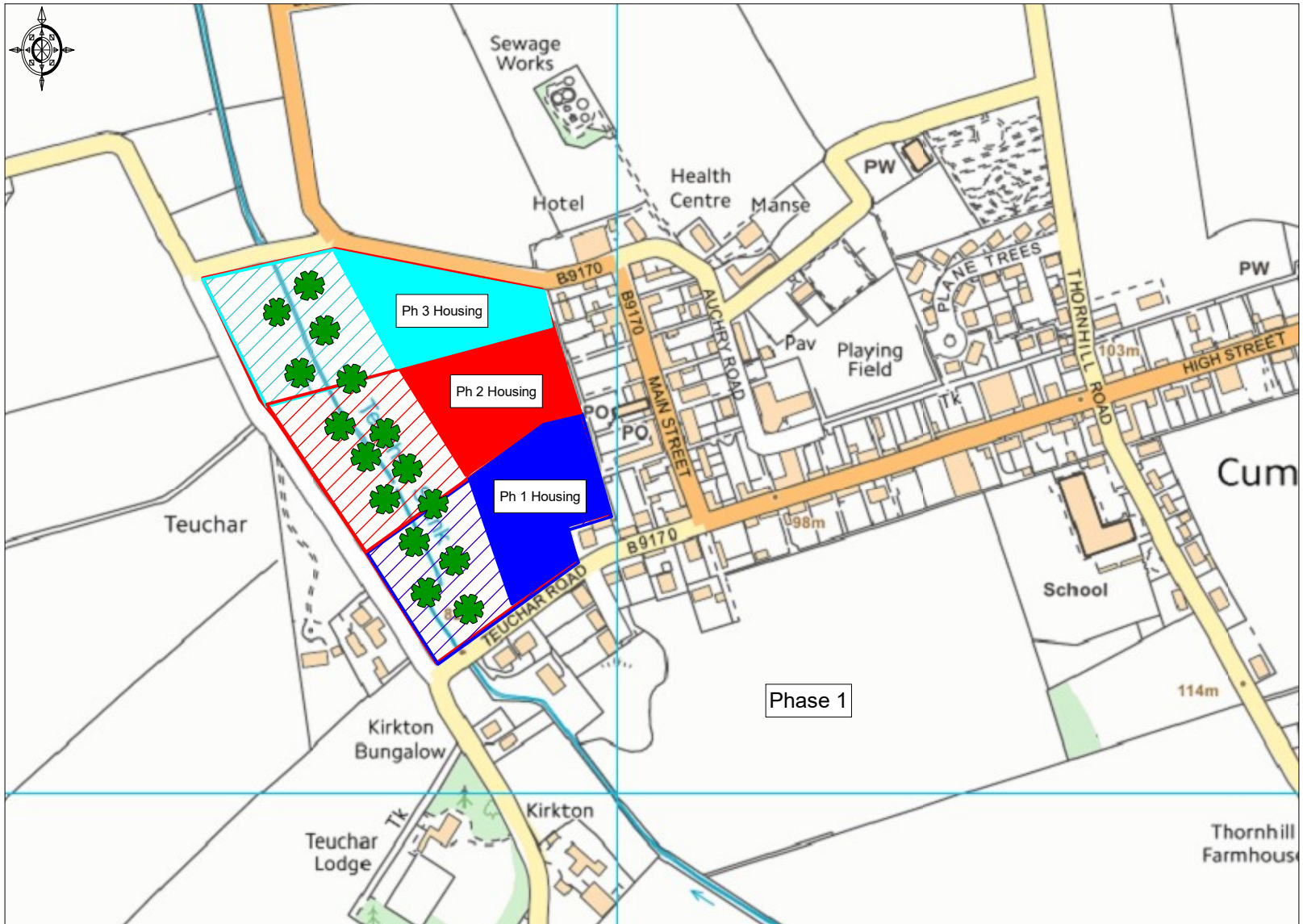
Please tick to confirm your agreement to the following statement:



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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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	
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	Mr Robert Ironside
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 west of Cuminestown (phase I)
Site address	North of Teuchar Road
OS grid reference (if available)	NJ799501
Site area/size	2 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?	No
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 site.
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: The wider site was identified as FM057 Aberdeenshire Council considered that most of the western third of the site is at risk from flooding and therefore only the eastern two thirds are considered technically developable. A revised proposal, with no housing on the western third of the site, could be preferred. It would support local services, particularly Monquitter Primary School, which is significantly under capacity. It would also provide a wildlife haven and land for community facilities. Additional WWTW capacity would be required. However, a site to the north east of

	Cuminestown was favoured, although this has never been fully developed. This site should therefore be allocated to meet the housing needs in Cuminestown and has been reduced from the entire 60 house bid to provide a choice of size of site in Cuminestown.
Local Development Plan status www.aberdeenshire.gov.uk/ldp	Is the site currently allocated for any specific use in the existing LDP? No, but seen as a logical expansion of Cuminestown, with an opportunity to provide housing in an attractive landscaped area.

8. Proposed Use

Proposed use		Housing
Housing	Approx. no of units	The site has the potential to accommodate up to 20 houses.
	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: Terrace: Other (e.g. Bungalows):
		Number of: <ul style="list-style-type: none"> 1 bedroom homes: Exact mix to be determined at detailed design stage 3 bedroom homes: 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	
		No

Have discussions taken place with financiers? Will funding be in place to cover all the costs of development within these timescales	Funding would be available 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"> • 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</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	

and http://www.nesbiodiversity.org.uk/ .	<p>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.</p> <p>A substantial area along the burn would remain free of development and there is an opportunity to create a recreational and wildlife feature at this location including landscaping and a recreational walkway. This will increase biodiversity and benefit both the houses on the site and the wider community.</p>
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11. Historic environment

Historic environment enhancement		
Please state if there will be benefits for the historic environment.	No impact on the historic environment.	
	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"> 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
	There are some listed buildings in the village and the graveyard is also listed. The development of this site will have no impact on these designations.	

12. Landscape Impact

<p>Is the site within a Special Landscape Area (SLA)? (You can find details in Supplementary Guidance 9 at www.aberdeenshire.gov.uk/ldp)</p>	<p>No</p> <p>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:</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> <ul style="list-style-type: none"> SNH: Landscape Character Assessments https://www.snh.scot/professional- 	<p>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:</p> <p>The site has is not located within any Special Landscape Area and has no historic features. There is a burn to the south of the site which will</p>

<p>advice/landscape-change/landscape-character-assessment</p> <ul style="list-style-type: none"> • 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 http://www.snh.org.uk/pdfs/publications/review/102.pdf 	<p>be kept free of development. Landscaping and open space along the burn will create a feature to any residential development.</p> <p>The site is well contained by existing residential properties to the east and south and west. It is screened on approach from the north, and from other aspects, it will be seen in the context of existing development.</p> <p>The development of this land will provide a supply of housing which has not been delivered on allocated sites in Cuminestown and will result in minimal impact on the landscape setting of the area.</p>
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I3. Flood Risk

<p>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?</p> <p>(You can view the SEPA flood maps at http://map.sepa.org.uk/floodmap/map.htm)</p>	<p>River - yes. The Teuchar Stank runs along the western boundary of the site. A search of SEPA's Flood Risk map indicates that there is some risk of flooding from this, however, it is contained along the western boundary, with adequate land for housing on the remainder of the site.</p> <p>Surface water - no.</p> <p>Part of the site is at risk from flooding from the Teuchar Stank as indicated on the SEPA flood risk map. However, a flood risk assessment would be carried out as part of any application and appropriate mitigation provided if necessary. Housing will not be located on any land at risk of flooding and significant open space will be retained along the burn. It is therefore considered that there is no risk from flooding to any housing on the site.</p>
<p>Could development on the site result in additional flood risk elsewhere?</p>	<p>No</p> <p>If yes, please specify and explain how you intend to mitigate or avoid this risk:</p>
<p>Could development of the site help alleviate any existing flooding problems in the area?</p>	<p>Yes</p> <p>Any flood mitigation measures provided would resolve any flood risk issues in the area.</p>

I4. Infrastructure

a. Water / Drainage		
Is there water/waste water capacity for the proposed development (based on Scottish Water asset capacity search tool)	Water	Yes

http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-Search)?	Waste water	Limited
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. In terms of waste water, Cuminestown WWTW only has capacity for 10 units. However, it is considered that capacity will be available or can be made available if the site is allocated for development and the current lack of capacity is not an impediment to development of this site.	
Will your SUDS scheme include rain gardens? http://www.centalscotlandgreennetwork.org/campaigns/greener-gardens	To be confirmed at detailed design stage.	
b. Education – housing proposals only		
Education capacity/constraints https://www.aberdeenshire.gov.uk/schools/parents-carers/school-info/school-roll-forecasts/	Monquhitter Primary School has a capacity range of 172-198 pupils. It is currently under capacity at 76% and this is due to fall to 52% by 2022. At this time the school will be operating significantly under capacity. No contributions would therefore be required, however, Aberdeenshire Council should consider allocating this site to support the primary school and ensure its viability going forward. Mintlaw Academy has capacity for 840 pupils and is currently operating at 77% of capacity. This will remain at 77% in 2022. The school therefore has capacity for this development.	
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 traffic on a Trunk Road, has contact been made with Transport Scotland?	No	
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. The site can be accessed from Teuchar Road to the south.	
Public transport	Public transport services are provided along the Main Street and High Street, both within 400m of the site. Public transport operates 6 days a week, with links to Turriff and the surrounding area.	
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. This will link new	

	housing with the village and also provide a link from the village to areas of open space along the burn.
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) You can find the boundary of existing green networks in the settlement profiles in the LDP	There are a number of areas of open space within Cuminestown, including land surrounding the school, the cemetery and the playing fields in the centre of the village. The development of this site and the provision of public open space within it and along the burn will enhance the green space network and provide a balance of open space locations throughout the village. This will provide a network of linked open space and increase the provision of useable open space with the potential to bring this site into active use.
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. The open space along the burn would provide land for community use, access for all and enhance biodiversity. Localised areas of open space will also enhance the site.
Will the site deliver any of the shortfalls identified in the Open Space Audit for	The open space audit for Cuminestown states that there are no obvious gaps in green space

Appendix I – Development Bid phase I

specific settlements? https://www.aberdeenshire.gov.uk/communities-and-events/parks-and-open-spaces/open-space-strategy-audit/	provision in the village. In the event of further development, it will be important to retain green links to the surrounding countryside and this site will achieve that. It will also provide new areas of open space and provide a balance in provision.
f. Resource use	
Will the site re-use existing structure(s) or recycle or recover existing on-site materials/resources?	No resources to re-use.
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
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	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. 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:	

There are some overhead cables crossing the site, however, these can be buried or re-routed as part of any development. This is not considered a constraint to the development of the site.

16. Proximity to facilities

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

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. The public will have the opportunity to comment throughout the LDP process and any consultation arranged as part of that 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.	<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>
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If you have any further information to help demonstrate the deliverability of your proposal, please provide details.

The existing OPI site in Cuminstown is allocated for 50 units, however, the majority of housing on this site has failed to come forward. As such, the housing land supply allocated to Cuminstown has failed to be delivered and a new site should therefore be given consideration.

The Council's response to the previous bid stated that "a revised proposal, with no housing on the western third of the site, could be preferred". This bid amends removes the housing adjacent to the burn and concentrates this to the east as shown in the plan submitted showing areas for housing and open space. Land adjacent to the burn is retained for landscaped open space to provide a feature in this area. It is argued that this addresses the concerns of Aberdeenshire Council in the previous LDP.

The Local Councillors in the Formartine Area considered that the previous bid proposed too many houses on this site. Therefore, this new bid reduces the total number of units to 20, which is considered to address their concerns.

The allocation of this site would support local services, particularly Monquitter Primary School, which is forecast to be operating significantly under capacity by 2022. It would also provide a wildlife haven for the benefit of the village which would improve and increase open space provision and provide a balance within the village.

The site can be accessed from the south and is considered to be a logical location for new housing. The site is close to the centre of Cuminestown, where the majority of the village's facilities are located, including shops and bus stops. The health centre is approximately 120m and playing fields 240m. The school is just over 400m. Development would fit well in the landscape, being bounded on three sides by existing residential development.

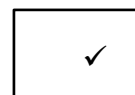
The footpaths proposed through the site would compensate for the lack of pavement on the road alongside the site which has been an issue in the village.

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.

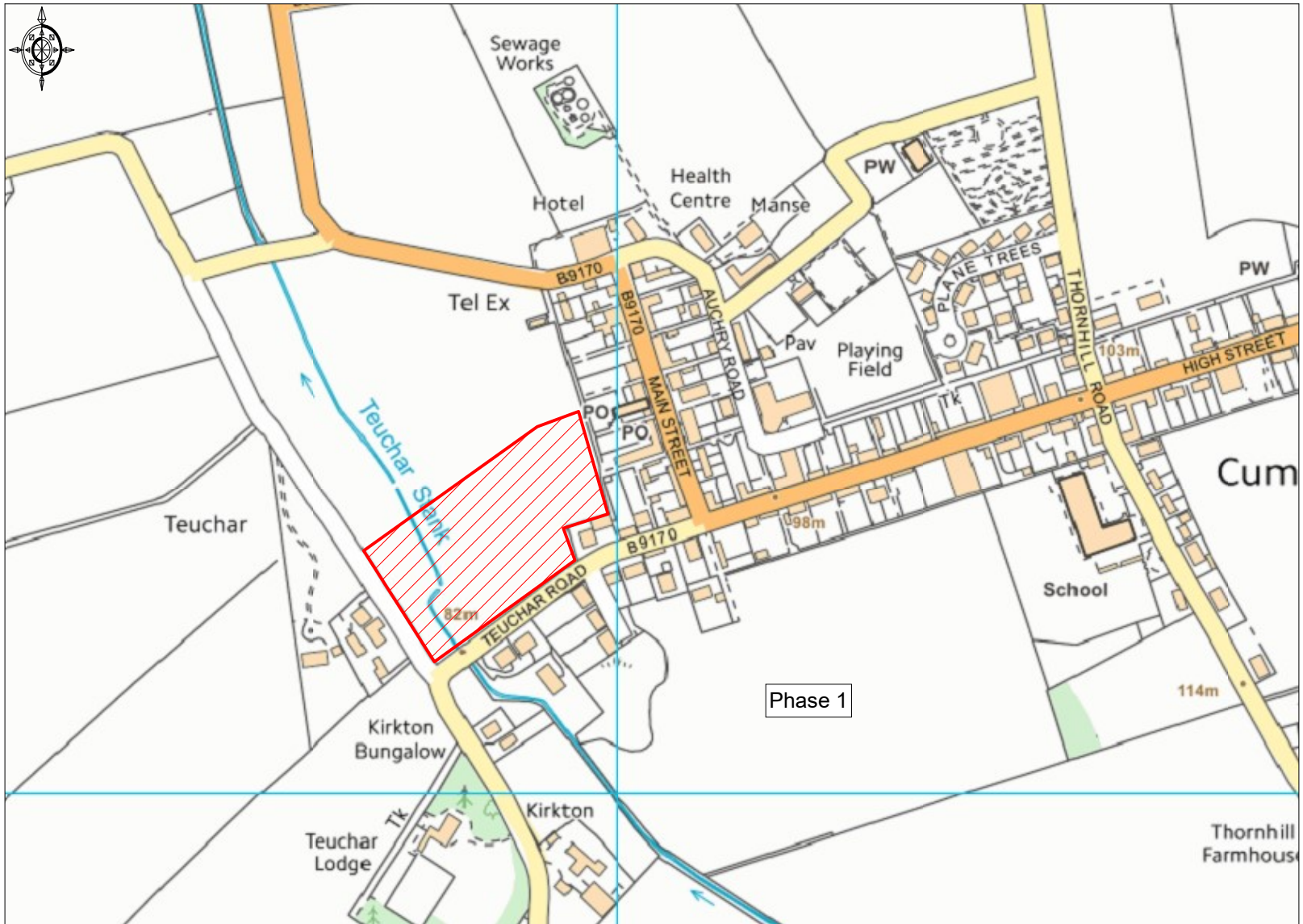
19. Other information

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.



Appendix 2 – Draft Proposed LDP - Cuminestown

CUMINESTOWN

Vision

Cuminestown is a large village located to the east of Turriff, characterised by a high number of traditional Aberdeenshire 1½ storey homes and a number of red sandstone buildings. The village is a service centre for the nearby rural area, and it is the location of the local primary school, health centre, shops, a garage, a hotel, and an industrial estate. In addition, the village has regular public transport services to Turriff and wider Aberdeenshire.

Consequently, the planning objective for Cuminestown is to maintain these services through the provision of opportunities for development of land for employment uses and new homes to meet local demand. These will continue to be met through the existing OP1 and BUS allocations.

Settlement Features

Protected Land	
P1	To conserve the cemetery.
P2	To conserve the playing fields as an amenity for the village.
P3	To conserve the recreational area of the primary school as an amenity for the village.
Other Designations	
BUS	Safeguarded for <u>business employment</u> uses. The western, undeveloped part of the site shall be used only for class 4 uses.

Flood Risk

- Part of the OP1 and OP2 sites are susceptible to flooding. A Flood Risk Assessment will be required.

Services and Infrastructure

- Strategic drainage and water supply: There is currently limited capacity at Cuminestown Waste Water Treatment Works. Scottish Water will initiate a growth project 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 Cuminestown or towards facilities in the wider catchment area at Turriff. 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 Cuminestown or towards facilities in the wider catchment area at Turriff. These may be identified in the Community Plan or relevant Community Action Plan.

Allocated Sites

OP1 (Bid FR038): Land to the west of Cuminestown, North of Teuchar Road:- Chapel Brae West Allocation: 50 homes
<u>This is a newly allocated site located to the west of the village. It extends the linear characteristic of the village and is a logical extension. The development of the site is conditional on the delivery of the ecological benefits that would result from recreational development along the Teuchar Stank. Part of this site may remain long term constrained until post 2031 so phasing should begin with development along the Teuchar Road. Access from the B9170 would support the development pattern that has evolved. It is expected that the site will contribute towards</u>

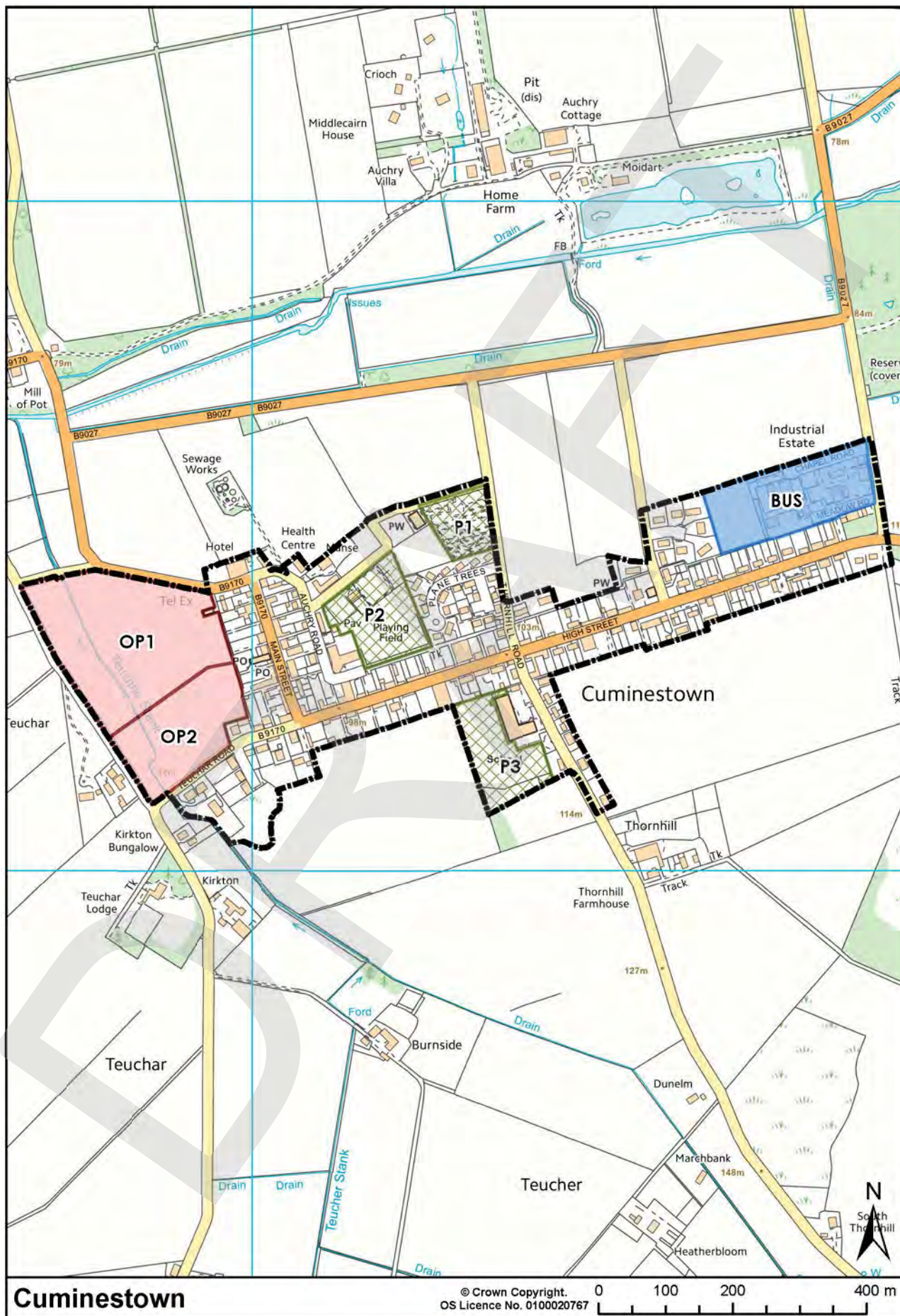
affordable housing in line with Policy H2 Affordable Housing. This should be delivered as part of the early phases of development. A Flood Risk Assessment will be required.

~~This site was previously allocated as EH1 in the 2012 LDP. Planning permission in principle granted for five houses on part of the site in July 2012 (APP/2010/2472). This site has been retained in the plan as it remains a rational location for the development of further homes in Cuminestown. The site can contribute to maintaining the shape and form of the settlement. The site is served by two roads and this allows an opportunity to improve connectivity across the north of the village. The narrow roads surrounding the site may require widening to accommodate traffic from the development. Links to the existing adopted core paths running to the west of the site and throughout the village should be included as part of the design. The proposed houses on site should be compatible with those found in the surrounding village, with respect given to the surrounding traditional 1¹/₂-storey houses, and to the local red sandstone and grey slate building materials found in Cuminestown. Natural or artificial grey slate, dormer windows and sympathetic building materials may be appropriate. 12 affordable homes should be provided on the site. These must be integrated into the development and includes a range of types. Foul and surface water pipes cross the middle of this site. Scottish Water should be contacted by the developer to ascertain whether a mains diversion is required.~~

OP2 (Bid FR039): Land to the North of Teuchar Road

Allocation: 20 homes

This is a newly allocated site located to the west of the village, directly south of the OP1 allocation. It complements the linear pattern of the village and is therefore a logical extension, consistent with the current urban pattern. This allocation also provides coalescence with OP1 which is directly to the north of this site. Access from the B9170 would support the development pattern that has evolved. It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. A Flood Risk Assessment will be required.



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 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)	Mr Robert Ironside
Address	██████████ ██████████████████ ██████████
Postcode	██████████
Telephone (optional)	██████████
E-mail (optional)	████████████████████



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

Representations on behalf of Mr Robert Ironside in relation to **Site Ref: FR038 – Land to the west of Cuminstown, North of Teuchar Road** **Site Ref: FR039 – Land to the North of Teuchar Road**

On behalf of Mr Robert Ironside, support is given to the identification of bid site FR038 and FR039 within the Main Issues Report for housing. FR038 was an overall bid covering the two sites, proposing one large development of 60 homes. If that wasn't considered appropriate, bid FR039 proposed a smaller development of 20 houses on a reduced area, leaving the remaining land to be considered in future LDP processes. It was expected that the MIR would identify the entire FR038 site, or only part of the site (the FR029 bid).

The conclusion within the MIR states that **“Cuminstown has the potential to make a significant contribution to housing need in the Rural Housing Market Area, especially given the constraints in Turriff. The two sites recommended represent a good solution to the expansion of the settlement but should be allocated as one development (for 60 homes) to assist in realising the environmental benefits that would follow from their co-joined development”**. The Main Issues Report therefore identifies that Cuminstown has the capacity for a total of 60 houses. This is welcomed and supported and was the intention of the FR038 bid.

However, the Draft Proposed Local Development Plan (DPLDP) is confusing and splits the site into two opportunity sites. This conflicts with the conclusion of the MIR and should be amended going forward. As such, the Proposed Local Development Plan should identify the entire site as one Opportunity Site for 60 homes. It is not necessary to allocate them separately.

Clarification is also required in relation to the housing numbers allocated in the PDLDP, with the two sites being identified for a total of 70 units. Considering the entire site extends to 6.56 ha and at a rate of 25 houses per hectare considered appropriate by Aberdeenshire Council under Main Issue 10, a higher allocation is appropriate and is supported in the DPLDP. In fact, the MIR acknowledges that Cuminstown has the potential to make a significant contribution to housing need in the Rural Housing Market Area. Given the constraints in Turriff and the removal of the existing OP1 site in Cuminstown, there is scope for a higher allocation to be made to this site. This can be determined through detailed investigations in the site while allowing for appropriate recreational use, open space and landscape buffers.

The Main Issues Report makes a number of statements to which we wish to respond in support of these allocations.

Site FR038 – 40 homes

“The site is reduced from 60 homes to 40 homes to exclude the preferred site FR039”

As stated above, there is no need to reduce the allocation of this site to 40 homes as both this site and FR039 should be considered as one site. This would be consistent with the conclusion of the MIR, however, this is not carried forward into the PDLDP. The Proposed Local Development Plan should therefore identify one Opportunity Site (OP1) for housing.

“The proposed site has significant potential to allow for additional development while at the same time providing a key environmental and recreational benefit, provided that the infrastructure issues associated with drainage capacity can be overcome”

This is welcomed and the bid submitted proposed that the development would introduce open space and landscaping which would provide opportunities for biodiversity enhancement. A substantial area along the

burn would remain free of development, with opportunities to create recreational and wildlife features to the benefit of biodiversity and the wider community. This can be agreed through any future planning application for the site.

In terms of drainage capacity, there is sufficient capacity within Turriff Water Treatment Works for the development. Waste water drainage capacity is limited, however, Scottish Water is committed to enabling development and it is understood that a capacity can be made available if the site is allocated for development. As such, drainage capacity can be overcome.

This drainage capacity issue also justifies the consideration of both sites as one opportunity site within the PLDP. This will allow the long term needs of development to be addressed and a solution provided across the entire site.

“A solution that capitalises on the ecological benefits of this bid, but recognises the long lead in time for completion of the whole development would be an appropriate solution”

The provision of landscaping along the burn area and a recreational walkway will provide ecological benefits for the site. The development bid submitted for the FR038 site identified the development of the site in 3 phases over a 10 year period in order to give flexibility to any development proposals and introduce new development to Cuminestown on a gradual basis. However, it is considered that the site could be developed in its entirety in one phase, depending on developer interest. A long lead in time may therefore not be appropriate and more would be known as the LDP process progresses.

“A buffer strip would be required for the watercourse running through the site”

This is appropriate and it is considered that there is adequate land to accommodate this within any layout prepared for the site during the planning application process. There is considered to be adequate land to accommodate this.

“The existing OP1 should be removed and the settlement boundary realigned to existing development”

Given the existing OP1 site has been constrained for a number of years, this is welcomed.

“The site should be promoted for the whole 60 homes, including bid site FR039, but conditional on the delivery of the ecological benefits that would result from recreational development along the Teuchar Stank”

Support is given to the promotion of the site for the whole 60 homes. However, confusion arises in the identification of these sites as two separate opportunity sites in the DPLDP for 70 homes. A higher density development is also considered appropriate.

Given both sites are under the same land ownership, it is considered more appropriate to consider the entire site under one allocation in the Proposed LDP. There is no justifiable reason why they should be two separate sites given both are identified for housing and have the same requirements. As such, the Proposed Local Development Plan should be amended to remove site OP2 and allocate both FR038 and FR039 as OP1 for housing.

“Part of this site may remain long term constrained until post 2031 but development along the Teuchar Road and the B9170 would support the development pattern that has evolved”.

Aberdeenshire Council provide no justification as to why part of this site may remain long term constrained until post 2031, therefore objection is made to this statement. It is considered that the site is capable of delivery in the first plan period, or over a longer period, depending on developer interest. As such, there should be flexibility in the Local Development Plan over its delivery. The identification of the entire site as OP1 in the Proposed Local Development Plan would ensure this.

Site FR039 – 20 homes

“The site is constrained in terms of drainage capacity but if this can be overcome, the proposed site has some potential to allow for additional rational development while at the same time providing limited environmental and recreational benefits. These benefits are significantly smaller than those created by the development of the wider site”

The drainage capacity issue has been addressed above and is not considered to be an impediment to development. This site should be developed with FR038 as concluded in the MIR and not considered in isolation of that site. As such, the benefits of the whole site should be taken into consideration rather than this site on its own and demonstrates that there is merit in the identification of this site in the Proposed Local Development Plan.

The scale of development is appropriate for the short to medium term needs of the community although it does not fit well with the recent patterns of development”

Comments in relation to the fit with recent patterns of development is not accepted given that the site is contained on two sides by existing housing.

“The strength of the ecological benefits that could be delivered by this proposal are quite limited as compared to the FR038 site and this has to be recognised in the allocation of only this site”

As addressed extensively above, bid site FR039 site should be considered as one opportunity site with the FR038 bid site. Considering both sites are identified for development, and the FR038 site covers both sites, there is no need to consider them separately.

Conclusions

It is respectfully requested that these site continue to be allocated for development in the Proposed Aberdeenshire Local Development Plan. However, rather than the identification of two separate Opportunity Sites, both should be considered as OP1 for housing. This is consistent with the conclusions of the MIR.

There should also be flexibility in the housing numbers identified and it is considered that the site has capacity for the 70 homes identified in the DPLDP. The bid submitted on behalf of Mr Ironside and this representation demonstrates the capability of the site to accommodate development to address the housing requirements set by the Strategic Development Plan.

The MIR acknowledges that Cuminstown has the potential to make a significant contribution to housing need in the Rural Housing Market Area given the constraints in Turriff and the removal of the existing OP1 site in Cuminstown. As such, there is scope for a higher allocation to be made to this site. This can be determined through detailed investigations in the site while allowing for appropriate recreational use, open space and landscape buffers.