

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.

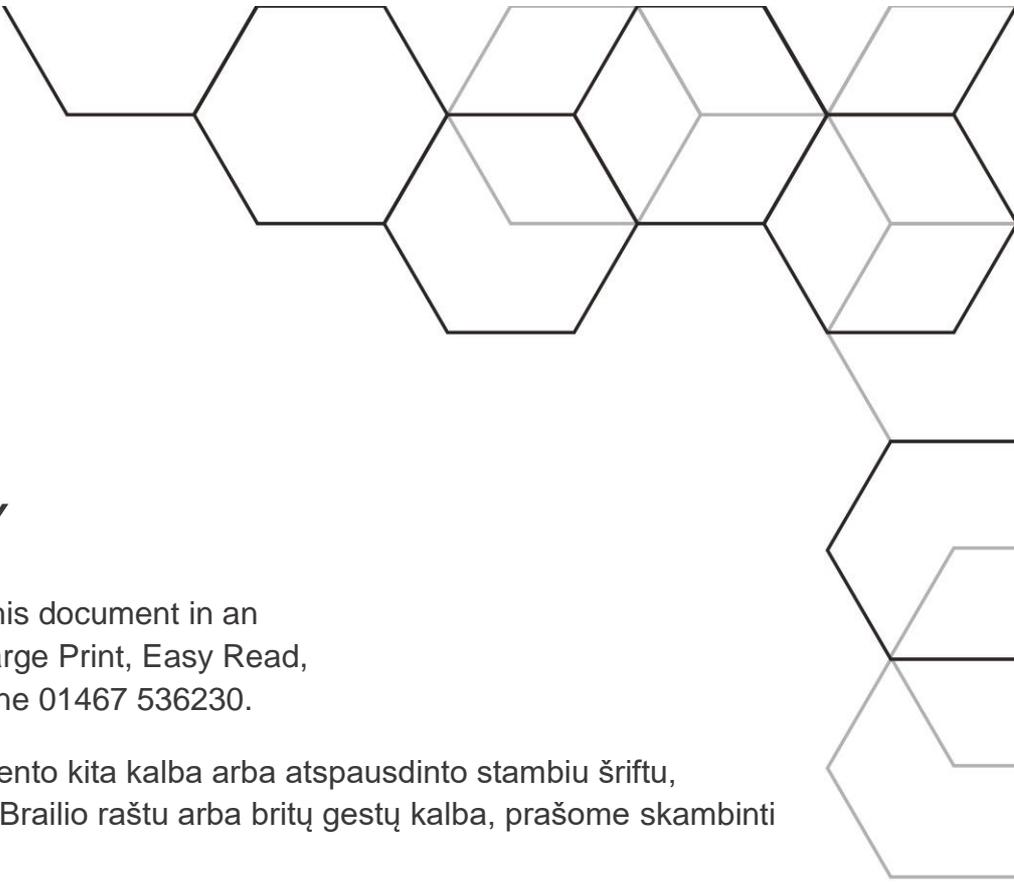
This is the only remaining opportunity to comment on the Proposed Plan. The reasons for any requested changes will be analysed and reported to Scottish Ministers. They will then appoint a person known as a Reporter to conduct a public examination of the Proposed Plan, focusing particularly on any unresolved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

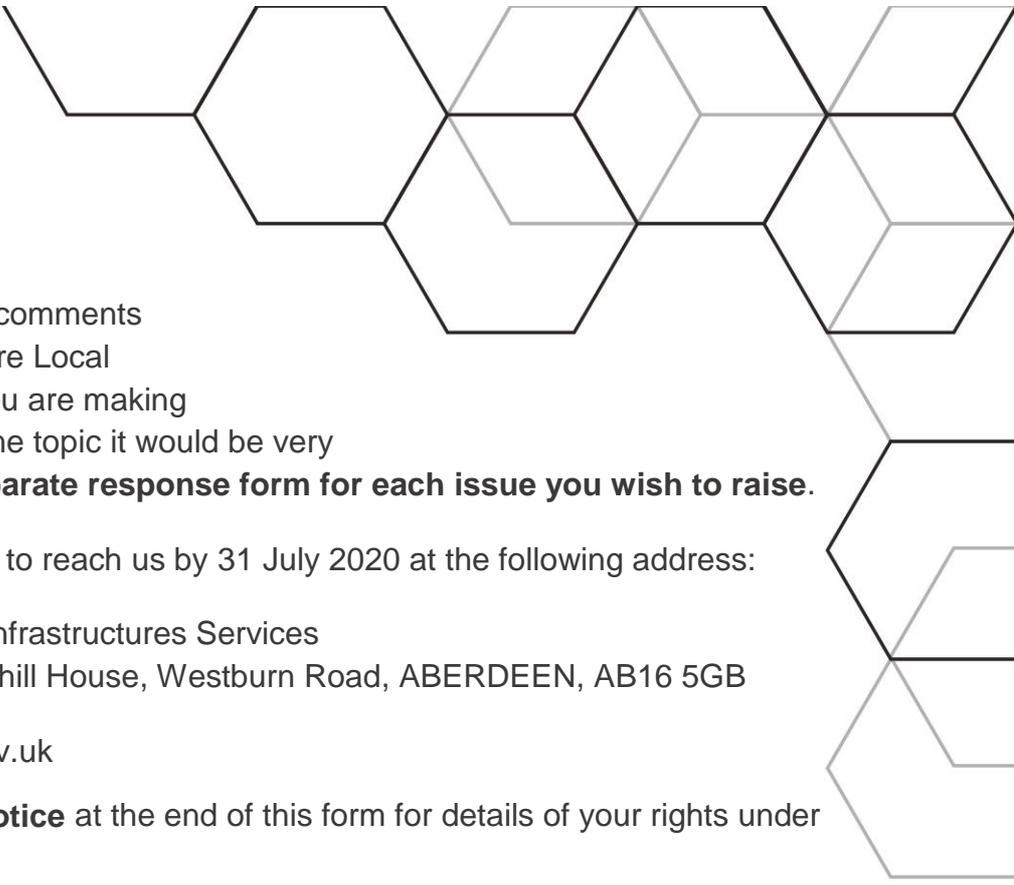
Jeśli potrzebowali będą Państwo informacji z niniejszego dokumentu w innym języku, pisanych dużą czcionką, w wersji łatwej do czytania, w alfabecie Braille'a lub w brytyjskim języku migowym, proszę o telefoniczny kontakt na numer 01467 536230.

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:	20/7/2020
Postal Address:	Ryden LLP, [REDACTED]
Postcode:	[REDACTED]
Telephone Number:	[REDACTED]
Email:	[REDACTED]

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

Are you responding on behalf of another person? Yes No

If yes who are you representing?

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

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

YOUR COMMENTS

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

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

On behalf of Claymore Homes, support is given to the identification of OP2 in the Proposed Local Development for the provision of 219 homes, a primary school and community uses at Pitmedden.

However, objection is made to the site boundary which does not cover the entire land promoted by Claymore Homes. It is therefore requested that the boundary of OP2: Land to the South West of Pitmedden (as contained on page 475 of Appendix 7c of the Proposed Plan) is extended to include the entire land holding identified by Claymore Homes during the bid process and identified as sites FR006 and FR007 in the Main Issues Report.

Reason for change:

Background

Two development bids related to this site were submitted to Aberdeenshire Council on 13th March 2018 (Appendix 1). The first covered the entire area and was promoted for 110 homes. The second formed phase one of the larger allocation and was considered suitable for 32 homes. The Main Issues Report (MIR) was published in January 2019, which identified the entire site as FR006, with the phase 1 site identified as FR007.

Aberdeenshire Council Planning Officers identified the phase 1 site (FR007) as an Officer's Preference for development and increased the capacity from 32 homes to 110 homes to avoid underdevelopment, but also stated that the site is significantly constrained by being categorised as prime agricultural land. This is not considered to be an impediment to development as acknowledged by Aberdeenshire Council. It was considered that this scale of development will assist in overcoming insufficient drainage capacity in the village.

The wider FR006 site was also identified as an officer's preference but was not preferred for immediate development. While it was considered that the scale of the allocation would constitute a substantial expansion of the existing settlement, the allocation was justified as needed up until 2031. Within the Draft Proposed Local Development Plan (DPLDP) (Appendix 2), the FR007 site was identified as OP3 for 110 homes and the wider FR006 site identified as a Future Opportunity Site for an additional 110 homes.

Representations (Appendix 3) were submitted in relation to both of these site and while their designations were welcomed, issues in relation to the imbalance of housing numbers across the two sites were raised and it was considered appropriate to consider the two sites together under a masterplanned approach.

This representation should therefore be read in conjunction with the development bids submitted at the pre-MIR stage (Appendix 1) and the representations to the Main Issues Report (Appendix 3), which demonstrate that the site is suitable for the development proposed.

Justification

It is welcomed that the two sites are considered Opportunity Site OP2 within the Proposed Local Development Plan. This has the backing of the local community and will ensure a high quality, well-designed, efficient development can be provided during the course of the next Local Development Plan. However, it is considered necessary for OP2 site to cover the entire land holding promoted by the developer. This includes the land to the west of the OP2 designation, as far as the existing farm track.

The supporting text related to OP2 is extensive and includes a number of requirements to be delivered through this site. A number of these are standard requirements which would be considered through the course of a planning application. This includes open space provision, community food growing areas, landscaping, housing design, permeability, transport impact, buffer strips, drainage, affordable housing and permeability with adjacent housing developments. In terms of flooding, a flood risk assessment was carried out by the developer as part of the development of houses adjacent to the medical centre. This was acceptable to Scottish Water and Aberdeenshire Council and demonstrated that the houses were sufficiently elevated and were therefore not at risk from flooding. The OP2 site is further from the burn than the adjacent development and it is not anticipated that there would be any risk of flooding on this site.

However, the requirement for two points of vehicular access to the site, including a link to the B9000 and B999 cannot be delivered without the entire land holding being identified within the boundary of the OP2 designation. The provision of access from the B999 can be delivered through the land to the east, which is owned by the same developer. The layout of that site makes provision for future access to the OP2 site and there are no restrictions or ransom strips which would prevent this.

As shown in the Proposed Plan, the OP2 site is drawn in line with the existing houses on Belhaven Road to the north, which themselves take access from the B9000. It would not be possible to take the second point of access through that development and in order to provide the required access to the B9000, the boundary of the site must be pushed west as far as the existing farm track. This will allow for full consideration of access proposals and provision for the required two points of access and link road. The boundary of the site promoted through the development bids included this land in order to provide a second point of access if required. It therefore makes no logical sense to reduce the site area at this location, but require a second point of access, which requires this land for delivery. Similarly, the supporting text for OP2 site states that a route for a potential new link from the site to the B999 should be protected. It is unclear if this is a link from the B9999 to the B9000, but again, this cannot reasonably be provided if the site does not share a boundary with the B9000.

In terms of the community hub, the Proposed Plan states that this should be designed to deliver a multipurpose hall for purposes such as *“sports, event space, accessible office space and library”*. This would be considered through the Masterplan for the site and adequate land reserved for this, rather than the housing developer building and delivering this. The inclusion of these uses within the site boundary was not considered within the bids submitted by the land owner. Therefore, the requirement for these uses within the OP2 designation further justifies the identification of the entire land holding. This will ensure there is enough land to deliver the level of development required in the Proposed Plan.

The Proposed Plan states that part of the site is located within the Health and Safety Executive (HSE) outer consultation zone associated with one or more oil or gas pipelines in the vicinity. This is not an impediment to development and it is noted that the adjacent housing development is also within this consultation zone. The pipeline lies further from this site than the development adjacent and would not pose any restrictions on development. It is also capable of being realigned or encased, thereby permitting development in the immediate vicinity. As required by settlement statement, this would be considered within the design process and presented as part of the planning application.

Conclusion

To conclude, Aberdeenshire Council previously accepted the development potential of both FR006 and FR007 for development within the Main Issues Report and Draft Proposed Local Development Plan. While the Proposed Plan amalgamates these into one Opportunity Site and this is welcomed, objection is made to the amendment made to the site boundary, which effectively removes part of the site to the west.

The settlement statement for Pitmedden within the Proposed Plan specifically requires two points of access, a loop road and a link road, however, the OP2 designation does not include adequate land for the provision of this. Vehicular access from the opportunity site is not possible through the adjacent housing development to the north-west and as such, the boundary of the OP2 must be extended to allow full consideration of the required access.

The extension of the site boundaries would also ensure sufficient land to deliver the proposed primary school and community uses which were not taken into consideration in the original development bid. The provision of the entire site as promoted by the developer would ensure a high quality, well-designed, efficient development can be provided during the course of the next Local Development Plan.

Recommendation

It is therefore respectfully requested that the boundary of the OP2 site as contained in the Proposed Local Development Plan Settlement Statement for Pitmedden, is extended to include the entire area promoted through MIR sites FR006 and FR007.

PRIVACY NOTICE

LOCAL DEVELOPMENT PLAN PUBLIC COMMENT

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

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

Email: dataprotection@aberdeenshire.gov.uk

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

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

Your information is:

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

Personal Data	
Legal Obligations	X

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

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

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

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

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

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

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

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

Not applicable.

The retention period for the data is:

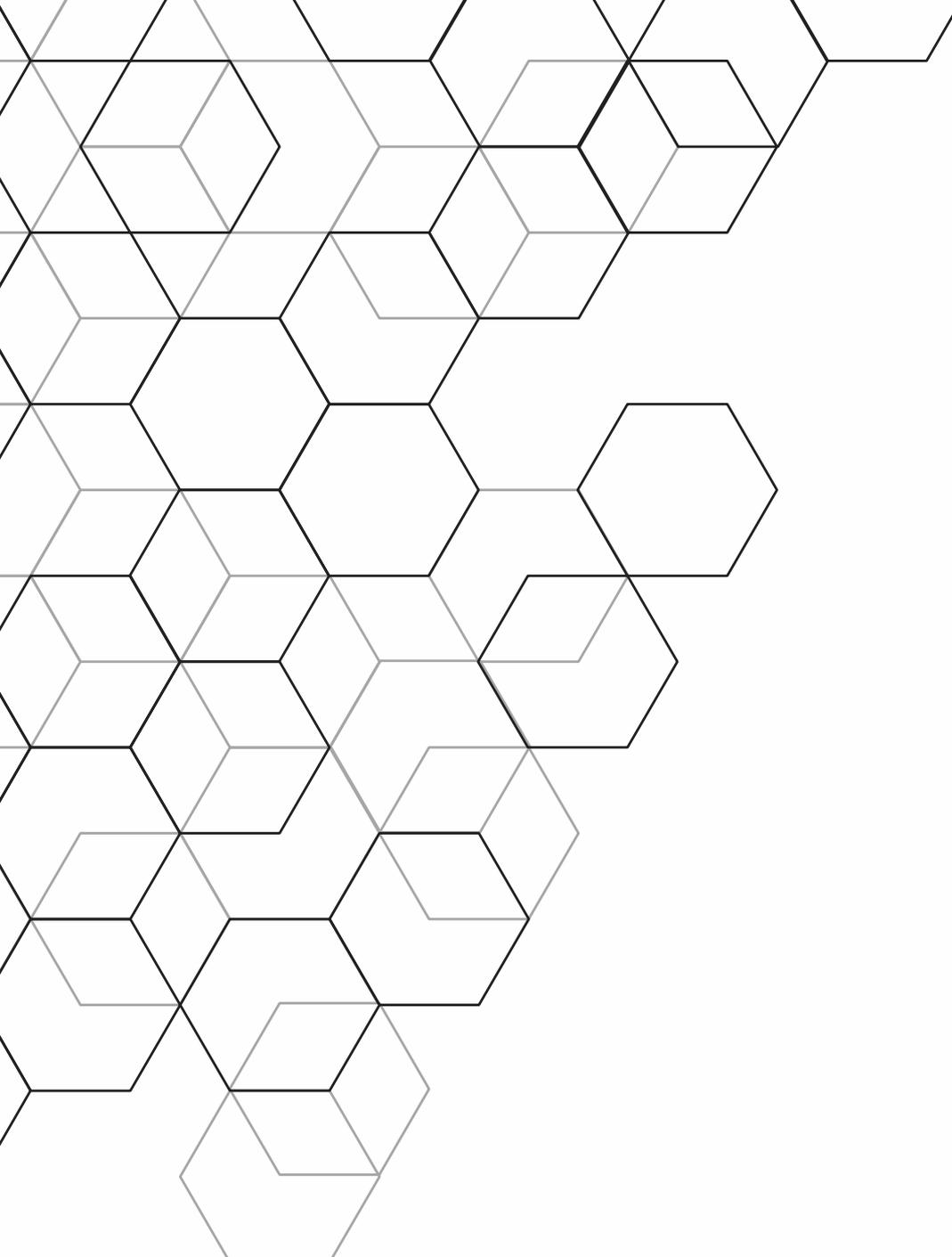
Aberdeenshire Council will only keep your personal data for as long as is needed. Aberdeenshire Council will retain your response and personal data for a retention period of 5 years from the date upon which it was collected. After 5 years Aberdeenshire Council will review whether it is necessary to continue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

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

Not applicable.

Please note that you have the following rights:

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



Local Development Plan 2021

Call for Sites Response Form



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

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

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

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

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

All forms must be submitted by 31 March 2018.

1. Your Details

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

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

Name	Claymore Homes
Organisation (if applicable)	
Address	c/o agent
Telephone number	
Email address	

3. Other Owners

Please give name, organisation, address, email details of other owner(s) where appropriate:	[REDACTED]
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 south west of Pitmedden
Site address	Land west of OPI and south of the B9000
OS grid reference (if available)	NJ890271
Site area/size	19 ha
Current land use	Open fields
Brownfield/greenfield	Greenfield
Please include an Ordnance Survey map (1:1250 or 1:2500 base for larger sites, e.g. over 2ha) showing the location and extent of the site, points of access, means of drainage etc.	

5. Ownership/Market Interest

Ownership (Please list the owners in question 3 above)	Sole owners
Is the site under option to a developer?	Yes
	Under option to Claymore Homes
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. However, land to the east (OPI) received planning permission (Ref: 2016/0609) in 2016. It is currently being constructed by the proposer and this bid site is seen as an extension of that.
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: No previous bids have been submitted for this site.
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 Pitmedden and the OPI site to the east, the residential part of which is being constructed by the bid proposer.

8. Proposed Use

Proposed use		Housing
Housing	Approx. no of units	The site has the potential to accommodate up to 110 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 3 bedroom homes: 4 or more bedroom homes: stage
	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 I
	6-10 years	Future phases
	10+ years	Future phases
	Given the size of the site, this can be developed over a number of years. It is considered that the first phase (32 units) could commence immediately after LDP adoption, with future phases commencing after this.	
When would you expect the development to be finished? (please tick)	0-5 years	Phase I
	6-10 years	Future phases
	+ 10years	Future phases
	Again, given the size of the site and potential phasing opportunities, different phases would be completed at different times, potentially providing a long terms supply of housing in Pitmedden if required.	

Appendix I – Development Bid entire site

Have discussions taken place with financiers? Will funding be in place to cover all the costs of development within these timescales	No
	Funding would be available by the developer at the time of development for this site
Are there any other risk or threats (other than finance) to you delivering your proposed development	No
	If yes, please give details and indicate how you might overcome them:

10. Natural Heritage

<p>Is the site located in or within 500m of a nature conservation site, or affect a protected species?</p> <p>Please tick any that apply and provide details.</p> <p>You can find details of these designations at:</p> <ul style="list-style-type: none"> • 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)	Yes
	Priority habitat (UK or Local Biodiversity Action Plan)	No
	Local Nature Conservation Site	No
	Local Nature Reserve	No
	<p>If yes, please give details of how you plan to mitigate the impact of the proposed development:</p> <p>An area of native woodland is contained within the site. This will be retained in any layout of the site to provide a mature landscape feature and backdrop to residential development. As such, there will be no impact on it.</p>	
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	✓
	Buffer strips along watercourses	
	Show home demonstration area	

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>	Other (please state):	
	<p>The site is currently open fields, with little biodiversity value. The development of this site will introduce areas of 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>The retention of the woodland to the north will avoid the fragmentation or isolation of habitats and protect this area within the development, while providing a mature backdrop to development and a mature landscape feature to any housing on site.</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
	<p>There is a listed building [REDACTED] within 500m of the site, but development has no impact on it or its setting, given the distance from it and the intervening development.</p> <p>[REDACTED] lies just north of the northern boundary of the site which is identified as a Garden and Designed Landscape. The proposed development will also have no impact on this.</p>	

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
	<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-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>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 no natural landscape elements or historic features, other than the woodland to the north. The development of this site will retain this woodland and it will provide a mature landscape feature to the development, ensuring housing is well contained in the landscape.</p> <p>The site is well contained by existing residential properties to the east. It is screened to the west by a mature tree belt. From the south and west, it would be seen in the context of the existing built up area of Pitmedden.</p> <p>The land does generally slope from north west to south east and although development would be visible, it would be seen in the context of existing development in Pitmedden and on the OPI site. Landscaping can be provided to reduce the visual impact.</p> <p>As such, the development of this site 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 - No. The Bronie Burn lies to the south east of the site, but any potential flood risk from this lies outwith the site boundary.</p> <p>Surface Water – Yes. There is some risk of surface water flooding to the north of the site, however, this is within the woodland area of the site which would remain free of development.</p> <p>A Flood Risk Assessment was carried out in relation to the OPI site to the east which was acceptable to Scottish Water and Aberdeenshire Council. The houses were sufficiently elevated to not be at risk from flooding. The bid site lies further from the burn than the OPI site and therefore it is not anticipated that there would be a risk of flooding on the bid site. The sloping nature of the site will ensure that there is little risk from any flooding. SUDs on the site would alleviate any surface water flood issues.</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>

Appendix I – Development Bid entire site

Could development of the site help alleviate any existing flooding problems in the area?	n/a
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I4. 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)?	<table border="1"> <tr> <td>Water</td> <td>Yes</td> </tr> <tr> <td>Waste water</td> <td>Some</td> </tr> </table>	Water	Yes	Waste water	Some
Water	Yes				
Waste water	Some				
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, Pitmedden WWTW has capacity for 34 units which would enable the first phase of development to be delivered. It is considered that capacity will be available or can be made available for any future development beyond 34 units and therefore capacity is not an impediment to development of this site.				
Will your SUDS scheme include rain gardens? http://www.centralscotlandgreennetwork.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/	Pitmedden Primary School has a capacity range of 199-225 pupils. It is currently under capacity at 69% (155 pupils), with a fluctuating school roll. In 2022 it is still forecast to be under capacity at 75% (169 pupils). Meldrum Academy is currently under capacity at 97%, but has a rising school roll and is forecast to be over capacity at 108% by 2022. Contributions would therefore be required towards secondary education.				
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?	n/a				
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 first phase of development can be accessed from the OPI site to the east, which benefits from direct access to the B999. Provision has been made in the layout of the OPI site for future access to the bid site and there are no				

Appendix I – Development Bid entire site

	<p>restrictions or ransom strips which would restrict this.</p> <p>A secondary access to the north west could be provided to future phases of development if required.</p>
Public transport	Public transport services are provided along the B999 to the east of the site and the B9000 to the north, within 400m of the site. Public transport operates 7 days a week, with links to Ellon, Udney, Inverurie, Oldmeldrum 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.
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 east.
Is there capacity within the existing network(s) and a viable connection to the network(s)?	This is unknown at this stage, however, it is not considered to present an impediment to development
Will renewable energy be installed and used on the site? For example, heat pump (air, ground or water), biomass, hydro, solar (photovoltaic (electricity) or thermal), or a wind turbine (freestanding/integrated into the building)	It is proposed to use air source or ground source heating systems. This would be considered in more detail at the appropriate design stage.
e. Public open space	
<p>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)</p> <p>You can find the boundary of existing green networks in the settlement profiles in the LDP</p>	<p>There are a number of areas of open space within Pitmedden, including the playing fields to the north of the school, tennis courts and bowling green as well as open space in front of the church. The development of this site and the provision of public open space within it, will increase the provision of open space in the village and provide an opportunity to link these areas.</p> <p>There is also an area of woodland within the site and the incorporation of this within the wider development of the site will enhance the</p>

Appendix I – Development Bid entire site

	green network by increasing the accessibility of the woodland providing an opportunity to bring it 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 a range of open space in line with Aberdeenshire LDP standards. The area of trees on the site would provide community woodland, 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 specific settlements? https://www.aberdeenshire.gov.uk/communities-and-events/parks-and-open-spaces/open-space-strategy-audit/	The open space audit for Pitmedden confirms that the village is well served by a range of open space. It considers improvements are required to specific areas of open space. Although the development of this site will not directly deliver any of these requirements as they lie outwith the site, the development could make provision of green links which is considered to be an important part of future development. There are opportunities to make the woodland more accessible by bringing it closer to development and there would be links between this area, the rest of development on the site and the wider area.
f. Resource use	
Will the site re-use existing structure(s) or recycle or recover existing on-site materials/resources?	No structures, materials or resources on site which could be re-used.
Will the site have a direct impact on the water environment and result in the need for watercourse crossings, large scale abstraction and/or culverting of a watercourse?	No

15. Other potential constraints

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

Aberdeen Green Belt 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)	Yes

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Minerals – safeguarded or area of search https://www.aberdeenshire.gov.uk/ldpmedia/6_Area_of_search_and_safeguard_for_minerals.pdf	No
Overhead lines or underground cables	No
Physical access into the site due to topography or geography	No
Prime agricultural land (grades 1, 2 and 3.1) on all or part of the site. http://map.environment.gov.scot/Soil_maps/?layer=6	Yes
'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
<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>Part of the site lies within the gas pipeline consultation zone. However, the OPI site and part of Pitmedden also lies within this consultation zone. This does not prevent development as confirmed by this existing development. It is considered that the pipeline lies further from the site than the OPI allocation and would not pose any restriction on development. It is also capable of being realigned or upgraded and encased, thereby permitting development in the immediate vicinity. This is an issue that can be addressed in detail by the HSE and does not prevent the principle of development on the site being established.</p> <p>The site is identified as 3.1 agricultural land. This means it is <i>capable</i> of being used to produce a wide range of crops and is therefore considered to be prime agricultural land. It does not mean that it is utilised as prime agricultural land. This classification is not considered to be an impediment to development or a reason to not allocate the site. Much of the land in the area is capable of being used to produce a wide range of crops, including the OPI site to the east. No agricultural justification was required during the application process. This suggests that a similar position would be taken in relation to the development of the land adjacent.</p> <p>In relation to topography, although the land does slope, this is not considered to be an impediment to development of the site.</p>	

16. Proximity to facilities

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

17. Community engagement

Has the local community been given the opportunity to influence/partake in the design and specification of the development proposal?	No
	If yes, please specify the way it was carried out and how it influenced your proposals:
	There has been no community engagement in relation to this bid site, however, the local community would have been aware of the planning application submitted for the OPI site to the east which is being developed by the same developer and indicates potential future access to this site. The local community will have the opportunity to participate in the LDP process and should the site be identified for development, public consultation would be carried out.

18. Residual value and deliverability

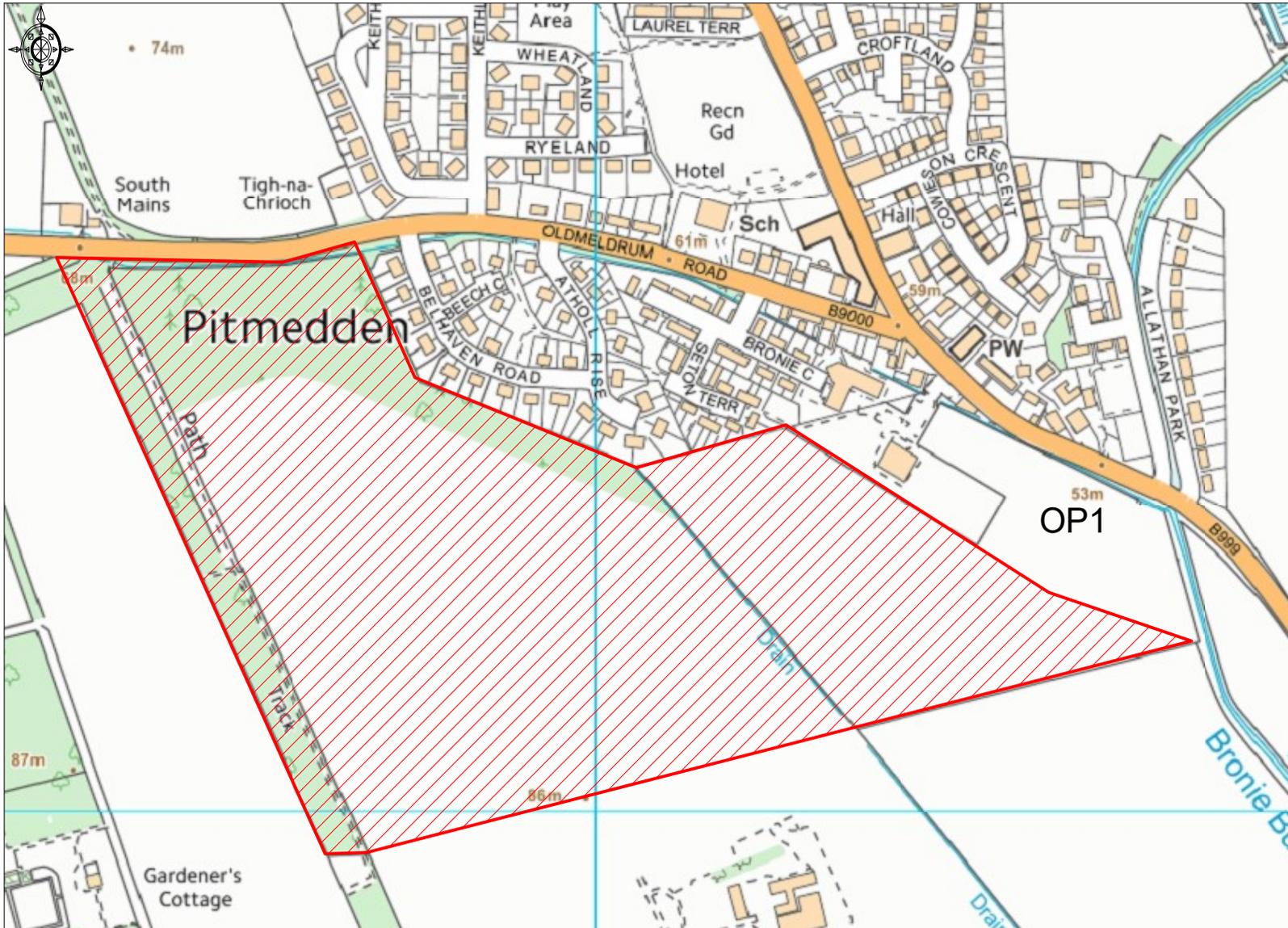
Please confirm that you have considered the ‘residual value’ of your site and you are confident that the site is viable when infrastructure and all other costs, such as constraints and mitigation are taken into account.	I have considered the likely ‘residual value’ of the site, as described above, and fully expect the site to be viable: Please tick: <input checked="" type="checkbox"/>
If you have any further information to help demonstrate the deliverability of your proposal, please provide details. The site is under option to a developer which demonstrates the willingness to develop in this location. They have also developed the land to the east and are therefore familiar with the market in Pitmedden. 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

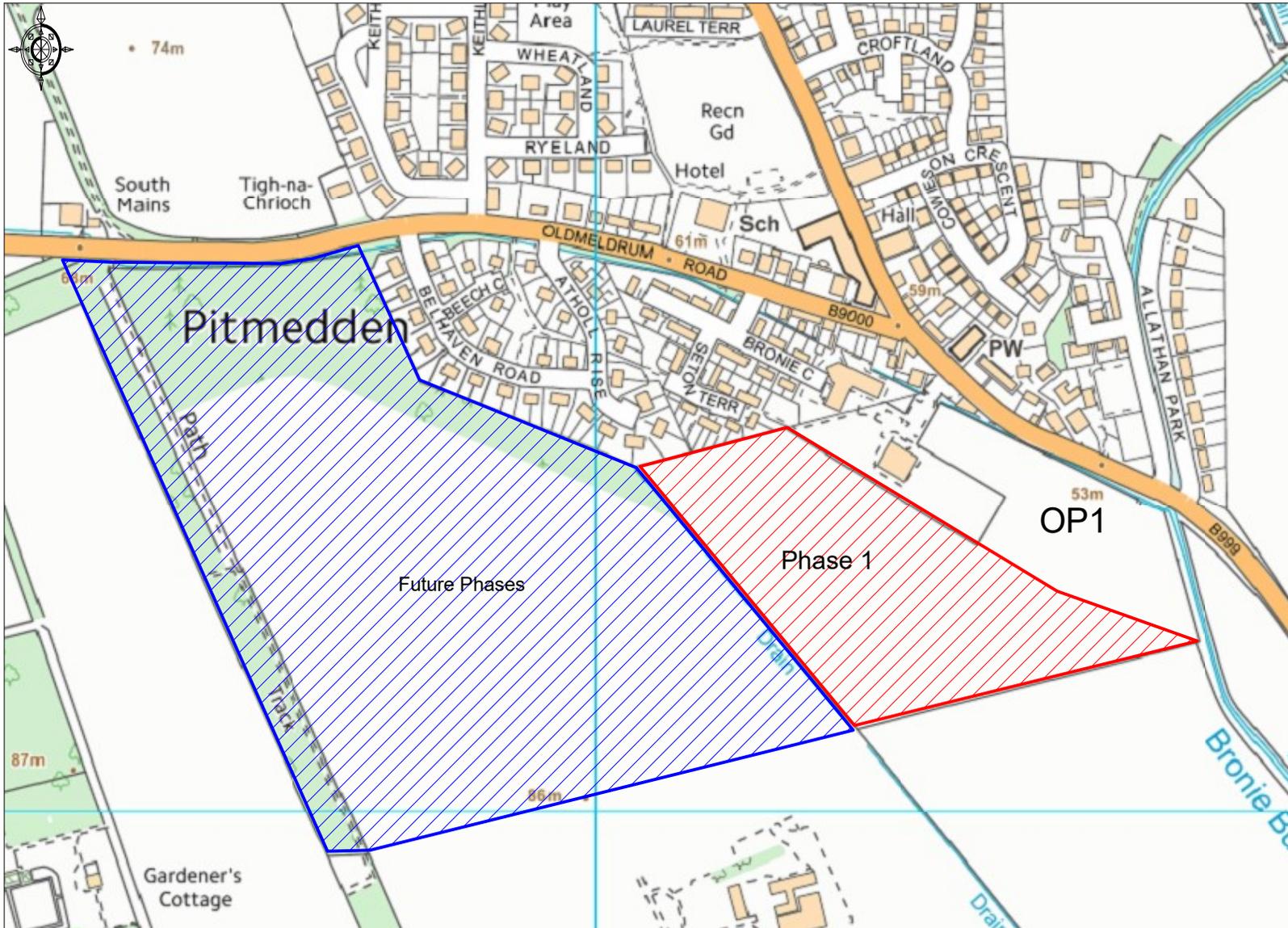
Please provide any other information that you would like us to consider in support of your proposed development (please include details of any up-to-date supporting studies that have been undertaken and attach copies e.g. Transport Appraisal, Flood Risk Assessment, Drainage Impact Assessment, Peat/Soil 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	[REDACTED]
Organisation (if applicable)	Ryden LLP
Address	[REDACTED]
Telephone number	[REDACTED]
Email address	[REDACTED]
Do you wish to subscribe to our newsletter?	Yes

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

Name	Claymore Homes
Organisation (if applicable)	
Address	c/o agent
Telephone number	
Email address	

3. Other Owners

Please give name, organisation, address, email details of other owner(s) where appropriate:	[REDACTED]
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 south west of Pitmedden (Phase I)
Site address	Land west of OPI
OS grid reference (if available)	NJ892271
Site area/size	4.8ha
Current land use	Open fields
Brownfield/greenfield	Greenfield
Please include an Ordnance Survey map (1:1250 or 1:2500 base for larger sites, e.g. over 2ha) showing the location and extent of the site, points of access, means of drainage etc.	

5. Ownership/Market Interest

Ownership (Please list the owners in question 3 above)	Sole owners
Is the site under option to a developer?	Yes
	Under option to Claymore Homes
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. However, land to the east (OPI) received planning permission (Ref: 2016/0609) and is currently being constructed by the proposer. This bid site is seen as a logical extension of that.
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: No previous bids have been submitted for this site.
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 Pitmedden and the OPI site to the east, the residential part of which is being constructed by the bid proposer.

8. Proposed Use

Proposed use		Housing
Housing	Approx. no of units	The site has the potential to accommodate up to 32 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	
Have discussions taken place with financiers? Will funding be in place to cover all the costs of development within these timescales	No	
	Funding would be available by the developer at the time of development for this site.	
Are there any other risk or threats (other than finance) to you delivering your proposed development	No	
	If yes, please give details and indicate how you might overcome them:	

10. Natural Heritage

<p>Is the site located in or within 500m of a nature conservation site, or affect a protected species?</p> <p>Please tick any that apply and provide details.</p> <p>You can find details of these designations at:</p> <ul style="list-style-type: none"> • 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)	Yes
	Priority habitat (UK or Local Biodiversity Action Plan)	No
	Local Nature Conservation Site	No
	Local Nature Reserve	No
<p>If yes, please give details of how you plan to mitigate the impact of the proposed development:</p> <p>There are no nature conservation sites or protected species within the site. Trees to the south of the site could be included in any layout of the site.</p>		
Biodiversity enhancement		
<p>Please state what benefits for biodiversity this proposal will bring (as per paragraph 194 in Scottish Planning Policy), http://www.gov.scot/Resource/0045/00453827.pdf) by ticking all that apply. Please provide details.</p> <p>See Planning Advice 5/2015 on Opportunities for biodiversity enhancement at: www.aberdeenshire.gov.uk/media/19598/2015_05-opportunities-for-biodiversity-enhancement-in-new-development.pdf</p> <p>Advice is also available from Scottish Natural Heritage at: https://www.snh.scot/professional-advice/planning-and-development/natural-heritage-advice-planners-and-developers and http://www.nesbiodiversity.org.uk/.</p>	Restoration of habitats	
	Habitat creation in public open space	✓
	Avoids fragmentation or isolation of habitats	
	Provides bird/bat/insect boxes/Swift bricks (internal or external)	
	Native tree planting	✓
	Drystone wall	
	Living roofs	
	Ponds and soakaways	
	Habitat walls/fences	
	Wildflowers in verges	
	Use of nectar rich plant species	✓
	Buffer strips along watercourses	
	Show home demonstration area	
	Other (please state):	
<p>The site is currently open fields, with little biodiversity value. The development of this site will introduce areas of 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>		

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:	
Does the site contain/is within/can affect any of the following historic environment assets? Please tick any that apply and provide details. You can find details of these designations at: <ul style="list-style-type: none"> • http://historicscotland.maps.arcgis.com/apps/Viewer/index.html?appid=18d2608ac1284066ba3927312710d16d • http://portal.historicenvironment.scot/ • https://online.aberdeenshire.gov.uk/smp/ub/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 is a listed building (Pitmedden Church) within 500m of the site, but development has no impact on it or its setting, given the distance from it and the intervening development.	

12. Landscape Impact

Is the site within a Special Landscape Area (SLA)? (You can find details in Supplementary Guidance 9 at www.aberdeenshire.gov.uk/ldp)	No If yes , please state which SLA your site is located within and provide details of how you plan to mitigate the impact of the proposed development:
SLAs include the consideration of landscape character elements/features. The characteristics of landscapes are defined in the Landscape Character Assessments produced by Scottish Natural Heritage (see below) or have been identified as Special Landscape Areas of local importance. <ul style="list-style-type: none"> • SNH: Landscape Character Assessments https://www.snh.scot/professional-advice/landscape-change/landscape-character-assessment • SNH (1996) Cairngorms landscape assessment http://www.snh.org.uk/pdfs/publications/review/075.pdf • SNH (1997) National programme of landscape character assessment: Banff and Buchan http://www.snh.org.uk/pdfs/publications/review/037.pdf • SNH (1998) South and Central Aberdeenshire landscape character assessment 	If your site is not within an SLA , please use this space to describe the effects of the site's scale, location or design on key natural landscape elements/features, historic features or the composition or quality of the landscape character: The site has no natural landscape elements or historic features. The site is well contained by existing residential properties to the east and north. It is screened to the west by a mature tree belt. From the south and west, it would be seen in the context of the existing built up area of Pitmedden. The land does generally slop from north west to south east and although development would be visible on the approach to Pitmedden, it would be seen in the context of existing development and the OPI site to the east. Landscaping can be provided along the boundary to reduce any visual impact.

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http://www.snh.org.uk/pdfs/publications/review/102.pdf	As such, the development of this site will result in minimal impact on the landscape setting of the area.
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I3. Flood Risk

Is any part of the site identified as being at risk of river or surface water flooding within SEPA flood maps, and/or has any part of the site previously flooded? (You can view the SEPA flood maps at http://map.sepa.org.uk/floodmap/map.htm)	River - No. The Bronie Burn lies to the south east of the site, but any potential flood risk from this lies just outwith the site boundary. Surface Water Flooding - No A Flood Risk Assessment was carried out in relation to the OPI site to the east which was acceptable to Scottish Water and Aberdeenshire Council. The houses were sufficiently elevated to not be at risk from flooding. The bid site lies further from the burn than the OPI site and the topography of the site means there is little risk of flooding on the bid site.
Could development on the site result in additional flood risk elsewhere?	No If yes, please specify and explain how you intend to mitigate or avoid this risk:
Could development of the site help alleviate any existing flooding problems in the area?	n/a

I4. Infrastructure

a. Water / Drainage		
Is there water/waste water capacity for the proposed development (based on Scottish Water asset capacity search tool http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-Search)?	Water	Yes
	Waste water	Yes
Has contact been made with Scottish Water?	No, but a search using Scottish Water asset capacity search tool was carried out which advised that Turriff WTW has capacity for over 2000 properties. In terms of waste water, Pitmedden WWTW has capacity for 34 units which would enable the proposed 32 dwellings to be delivered.	
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/	Pitmedden Primary School has a capacity range of 199-225 pupils. It is currently under capacity at 69% (155 pupils), with a fluctuating school roll. In 2022 it is still forecast to be under capacity at 75% (169 pupils). Meldrum Academy is currently under capacity at 97%, but has a rising school roll and is	

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	forecast to be over capacity at 108% by 2022. Contributions would therefore be required towards secondary education.
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?	n/a
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 the OPI site to the east which benefits from direct access to the B999. Provision has been made in the layout for future access to this bid site and there are no ransoms which would prevent this. The number of units proposed would ensure that it is below the threshold of providing a secondary access.
Public transport	Public transport services are provided along the B999 to the east of the site and the B9000 to the north, within 400m of the site. Public transport operates 7 days a week, with links to Ellon, Udny, Inverurie, Oldmeldrum 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 on the adjacent OPI site, in turn leading to connections out with the site.
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 east.
Is there capacity within the existing network(s) and a viable connection to the network(s)?	This is unknown at this stage, however, it is not considered to present an impediment to development
Will renewable energy be installed and used on the site? For example, heat pump (air, ground or water), biomass, hydro, solar (photovoltaic	It is proposed to install air source or ground source heating systems. This would be considered in more detail at the appropriate design stage.

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(electricity) or thermal), or a wind turbine (freestanding/integrated into the building)	
e. Public open space	
<p>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)</p> <p>You can find the boundary of existing green networks in the settlement profiles in the LDP</p>	<p>There are a number of areas of open space within Pitmedden, including the playing fields to the north of the school, tennis courts and bowling green as well as open space in front of the church. The development of this site and the provision of public open space within it, will increase the provision of open space in the village and provide an opportunity to link these areas.</p>
<p>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</p>	<p>The development will provide local areas of open space in line with Aberdeenshire LDP standards. The site is not considered of a scale appropriate to provide food growing areas, other than within the private gardens of the proposed properties.</p>
<p>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/</p>	<p>The open space audit for Pitmedden considers that the settlement is well served by a range of open space. Improvements are required to specific areas of open space. Although the development of this site will not directly deliver any of these requirements as they lie outwith the site, the development could make provision of green links which is considered to be an important part of future development. This would be provided in the form of open space within the bid site, which would link to areas of open space on the adjoining OPI site.</p>
f. Resource use	
<p>Will the site re-use existing structure(s) or recycle or recover existing on-site materials/resources?</p>	<p>There are no existing structures, materials or resources on site to re-use</p>
<p>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?</p>	<p>No</p>

15. Other potential constraints

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

<p>Aberdeen Green Belt https://www.aberdeenshire.gov.uk/media/20555/appendix-3-boundaries-of-the-greenbelt.pdf</p>	<p>N/a</p>
<p>Carbon-rich soils and peatland http://www.snh.gov.uk/planning-and-development/advice-for-planners-and-developers/soils-and-development/cpp/</p>	<p>No</p>
<p>Coastal Zone</p>	<p>No</p>

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https://www.aberdeenshire.gov.uk/media/20176/4-the-coastal-zone.pdf	
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)	Yes
Minerals – safeguarded or area of search https://www.aberdeenshire.gov.uk/ldpmedia/6_Area_of_search_and_safeguard_for_minerals.pdf	No
Overhead lines or underground cables	No
Physical access into the site due to topography or geography	No
Prime agricultural land (grades 1, 2 and 3.1) on all or part of the site. http://map.environment.gov.scot/Soil_maps/?layer=6	Yes
'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
<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>Part of the site lies within the gas pipeline consultation zone. However, the OPI site and part of Pitmedden also lies within this consultation zone. This does not prevent development as confirmed by this existing development. It is considered that the pipeline lies further from the site than the OPI allocation and would not pose any restriction on development. It is also capable of being realigned or upgraded and encased, thereby permitting development in the immediate vicinity. This is an issue that can be addressed in detail by the HSE and does not prevent the principle of development on the site being established.</p> <p>The site is identified as 3.1 agricultural land. This means it is <i>capable</i> of being used to produce a wide range of crops and is therefore considered to be prime agricultural land. This does not mean that it is utilised as prime agricultural land. This classification is not considered to be an impediment to development or a reason to not allocate the site. Much of the land in the area is capable of being used to produce a wide range of crops including the OPI site to the east. No agricultural justification was required during the application process. This suggests that a similar position would be taken in relation to the development of the land adjacent.</p> <p>In relation to topography, although the land does slope, this is not considered to be an impediment to development of the site.</p>	

16. Proximity to facilities

How close is the site to a range of facilities?	Local shops	400m
	Community facilities (school, public hall, health centre)	400m
	Sports facilities (e.g. playing fields)	400m

Appendix I – Development Bid Phase I

	Employment areas (garage)	400m
	Residential areas	400m
	Bus stop or bus route	400m
	Train station	n/a
	Hotel	400m

17. Community engagement

Has the local community been given the opportunity to influence/partake in the design and specification of the development proposal?	No
	If yes, please specify the way it was carried out and how it influenced your proposals:
	There has been no community engagement in relation to this bid site, however, the local community would have been aware of the planning application submitted for the OPI site to the east which is being developed by the same developer and indicates potential future access to this site. The local community will have the opportunity to participate in the LDP process and should the site be identified for development, public consultation would be carried out.

18. Residual value and deliverability

Please confirm that you have considered the 'residual value' of your site and you are confident that the site is viable when infrastructure and all other costs, such as constraints and mitigation are taken into account.	I have considered the likely 'residual value' of the site, as described above, and fully expect the site to be viable: Please tick: <input checked="" type="checkbox"/>
---	--

If you have any further information to help demonstrate the deliverability of your proposal, please provide details.

The site is under option to a developer which demonstrates the willingness to develop in this location. They have also developed the land to the east and are therefore familiar with the market in Pitmedden. 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.

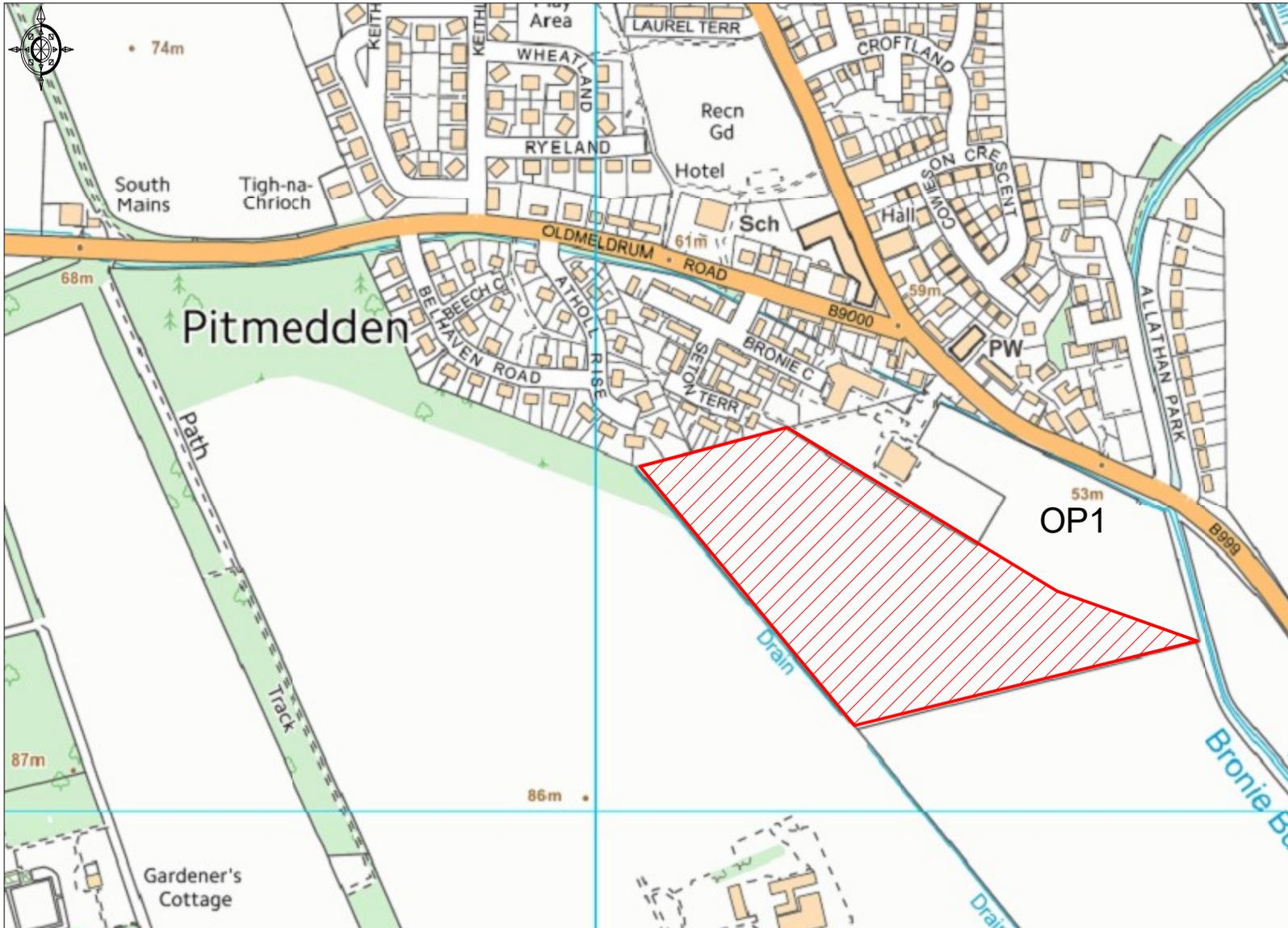
19. Other information

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.)

Appendix I – Development Bid Phase I

Please tick to confirm your agreement to the following statement:

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



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Appendix 2 – Draft Proposed LDP – Pitmedden

PITMEDDEN AND MILLDALE

Vision

Pitmedden and Milldale are adjacent villages located approximately halfway between Ellon and Oldmeldrum on the A920. The villages are characterised by a large proportion of contemporary housing, particularly in Pitmedden where it surrounds the historic Pitmedden village centre and kirk. The village centre, kirk and nearby Pitmedden House are key to the sense of place. Pitmedden is partially located in the designed landscape of Pitmedden House and therefore development must be carefully planned to preserve the setting of this historical asset and to maintain the amenity of the settlement. There is some development pressure for homes and employment opportunities and a further planning objective is to meet this demand through the existing OP1, OP2 and BUS1 allocations. The village lacks a meaningful centre as people pass through it.

The Community are concerned regarding public transportation links to Inverurie and Ellon, where people access services, and there being a dearth-lack of facilities for young people in the village.

Natural and Historic Environment

The Pitmedden Designed Landscape can be found to the north of Pitmedden and incorporates a large proportion of the land within the settlement boundary to the north-west, including sites BUS1, P1 and P2.

Settlement Features

Protected Land	
P1	To conserve the playing fields and recreational land.
P2	To conserve the bowling green and tennis courts.
Other Designations	
BUS1 - BUS2	Safeguarded for <u>business employment</u> uses.
<u>FOP1</u> (<u>Bid</u> <u>FR006</u>)	<u>Future opportunity site for housing (110 homes)</u>

Flood Risk

- Part of sites OP1 and BUS1 is within the Scottish Environment Protection Agency's (SEPA) indicative 1 in 200 year flood risk area, or has a small watercourse running through or adjacent to the site. A Flood Risk Assessment may be required and an adequate buffer strip will be required adjacent to the existing watercourse. Realignment of the existing watercourse at site OP1 to provide additional flood storage and natural features would be welcomed.

Oil and Gas Pipelines

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

Services and Infrastructure

- Strategic drainage and water supply: A water impact assessment will be required for development to mitigate impact on Raitshill Pitmedden Service Reservoir.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Pitmedden and Milldale or towards facilities in the wider catchment area at Oldmeldrum. These may be identified in the Community Plan or relevant Community Action Plan.
- Sports and recreation facilities: All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Pitmedden and Milldale or towards facilities in the wider catchment area at Oldmeldrum. These may be identified in the Community Plan or relevant Community Action Plan.
- Health facilities: All residential development must contribute towards the extension or reconfiguration of Haddo Medical Group to allow additional capacity.

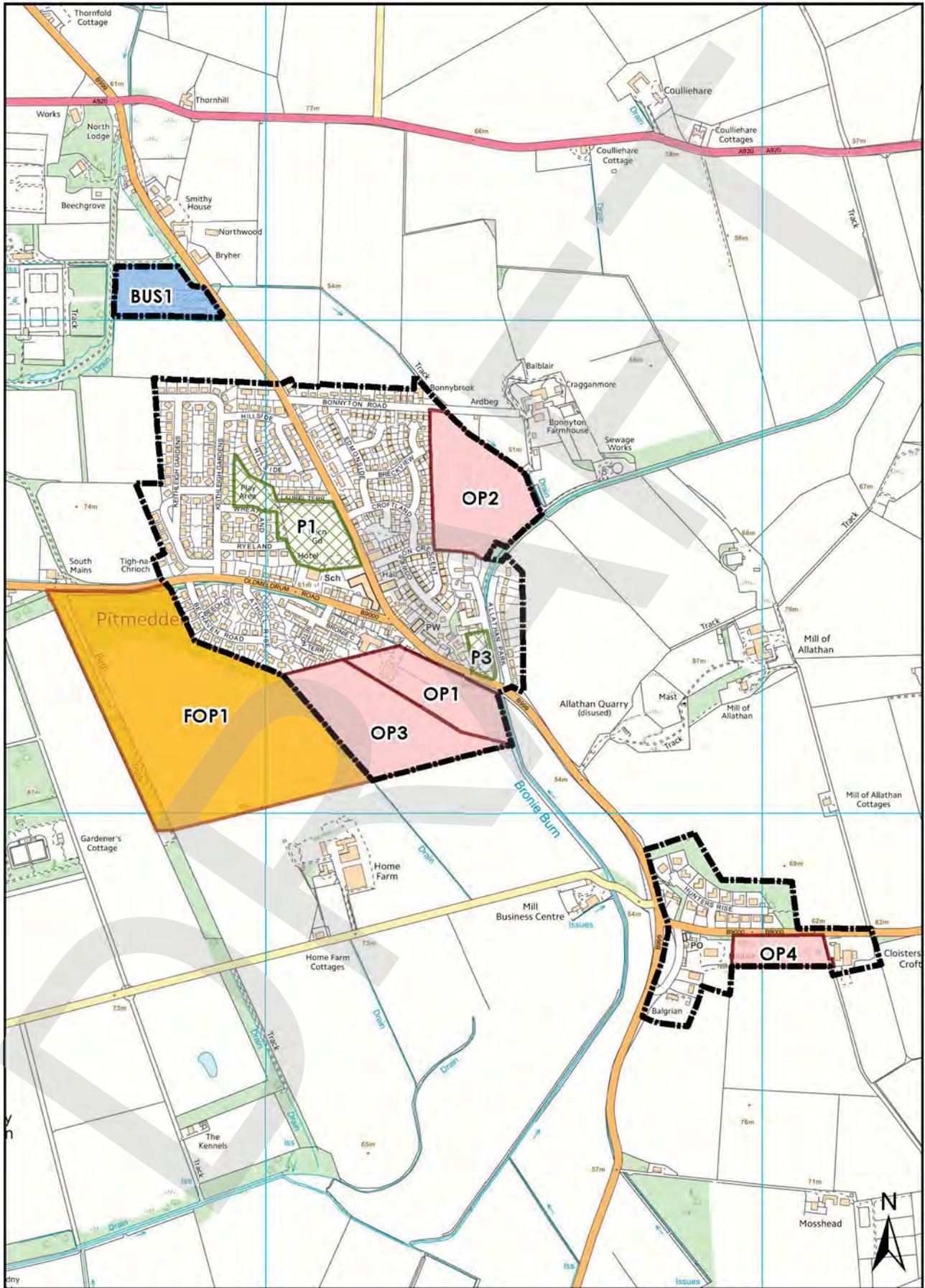
Allocated Sites

OP1: Adjacent to the medical centre	Allocation: 14 homes and community facilities
<p>This site was previously allocated as <u>OP1 in LDP 2017</u>site EH1 in the 2012-LDP. Future development of the site should seek to take access via the B999, however, active travel connections between the site and the village should be ensured. While Pitmedden and Milldale contain various designs and styles of housing, development on this site should seek to be respectful to the historic setting of the village and reflect the designs of surrounding homes. <u>It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing incorporated into the development</u>Affordable homes should be incorporated into the site in a range of housing types. Landscaping should be utilised on the site to reduce negative visual impact on the surrounding countryside and help address flooding issues from the Bronie Burn. Land for community facilities (a public hall) will be required on site and public access to these will be expected in the design of the site. A <u>Flood Risk Assessment</u> may be required.</p>	
OP2: Land at Bonnyton Farm	Allocation: 64 homes and public open space
<p>This site was previously allocated as OP2 in LDP 2017<u>is a new allocation</u>. A Masterplan will be required for this site. Two vehicular access points should be provided. This will include the reinstatement of the junction between the B999 and Inglesidewood, and its reconfiguration to allow for the continued safe and convenient use of the primary school car park. Bonnyton Road requires improvements to provide an additional active travel connection between the site and village. A desk top survey and site investigation may be required to determine the extent and nature of any land contamination and to identify necessary mitigation measures. Landscaping and open space should be principally focused towards the south of the site adjacent to Bronie Burn.</p>	
OP3 (Bid FR007): Land south west of Pitmedden	Allocation: -110 homes
<p><u>This is a newly allocated site for which a masterplan will be required for this site. The open space provision should include community food growing areas, and buffer strips will be required on the boundary of the site next to the watercourses. Landscaping should be provided to mitigate any adverse landscape character impacts, particularly from the southern approach.</u></p> <p><u>This is a greenfield site near a watercourse where the quality of water bodies is medium. Any</u></p>	

adverse impacts of the development on the water quality could be mitigated by an appropriate SUDS scheme. The housing design should be of a sustainable mix that is sympathetic in character to the existing nearby developments, with affordable homes incorporated in to the development in accordance with Policy H2; Affordable Housing.

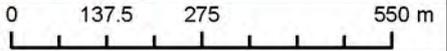
OP54 (Bid FR015): Land at Cloisterseat **Allocation: 10 homes and business land**

This site was previously allocated as site BUS2 in the 2017 LDP, for business land but it has not been delivered and has therefore been reallocated with a residential element. It is located in the village of Milldale and access will be taken from the B9000. The site is sloped and visually prominent from both approaches so screening should be provided to mitigate any adverse impacts on the landscape character. Open space and affordable housing should be provided in accordance with Local Development Plan policies.



Pitmedden & Milldale

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Appendix 3 – MIR Representation entire site

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.

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



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Please tick to confirm your agreement to the following statements:

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

Your comments

Site FR006 – Land to the South West of Pitmedden – 110 homes

On behalf of Claymore Homes, the identification of bid site FR006 as an Officer's Preference for a reserved site for 110 houses to the south west of Pitmedden is welcomed in the Main Issues Report. Support is also given to the identification of this site as Future opportunity (FOP1) site in the Draft Proposed Local Development Plan (DPLDP).

This is in addition to the FR007 site to the east which is identified as an Officer's Preference for 110 units in the MIR and as OP3 in the DPLDP. These sites are under the control of the same developer and this representation should therefore be read in conjunction with the representation prepared for the FR007 site. They should also be read in conjunction with the development bids submitted at the pre-MIR stage and demonstrate that these sites are suitable for development.

The MIR raises a number of issues to which we wish to respond.

“The proposed site provides many benefits in relation to the existing habitats and core paths that are found within it, but is significantly constrained by much of the site being classified as prime agricultural land”

The site is classified as 3.1 agricultural land. This means that it is *capable* of being used to produce a wide range of crops. It does not mean that it is utilised as prime agricultural land. The benefits outweigh the loss of this land and this classification is therefore not considered to an impediment to development and if the landowner farmed the land would not have entered discussions with the proposer to develop the site. It is argued that the benefits in relation to habitats and core paths outweigh the loss of the agricultural land.

“The protected species register notes that badger and red squirrels have been seen on the site, therefore the woodland to the north west should be retained”

The developer confirmed within the development bid submitted that the woodland to the north west would be retained. This will avoid the fragmentation or isolation of habitats, including badger and red squirrel and also provide a mature landscape feature to any development on the site. This is seen as a positive feature in the development of this site.

“The watercourse across the site will require a buffer strip”

The site is of a sufficient size to provide buffer strips and not affect the development potential of the site. This can be agreed through any layout prepared for the site.

“The whole site could accommodate up to 566 homes and this will have to be rationalised in bringing the reserved site forward”

Aberdeenshire Council's preferred option, under Main Issue 10, is to review capacity to a level greater than that used for the allocations in the current Local Development Plan. A revised indicative standard density of 25 homes per hectare is proposed for the settlement statements. The entire site extends to 19ha, allowing a development of up to 475 dwellings at this density. This includes the 4.8ha site adjacent (FR007), leaving a balance of up to 355 houses on the remainder of the site.

The two sites vary considerably in size with FR006 being substantially larger than the FR007 site. There is an imbalance in housing numbers allocated to each of the sites and it is questioned if the size of the two parcels are appropriate for the housing identified. It is therefore considered appropriate to consider the two sites under a masterplan approach, which has been identified in the text within the DPLDP.

It is also requested that there is flexibility in the boundaries and densities of the two sites to ensure that a high quality, well-designed, efficient development can be provided at each plan stage. This may result in the boundaries of each site changing to suit the housing allocations identified and this is possible since the land is under option to the same developer.

“The scale of this allocation would constitute a substantial expansion of the existing settlement that it would not be possible to argue that such an allocation would be made on the basis of it being “essential” but the allocation could be justified as needed up to 2031”

This is welcomed and progressing a masterplan approach will ensure a high quality expansion can be achieved on the site taking drainage, layout and open space considerations into account. As stated previously, it is considered appropriate to be flexible in the boundaries of each site to ensure the efficient use of each site.

Conclusion

In summary, support is given to the identification of site FR006 as an Officer’s preference for a reserved site for 110 units in the MIR and as FOP1 in the DPLDP. This site should be considered in conjunction with the FR007 site which forms the first phase of development and is also identified as an Officer’s Preference for 110 homes and OP3 in the DPLDP.

It is considered appropriate to progress the two sites under a masterplan approach which will consider all relevant issues affecting the site. It is also important for flexibility in the site boundaries and densities of the two sites going forward to ensure an appropriate expansion of Pitmedden is created at each Plan stage.

This site should continue to be identified for development in the Proposed Local Development Plan, but with flexibility over the boundaries and unit numbers.

Appendix 3 – MIR Representation phase 1

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

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	Draft Proposed Aberdeenshire Local Development Plan	✓
	Strategic Environmental Assessment Interim Environmental Assessment	<input type="checkbox"/>
	Other	<input type="checkbox"/>

Your comments

Site FR007 – Land to the South West of Pitmedden – 110 homes

On behalf of Claymore Homes, the identification of bid site FR007 for 110 units to the south west of Pitmedden is welcomed as an Officer's preference within the Main Issues Report. Support is also given to the identification of this site as OP3 in the Draft Proposed Local Development Plan (DPLDP).

While this allocation has been increased from the 32 units originally submitted, it is considered appropriate to consider this site in conjunction with the FR006 site adjacent which has been identified as an Officer's Preference as a reserved site for an additional 110 houses in the MIR and as a Future Opportunity (FOP1) site in the DPLDP. This representation should therefore be read in conjunction with the representation prepared for the FR006 site and the development bids submitted at the pre-MIR stage which demonstrate that these sites are suitable for development.

The MIR raises a number of issues to which we wish to respond.

“This bid has been increased to 110 homes to avoid underdevelopment”

Aberdeenshire Council's preferred option, under Main Issue 10, is to review capacity to a level greater than that used for the allocations in the current Local Development Plan. A revised indicative standard density of 25 homes per hectare is proposed for the settlement statements. Bid site FR007 extends to approximately 4.8 hectares and at a rate of 25 units per hectare would suggest that this site could accommodate up to 120 units.

Using the same density, the balance of the FR006 site could accommodate up to 355 units, but has only been identified for a further 110 houses. The two sites vary considerably in size with FR006 being substantially larger than the FR007 site. There is an imbalance in housing numbers allocated to each of the sites and it is questioned if the size of the two parcels are appropriate for the housing identified.

It is therefore considered appropriate to consider the two sites under a masterplan approach, which has been identified in the text within the DPLDP. It is also requested that there is flexibility in the boundaries and densities of the two sites to ensure that a high quality, well-designed, efficient development can be provided at each plan stage. This may result in the boundaries of each site changing to suit the housing allocations identified and this is possible since the land is under option to the same developer.

“The proposed site is significantly constrained by much of the site being categorised as prime agricultural land. In this case, in the absence of other parcels being available makes a compelling case for Scottish Planning Policy relating to prime agricultural land to be set aside”

The site is classified as 3.1 agricultural land. This means that it is *capable* of being used to produce a wide range of crops. It does not mean that it is utilised as prime agricultural land. This classification is not considered to an impediment to development and if the landowner farmed the land would not have entered discussions with the proposer to develop the site.

“As a form of compensation, a proportion of the open space could be made over for allotments”

The size of the site and density of development proposed will ensure that there are significant areas of open space available. The developer is agreeable to a proportion of open space to be made over for allotments and this could be agreed during any planning application/masterplan process.

“The watercourses on the boundary will require buffer strips”

Again, the site is of a sufficient size to provide buffer strips and not affect the development potential and housing numbers allocated on the site. This can be agreed through any layout/masterplan process.

“The scale of development will assist in overcoming insufficient drainage capacity in the village. Likewise it will be a challenge to provide a SUDs that is not higher on the slope than two of the houses proposed for the adjacent site”

Drainage capacity, mitigation and design will be investigated through any planning application or masterplan process for the site. This will require this site (FR007) and the reserved site FR006 to be considered in tandem under a masterplan approach and again require flexibility in the boundaries and densities of each site going forward.

Conclusion

In summary, support is given to the identification of site FR007 as an Officer’s preference in the Main Issues Report for 110 homes and as OP3 within the Draft Proposed Local Development Plan.

It is considered appropriate to consider this site in conjunction with site FR006 which has been identified as an Officer’s preference for a reserved site for an additional 110 units. This will require a masterplan approach which will consider all issues, including drainage, layout and open space. Both sites identify 110 units, however, they vary considerably in size. As such, it is considered appropriate for there to be flexibility in the site boundaries and densities of the two sites going forward to ensure an appropriate development is provided at each plan stage.

It is therefore respectfully requested that these sites should continue to be identified for development in the Proposed Local Development Plan, but text added to ensure flexibility in the boundaries which would be given full consideration at the masterplan stage.